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NOT AN OFFICIAL DOCUMENT

ONLINE FIDELITY
RECORDER
2024-01-2048
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
10:00 AM 2024 Apr 30

PARCEL #: 45-15-05-206-041.000-015

Mail tax bills to:
Brett Rhoades, Trustee
10227 Upper Peninsula Lane
Saint John, IN 46373

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That **BRETT D. RHOADES** ("Grantor") of Lake County in the State of INDIANA QUITCLAIM(S) TO **BRETT D. RHOADES, Trustees of the BRETT D. RHOADES LIVING TRUST, DATED April 22, 2024**, and any amendments thereto ("Grantee") of LAKE County in the State of INDIANA in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

SEE EXHIBIT "a" ATTACHED HERETO AND MADE A PART HEREOF

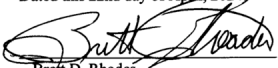
Property: 10227 Upper Peninsula Lane, Saint John, IN 46373

County Parcel Number: 45-15-05-206-041.000-015

Subject to taxes, easements, restrictions, rights of way, ditches and drains, conditions, and covenants of record. Subject also to all zoning laws and other restrictions, regulations, ordinances, or statutes of any governmental authority applicable to the above property.

(Do not mark below this line)

Dated this 22nd day of April, 2024


Brett D. Rhoades



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

APR 30 2024

PEGGY HOUNGA KATONA
LAKE COUNTY AUDITOR

Office of the Lake County Recorder

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STATE OF INDIANA COUNTY OF LAKE
SS:

Before me, the undersigned, a notary Public in and for said County and State, this 22nd day of April 2024 personally appeared: Brett D. Rhoades, Grantor(s), who acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Signature *Kristin E Hoeksema*
Kristin E Hoeksema, Notary Public
8339 Wicker Avenue
St John, IN 46373
My commission expires February 17, 2029
Notary registration no. NP0731761
I reside in Lake County, Indiana

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.

Kristin E Hoeksema
Kristin E. Hoeksema

This instrument prepared by Kristin E. Hoeksema, Spagnolo & Hoeksema, LLC, 8339 Wicker Ave, St. John, IN 46373, Attorney at Law Attorney No. 36547-45

MAIL TO: Kristin E. Hoeksema, Spagnolo & Hoeksema, LLC, 8339 Wicker Ave., St. John, IN 46373

TRANSFERRED FOR NO CONSIDERATION ↑

Property of Lake County Recorder

EXHIBIT "a"

Parcel No. 45-15-05-206-041-000-015

That of Lot 21 in Peninsula – an Addition to the Town of St. John, Lake County, Indiana, as per plat thereof, recorded in Plat Book 102, Page 48, and amended by Plat of Correction recorded in Plat Book 103, page 7, and further amended by Plat of Correction recorded in Plat Book 103, page 74, and further amended by Plat of Correction recorded in Plat Book 103, page 86, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at the Northwest corner of said Lot 21; thence South 47 degrees 13 minutes 16 seconds East along the West line of said Lot, 16.13 feet to a point of curvature; thence Southeasterly along said West line, being a curve concave to the Southwest and having a radius of 75.00 feet and a 24.86 foot chord bearing South 37 degrees 40 minutes 59 seconds East, an arc distance of 24.97 feet to point on the Southwesterly extension of the center line of a party wall; thence North 61 degrees 16 minutes 27 seconds East along said center line and the Southwesterly and Northeasterly extensions thereof, 118.12 feet to the East line of said Lot 21; thence Northwesterly along said East line to the Northwest line of said Lot 21; thence South 42 degrees 46 minutes 44 seconds West along said Northwest line, 121.49 feet to the point of beginning.

Lake County Recorder