

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
Room No. Six
CROWN POINT, INDIANA

VERNESSA T. WATKINS,)
Plaintiff)
-vs)
MARK ANTHONY FOSTER, his)
heirs, executors, legatees,)
devises and assigns and)
persons claiming an interest)
in and to 429 W. 41st Ave.,)
Defendants)

CAUSE NO. 45D10-1305-PL-38

Filed In Open Court

DEC 23 2015

2016 014224

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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

MICHAEL B. BROWN
RECORDER



ORDER
Comes now the Plaintiff/Counter-Defendant, Vernessa T. Watkins, in person and by counsel, Kenya A. Jones, and comes now the Defendants/Counter-Claimants, Christian Foster and Jason Foster represented by Shawn Foster the natural mother of Christian Foster, and by counsel, Douglas R. Kvachkoff, for trial on the Plaintiff's Complaint to Quiet Title and the Defendant's Counter-Claim to Quiet Title. Each party presents evidence and makes final argument.

The Court being duly advised now *finds* that title should be quieted into Jason Foster and Shawn Foster as the natural guardian of Christian Foster, a one-half interest each as tenants in common. The Court finds that the improvements made by Vernessa T. Watkins to the real estate were made after she became aware that the party who attempted to sell the real estate to her had no authority to do so. Therefore, she should not be compensated for those improvements.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

The Court further finds that it would be unjust not to compensate Vernessa T. Watkins for the real estate taxes paid by her for the property.

THE COURT NOW ORDERS, ADJUDGES AND DECREES that title to the real estate described herein, to-wit:

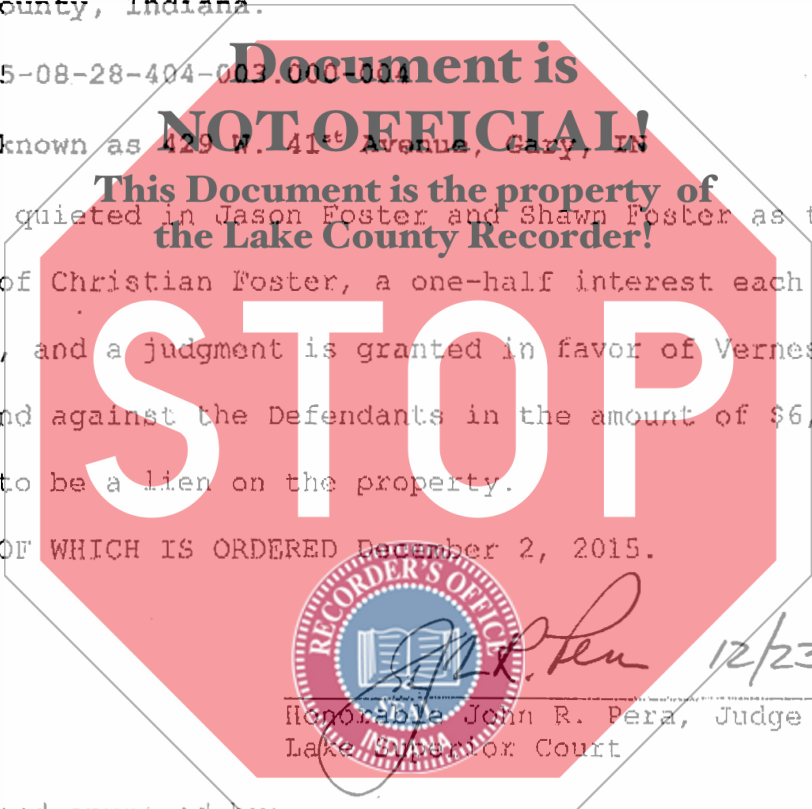
Lot 8 and the West 4 feet of Lot 7, Block 1 in Patterson and Stout's First Subdivision, Gary, Indiana, as per plat thereof, recorded in Plat Book 8, page 25, in the Office of the Recorder of Lake County, Indiana.

Key No. 45-08-28-404-003.000.004

Commonly known as 429 W. 41st Avenue, Gary, IN

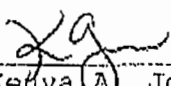
is hereby quieted in Jason Foster and Shawn Foster as the natural guardian of Christian Foster, a one-half interest each as tenants in common, and a judgment is granted in favor of Vernessa T. Watkins and against the Defendants in the amount of \$6,376.55, the same to be a lien on the property.

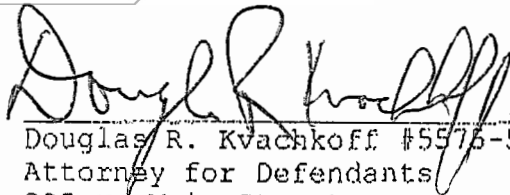
ALL OF WHICH IS ORDERED December 2, 2015.



Honorable John R. Pera, Judge
Lake Superior Court

Reviewed and approved by:


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