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2020-086265

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

2020 Nov 24 9:20 AM

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **Michael W. Austgen** ("Grantor"), of Lake County, in the State of Indiana, TRANSFERS and CONVEYS to **MCA PROPERTIES LLC**, an **Indiana unlimited liability company**, ("Grantee"), for no monetary consideration in that the Grantor is one of the Members and a Manager of said entity, the following-described real estate located in Lake County, Indiana:



A PARCEL OF LAND BEING PART OF THE SOUTH 150 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTH EAST QUARTER OF THE SOUTHEAST QUARTER OF TOWNSHIP 36 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, EXCEPTING THEREFROM THE WEST 140 FEET AND BEING THAT PARCEL SURVEYED AS PARCEL 1 BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN ON A PLAT OF SURVEY CERTIFIED ON OCTOBER 21, 2020 AS DVG TEAM, INC. JOB NUMBER S20-1071, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH 150 FEET OF SAID EAST HALF OF SAID QUARTER-QUARTER-QUARTER, THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS WEST (BASIS OF BEARINGS IS PER PLAT OF KOOLSVILLE AS SHOWN IN PLAT BOOK 94, PAGE 50 RECORDED AS DOCUMENT NUMBER 2003 112376 ON OCTOBER 17, 2003 IN THE OFFICE OF THE RECORDER OF SAID COUNTY), 190.60 FEET ALONG THE NORTH LINE OF SAID SOUTH 150 FEET OF SAID EAST HALF OF SAID QUARTER-QUARTER-QUARTER TO THE EAST LINE OF SAID WEST 140 FEET OF SAID EAST HALF OF SAID QUARTER-QUARTER-QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 18 SECONDS WEST, 57.84 FEET ALONG SAID EAST LINE TO THE INTERSECTION OF THE WEST EXTENSION OF THE CENTER LINE OF A PARTY WALL, SAID INTERSECTION MARKED BY A 5/8-INCH REBAR WITH PLASTIC CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE SOUTH 89 DEGREES 55 MINUTES 01 SECONDS EAST, 190.57 FEET ALONG SAID WEST EXTENSION,

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR THE

NOV 23 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



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SAID CENTER LINE, AND THE EAST EXTENSION OF SAID CENTER LINE THROUGH A DVG REBAR ON THE WEST LINE OF HOBART ROAD (STATE ROAD 51) TO THE EAST LINE OF SAID EAST HALF OF SAID QUARTER-QUARTER-QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 44 SECONDS WEST, 53.71 FEET ALONG LAST SAID EAST LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.24 ACRES MORE OR LESS,

ALSO A 35 FOOT WIDE ACCESS EASEMENT FOR THE BENEFIT OF THE ABOVE-DESCRIBED REAL ESTATE (PARCEL 1) ACROSS PARCEL NO. 45-09-29-431-017.000-018, KNOWN AS PARCEL 2, AS SHOWN ON THE SURVEY PERFORMED BY GLEN E. BOREN, AND RECORDED AS DOCUMENT NO. 2020-016502, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, BEING THE EAST 35 FEET OF THE WEST 175 FEET OF SAID PARCEL NO. 45-09-29-431-017.000-018, WHICH LIES SOUTH OF THE SOUTH LINE OF THE ABOVE DESCRIBED REAL ESTATE (PARCEL 1).

Parcel No.: 45-09-29-431-016.000-018

Location of the above-described real estate: 204 N. Hobart Road, Hobart, Indiana 46342

Grantee's/Taxpayer's legal mailing address: 801 East Main Street, Griffith, Indiana 46319

IN WITNESS WHEREOF, the Grantor, Michael W. Austgen, hereby places his signature
this 4 day of November, 2020.



Michael W. Austgen
Michael W. Austgen

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, this 4th day of November, 2020, personally appeared Michael W. Austgen, who acknowledged the execution of the foregoing instrument to be his free and voluntary act.

Document is NOT OFFICIAL!

Susan M. Johnson
Notary Public

This Document is the property of the Lake County Recorder!
EXECUTED AND DELIVERED in my presence:

[Signature]
Witness Signature

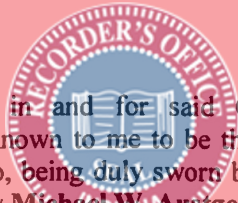
Veronica Turek
Witness Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Veronica Turek, 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 Michael W. Austgen in the above-named subscribing witness's presence, and that the above-named subscribing 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 4th day of November, 2020.

Susan M. Johnson
Notary Public
Notary Public Susan M. Johnson



Susan M Johnson
Notary Public
SEAL
Lake County, State of Indiana
My Commission Expires November 10, 2026
Commission Number NP0622316

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.

Morris A. Sunkel, Attorney

This instrument prepared by:

Morris A. Sunkel, Atty. No. 503-64
HARRIS WELSH & LUKMANN
107 Broadway
Chesterton, IN 46304
(219) 926-2114

Mail all future tax statements to:

MCA PROPERTIES LLC
801 East Main Street
Griffith, Indiana 46319

