

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2024-536026
10/23/2024 10:00 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUITCLAIM DEED

TAX: LD. NO. Split From 45-19-11-152-002.000-007
PROPERTY NO.

THIS INDENTURE WITNESSETH, that DERRILL R. KREGEL AND ROBERTA E. KREGEL, HUSBAND AND WIFE (GRANTORS), of LAKE County in the State of INDIANA, CONVEY AND QUITCLAIM TO DERRILL R. KREGEL AND ROBERTA E. KREGEL, HUSBAND AND WIFE, (GRANTEES), of LAKE County in the State of INDIANA, in consideration of One Dollar (\$1.00) 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.

The GRANTOR does hereby quitclaim deed and split, from the below stated parcel, shown on Exhibit A (Mother Parcel), the portion of property which is found in the legal description attached as Exhibit B hereto.

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2024 TAXES PAYABLE 2025, 2025 TAXES PAYABLE 2026
AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 15th day of October, 2024.

Derrill R. Kregel
DERRILL R. KREGEL

Roberta E. Kregel
ROBERTA E. KREGEL

STATE OF INDIANA,
COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of October, 2024, personally appeared: DERRILL R. KREGEL AND ROBERTA E. KREGEL, HUSBAND AND WIFE and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Commission Number: NP0719 634
My commission expires: 3/10/27
Resident of LAKE County

Signature Lorraine Bernice Kellman
Printed LORRAINE BERNICE KELLMAN Notary Public

This instrument prepared by:

RUSSELL T. PAARLBERG
LANTING, PAARLBERG & ASSOCIATES, LTD.
938 W. US Highway 30
Scherverville, IN 46375



RETURN DEED TO: GRANTEE
GRANTEE STREET OR RURAL ROUTE ADDRESS: 7705 W. 159th Ave., Lowell, IN 46356
SEND TAX BILLS TO: GRANTEE

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.

Russell T. Paarlberg
Signature

Russell T. Paarlberg
Printed Name

No Sales Disclosure Needed
Oct 22 2024
By: JD
Office of the Lake County Assessor

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Exhibit A

MOTHER PARCEL

The East 437.07 Feet, Measured at Right Angles of the following described parcel: A parcel of land in the West half of section 11, township 33 north, range 9 west of the second principal meridian in lake county, Indiana; Commencing at a PK nail at the northwest corner of the southwest quarter of the northwest quarter of said section, thence south 89 degrees 37 minutes 46 seconds east, 407.29 feet, a long the north line of said quarter quarter section, to a Railroad spike on the easterly right-of-way line of the CSX Railroad and the point of beginning; thence continuing a long said north line south 89 degrees 37 minutes 46 second east, 916.89 feet to a PK nail on the east line of the west half of the West half at the northeast corner of said quarter quarter section; thence south 0 degrees 59 minutes 50 seconds east, 1993.24 feet along the east line of said west half of the west half of said section to a 5/8 inch iron rod at the southeast corner of the north half of the northwest quarter of the southwest quarter of said section; thence north 89 degrees 38 minutes 29 seconds west, 503.78 feet along the south line of said north half to a 5/8 inch iron rod on said easterly railroad right-of-way line; thence north 14 degrees 48 minutes 02 seconds west, 230.36 feet along said right-of-way line to a point of curve; thence a long said Right-of-way line along the arc of a curve concave to the northeast with a radius of 11409.19 feet through a central angle of 02 degrees 53 minutes 01 seconds a distance of 574.21 feet; thence continuing a long said right-of-way line north 11 degrees 55 minutes 01 seconds west, 1241.13 feet to the point of beginning.

Exhibit B

The new tract:

The north 660 feet of the following-described parcel: The East 437.07 Feet, Measured at Right Angles of the following described parcel: A parcel of land in the West half of section 11, township 33 north, range 9 west of the second principal meridian in lake county, Indiana; Commencing at a PK nail at the northwest corner of the southwest quarter of the northwest quarter of said section, thence south 89 degrees 37 minutes 46 seconds east, 407.29 feet, a long the north line of said quarter quarter section, to a Railroad spike on the easterly right-of-way line of the CSX Railroad and the point of beginning; thence continuing a long said north line south 89 degrees 37 minutes 46 second east, 916.89 feet to a PK nail on the east line of the west half of the West half at the northeast corner of said quarter quarter section; thence south 0 degrees 59 minutes 50 seconds east, 1993.24 feet along the east line of said west half of the west half of said section to a 5/8 inch iron rod at the southeast corner of the north half of the northwest quarter of the southwest quarter of said section; thence north 89 degrees 38 minutes 29 seconds west, 503.78 feet along the south line of said north half to a 5/8 inch iron rod on said easterly railroad right-of-way line; thence north 14 degrees 48 minutes 02 seconds west, 230.36 feet along said right-of-way line to a point of curve; thence a long said Right-of-way line along the arc of a curve concave to the northeast with a radius of 11409.19 feet through a central angle of 02 degrees 53 minutes 01 seconds a distance of 574.21 feet; thence continuing a long said right-of-way line north 11 degrees 55 minutes 01 seconds west, 1241.13 feet to the point of beginning.