

AFTER RECORDING RETURN TO:

Accurate Group, LLC.
6000 Freedom Square, Suite 300
Independence, OH 44131
File No. 5798072

Parcel ID No.: 45-07-27-102-002.000-026

#2021052025

QUITCLAIM DEED

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

THIS DEED made and entered into on this 14 day of April, 2021, by and between **Howard G. Ridder III**, whose address is 9002 Parrish Ave, Highland, IN 46322, hereinafter referred to as Grantor(s) and **Howard G. Ridder III and Olivia Ridder, husband and wife**, whose address is 9002 Parrish Ave, Highland, IN 46322, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Love and Affection, does this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Lake County, Indiana:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property Address: 9002 Parrish Ave, Highland, IN 46322

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

[Signature]
Howard G. Ridder III

STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Howard G. Ridder III, the Grantor(s) herein and acknowledged the execution of Grantor(s) name on the foregoing deed as his/her/their voluntary act.

In witness whereof, I have hereunto subscribed my name and affixed my official seal this 14 day of June, 2021.

[Signature]
Notary Public
Printed Name: Dana White Scott
My Commission Expires: 08-06-2027
A Resident of Lake County, State of Indiana



Grantee's Address and Tax Billing Address: 9002 Parrish Ave, Highland, IN 46322

No title exam performed by the preparer. Legal description and party's names provided by the party.

Prepared by:
RYAN P. WORDEN, ESQ.
1111 E 54th Street, Suite 120
Indianapolis, IN 46220
716-634-3405

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.

RYAN P. WORDEN, ESQ.

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate situated in Lake County, State of Indiana:

Lot 23 in Block 1 of Pettit Park First Addition to Highland, as per plat thereof, recorded in Plat Book 31, Page 26, in the Office of the Recorder of Lake County, Indiana.

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Property of Lake County Recorder