DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2024

Quitclaim Deed

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-028852

1:27 PM   2024 Sep 25

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Quitclaim Deed

Parcel No.: 45-08-15-152-002.000-004

THIS INDENTURE WITNESSETH THAT:

Mrs. Velma Rose Campbell-Wade, married, of 5468 Leone Dr, Indianapolis, IN 46226, USA, (the "Grantor") QUITCLAIMS to Robert Simmonds III, married, of 3461 Sunnyside apt 5, Portage, IN 46368, USA, (the "Grantee") as the sole tenant, for the sum of $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:

Oak Park Block 7 Lots 46,47 & 48

Commonly known as 2301 Massachusetts - lot,
2307 Massachusetts- lot
2305 Massachusetts which was combined on
June 28, 2019.

The address of such real estate is commonly known as 2305 Massachusetts St, Gary, IN 46407, USA.

The Grantor attests for the Grantee and the Grantee's heirs and assigns that at and until the ensealing of these presents, the Grantor is well seized of the above described premises, as a good and indefeasible estate in fee simple, and has good right to convey the same in the manner and form above written and to forever warrant and defend the title to the said lands against all claims whatsoever.

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

IN WITNESS WHEREOF the Grantor has executed this deed this 2 day of September, 20 24 .

Signed in the presence of: Ami Lockman

25-
CS~RM

Ami Lockman
Witness signature

Velma Rose Campbell-Wade
Mrs. Velma Rose Campbell-Wade

Ami Lockman
Witness name

Spousal Acknowledgement

I, John Wade of 5468 Leone Dr, Indianapolis, IN 46226, USA, spouse of Mrs. Velma Rose Campbell-Wade, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature _John T. Wade_

STATE OF INDIANA

COUNTY OF _Marion_

Before me, a Notary Public in and for said County and State, personally appeared John Wade, who acknowledged the execution of the foregoing Spousal Acknowledgement, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor's spouse executed said instrument, for the uses and purposes set forth within this Spousal Acknowledgement.

Witness my hand and Notarial Seal this _2_ day of _September_, _2024_.

My Commission Expires: _04/11/2027_

Stephanie Wade
Notary Public for the State of Indiana

County of _Marion_

Stephanie R. Wade
Printed Name

Resident of _Marion_ County

STEPHANIE R. WADE
Notary Public, State of Indiana
Marion County
Commission Number NP0625600
My Commission Expires
April 11, 2027

Grantor Acknowledgement

STATE OF INDIANA

COUNTY OF _Marion_

Before me, a Notary Public in and for said County and State, personally appeared Mrs. Velma Rose Campbell-Wade, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, acknowledged to me that as a free and voluntary act and deed, the Grantor executed said instrument, for the uses and purposes set forth within this Quitclaim Deed.

Witness my hand and Notarial Seal this _2_ day of _September_, _2024_.

My Commission Expires: _04/11/27_

[signature]

Notary Public for the State of Indiana

County of _Marion_

Stephanie R. Wade

Printed Name

Resident of _Marion_ County

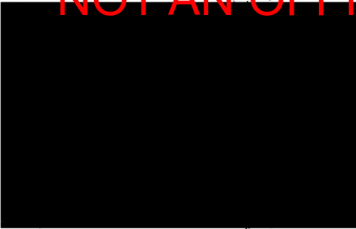This instrument was prepared by: Mrs. Velma Rose Campbell-Wade

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.

Send tax bills to: Robert Simmonds III, 3461 Sunnyside apt 5, Portage, IN 46368, USA

After recording, return to: Robert Simmonds III, 3461 Sunnyside apt 5, Portage, IN 46368, USA