

ONLINE E-RECORDING RECORDER 2024-021548  
STATE OF INDIANA LAKE COUNTY 10:21 AM 2024 Aug 16  
RECORDED AS PRESENTED

QUIT CLAIM DEED

This indenture witnesseth that GARY A. JAMES AND NANCY Y. JAMES, HUSBAND AND WIFE, (Grantors) of Lake County in the State of Indiana, conveys any interest they may have to GARY ALLEN JAMES AND NANCY YVETTE JAMES AS TRUSTEES OF THE JAMES FAMILY REVOCABLE TRUST U/A DTD THURSDAY, AUGUST 15, 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:

LOT 501, LAKES OF THE FOUR SEASONS, UNIT NO. 10, AS SHOWN ON PLAT IN PLAT BOOK 39, PAGE 11, IN THE RECORDERS OFFICE OF LAKE COUNTY, INDIANA.

-Tax Key No.: 45-17-09-302-020.000-044

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 4230 Augusta Drive, Crown Point, Indiana 46307.

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

In witness whereof, the Grantors have executed this deed this Thursday, August 15, 2024

EXECUTED AND DELIVERED in my presence:

Grantor:

*Gary A. James*  
GARY A. JAMES

Grantor:

*Nancy Y. James*  
NANCY Y. JAMES

Signature  
Printed

Signature  
Printed

State of Indiana )  
)ss:  
County of Lake )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gary A. James and Nancy Y. James 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 Thursday, August 15, 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 16 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

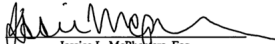
25  
CRK  
LK

# 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: Gary Allen James and Nancy Yvette James, Trustees: 4230 Augusta Dr., Crown Point, Indiana 46307.  
Return deed to: Gary Allen James and Nancy Yvette James, Trustees: 4230 Augusta Dr., Crown Point, Indiana 46307.  
Send tax bills to: Gary Allen James and Nancy Yvette James, Trustees: 4230 Augusta Dr., 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.\*\*\*



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Jessica L. McPheeters, Esq.

Property of Lake County Recorder