

2024-11-332  
05/30/2024 11:33 PM  
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

May 30 2024 SLG

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

AFTER RECORDING RETURN TO:  
Title365  
345 Rouser Road  
Bldg 5, Suite 100  
Coraopolis, PA 15108  
File No. ORG-456698

Mail Tax Statements to:  
Brittany Bateman and Derrick Hudgens  
4100 Westover Drive  
Crown Point, IN 46307

Parcel ID No.: 45-17-09-328-009.000-044

## 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 20<sup>th</sup> day of May, 2024, by and between **Brittany Bateman**, residing at 4100 Westover Drive, Crown Point, IN 46307, hereinafter referred to as Grantor(s) and **Brittany Bateman and Derrick Hudgens, a married couple, as joint tenants with right of survivorship**, residing at 4100 Westover Drive, Crown Point, IN 46307, 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:

**Lot 799, in Lakes of the Four Seasons, Unit No. 10, as per plat thereof, recorded in the Plat Book 39, Page 11, in the Office of the Recorder of Lake County, Indiana**

Property commonly known as: 4100 Westover Drive, Crown Point, IN 46307

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  
May 30 2024  
By: JD  
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.

Brittany Bateman  
**Brittany Bateman**

STATE OF Indiana  
COUNTY OF Lake

I, a Notary Public, hereby certify that **Brittany Bateman** 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.

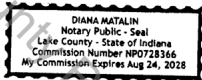
Given under my hand this the 20<sup>th</sup> day of May, 2024

Diana Matalin  
Notary Public

Printed Name: Diana Matalin

My Commission Expires: 8.24.28

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.**