THIS INSTRUMENT WAS PREPARED BY:

SS

Judy Lyn McBain 16920 Holtz Road Lowell, IN 46356 AFTER RECORDING. RETURN TO:

Charles Jonathan McBain 6600 W. 158th Place Lowell IN 46356

INDIANA QUIT CLAIM DEED

State of Indiana

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2022-025269

12:13 PM 2022 Aug 8

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) to the below in hand paid to: Charles A, & Judy L. McBain with a mailing address of 16920 Holtz Road, Lowell, IN 46356.

The receipt whereof is hereby acknowledged, the undersigned hereby convey and quitclaim to Charles Jonathan McBain, a married individual, residing at 6600 W. 158th Place, Lowell, IN 46356 (hereinafter called the Grantee(s)") all the rights, title, interest, and claims to the following described real estate, situated in Lake County, Indiana, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HERREOF: Commonly known as 123 N. Freemont Street, Lowell, Indiana 46356; Real Estate Tax No. 45-19-23-453-010.000-008; Map Number 17-04-0027-0001.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the state, right, title interest, lien equity and claim whatsoever for the said first part, either in law or equity, to the only proper use, benefit and behoove of the said second party forever.

FURTHER, 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.

GRANTORS' SIGNATURES:

Charles A McBain

AUG 08 2022

JOHN E. PETALAS

"I AFFIRM, UNDER THE PENALTIES FOR PERJURY THAT I HAVE TAKEN REASON-ABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW."

Sudy V. McBain

(SIGNATURES CONTINUED ON FOLLOWING PAGE)



GRANTEE'S SIGNATURE:

Charles Jonathan McBain

IN WITNESS WHEREOF, I, the undersigned, a Notary Public in and for Lake County, the State of Indiana, do hereby certify that Charles Alan McBain and his wife, Judy Lyn McBain, as well as his son, Charles Jonathan McBain, personally known to me to be the same person(s) whose names(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that HE/SHE signed, sealed, and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including

EXHIBIT "A" Legal Description

For APN/Parcel (D(s): 45-19-23-453-010.000-008

PARCEL 1:

THE SOUTHWEST QUARTER OF LOT 21, CLARKS ADDITION TO THE TOWN OF LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "Y", PAGE 413, IN LAKE COUNTY, INDIANA, AND ALSO THAT PART OF SAID LOT 21 COMMENCING AT A POINT 1 ROD NORTH AND 5 RODS EAST FROM THE SOUTHWEST CORNER OF LOT 21, OF CLARKS ADDITION TO THE TOWN OF LOWILL, AS SHOWN ON PLAT OF SAID TOWN, THENCE NORTH 6 RODS, THENCE EASTERLY 5 RODS, THENCE CASTERLY 5 RODS, THENCE OF REGINNING.

PARCEL 2:

PART OF LOT 21 IN CLARK'S ADDITION TO THE TOWN OF LOWELL AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A", PAGE 413, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND DESCRIBED IN A LEGAL SURVEY DATED AUGUST 2, 1829 RECORDED IN LEGAL SURVEY BOOK 4, PAGE 136 AND BOOK 7, PAGE 7, AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 21, THENCE NORTH ALONG THE WEST LINE OF SAID LOT BY AN INTERIOR ANGLE OF 87 DEGREES SA MINITIES A DISTANCE OF 1722 FEET TO THE SOUTH EDGE OF AN OLD FENCE AS SHOWN ON SAID LEGAL SURVEY, THENCE EASTERLY ALONG SAID SOUTH EDGE OF THE OLD FENCE BY AN INTERIOR ANGLE OF 88 DEGREES 48 MINITIES A DISTANCE OF 184.59 FEET TO THE EAST LINE OF SAID LOT 21; THENCE SOUTH ALONG SAID LAST LINE A DISTANCE OF 10.1 FEET TO A POINT ONE ROD NORTH OF THE SOUTHEAST CORNER OF SAID LOT 21, THENCE WEST BY AN INTERIOR ANGLE OF 22 DEGREES 68 MINUTES A DISTANCE OF 5 RODS TO A POINT, THENCE SOUTH ONE ROD TO THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21, THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 21.

PARCEL 3:

THAT PART OF LOT 21, CLARK'S ADDITION TO THE TOWN OF LOWELL, AS SHOWN IN MISCELLANEOUS RECORD "A", PAGE 413, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:—

COMMENCING AT THE SOUTHWEST CORNER OF LOT 21, THENCE NORTH 87 DEGREES 54
MINUTES 03 SECONDS EAST \$2.5 FRET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.
HENCE NORTH 16.5 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 03 SECONDS EAST \$2.5
FEET; THENCE SOUTH 16.5 FEET; THENCE NORTH 87 DEGREES 54 MINUTES 03 SECONDS
WEST 82.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO A MORE ACCURATE LEGAL DESCRIPTION FOR PARCEL 3

