

GINA PIMENTEL
RECORDER
2024-0097716
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
3:48 PM 2024 Mar 28

QUIT-CLAIM DEED

COPY

This Indenture Witnesseth, That, Florian Joseph Fabris and Candace Jane Fabris, Grantors, of Lake County, in the State of Indiana Releases and Quit-Claims and conveys to Florian Joseph Fabris, of Lake County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to-wit:

UNIT 1345 IN BUILDING A OF TROUTWINE ESTATES CONDOMINIUMS AS CREATED BY A DECLARATION RECORDED INSTRUMENT NUMBER 96053792 AND AS BUILT FLOOR PLANS RECORDED IN PLAT BOOK 83 PAGE 41 AND SUPPLEMENTAL DECLARATION AND/OR AMENDMENT RECORDED AS INSTRUMENT NUMBER 2000-86041 AND ANY ADDITIONAL SUPPLEMENTAL DECLARATIONS AND/OR AMENDMENTS THERETO WHICH ARE RECORDED IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON AREAS AND LIMITED COMMON AREAS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE GARAGE NUMBER A345 WHICH RIGHT SHALL PASS WITH TITLE TO BUILDING A. UNIT 1345.

Commonly known as: 1345 Wright Drive, Crown Point, IN 46307
Tax ID No.: 45-16-04-101-015.000-42

Subject to all easements, building lines, streets, legal highways, right-of-way and restrictions and assessments of record; subject to the taxes for the year 2023, payable in 2024, and all taxes subsequent thereto.

I affirm under penalty that I have taken reasonable care to redact the social security numbers in this document unless required by law.

In Witness Whereof, Grantors have executed this deed on the 25th day of March 2024.

Florian Joseph Fabris
Florian Joseph Fabris, Grantor
Candace Jane Fabris
Candace Jane Fabris, Grantor

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared Florian Joseph Fabris, who acknowledged the execution of the foregoing Quit Claim Deed to be his voluntary act and deed for the uses and purposes expressed therein.

Witness my hand and official seal this 25th day of March 2024.

My Commission expires:
Resident of Porter County JULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Pamella M. Berry
Notary Public



MAR 28 2024

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, THE UNDERSIGNED a Notary Public in and for said County and State, personally appeared **Candace Jane Fabris**, who acknowledged the execution of the foregoing Quit Claim Deed to be her voluntary act and deed for the uses and purposes expressed therein.

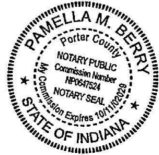
Witness my hand and official seal this 25th day of March 2024.

My Commission expires:
Resident of Porter County

Pamella M. Berry
Notary Public

Return Deed to: Florian J. Fabris, 1345 Wright Drive, Crown Point, IN 46307
Send Tax Bills to: Florian J. Fabris, 1345 Drive, Crown Point, IN 46307

This instrument prepared by: Jennifer L. Hand, Attorney at Law
Address: 836 N 400
Valparaiso, IN 46383E
Telephone: 219-921-0020



Property of Lake County Recorder