

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 2021-53218, 1

2021-53218

STATE OF INDIANA

10/12/2021 11:20AM

LAKE COUNTY

Total Fees: 25.00

FILED FOR RECORD

By: KNK

GINA PIMENTEL

Pg #: 2

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

QUITCLAIM DEED

TAX I.D. NO. 45-19-07-300-013.000-037 (parcel 1)
45-19-07-300-015.000-037 (parcel 2)

THIS INDENTURE WITNESSETH, that OPIE NIMON AND NANCY C. NIMON, LIFE TENANTS (GRANTORS), of LAKE County in the State of INDIANA QUITCLAIM to OPIE NIMON AND NANCY C. NIMON LIVING TRUST, DATED APRIL 20, 2017, (GRANTEES), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana.

SEE LEGAL DESCRIPTION ON EXHIBIT 'A' ATTACHED HERETO

THIS DEED EXTINGUISHES LIFE ESTATE RESERVED IN DEED RECORDED APRIL 28, 2017, DOCUMENT NO. 2017-025990 AND 2020-067479

COMMONLY KNOWN AS: 13510 W. 165TH AVE., LOWELL, INDIANA 46356

Dated this 7 day of October, 2021.

[Signature]
OPIE NIMON, LIFE TENANT

[Signature]
NANCY C. NIMON, LIFE TENANT

STATE OF INDIANA, COUNTY OF lake) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of October, 2021, personally appeared OPIE NIMON AND NANCY C. NIMON and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: 6042330

My commission expires: 2/2024

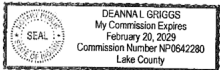
Resident of lake County

Signature [Signature]
Printed Deanna Griggs, Notary Public

This instrument prepared by: NATHAN D. VIS, Attorney at Law, ID No. 29535-45
VIS LAW, LLC, P.O. Box 980, Cedar Lake, IN 46303
No legal opinion given to Grantor(s) or Grantee(s) in preparation of deed or form of holding ownership. All information used supplied by title company.

RETURN DEED TO: GRANTEE
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: 13510 W 165TH AVE., LOWELL, INDIANA 46356
SEND TAX BILLS TO: GRANTEE

No Sales Disclosure Needed
Oct 08 2021
By: sb
Office of the Lake County Assessor



COMMUNITY TITLE COMPANY
FILE NO. 2122949

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless required by law.


Signature

Arnell Briggs
Printed Name

EXHIBIT 'A'
LEGAL DESCRIPTION

TAX I.D. NO. 45-19-07-300-013.000-037 (parcel 1)
45-19-07-300-015.000-037 (parcel 2)

PARCEL 1:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE SAID 1/4 1/4 SECTION, 443.00 FEET WESTERLY OF THE SOUTHEAST CORNER THEREOF, THENCE WESTERLY, ALONG THE SOUTH LINE THEREOF, 313.00 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID 1/4 1/4 SECTION WHICH IS 788.00 FEET WESTERLY OF THE NORTHEAST CORNER THEREOF; THENCE EASTERLY, ALONG SAID NORTH LINE, 213.00 FEET; THENCE SOUTHEASTERLY TO THE POINT OF THE BEGINNING.

PARCEL 2:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 89 DEGREES 29 MINUTES 17 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 420.00 FEET TO THE BEGINNING; THENCE NORTH 00 DEGREES 54 MINUTES 54 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, A DISTANCE OF 340.34 FEET; THENCE NORTH 11 DEGREES 59 MINUTES 10 SECONDS WEST, A DISTANCE OF 335.76 FEET TO A POINT 25.00 FEET EAST, BY PERPENDICULAR MEASUREMENT, OF THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN A DEED IN TRUST DATED APRIL 28, 2017 AND RECORDED AS INSTRUMENT NUMBER 2017-025993 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE NORTH 06 DEGREES 35 MINUTES 52 SECONDS WEST PARALLEL WITH AND 25.00 FEET EAST OF THE EAST LINE OF THE PARCEL OF LAND DESCRIBED IN SAID DEED IN TRUST, A DISTANCE OF 659.54 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 21 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.19 FEET TO THE NORTHEAST CORNER OF THE PARCEL OF LAND DESCRIBED IN SAID DEED IN TRUST; THENCE SOUTH 06 DEGREES 35 MINUTES 52 SECONDS EAST ALONG THE EAST LINE OF SAID DEED IN TRUST PARCEL, A DISTANCE OF 1332.73 FEET TO THE SOUTHEAST CORNER OF SAID DEED IN TRUST PARCEL; THENCE SOUTH 89 DEGREES 29 MINUTES 17 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 7, A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.