

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2022 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-515497
04/12/2022 03:19 PM
TOTAL FEES: 25.00
BY: JAS
PG # : 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

Closing USA, LLC
7665 Omnitech Pl
Victor, NY 14564
File No. CL220012640LD

Address of Grantee:
Mail Tax Statements to:
Freddie Rich, Jr.
Sheila Kay Rich
2711 McAfee Dr
Hobart, IN 46342

Parcel ID No.: 45-09-28-456-024.000-018 & 006-27-18-0278-0028

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 5 day of April, 2022, by and between **Freddie Rich, Jr.**, whose address is 2711 McAfee Dr, Hobart, IN 46342, hereinafter referred to as Grantor(s) and **Freddie Rich, Jr. and Sheila Kay Rich, husband and wife**, whose address is 2711 McAfee Dr, Hobart, IN 46342, 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:

Lot 10 in Block 6 in Hillcrest Heights Third Addition Unit No. 3 in the City of Hobart as per plat thereof, recorded in Plat Book 32, page 84 in the Office of the Recorder of Lake County, Indiana.

Property commonly known as: 2711 McAfee Dr, Hobart, IN 46342

Prior instrument reference: Instrument Number 2007 020109, Recorded: 03/07/2007

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.

The mailing address to which statements should be mailed under IC 6-1.1-22-8.1 is 2711 McAfee Dr, Crown Point, IN 46342. The mailing address of the grantee is 2711 McAfee Dr, Crown Point, IN 46342.

No Sales Disclosure Needed
Apr 12 2022
By: MH
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.

Freddie Rich, Jr.
Freddie Rich, Jr.

STATE OF Indiana
COUNTY OF Catawba

Before me, the undersigned, a Notary Public in and for said County and State personally appeared Freddie Rich, Jr., 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 8th day of April, 2022

Lolita L. Ransom
Notary Public
Printed Name: Lolita L. Ransom
My Commission Expires: 06/10/2028
A Resident of Catawba County, State of Indiana

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



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PROOF NOTARIAL CERTIFICATE:

State of Indiana)
County of Cable) SS

EXECUTED AND DELIVERED in my presence:

Witness Signature

Witness Name

Before me, a Notary Public in and for said County and State, this 5th day of April, 2022, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows _____ to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said _____ execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

NOTARY SEAL:



[Signature]
Notary Public
Print Name: Lolita L Ransom
County of Residence: Cable
My commission expires: 09/10/2028

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

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.

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LEGAL DESCRIPTION

A CERTAIN tract or parcel of land in Lake County, in the State of Indiana, described as follows:

LOT 10 in Block 6 in Hillcrest Heights Third Addition Unit No.3 in the City of Hobart as per Plat thereof, recorded in Plat Book 32, Page 84 in the Office of the Recorder of Lake County, Indiana.

Parcel/APN/Tax ID: 45-09-28-456-024.000-018 & 006-27-18-0278-0028

Property of Lake County Recorder