

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-030843

8:32 AM 2021 Apr 8

21100271M/RTZ

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that ANNE M. BLAIR, a married woman, joined by her spouse, THOMAS R. BLAIR, and ANNE M. GADDIN, a widow (herein, "Grantor"), whose address is 24 Exeter Road, Munster, IN 46321, quitclaims to THOMAS R. BLAIR and ANNE M. BLAIR, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 24 Exeter Road, Munster, IN 46321, for no consideration, all of Grantor's interest in and to the following described real estate located in Lake County, Indiana:

SEE EXHIBIT A ATTACHED HERETO.

Subject to all easements, covenants, conditions, restrictions, and other matters appearing of record, if any, and taxes not delinquent.

Property Address: 24 Exeter Road, Munster, IN 46321

Parcel Number: 45-06-36-303-002-000-027

IN WITNESS WHEREOF, Grantor has executed this deed this 13 day of March, 2021.

[SIGNATURES ON FOLLOWING PAGE(S)]

Zero Consideration
Exempt Transfer

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

APR 07 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR



2500
CCH 713413
KK
E
D Long

NOT AN OFFICIAL DOCUMENT

GRANTOR:

Anne M. Gaddin
ANNE M. GADDIN

WITNESS to the above signature:

[Signature]
Witness signature
Linda M. Young
Printed name of Witness

STATE OF INDIANA
COUNTY OF LAKE

Before me, the undersigned Notary Public in and for said County and State, personally appeared ANNE M. GADDIN and acknowledged the execution of the foregoing instrument.

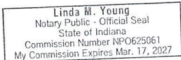
Witness my hand and official seal this 13 day of March, 2021.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Linda M. Young

My commission expires: MARCH 17, 2027



STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on MARCH 13, 2021 personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows ANNE M. GADDIN to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said ANNE M. GADDIN execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

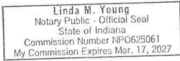
Witness my hand and official seal this 13 day of March, 2021.

[Affix Notary Seal]

Notary Signature: [Signature]

Printed name: Linda M. Young

My commission expires: MARCH 17, 2027



[Signature]

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GRANTOR:

Anne M Blair

ANNE M. BLAIR

WITNESS to the above signature:

[Signature]
Witness signature
Linda Young
Printed name of Witness

STATE OF INDIANA
COUNTY OF CLAY

Before me, the undersigned Notary Public in and for said County and State, personally appeared ANNE M. BLAIR and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 13 day of MARCH, 2021.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Linda M. Young
My commission expires: MARCH 17, 2021

Linda M. Young
Notary Public - Official Seal
State of Indiana
Commission Number NPO625061
My Commission Expires Mar. 17, 2021

STATE OF INDIANA
COUNTY OF CLAY

Before me, a Notary Public in and for said County and State, on MARCH 13, 2021, personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows ANNE M. BLAIR to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said ANNE M. BLAIR execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and official seal this 13 day of MARCH, 2021.

[Affix Notary Seal] Notary Signature: [Signature]
Printed name: Linda M. Young
My commission expires: MARCH 17, 2021

Linda M. Young
Notary Public - Official Seal
State of Indiana
Commission Number NPO625061
My Commission Expires Mar. 17, 2021

[Signature]

NOT AN OFFICIAL DOCUMENT

GRANTOR:

TR R. Blair
THOMAS R. BLAIR

WITNESS to the above signature:

[Signature]
Witness signature
Jess Young
Printed name of Witness

STATE OF INDIANA
COUNTY OF LAKE

Before me, the undersigned Notary Public in and for said County and State, personally appeared THOMAS R. BLAIR and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 13 day of March, 2021.

[Affix Notary Seal]

Linda M. Young
Notary Public - Official Seal
State of Indiana
Commission Number NPO625061
My Commission Expires Mar. 17, 2027

Notary Signature: [Signature]
Printed name: Linda M. Young
My commission expires: MARCH 17, 2027

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on March 13, 2021 personally appeared the above named WITNESS to the forgoing instrument, who, being duly sworn by me, did depose and say that he/she knows THOMAS R. BLAIR to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said THOMAS R. BLAIR execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and official seal this 13 day of March, 2021.

[Affix Notary Seal]

Linda M. Young
Notary Public - Official Seal
State of Indiana
Commission Number NPO625061
My Commission Expires Mar. 17, 2027

Notary Signature: [Signature]
Printed name: Linda M. Young
My commission expires: MARCH 17, 2027

(4) Young

NOT AN OFFICIAL DOCUMENT

When Recorded Return To:

~~THOMAS R. BLAIR
ANNE M. BLAIR
24 EXETER ROAD
MUNSTER, IN 46321~~

This Instrument Prepared By:

ANGELA D. COE, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

This instrument was prepared by Angela D. Coe, Esq. 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 (Angela D. Coe, Esq.).

THE MAILING ADDRESS TO WHICH TAX STATEMENTS SHOULD BE MAILED UNDER IC 6-1.1-22-8.1 IS:

THOMAS R. BLAIR
ANNE M. BLAIR
24 EXETER ROAD
MUNSTER, IN 46321

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

THE MAILING ADDRESS OF THE GRANTEE IS:

THOMAS R. BLAIR
ANNE M. BLAIR
24 EXETER ROAD
MUNSTER, IN 46321



Property of Lake County Recorder

By my

NOT AN OFFICIAL DOCUMENT

EXHIBIT A

[Legal Description]

THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, STATE OF INDIANA:

LOT 304 IN WEST LAKES ADDITION PHASE TWO, BLOCK TWO, TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 93 PAGE 22, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN LAKE COUNTY AS DOCUMENT 2018 007294.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-047500 (CM)

D. Gray