

**FILED**

BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

Sep 25 2024 EP  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**DEED  
(Transfer on Death)**

THIS INDENTURE WITNESSETH, that **JAMES M. SEWELL, AN INDIVIDUAL** ("Grantor") of Lake County, Indiana, conveys and warrants to **JAMES M. SEWELL, AN INDIVIDUAL, TRANSFER ON GRANTOR'S DEATH (TOD) TO THERESA L. ANDERSON, AN INDIVIDUAL**, in consideration of Ten and 00/100 Dollars (\$10.00) 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:

A PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M., LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

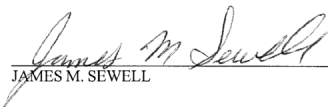
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER, QUARTER; THENCE SOUTH 00°14'02" WEST, 40.00 FEET; THENCE SOUTH 89°50'27" EAST, 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°14'02" WEST, 1284.15 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, QUARTER, THENCE SOUTH 89°52'51" EAST ALONG SAID SOUTH LINE, 625.44 FEET; THENCE NORTH 00°14'56" EAST, 661.86 FEET; THENCE NORTH 89°51'35" WEST, 330.10 FEET; THENCE NORTH 00°15'44" EAST, 621.97 FEET; THENCE NORTH 89°50'27" WEST, 295.81 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 13.73 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS AND RIGHT-OF-WAYS OF RECORD.

SAID ABOVE DESCRIBED TO BE KNOWN AS LOT 1 IN ROCK CREEK FARM

Commonly known as: 2869 East 139<sup>th</sup> Avenue, Crown Point, Indiana 46307  
Parcel No.: 45-16-26-400-023.000-041  
Grantee address: 3000 East 101<sup>st</sup> Avenue, Crown Point, Indiana 46307  
Address for tax bills: 3000 East 101<sup>st</sup> Avenue, Crown Point, Indiana 46307

# NOT AN OFFICIAL DOCUMENT


Dated this 24 day of September, 2024.

  
\_\_\_\_\_  
JAMES M. SEWELL

STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF PORTER    )

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared James M. Sewell and acknowledged the signature and delivered the instrument as a free and voluntary act for the uses and purposes named in the instrument this 24 day of September, 2024.



  
\_\_\_\_\_  
Notary Public Signature  
Commissioned 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. Victor H. Prasco

Document Prepared By:     Victor H. Prasco, Burke Costanza & Carberry LLP  
                                  9191 Broadway, Merrillville, IN 46410