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2016 055409

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
2016 AUG 15 PM 1:42  
MICHAEL B. BROWN  
RECORDER

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### QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **Timothy E. Guernsey and Dawn M. Czaja f/k/a Dawn M. Guernsey**, hereinafter referred to as "Grantor", conveys and quitclaims to **Timothy E. Guernsey**, hereinafter "Grantee", for the sum of Thirty-Seven Thousand Six Hundred Twenty-Seven Dollars 50/100 (\$37,627.50), the receipt of which is hereby acknowledged, the following lands and property together with all improvements located thereon, lying in the County of Lake, Indiana, to-wit:

**THE WEST 36 1/2 FEET OF LOT 6 IN BLOCK 5 IN ORCHARD PARK ADDITION TO THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27 PAGE 45, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA**

**Parcel/Tax ID # 45-07-22-451-013.000-026**

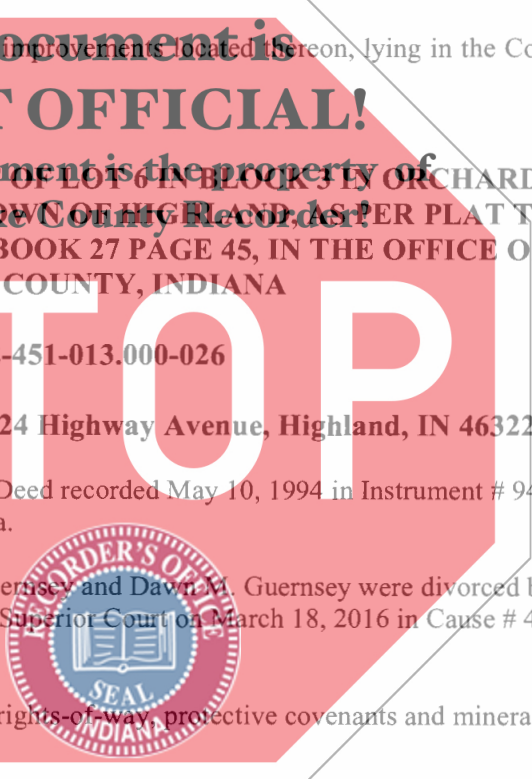
**Commonly known as: 3624 Highway Avenue, Highland, IN 46322**

Prior Instrument Reference: Deed recorded May 10, 1994 in Instrument # 94034666 of the Recorder of Lake County, Indiana.

GRANTORS **Timothy E. Guernsey and Dawn M. Guernsey** were divorced by Decree of Dissolution filed in the Lake County Superior Court on March 18, 2016 in Cause # 45D03-1309-DR-750.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee' heirs and assigns forever, with all appurtenances, thereunto before mentioned.



AUG 15 2016  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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0060337868  
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IN WITNESS WHEREOF, the said Timothy E. Guernsey caused this deed to be executed this 30<sup>th</sup> day of July, 2016.

{SEAL}

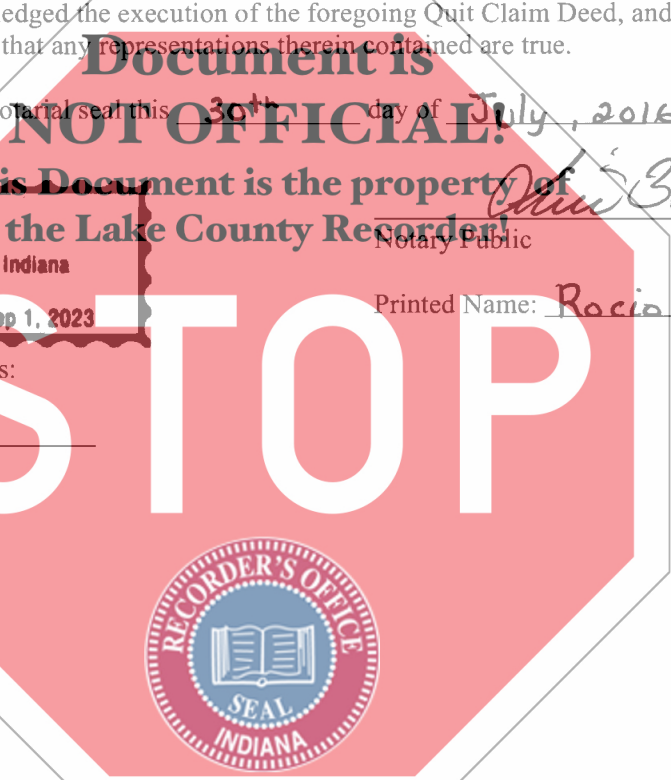
Timothy E. Guernsey 7/30/16  
Timothy E. Guernsey

Resident(s) of Lake County, Indiana.

STATE OF Indiana )  
COUNTY OF Lake )

Before me, a Notary Public in and for this said County and State, personally appeared Timothy E. Guernsey, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial seal this 30<sup>th</sup> day of July, 2016.



Rocio Briseno  
Notary Public  
Printed Name: Rocio Briseno

My Commission Expires:  
Sep 1, 2023

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

IN WITNESS WHEREOF, the said Dawn M. Czaja caused this deed to be executed this 30<sup>th</sup> day of July, 2016.

{SEAL}

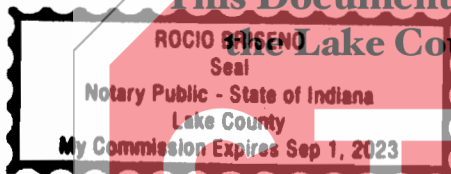
Dawn M Czaja f/k/a Dawn M Guernsey 7/30/2016  
Dawn M. Czaja f/k/a Dawn M. Guernsey

Resident(s) of Lake County, Indiana.

STATE OF Indiana )  
COUNTY OF Lake )

Before me, a Notary Public in and for this said County and State, personally appeared Dawn M. Czaja f/k/a Dawn M. Guernsey, who acknowledged the execution of the foregoing Quit Claim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial seal this 30<sup>th</sup> day of July, 2016.

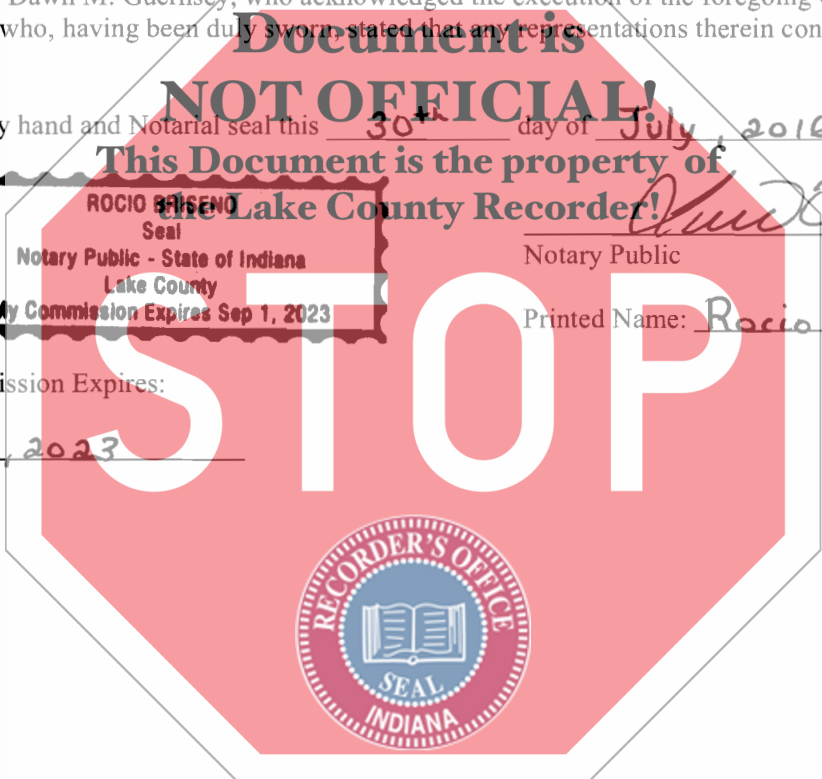


Rocio Briseno  
Notary Public

Printed Name: Rocio Briseno

My Commission Expires:

Sep 1, 2023



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

This instrument prepared by: Courtney Botinovch  
ServiceLink, A Black Knight Company  
400 Corporation Drive  
Centralized Curative Team  
Building 2 /Floor2 – Mailstop 450  
Aliquippa, PA 15001  
Phone: 888.414.6616  
Order No. 21055599

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law:

Return To: *21055599*  
ServiceLink  
East Recording Department  
400 Corporation Drive  
Aliquippa, PA 15001

*Brenda Lepiszyn*  
Signature

*Brenda Lepiszyn*  
Print Name

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

Return deed and sent tax bills to: Timothy E. Guernsey  
3624 Highway Avenue, Highland, IN 46322

**Grantor(s) Name, Address, phone:**  
Timothy E. Guernsey  
3624 Highway Avenue  
Highland, IN 46322  
(219) 616-6256

**Grantee(s) Name, Address, phone:**  
Timothy E. Guernsey  
3624 Highway Avenue  
Highland, IN 46322  
(219) 616-6256

& Dawn M. Czaja  
f/k/a Dawn M. Guernsey  
1813 Ash Street  
Griffith, IN 46319



**SEND TAX STATEMENTS TO  
GRANTEE**