

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2021-034134

8:40 AM 2021 Apr 27

MM-IN-153503 *ONE*

## QUITCLAIM DEED

**THIS INDENTURE WITNESSETH**, that SARAH PAULSON, a married woman, joined by her spouse, ADAM PAULSON (herein, "Grantor"), whose address is 12243 S. Williams Court, Crown Point, IN 46307, quitclaims to SARAH PAULSON and ADAM PAULSON, wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 12243 S. Williams Court, Crown Point, IN 46307, 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: 12243 S. Williams Court, Crown Point, IN 46307

Parcel Number: 45-16-18-304-004,000-041

IN WITNESS WHEREOF, Grantor has executed this deed this 9<sup>th</sup> day of February, 2021.

[SIGNATURES ON FOLLOWING PAGE(S)]

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

APR 26 2021

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



*25* *G*  
*77626*  
*D*

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GRANTOR:

Sarah Paulson  
SARAH PAULSON

WITNESS to the above signature:

[Signature]  
Witness signature  
James W DeBorja  
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 SARAH PAULSON and acknowledged the execution of the forgoing instrument.

Witness my hand and official seal this 9<sup>th</sup> day of February, 2021.

[Affix Notary Seal] Notary Signature: Melissa M Whitehead  
Printed name: Melissa M Whitehead  
My commission expires: 11-30-2028

STATE OF Indiana  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on 9<sup>th</sup> February 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 SARAH PAULSON to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said SARAH PAULSON 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 9<sup>th</sup> day of February, 2021.

[Affix Notary Seal] Notary Signature: Melissa M Whitehead  
Printed name: Melissa M Whitehead  
My commission expires: 11-30-2028



# NOT AN OFFICIAL DOCUMENT

GRANTOR:

[Signature]  
ADAM PAULSON

WITNESS to the above signature:

[Signature]  
Witness signature  
James W. DeRoe Jr.  
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 ADAM PAULSON and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal this 9<sup>th</sup> day of February, 20 21.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Melissa M. Whitehead  
My commission expires: 11-30-2028

STATE OF Indiana  
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, on 9<sup>th</sup> February 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 ADAM PAULSON to be the individual described herein and who executed the foregoing instrument; that said WITNESS was present and saw said ADAM PAULSON 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 9<sup>th</sup> day of February, 20 21.

[Affix Notary Seal]

Notary Signature: [Signature]  
Printed name: Melissa M Whitehead  
My commission expires: 11-30-2021



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~~When Recorded Return To: CM~~

This Instrument Prepared By:

SARAH PAULSON  
ADAM PAULSON  
12243 S. WILLIAMS COURT  
CROWN POINT, IN 46307

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

This instrument was prepared by Steven A. Williams, 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 (Steven A. Williams, Esq.).

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

SARAH PAULSON  
ADAM PAULSON  
12243 S. WILLIAMS COURT  
CROWN POINT, IN 46307

RETURN RECORDED  
DOCUMENT TO:

THE MAILING ADDRESS OF THE GRANTEE IS:

SARAH PAULSON  
ADAM PAULSON  
12243 S. WILLIAMS COURT  
CROWN POINT, IN 46307

Advantage Title, LLC  
137 Main Street  
Bay St. Louis, MS 39520



County of Lake County Recorder

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## EXHIBIT A

[Legal Description]

LOT 29 IN BUCKHILL ESTATES, THIRD ADDITION TO LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 76, PAGE 38, AND AMENDED BY CERTIFICATE OF CORRECTION RECORDED NOVEMBER 9, 1994, AS DOCUMENT NO. 94076398, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

*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 of 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.*