

QUITCLAIM DEED

THE GRANTORS, RAYMOND WILLIAM GARNER and DIANN LOUISE GARNER, for and in consideration of No/100 Dollars, and other considerations in hand paid, CONVEY and QUITCLAIM to ANDREW ANDERSON AND ROSANN ANDERSON, AS CO-TRUSTEES, OR THEIR SUCCESSORS IN TRUST, UNDER THE RAYMOND W. AND DIANN L. GARNER TRUST, DATED AUGUST 9, 2021, all of their interest in the following described Real Estate in Lake County, Indiana, to-wit:

See the attached Exhibit A.

Property Address: 4120 West Main Street, Lowell, Indiana 46356
Parcel #45-19-12-154-026.000-007

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 9 day of AUGUST, 2021.

Raymond William Garner
RAYMOND WILLIAM GARNER

Diann Louise Garner
DIANN LOUISE GARNER



State of Indiana, County of Porter ss:
Before me, a Notary Public in and for said County and State, personally appeared RAYMOND WILLIAM GARNER and DIANN LOUISE GARNER, who acknowledged the execution of the foregoing instrument, and acknowledged their execution of it as their voluntary act and deed for the uses and purposes stated in it.

WITNESS my hand and Notarial Seal, this 9 day of Aug, 2021.

Notary Public: Alicia Gloyeske
Resident County: Porter

My commission expires: 3-30-25

GRANTEE'S ADDRESS AND
SEND TAX STATEMENTS TO
Raymond W. and DiAnn L. Garner
4120 W. Main Street
Lowell, Indiana 46356

WHEN RECORDED RETURN TO:
Alicia Gloyeske
2401 Beech Street, Suite E
Valparaiso, Indiana 46383

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

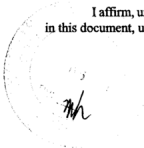
DEC 03 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

This Instrument Prepared By: Alicia Gloyeske, Attorney At Law, 2401 Beech Street, Suite E, Valparaiso, Indiana 46383, (219)464-9224

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.

Alicia Gloyeske



GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-070394

8:33 AM 2021 Dec 7

25.00
C# 2176
KK
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NOT AN OFFICIAL DOCUMENT

Exhibit "A"

File No. 1404255

A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, 21.6 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 1328.57 FEET TO AN IRON PIPE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 104 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 142.6 FEET TO AN IRON PIPE; THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS WEST 63.36 FEET TO THE CENTER LINE OF A COUNTY HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, A DISTANCE OF 50 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 30 SECONDS EAST 143.59 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE PARCEL HEREIN DESCRIBED, A DISTANCE OF 97.71 FEET; THENCE WEST 85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.35 ACRES, MORE OR LESS.

ALSO, A 20' INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS:

THE WEST 20.00 FEET OF THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, 21.6 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 1328.57 FEET TO AN IRON PIPE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, SAID LINE ALSO BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, TO THE TRUE POINT OF BEGINNING; THENCE NORTH 246.6 FEET TO AN IRON PIPE; THENCE NORTH 34 DEGREES 31' 30" WEST 63.36 FEET TO THE CENTER LINE OF A COUNTY HIGHWAY; THENCE EASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, 84 FEET; THENCE EAST AT AN ANGLE OF 153 DEGREES 57' 00" FROM THE LAST MENTIONED LINE MEASURED FROM SAID LINE THROUGH SOUTH TO EAST FOR A DISTANCE OF 295 FEET; THENCE SOUTHEASTERLY, ON THE LINE WHICH FORMS AN ANGLE OF 96 DEGREES 20' 00" MEASURING FROM WEST THROUGH SOUTH FOR A DISTANCE OF 372.45 FEET; THENCE WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 TO THE POINT OF BEGINNING.

Pro
Lake County Recorder