

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2022-024853

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

9:40 AM 2022 Aug 2

## QUITCLAIM DEED

Parcel Number: 45-23-09-300-007.000-037

**THIS INDENTURE WITNESSETH** that **CLAIRE A. FEDDELER** (*Grantor*), of Lake County, in the State of Indiana,

**DOES HEREBY QUITCLAIM** to **TINA L. BYRD AND JOHN B. BYRD, as husband and wife** (*Grantees*), for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana, to-wit:

A PARCEL OF LAND BEING PART OF SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, SAID PARCEL BEING THAT PARCEL SURVEYED BY GLEN E. BOREN, INDIANA PROFESSIONAL SURVEYOR NUMBER LS20000006 AND SHOWN AS PARCEL 1 ON A PLAT OF SURVEY BY DVG TEAM, INC., JOB NUMBER S22-381, RECORDED AS DOCUMENT NUMBER 2022-018095 IN SURVEY BOOK 38, PAGE 51 ON JUNE 2, 2022 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID PARCEL DESCRIBED AS FOLLOWS: COMMENCING AT A 3-INCH BRASS PLUG AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 33 MINUTES 34 SECONDS EAST (BASIS OF BEARINGS IS PER SAID DVG TEAM SURVEY), 295.00 FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER; THENCE SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 129.91 FEET TO THE NORTHWEST CORNER OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN WARRANTY DEEDS RECORDED AS DOCUMENT NUMBERS 2008-000954, 2008-000955, 2008-000956, AND 2008-000957, ALL ON JANUARY 4, 2008 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SAID NORTHWEST CORNER BEING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 41 AND MARKED BY A REBAR WITH A "GREGORY" CAP AND THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 29 MINUTES 43 SECONDS EAST, 220.00 FEET ALONG THE NORTH LINE OF SAID BILGRI LAND AND ALONG THE NORTH LINE OF LAND DESCRIBED TO TAMMY L. BILGRI AND MICHAEL J. BILGRI IN QUIT CLAIM DEEDS RECORDED AS DOCUMENT NUMBERS 2020-082947 AND 2020-082948, BOTH ON NOVEMBER 16, 2020 IN SAID RECORDER'S OFFICE TO THE NORTHEAST CORNER OF LAST SAID BILGRI LAND, SAID NORTHEAST CORNER BEING MARKED BY A 5/8-INCH REBAR WITH CAP STAMPED "DVG TEAM INC FIRM NO. 0120" (HEREINAFTER REFERRED TO AS A DVG REBAR); THENCE NORTH 46 DEGREES 30 MINUTES 51 SECONDS EAST, 69.84 FEET TO A DVG REBAR; THENCE NORTH 00 DEGREES 19 MINUTES 29 SECONDS EAST, 211.15 FEET TO A DVG REBAR; THENCE NORTH 89 DEGREES 29 MINUTES 43 SECONDS WEST, 270.47 FEET TO A DVG REBAR ON SAID EAST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 35 MINUTES 15 SECONDS WEST, 80.78 FEET ALONG SAID EAST RIGHT OF WAY LINE TO REBAR WITH "GREGORY" CAP; THENCE SOUTH 00 DEGREES 11 MINUTES 00 SECONDS WEST, 178.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 1.59 ACRES MORE OR LESS.

Subject to real estate taxes due and payable, any and all covenants, easements, agreements, restrictions, and other matters of record as well as rights of way for roads.

*This instrument is exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.*

DULY ENTERED FOR TAXATION SUBJECT  
TO FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2022

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25  
1490  
LK

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In Witness Whereof, **CLAIRE A. FEDDELER** has executed this instrument this 24 day of June, 2022.

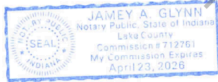
Claire A Feddeler  
CLAIRE A. FEDDELER

### ACKNOWLEDGMENT

STATE OF INDIANA

COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, on this 24 day of June, 2022 personally appeared **CLAIRE A. FEDDELER**, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Jamey Glynn  
Jamey Glynn, Notary Public  
Resident of Lake County, Indiana

RETURN DEED TO: GRANTEE

GRANTEE STREET OR RURAL ROUTE ADDRESS: 21203 Wicker Boulevard, Lowell Indiana 46356

SEND TAX BILLS TO: GRANTEE

I affirm, under the penalties for perjury, that I have taken reasonable care to protect each Social Security number in this document, unless required by law. Jamey Glynn Attorney at Law

THIS INSTRUMENT PREPARED BY: Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.