STATE OF INDIANA ) SS: **COUNTY OF LAKE** 

FILED FOR RECORD

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MICHAEL B. BROWN

Comes now WILLIE D. SOUTHARD, being duly sworn, and states BECORDES

1. Willie D. Southard is owner of an undivided one-half (1/2) interest as Tenant in Common in the following real estate located in Lake County, Indiana, legally described as follows:

## \*\*\*SEE ATTACHED LEGAL DESCRIPTION\*\*\*

Commonly known as:

14505 Reeder Road, Crown Point, Indiana 46307

Kev No:

45-15-36-326-001.000-041

- 2. Willie D. Southard and Christine M. Southard were husband and wife at the time they acquired title to said real estate as Tenants by the Entireties by Warrant Deed dated February 6, 1986 and recorded on February 18, 1986 as Document No. 1841 379, and by Warranty Deed dated March 19, 1990 and recorded on April 2, 1990 as Document No. 092585.
- 3. Willie D. Southard and Christine M. Southard were divorced on June 3, 2016 pursuant to a Decree of Dissolution entered in the Circuit Court of Lake County, Indiana under Cause No. 45C01-1512-DR-1001, a copy of which Decree is attached as Exhibit "A", at which time Willie D. Southard and Christine M. Southard became owners of said real estate as equal Tenants in Common, pursuant to said Decree and Poulson v. Poulson, 691 N.E.2d 504 (Ind. Ct. App. 1998).
- 4. The statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the real estate described above as Tenants in Common and to induce the Auditor of Lake County Indiana to transfer ownership of the real estate described above to Willie D. Southard and Christine McSouthard as equal Tenants in Common.

The Affiant says nothing further.

Dated: August 17, 2016

STATE OF INDIANA COUNTY OF LAKE

AUG 2 2 2016

WILLIE D. SOUTHARD

JOHN E. PETALAS LAKE COUNTY AUDITOR

Subscribed, sworn to and acknowledged before me, a Notary Public in and for said County and State. Witness my hand and Notarial Seal on August 17, 2016/

Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307. I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number on this document, unless required by law

## Legal Description:

Parcel "A" Part of the Northwest 1/4 of the Southwest 1/4, Section 36, Township 34 North, Range 9 West of the 2nd Principal Meridian, and more particularly described as follows: Commencing at the Northeast corner of the above said Northwest 1/4 of the Southwest 1/4 and running thence South 100 feet thence West parallel with the North line of said Northwest 1/4 of the Southwest 1/4 554.19 feet to the center line of a public highway thence Northeasterly along the center line of said Highway 127.60 feet to the North line of said Northwest 1/4 of the Southwest 1/4 thence East 475.19 feet to the place of beginning, excepting therefrom the following described land: Part of the Northwest '/4 of the Southwest 1/4 of Section 36, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana, described as follows: Beginning at a point on the East line of said 1/4 1/4 Section which is 100 feet South of the Northeast corner thereof; thence West and parallel with the North line of said 1/4 1/4 Section a distance of 395 feet; thence North 17 feet; thence South 87 32 08" East a distance of 395.37 feet to the point of beginning.

Parcel "B" Part of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 36. Township 34 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows: Reginning at the Northwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 36; thence South along thenward distance of 660 feet to the Southwest corner of the North 1/2 of said 1/4 1/4 section; thence East along the South line of the North 1/2 of said 1/4 1/4 Section a distance of 430 feet; thence North parallel with the West line of the North 1/2 of said 1/4 1/4 to the North line of the North 1/2 of said 1/4 1/4 to the North line of the North 1/2 of said 1/4 1/4 Section; thence West along said North line to the place of beginning.

Parcels A and the North 100 feet of Parcel B shall be subject to and burdened by an easement for access or ingress and egress for the following described heretited parcel:

Part of the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 36, Township 34 North Range 9 West of the 2nd Principal Meridian, in Lake County, Indians, more particularly described as follows: Reginning at the Northeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 36; thence South along the East line of said 1/4 1/4 Section a distance of 660 feet to the Southeast corner of the North 1/2 of said 1/4 1/4 Section; thence West along the South line of the North 1/2 of said 1/4 1/4 Section to a point 480 feet East of the Southwest corner of the North 1/2 of said 1/4 1/4 Section; thence North parallel to the West line of the North 1/2 of said 1/4 1/4 Section to the North line of the North 1/2 of said 1/4 1/4 Section; thence East along the North line of the North 1/2 of said 1/4 1/4 Section to the place of beginning.

Part of the North ½ of NE ¼ of the SW ¼ of Section 36, Township 34 North, Range 9 West of the 2nd P.M., more particularly described as follows: Beginning at the NE corner of the NE ¼ of the SW ¼ of Section 36, Township 34 North as a point of beginning; thence South along the East line of said ¼ ¼ section a distance of 660 feet; thence West 90° a distance of 840 feet; thence North 90° a distance of 660 feet to the North line of said ¼ ¼ section; thence East 90° along said North line of said ¼ ¼ section a distance of 840 feet to the point of beginning, containing 12.7273 acres, more or less, all in Lake County, Indiana.

IN THE LAKE CIRCUIT COURT STATE OF INDIANA ) SS: CROWN POINT, INDIANA COUNTY OF LAKE IN RE: THE MARRIAGE OF: JUN 0 3 2016 WILLIE SOUTHARD, Petitioner/Husband, CAUSE NO:45C01-1512-DR-1001 and CHRISTINE SOUTHARD. JUN 03 SOIB Respondent/Wife the Lake County Recorder! Comes now the Court and having examined the forgoing Settlement Agreement of the parties hereby approves same and finds that: 1. The parties were married on March 2, 1979 and separated on or about December 7, 2015. 2. The parties are and have been residents of the State of Indiana and Lake County Indiana for more than 6 toonths prior to the filing of the Petition for Dissolution by Husband. Husband filed his Petition for Dissolution of Marriage on the 22<sup>nd</sup> day of 3. December, 2015, in the Lake Circuit Court under Cause Number 45C01-1512-DR-1001 and it has been more than sixty (60) days since the filing of the Petition. 4. Wife is not now pregnant. 5. Neither party is a member of the military.

There has been an irretrievable breakdown in the marriage.

6.

IT IS THEREFORE ORDERED by the Court that the parties' marriage is hereby dissolved, and the terms of their agreement as set out above shall be incorporated into this Order.

APPROVED AND 80 ORDERED this day of the Lake County Records the Lake Circuit Court

Judge, Lake Circuit Court

Judge, Lake Circuit Court