

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 083573

2017 DEC 11 AM 9:59

QUITCLAIM DEED

MICHAEL B. BROWN
RECORDER

3 File No.: FNW1702336

THIS INDENTURE WITNESSETH, That Carrie Royster (Grantor) QUITCLAIMS to Richard S. Royster, Co- Trustee and Glenda M. Royster, Co-Trustee, under the provisions of the certain trust agreement and known as the Richard Stanhope Royster and Glenda Mae Royster Revocable Trust dated October 24, 2000 (Grantee) for no consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 10280 N Springhill Dr., Saint John, IN 46373-9613.

Tax ID No.: 45-11-28-451-007.000-035 and 45-11-28-451-003.000-035

Subject to current taxes not delinquent, and all easements, agreements, and restrictions of record and all public rights of way.

Said deed is being conveyed to remove any and all right, title and interests to the subject premises as contained in a Land Contract dated December 16, 2013 and recorded December 16, 2013, as Document No. 2013 091726, in the Office of the Recorder of Lake County, Indiana.

IN WITNESS WHEREOF, Grantor has executed this deed this 27th day of November, 2017.

GRANTOR:

Carrie Royster
Carrie Royster



FIDELITY NATIONAL
TITLE COMPANY

FNW1702336 LC

①

25-1

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 08 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

029613

NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By: *[Signature]*

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Carrie Royster, who acknowledged the execution of the foregoing instrument, who acknowledged the foregoing instrument to be his/her free act and deed.

Witness my hand and Notarial Seal this 27th day of November, 2017.

Signature

Printed: Lisa M. Matson
Resident of: Lake County
State of: Indiana
My Commission expires: 02/01/2024

Document is NOT OFFICIAL
"OFFICIAL SEAL"
LISA M. MATSON
NOTARY PUBLIC - INDIANA
LAKE COUNTY - INDIANA
Commission No. 678758
My Commission Expires 02/01/2024
This Document is the property of the Lake County Recorder!

Prepared By: Timothy R. Kuiper
Austgen Kuiper Jasaitis P.C.
130 North Main Street, Crown Point, IN 46307

Grantee's Address and Tax Billing Address: 10280 N Springhill Dr.
Saint John, IN 46373-9613

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 Lisa M. Matson

Return To: Richard S. Royster and Glenda M. Royster
10280 N. Springhill Dr.
St John IN 46373



This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 45-11-28-451-007.000-035 and 45-11-28-451-003.000-035

PARCEL 1:

LOT 11 IN SPRING HILL ADDITION TO ST. JOHN, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 30 PAGE 40, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

PARCEL 2:

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 10 AT SAID LOTS INTERSECTION WITH LOT 11; LOTS 10 AND 11 BEING WITH IN THE SPRING HILL ADDITION TO ST. JOHN, INDIANA; THENCE NORTH 174.14 FEET TO THE CORPORATE LIMITS OF ST. JOHN; THENCE EAST 243.23 FEET; THENCE 291.52 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SPRING HILL ADDITION TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA

