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2020-086518

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

2020 Nov 24 12:45 PM

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH: That Lynne M Bach ("Grantor"), of Lake County in the State of Indiana, convey, and quitclaims her entire interest in the property legally described below to Christopher A Bach ("Grantee"), of Lake County, State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

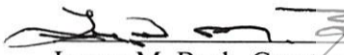
SEE ATTACHED

Commonly known as: 2209 East State Road 231. Crown Point, Indiana 46307
Parcel Number: 45-16-23-326-008.000-041 and 45-16-23-326-004.000-041

Subject to any and all easements, agreements and restrictions of record.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal this 19th day of November, 2020.

Grantor:


Lynne M. Bach, Grantor



EXECUTED AND DELIVERED in my presence:

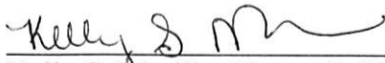
 [Witness Signature]

Gerald Fankhauser [Witness's Printed Name]

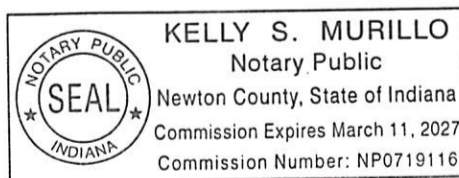
STATE OF INDIANA)

COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 19th day of November, 2020, personally appeared Lynne M. Bach, and who, being fully empowered to do so, acknowledged the execution of the above and foregoing release and waiver.


Kelly S. Murillo, Notary Public

County of Residence: Newton
Commission Expires: 03/11/2020



25
2047
as



STATE OF INDIANA)
) SS:
COUNT OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Gerald Fankhauser, III, 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 Lynne M. Bach, 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 19th day of November, 2020.

Kelly S. M
Kelly S. Murillo, Notary Public

KELLY S. MURILLO
Notary Public
Newton County, State of Indiana
Commission Expires March 11, 2027
Commission Number: NP0719116

County of Residence: Newton
Commission Expires: 03/11/2020

Document is NOT OFFICIAL!

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.

This Document is the property of the Lake County Recorder!



Kelly S. M

This instrument prepared by:
Gerald Fankhauser, III, #34584-45
2260 W. 93rd Avenue
Merrillville, IN 46410

Return deed to: Christopher A Bach
941 Cooke Ct.
Crown Point, Indiana 46307

Send tax bills to: Christopher A Bach
941 Cooke Ct
Crown Point, Indiana 46307



Legal Description

PARCEL 1:

PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS:
COMMENCING AT THE POINT ON THE EAST LINE THEREOF 1512.65 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ON AN ANGLE FROM NORTH TO WEST OF 49 DEGREES 32 MINUTES, A DISTANCE OF 728.17 FEET TO THE BEGINNING POINT OF THIS TRACT; THENCE CONTINUING NORTHWESTERLY ON THE SAME ANGLE 184.67 FEET; THENCE NORTHEASTERLY AT RIGHT ANGLES TO LAST DESCRIBED LINE A DISTANCE OF 173.55 FEET TO THE SOUTHERLY LINE OF STATE ROAD 53; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF SAID ROAD, 184.75 FEET; THENCE SOUTHWESTERLY 163.45 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA. KEY NUMBER 7-19-32

PARCEL 2:

A FIVE ACRE TRACT IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23 TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, DESCRIBED AS: COMMENCING AT A POINT ON THE EAST LINE OF SAID SOUTHWEST 1/4 THAT IS 1512.65 FEET SOUTH OF THE NORTHEAST CORNER THEREOF; THENCE NORTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 49 DEGREES 32 MINUTES, MEASURED NORTH TO WEST WITH SAID EAST LINE, 728.17 FEET TO THE POINT OF BEGINNING OF SAID 5 ACRE TRACT; THENCE CONTINUING NORTHWESTWARD ON SAID 728.17 FOOT LINE, A DISTANCE OF 610.58 FEET TO THE CENTER LINE OF THE PUBLIC DITCH AND THE EAST LINE OF PROPERTY OWNED BY ELLIS G. AND LORALE DILLABAUGH AND RECORDED IN DEED RECORD 543 PAGE 475 IN THE RECORDER'S OFFICE, LAKE COUNTY, INDIANA. SAID POINT IN THE CENTER LINE OF THE DITCH BEING 208 FEET AT RIGHT ANGLES FROM THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 53; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID DILLABAUGH PROPERTY 42.62 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 225 DEGREES 25 MINUTES MEASURED NORTHEAST THROUGH SOUTH TO SOUTHWEST 112.20 FEET; THENCE SOUTHWESTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 143 DEGREES 34 MINUTES MEASURED NORTHEAST THROUGH SOUTH TO SOUTHWEST 125.30 FEET; THENCE SOUTHERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 149 DEGREES 15 MINUTES MEASURED NORTHEAST TO SOUTH 38.90 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 152 DEGREES MEASURED NORTH TO SOUTHEAST 100 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 173 DEGREES 43 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTHEAST 70.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 194 DEGREES 27 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTHEAST 135.00 FEET; THENCE SOUTH ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 200 DEGREES 19 MINUTES MEASURED NORTHWEST THROUGH NORTH TO SOUTH 100.00 FEET; THENCE SOUTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 99 DEGREES 11 MINUTES MEASURED NORTH TO SOUTHEAST 428.7 FEET; THENCE NORTHEASTERLY ON A STRAIGHT LINE THAT MAKES AN INTERIOR ANGLE OF 125 DEGREES 33 MINUTES MEASURED NORTHWEST THROUGH NORTH TO NORTHEAST 200 FEET TO THE POINT OF BEGINNING IN LAKE COUNTY, INDIANA. KEY NUMBER: 7-19-40.