

Mail tax bills to: Theresa M. Davies  
9603 Farmer Drive  
Highland, Indiana 46322

2017 058025

### QUITCLAIM DEED AND TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that the Grantor, **THERESA M. DAVIES**, of Lake County in the State of Indiana, pursuant to I.C. 32-17-14, RELEASES AND QUITCLAIMS TO **THERESA M. DAVIES**, of Lake County in the State of Indiana, and

Transfer On Death of the Grantor, **THERESA M. DAVIES**, to her two children, **ANTHONY MICHAEL BILOTTO** and **MICHELLE LYNN RICHARDS**, in equal shares as Tenants in Common in per stirpes distribution.

in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

*Lot 20 in Block 3 in Ellendale First Addition to the Town of Highland, as per plat thereof, recorded October 7, 1958 in Plat Book 33 page 78, in the Office of the Recorder of Lake County, Indiana.*

and commonly known as: 9603 Farmer Drive, Highland, Indiana 46322  
Parcel No. 45-07-27-377-001.000-026

Upon the death of **THERESA M. DAVIES**, title to the above-described real estate shall vest in the above-described **ANTHONY MICHAEL BILOTTO** and **MICHELLE LYNN RICHARDS**, as set forth above. A purchaser for value of the above described real estate or a lender who acquires a security interest in the property from **THERESA M. DAVIES**, in good faith, shall take the property free of any claims of or liability to the owner's estate, creditors of the owner's estate, persons claiming rights as beneficiaries or heirs of the owner's estate, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this deed.

upon the following terms:

This Conveyance is made subject to past, current and subsequent years real estate taxes and subject to easements of record and restrictions of record as to use and enjoyment including building lines, if any.

IN WITNESS WHEREOF, the said Grantor, **THERESA M. DAVIES**, has hereunto set her hand and seal this 21st day of June 2017.

**FILED**

*Theresa M. Davies*  
**THERESA M. DAVIES**

STATE OF INDIANA ) **AUG 28 2017**  
                          ) SS:  
COUNTY OF LAKE ) **JOHN E. PETALAS**  
                          ) **LAKE COUNTY AUDITOR**

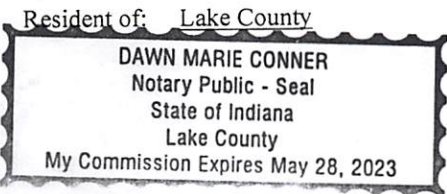
**041511**

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of June 2017, personally appeared Theresa M. Davies, and she acknowledged the execution of the foregoing deed to be her voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: May 28, 2023

*Dawn Marie Conner*  
Notary Signature

25.  
6249  
D



**Dawn Marie Conner**  
Printed Notary Name

**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: \_\_\_\_\_

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL BROWN  
RECORDER  
2017 AUG 28 AM 9:45

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.

*Joseph L. Curosh, Jr.*  
Joseph L. Curosh, Jr.

This instrument prepared by and after recording return to:

Joseph L. Curosh, Jr. - Attorney Number 3473-45  
Attorney at Law  
CUROSH & CUROSH  
1532 - 119<sup>th</sup> Street  
Whiting, Indiana 46394

