

2/24/2024 10:49 AM
01/26/2024 10:49 AM
TOTAL FEE: 25.00
BY: JAS
PG #: 3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 26 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:

Vylla Title, LLC
6200 Tennyson Pkwy
Suite 110
Plano, TX 75024
File No. 101-10555742

Mail Tax Statements to:
Rocio Alvarez Carlson
1824 Oriole Drive
Munster, IN 46321

Parcel ID No.: 45-07-29-328-006.000-027

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 17 day of January, 2024, by and between **Ronald Charles Carlson III and Rocio Alvarez Carlson, husband and wife**, residing at 1824 Oriole Drive, Munster, IN 46321, hereinafter referred to as Grantor(s) and **Rocio Alvarez Carlson, a married person**, residing at 1824 Oriole Drive, Munster, IN 46321, 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: 1824 Oriole Drive, Munster, IN 46321

Grantee's Address: 1824 Oriole Drive, Munster, IN 46321

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
Jan 26 2024

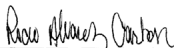
By: FGR
Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.



Ronald Charles Carlson III

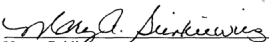


Rocio Alvarez Carlson

STATE OF INDIANA
COUNTY OF LAKE

I, a Notary Public, hereby certify that **Ronald Charles Carlson III and Rocio Alvarez Carlson**, 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 17th day of JANUARY, 2024.

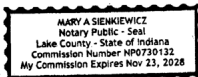


Notary Public

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.

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A"
LEGAL DESCRIPTION

The following described property in the County of Lake, State of Indiana, to-wit:

LOT 54, FAIRMEADOW SIXTH ADDITION, BLOCK TWO, TO THE TOWN OF
MUNSTER, AS SHOWN IN PLAT BOOK 39, PAGE 27, IN LAKE COUNTY, INDIANA.

Parcel ID Number: 45-07-29-328-006.000-027

Property commonly known as: 1824 Oriole Drive, Munster, IN 46321

Property of Lake County Recorder