



**NOT AN OFFICIAL DOCUMENT**

GINA PINENTER  
RECORDER

2024-002667

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

9:58 AM 2024 Jan 28

Prepared By:  
Jeff Alderden

After Recording Return To:  
637 Peach Tree Ct  
Dyer, Indiana 46311

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JAN 26 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**QUITCLAIM DEED**

On January 11, 2024 THE GRANTOR(S),

- Jeffery Alderden, a married person

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Sara Alderden and Jeffery Alderden, a married couple, residing at 637 Peach Tree Ct, Dyer, Lake County, Indiana 46311

the following described real estate, situated in Dyer, in the County of Lake, State of Indiana

Legal Description:

Lot 18 IN PHEASANT HILLS ADDITION, UNIT 6, BLOCK TWO, TO THE TOWN OF DYER, AS PER PLAY THEREOF, RECORDED IN PLAT BOOK 44 PAGE 49, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

25  
cc  
ck

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Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

EXCEPTING AND RESERVING unto Grantor(s), a 50 percent interest in all oil, gas, and other minerals, including gravel, clay, coal, sand and scoria presently owned by the estate.

EXCEPTING AND RESERVING unto Grantor(s) a life estate interest in the above described real estate on the terms listed below.

## TERMS OF LIFE ESTATE

Grantor shall retain the right to use, occupy and possess the real estate described herein for the remainder of the Grantor's life. Grantor shall have full power to use and dispose of the entire distributable income from said real property and shall be responsible for payment of real estate taxes thereon. The life tenant shall have the right to execute leases, geophysical exploration agreements, and perpetual easements and grants of right of way shall be binding upon the remainder estate. The life tenant shall receive all royalties, rents, leases, geophysical exploration, easement, and right of way payments paid on account of the land during his lifetime. Grantor may commit waste on the premises if he desires to do so.

Tax Parcel Number: 451013277005000034

*Grantee*  
Mail Tax Statements To:  
Jeffery Alderden  
637 Peach Tree Ct  
Dyer, Indiana 46311

**[SIGNATURE PAGE FOLLOWS]**

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**Grantor Signatures:**

DATED: January 11, 2024

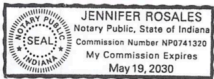
[Signature]

Jeffery Alderden Alderden  
637 Peach Tree Ct  
Dyer, Indiana, 46311

STATE OF INDIANA, COUNTY OF LAKE, ss:

This instrument was acknowledged before me on this 11<sup>th</sup> day of January, 2024 by Jeffery Alderden Alderden

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. [Signature]



Jennifer Rosales  
Notary Public

\_\_\_\_\_  
Title (and Rank)

My commission expires May 19, 2030

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Property of Lake County Recorder