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2020-063745

2020 Sep 14

9:45 AM

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
MICHAEL B BROWN  
RECORDER

# QUITCLAIM DEED

**T** *HIS INDENTURE WITNESSETH, that*

Shannon K. Kellams, nka Shannon K. Fredericksen, and Brandin Shaun Fredericksen, wife and husband,

*Release and Quitclaim to*

SHANNON K. FREDERICKSEN AND BRANDIN SHAUN FREDERICKSEN,\*  
wife and husband,

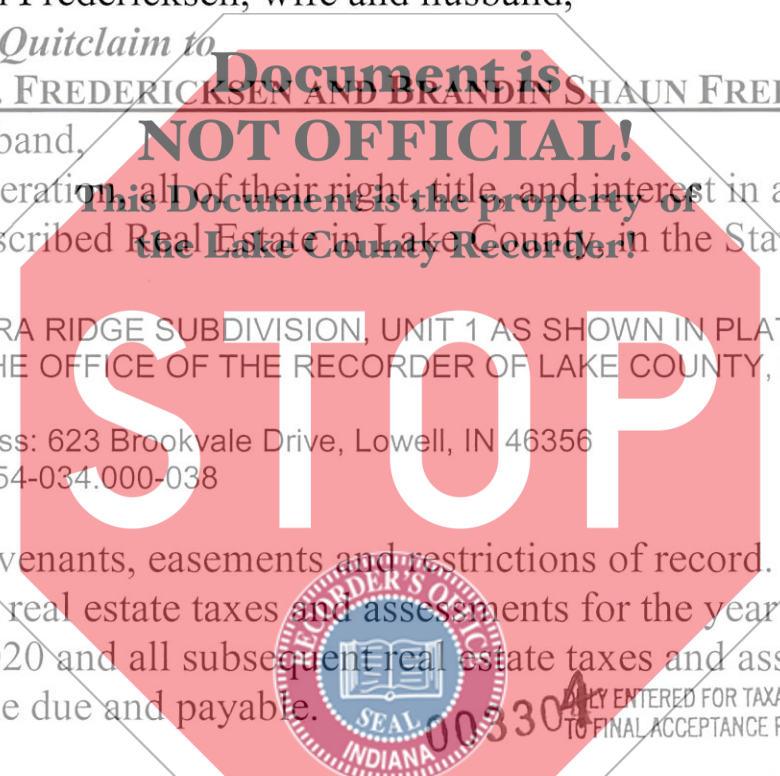
for no consideration, all of their right, title, and interest in and to the following described Real Estate in Lake County, in the State of Indiana, to-wit:

LOT 202, SIERRA RIDGE SUBDIVISION, UNIT 1 AS SHOWN IN PLAT BOOK 111, PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 623 Brookvale Drive, Lowell, IN 46356  
PIN 45-19-22-254-034.000-038

Subject to covenants, easements and restrictions of record.  
Subject to all real estate taxes and assessments for the year 2019 and payable in 2020 and all subsequent real estate taxes and assessments which become due and payable.

IN WITNESS WHEREOF, Shannon K. Kellams, nka Shannon K. Fredericksen, and Brandin Shaun Fredericksen, have hereunto set their hand(s), dated this 26 day of August, 2020.



SEP 11 2020  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Shannon K Kellams  
Shannon K. Kellams

Shannon K Fredericksen  
nka Shannon K. Fredericksen

E  
JB

Brandin Shaun Fredericksen  
Brandin Shaun Fredericksen



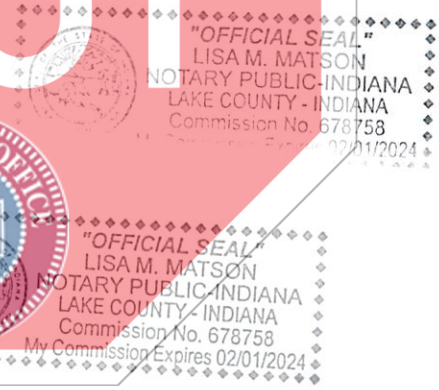
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STATE OF INDIANA )  
 )SS  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Shannon K. Kellams, nka Shannon K. Fredericksen, and Brandin Shaun Fredericksen, and acknowledged the execution of this deed.

WITNESS my hand and Notarial seal this 26 day of August, 2020.

  
\_\_\_\_\_  
Lisa M. Matson, Notary Public  
My Commission Expires: 02/01/2024  
My County of Residence: Lake  
My Commission No.: 678758



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist  
*This instrument prepared by:*  
Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.

*Grantee address, and Send tax bills to:*  
\* Shannon K. Kellams 623 Brookvale Drive, Lowell, IN 46356

↓  
PLEASE RETURN TO:  
BARRISTER TITLE  
15000 S CICERO AVE #300  
OAK FOREST, IL 60452

CERTIFICATE OF PROOF

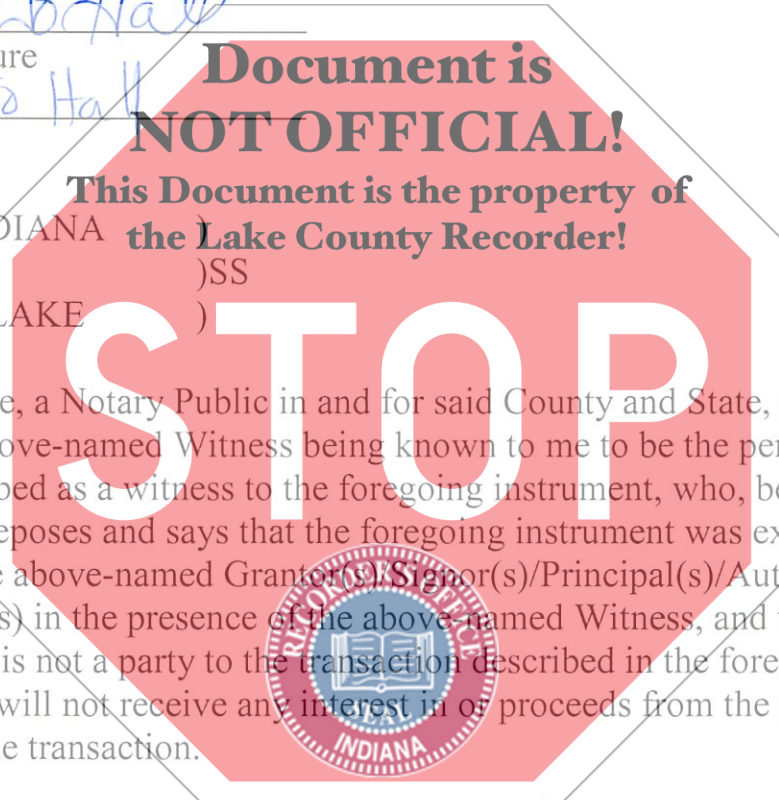
WITNESS to the signature(s) of the above named Shannon K. Kellams, nka Shannon K. Fredericksen, and Brandin Shaun Fredericksen, Grantor(s)/Signor(s)/Principal(s)/Authorized Representative(s) on the foregoing instrument. EXECUTED AND DELIVERED in my presence:

*Mary Jo Hall*

Witness Signature

*Mary Jo Hall*

Witness Name



STATE OF INDIANA )

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

)SS

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared the above-named Witness being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by the above-named Grantor(s)/Signor(s)/Principal(s)/Authorized Representative(s) in the presence of the above-named Witness, and that the above-named Witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial seal this 26 day of August, 2020.

*Lisa M. Matson*  
\_\_\_\_\_  
Lisa M. Matson, Notary Public  
My Commission Expires: 02/01/2024  
My County of Residence: Lake  
My Commission No.: 678758



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in the document, unless required by law. Daniel W. Granquist

*This instrument prepared by:*

Daniel W. Granquist, Attorney at Law, 1070 S. Calumet Road, Unit 892, Chesterton, IN 46304.