

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, 021-5245, I

2021 532403

10/12/2021 03:38PM

Total Fees: 25.00

By: KNK

Pg #: 5

STATE OF INDIANA

LAKE COUNTY

FILED FOR RECORD

GINA PIMENTEL

RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 12 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL210088324LD

Mail Tax Statements to:

Brenda Krapf
1729 W 159 Ave
Crown Point, IN 46307

Parcel ID No.: 45-20-08-200-011.000-007

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 1 day of October, 2021, by and between **Brenda Krapf**, as Trustee of the **Krapf Joint Trust**, dated **October 28, 2002**, who acquired title as the **Krapf Joint Trust**, dated **October 28, 2002**, whose address is 1729 W 159 Ave, Crown Point, IN 46307, hereinafter referred to as Grantor(s) and **Brenda Krapf**, as Trustee of the **Krapf Joint Trust**, dated **October 28, 2002**, whose address is 1729 W 159 Ave, Crown Point, IN 46307, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of Zero Dollars (\$0.00), 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.

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is 1729 w 159 Ave, Crown Point, IN 46307. The mailing address of the grantee is 1729 w 159 Ave, Crown Point, IN 46307.

Property commonly known as: 1729 W 159 Ave, Crown Point, IN 46307

Prior instrument reference: Document Number: 2017 074514, Recorded: 11/03/2017

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.

No Sales Disclosure Needed
Oct 12 2021
By: FGR
Office of the Lake County Assessor

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

Brenda Krapf, as Trustee of the Krapf Joint Trust

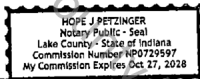
Brenda Krapf, as Trustee of the Krapf Joint Trust, dated October 28, 2002, who acquired title as the Krapf Joint Trust, dated October 28, 2002

STATE OF Indiana
COUNTY OF Lake

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Brenda Krapf, as Trustee of the Krapf Joint Trust, dated October 28, 2002, who acquired title as the Krapf Joint Trust, dated October 28, 2002, 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 1 day of October, 2021.

Hope J. Petzinger
Notary Public
Printed Name: Hope J. Petzinger
My Commission Expires: 10-27-2028
A Resident of Lake County, State of Indiana



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.
1111 E 54th Street, Suite 120
Indianapolis, IN 46220
716-634-3405

LEGAL DESCRIPTION

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

The Southeast Quarter of the Northeast Quarter and the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West of the 2nd P.M., in Lake County, Indiana.

EXCEPT the East 1043.55 feet of the North 208.71 feet of the South 934.71 feet of the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West of the 2nd Principal Meridian containing 5.000 acres, more or less, in Lake County, Indiana.

AND ALSO EXCEPT the East 210 feet of the North 210 feet of the Southeast Quarter of the Northeast Quarter of Section 8, Township 33 North, Range 8 West of the 2nd P.M., in Lake County, Indiana.

AND ALSO EXCEPT Part of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows. Commencing at the Northeast corner of said Section 8; thence South 00 degrees 21 minutes 06 seconds East, along the East line of said Section 8, a distance of 3954.98 feet; thence North 90 degrees 00 minutes 00 seconds West, 44.91 feet to the point of beginning; thence North 89 degrees 05 minutes 39 seconds West, 490.00 feet; thence North 00 degrees 13 minutes 44 seconds West, 415.00 feet; thence South 89 degrees 05 minutes 43 seconds East, 490.00 feet to the West right of way line of State Road No. 55; thence South 00 degrees 21 minutes 06 seconds East, along said West right of way line 415.04 feet to the point of beginning.

AND ALSO EXCEPT a parcel of land in the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 8, Township 33 North, Range 8 West of the Second Principal Meridian, Lake County, Indiana, being particularly described as: Commencing at the Northeast corner of said Section 8; thence South 00 degrees 18 minutes 18 seconds East, 1319.70 feet along said Section line, thence North 88 degrees 33 minutes 24 seconds West, 499.97 feet, along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 8-33-8, to the Point of Beginning; thence South 00 degrees 05 minutes 58 seconds East 572.26 feet; thence North 89 degrees 27 minutes 16 seconds West 519.71 feet; thence North 00 degrees 47 minutes 55 seconds West, 580.63 feet; thence South 88 degrees 33 minutes 24 seconds East, 526.95 feet, along the North line of the Southeast 1/4 of the Northeast 1/4 of Section 8-33-8; to the Point of Beginning containing 6.9 acres more or less.

ALSO EXCEPTING THAT Part of the Southeast Quarter of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, being more particularly bounded and described as follows: Beginning at The Northwest corner of the Southeast Quarter of the Northeast Quarter of said Section 8; thence South 00°54'55" East, along the West line thereof, a distance of 1,319.44 feet to the Northwest corner of the Northeast Quarter of the Southeast Quarter of said Section 8; thence continuing South 00°54'55" East along the West line thereof, a distance of 613.48 feet to its intersection with the Northerly right-of-way line of the proposed Iliana Interstate Highway; thence Northwesterly along said Northerly right-of-way line to its intersection with the center line of Spring Run Ditch; thence Northerly along said center line to the South line of the 6.9-acre parcel conveyed to Sean D. & Laura Weller; thence South 89°46'18" West along said South line, a distance of 238.1 feet, more or less, to the Southwest corner of said Weller parcel; thence North 01°35'03" West along the West line thereof, a distance of 580.63 feet to the North line of the Southeast Quarter of the Northeast Quarter of said Section 8; thence North 89°20'18" West, along said North line, a distance of 303.90 feet to the Point of Beginning, containing in all 22.26 acres more or less.

ALSO EXCEPTING A part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West, Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached right-of-way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at the southeast corner of said quarter-quarter section, said Southeast corner being designated as point "671" on said plat; thence North 89 degrees 58 minutes 53 seconds West 44.91 feet along the South line of said quarter-quarter section to the Southeast corner of the tract of land described in instrument Number

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2002-006357; thence North 1 degree 25 minutes 09 seconds West 415.04 feet along the East line of said tract to the Northeast corner of said tract designated as point "2670" on said plat; thence South 89 degrees 59 minutes 15 seconds West 490.00 feet along the North line of said tract to the Northwest corner of said tract designated as point "2669" on said plat; thence South 78 degrees 34 minutes 23 seconds West 416.97 feet to point "2668" designated on said plat; thence South 76 degrees 51 minutes 20 seconds West 263.07 feet to point "2667" designated on said plat; thence South 76 degrees 19 minutes 33 seconds West 117.42 feet to the West line of said quarter-quarter section; thence North 1 degree 33 minutes 17 seconds West 458.09 feet along said West line; thence North 65 degrees 00 minutes 19 seconds East 180.72 feet to point "2648" designated on said plat; thence North 61 degrees 32 minutes 55 seconds East 123.04 feet to the West line of the 5.000-acre tract of land described in Instrument Number 1973-192366; thence South 1 degree 25 minutes 09 seconds East 111.21 feet along said West line to the Southwest corner of said 5.000-acre tract; thence South 89 degrees 58 minutes 53 seconds East 1,043.88 feet along the South line of said 5.000-acre tract to the East line of said section; thence South 1 degree 25 minutes 09 seconds East 726.23 feet along said East line to the point of beginning and containing 11.584 acres, more or less, inclusive of the presently existing right-of-way which contains 0.100 acres, more or less.

ALSO EXCEPTING A part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West, Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached Right-of-way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the East line of said section North 1 degree 25 minutes 09 seconds West 726.23 feet from the Southeast corner of said quarter-quarter section, said Southeast corner being designated as point "671" on said plat, which point of beginning is the Southeast corner of the 5.000-acre tract of land described in Instrument Number 1973-192366; thence North 89 degrees 58 minutes 53 seconds West 1,043.88 feet along the South line of said 5.000-acre tract to the Southwest corner of said 5.000-acre tract; thence North 1 degree 25 minutes 09 seconds West 111.21 feet along the West line of said 5.000-acre tract; thence North 61 degrees 32 minutes 55 seconds East 98.00 feet to point "2647" designated on said plat; thence North 66 degrees 55 minutes 38 seconds East 129.57 feet to the North line of said 5.000-acre tract; thence South 89 degrees 58 minutes 53 seconds East 836.10 feet along said North line to the East line of said section; thence South 1 degree 25 minutes 09 seconds East 208.78 feet along said East line to the point of beginning and containing 4.783 acres, more or less, inclusive of the presently existing right-of-way which contains 0.024 acres, more or less.

ALSO EXCEPTING A part of the Northeast Quarter of the Southeast Quarter of Section 8, Township 33 North, Range 8 West, Lake County, Indiana, and being that part of the grantors' land lying outside the right-of-way lines depicted on the attached Right-of-Way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the South line of said quarter-quarter section North 89 degrees 58 minutes 53 seconds West 534.92 feet from the Southeast corner of said quarter-quarter section, said Southeast corner being designated as point "671" on said plat, which point of beginning is the Southwest corner of the tract of land described in 2002-006357; thence North 89 degrees 58 minutes 53 seconds West 782.62 feet along said South line to the Southwest corner of said quarter-quarter section; thence North 1 degree 33 minutes 17 seconds West 244.29 feet along the West line of said quarter-quarter section; thence North 76 degrees 19 minutes 33 seconds East 117.42 feet to point "2667" designated on said plat; thence North 76 degrees 51 minutes 20 seconds East 263.07 feet to point "2668" designated on said plat; thence North 78 degrees 34 minutes 23 seconds East 416.97 feet to the Northwest corner of said tract of land described in Instrument Number 2002-006357, said Northwest corner being designated as point "2669" on said plat; thence South 1 degree 25 minutes 10 seconds East 414.77 (415.00 feet by said Instrument Number 2002-006357) along the West line of said tract to the point of beginning and containing 5.984 acres, more or less.

ALSO EXCEPTING A part of the Northeast Quarter of the Southeast Quarter and a part of the Southeast Quarter of the Northeast Quarter of Section 8, Township 33 North, Range 8 West, Lake County, Indiana, and being that part of the grantors' land lying within the right-of-way lines depicted on the attached right-of-way Parcel Plat, marked EXHIBIT "B", described as follows: Beginning at a point on the East line of said section North 1 degree 25 minutes 09 seconds West 935.00 feet from the Southeast corner of said Northeast Quarter of said Southeast Quarter, said Southeast corner being designated as point "671" on said plat, which point of beginning is the Northeast corner of the 5.000-acre tract of land described in Instrument Number 1973-192366; thence North 89 degrees 58 minutes 53 seconds West 836.10 feet along the North line of said 5.000-acre tract; thence North 66 degrees 55 minutes 38 seconds East 270.57 feet to point "2646" designated on said plat; thence North 76 degrees 53 minutes 41 seconds East 420.75 feet to point "2645" designated on said plat; thence North 1 degree

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41 minutes 26 seconds West 512.17 feet to point "2644" designated on said plat; thence North 17 degrees 48 minutes 39 seconds East 365.27 feet to point "2643" designated on said plat; thence North 88 degrees 37 minutes 55 seconds East 54.44 feet to the East line of said section; thence South 1 degree 25 minutes 09 seconds East 1,063.06 feet along said East line to the point of beginning and containing 5.517 acres, more or less, inclusive of the presently existing right-of-way which contains 0.157 acres, more or less.

Parcel/APN/Tax ID: 45-20-08-200-011.000-007

Property of Lake County Recorder