

NOT AN OFFICIAL DOCUMENT

INDIANA PUBLIC RECORDER  
2024-020301  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED 11:58 AM 2024 Aug 2

QUIT CLAIM DEED

This indenture witnesseth that **FEBS C. GARCES** (Grantor) of Lake County in the State of Indiana, conveys any interest they may have to **MACLYN GARCES AND FEBS GARCES, AS TRUSTEES OF THE GARCES FAMILY REVOCABLE TRUST U/A DTD WEDNESDAY, JULY 24, 2024** (Grantees), in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

THE EAST 1/2 OF LOT 159 IN WATERSIDE CROSSING PHASE-1, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 94 PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

-Tax Key No.: 45-16-02-303-022.000-042

Subject to any and all conveyances, contracts, set offs, licenses, security interests, taxes, liens, encumbrances, conditions, covenants, easements, restrictions and rights of way of record, if any, whether known or unknown made by the owner or to which the owner was subject during the owner's lifetime.

The address of such real estate commonly known as 1852 E. 105<sup>th</sup> Place, Crown Point, Indiana 46307.

Tax bills should be sent to Grantees at such address unless otherwise indicated below.

In witness whereof, the Grantor has executed this deed this Wednesday, July 24, 2024

EXECUTED AND DELIVERED in my presence:

Grantor:

Signature  
Printed

*Febs C. Garces*  
**FEBS C. GARCES**

State of Indiana )

)ss:

County of Lake )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Febs C. Garces who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this Wednesday, July 24, 2024

My commission expires:

Signature  
Printed  
Resident of

*Jessica McPheeters*  
*Jessica McPheeters*  
Lake County, Indiana

JESSICA MCPHEETERS  
Notary Public - Seal  
Lake County - State of Indiana  
Commission Number NP0747419  
My Commission Expires Mar 9, 2031

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

RECEIVED  
AUG 2 2024  
LAKE COUNTY ASSESSOR  
LATONYA SPEARMAN

25  
CASH  
CK

# NOT AN OFFICIAL DOCUMENT

This instrument prepared by Jessica L. McPheeters, Esq. of Weiss, Schmidgall, and Hires, P.C., Six W 73<sup>rd</sup> Avenue, Merrillville, Indiana 46410.

Grantee: Maclyn Garces and Febes Garces, Trustees:1852 E. 105<sup>th</sup> Pl. Crown Point, Indiana 46307.

Return deed to: Maclyn Garces and Febes Garces, Trustees:1852 E. 105<sup>th</sup> Pl. Crown Point, Indiana 46307.

Send tax bills to: Maclyn Garces and Febes Garces, Trustees:1852 E. 105<sup>th</sup> Pl. Crown Point, Indiana 46307.

\*\*\*I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.\*\*\*

/s/ Jessica L. McPheeters  
Jessica L. McPheeters, Esq.

Property of Lake County Recorder