

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 21 2023 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-523306
07/21/2023 10:54 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUITCLAIM DEED

This Indenture Witnesseth, that Kristine Carlson ("Grantor") QUITCLAIMS FOR NO CONSIDERATION to James Carlson ("Grantee"), the following real estate in County of Lake, in the State of Indiana, commonly known as 1844 South Calhoun Street, Griffith, IN 46319, and more particularly described as:

A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND P.M., IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID 1/4 1/4 SECTION WHICH IS 819.54 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION 441 FEET, MORE OR LESS, TO THE CENTERLINE OF A 50 FOOT ROAD; THENCE NORTH 100 FEET ALONG THE CENTERLINE OF SAID ROAD TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION 441 FEET MORE OR LESS, TO THE EAST LINE OF SAID 1/4 1/4 SECTION; THENCE SOUTH 100 FEET ALONG THE EAST LINE THEREOF TO THE PLACE OF BEGINNING.

Parcel No.: 45-11-13-152-007.000-032

Subject to the lien of taxes, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

This instrument is given in partial satisfaction of the parties' Decree of Dissolution of Marriage entered May 3, 2023 in Lake County Superior Court Case No. 45D03-2302-DC-000098. It is the Grantor's intent that this instrument extinguish all of Grantor's right, title, and interest in the above property, if any, including any previously reserved lien or other right belonging to Grantor in the above property created by the judgment or otherwise.

In Witness Whereof, Grantor has caused this deed to be executed this 20th day of

July, 2023.



Kristine Carlson

IN 2304512
102
LM

No Sales Disclosure Needed
Jul 20 2023
By: LLM
Office of the Lake County Assessor

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STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Kristine Carlson, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of July, 2023.

Signature _____, Notary Public

Printed: Lisa M Matson

My Commission Expires:

02/01/2024

My County of Residence is:

Lake

File No.: IN2304512



Prepared by and return deed to:

Wendy K. Walker (Attorney No. 24004-46)

Near North Title Group, 101 E. 90th Drive, Suite C, Merrillville, IN 46410

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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:

James Carlson - 1221 E. Highway 330

Griffin IN 460319