

2024-1-002
04/07/2024 11:17 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 01 2024 KAP

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

QUITCLAIM DEED

GRANTOR: FLRC Land Trust #9352
103 S. US Hwy 1, F5, Jupiter, FL 33477

GRANTEE: Misty May, Personal Representative of
The Estate of Randall T. Simpson
17217 Grant Street
Lowell, IN 46356

This INDENTURE WITNESSETH, that FLRC Land Trust #9352 ("Grantor") BARGAIN, SELL AND CONVEY to Misty May, Personal Representative of the Estate of Randall T. Simpson (the "Grantee"), for the sum of TEN DOLLARS (\$10.00) and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real estate located in Lake County, Indiana, being more particularly described as follows (the "Real Estate").

Lot 16, Block 10, Ellendale 3rd Addition to Highland, as shown in Plat Book 34, page 94, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 9352 Saric Drive, Highland, IN 46322

Parcel Number: 45-07-28-430-036.000-026

This conveyance is subject to (i) any lien for non-delinquent real estate taxes and assessments, (ii) any and all restrictions, covenants, agreements, easements of record, (iii) all zoning and other ordinances and regulations, (iv) matters that would be disclosed by an accurate survey or physical inspection of the Real Estate.

Grantor makes no representation or warranty with respect to the Real Estate save for Grantors' sole warranty herein, in which Grantors warrant to Grantee, and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantors except as set forth above, and that Grantors will forever defend title to the Real Estate against the lawful claims of all persons claiming title to the Real Estate by, through or under Grantors, but not otherwise.

[THE SIGNATURE PAGE FOLLOWS.]

NORTHWEST INDIANA TITLE
182 WASHINGTON STREET
LOWELL, IN 46356
219-696-0100

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed as of the 21st
day of MARCH 2024.

FLRC Land Trust #9352

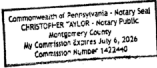
FLRC, LLC as Trustee

[Signature]
Signature

Printed: Craig Talkington
Its: Manager/Member of
FLRC, LLC

PAENSYLVANIA)
STATE OF ~~FLORIDA~~)
COUNTY OF MONTGOMERY) SS:

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 21st
day of MARCH 2024.



x [Signature]
Signature

Christopher Taylor
Printed Notary Public

My Commission Expires:
07/06/2026

County of Residence:
Montgomery

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. /s/ Tarek E. Mercho

This instrument was prepared by Tarek E. Mercho, Mercho Caughey, 8935 N. Meridian Street, Suite 112, Indianapolis, IN 46260