

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523245
07/21/2023 09:09 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 3
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFTER RECORDING RETURN TO:

Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108
File No. 2846797

Mail Tax Statements to:
Robert S. Wells
10011 West 243rd Avenue
Schneider, IN 46376

Parcel ID No.: 45-23-33-452-009.000-037

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 10 day of July, 2023, by and between **Robert S. Wells, individually and as surviving spouse of Beverly G. Wells, who passed away on 07/24/2015**, residing at 10011 West 243rd Avenue, Schneider, IN 46376, hereinafter referred to as Grantor(s) and **Robert S. Wells, a married man**, residing at 10011 West 243rd Avenue, Schneider, IN 46376, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Property commonly known as: 10011 West 243rd Avenue, Schneider, IN 46376

Prior instrument reference: Instrument Number: 2017 018862, Recorded: 03/22/2017

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.

No Sales Disclosure Needed
Jul 20 2023
By: JF
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.

Robert S. Wells
Robert S. Wells

STATE OF INDIANA
COUNTY OF LAKE

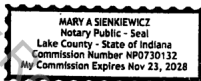
I, a Notary Public, hereby certify that **Robert S. Wells** whose name(s) is/are signed to the foregoing instrument or conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand this the 10TH day of July, 2023.

Mary A. Sienkiewicz
Notary Public

Printed Name: MARY A. SIENKIEWICZ
My Commission Expires: NOVEMBER 23, 2028

A Resident of LAKE County, State of INDIANA



Prepared by:
Ryan P. Worden, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

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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Exhibit A Legal Description

Lot 391 in Unit No.4 of Pon and Co's Riverside Farms, as per Plat thereof, recorded September 4, 1947 in Plat Book 27, Page 61, in the Office of the recorder of Lake County, Indiana.

Being the same property as conveyed from John W. Meyers to Robert S. Wells and Beverly G. Wells, husband and wife as set forth in Deed Instrument #2017 021979 dated 03/12/2007, recorded 03/14/2017, LAKE County, INDIANA.

Parcel ID: 45-23-33-452-009.000-037

Property of Lake County Recorder