

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 22 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-546895
11/22/2022 03:09 PM
TOTAL FEES: 25.00
BY: SP
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, Eric Bronson and Nina Sritragul, now known as Nina Bronson, whose address is 4043 Burning Tree Court, Crown Point, IN 46307, ("Grantor(s)") QUITCLAIMS to Eric Bronson and Nina Bronson, husband and wife, as tenants by the entirety, whose address is 4043 Burning Tree Court, Crown Point, IN 46307 ("Grantee(s)") for the sum of ~~Ten Dollars (\$10.00)~~ and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana: ~~4220 dollars (\$0.00)~~ **4220 dollars (\$0.00)**

LOT 1429, LAKES OF THE FOUR SEASONS, UNIT NO. 9, AS SHOWN ON PLAT IN PLAT BOOK 38, PAGE 78, IN THE RECORDERS OFFICE OF LAKE COUNTY, INDIANA.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same property conveyed to Grantor(s) by instrument recorded on 11/04/2005 at Instrument Number 2005 097504 in the records of Lake County, Indiana.

Commonly known as 4043 Burning Tree Court, Crown Point, IN 46307. This address is provided for informational purposes only.

Tax Parcel ID: _____

State Tax ID: 45-17-16-104-004.000-044

Subject to all easements, rights-of-ways, covenants, restrictions and public roads of record.

NOTICE: This instrument was prepared by local counsel for Better's Law Firm PLLC ("BLF") at the request of Doma Insurance Agency, Inc. ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

Dated this 14th day of November, 2022.

[Signature Page Follows]

File WF-347606

NOT AN OFFICIAL DOCUMENT

GRANTOR(S):

Nina Sritragul now known as Nina Bronson

Nina Sritragul, now known as Nina Bronson

ACKNOWLEDGMENT

STATE OF Indiana)

COUNTY OF Lake)

I, Maurice C Watson, a Notary Public, in and for said County in said State, hereby certify that Nina Sritragul, now known as Nina Bronson whose name is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

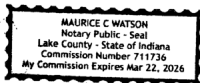
Given under my hand this the 14th day of November, 2022.

Maurice C Watson

Notary Public

Title (and Rank): LSA

My Commission Expires: 3-22-2026



NOT AN OFFICIAL DOCUMENT

GRANTOR(S):

Eric Bronson

Eric Bronson

ACKNOWLEDGMENT

STATE OF Indiana)

COUNTY OF Lake)

I, Maurice C Watson, a Notary Public, in and for said County in said State, hereby certify that Eric Bronson whose name is signed to the foregoing instrument or conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day that bears the same date.

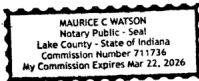
Given under my hand this the 14th day of November, 2022.

M. C. Watson

Notary Public

Title (and Rank): LSA

My Commission Expires: 3-22-2026



After recording, please return to:

Doma Insurance Agency, Inc. FKA States Title Agency, Inc.

Recording Dept, 4 Park Plaza, Suite 1500, Irvine, CA 92614

Mail Tax Statements To:

4043 Burning Tree Court, Crown Point, IN 46307

Prepared by: A. Beatrice Travis, 317 South State Avenue, Indianapolis, IN 46201.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. A. Beatrice Travis, Esquire.