

A

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 006451

2014 FEB -3 AM 11:23

MICHAEL B. BROWN
RECORDER

TRANSFER ON DEATH DEED

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE

I, Barbara A. Ward, revoke all my previous transfer on death deeds affecting the real estate identified in this Transfer On Death Deed.

Barbara A. Ward, as grantor, hereby designates Mitchel Eugene Ward, one-third (1/3) interest, Michael Wayne Ward, one-third (1/3) interest, and Mari Lynn Albanese, one-third (1/3) interest, as the grantee-beneficiaries of this Transfer On Death Deed.

Grantor, transfers, sells and conveys on grantor's death to the grantee-beneficiaries, for the sum of Ten Dollars (\$10.00) the following described real property located in the County of Lake, State of Indiana:

"BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 470.0 FEET TO THE POINT OF BEGINNING; THENCE SOUTH, ALONG THE WEST LINE OF OAK HILLS 4TH ADDITION TO THE TOWN OF GRIFFITH, AS RECORDED IN PLAT BOOK 41, PAGE 14, IN THE OFFICE OF RECORDER OF LAKE COUNTY, INDIANA, A DISTANCE OF 146.47 FEET, MORE OR LESS, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF 39TH PLACE; THENCE WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF 39TH PLACE EXTENDED, A DISTANCE OF 157.97 FEET; THENCE NORTH, A DISTANCE OF 146.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26, AND 627.27 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER THEREOF; THENCE EAST, ALONG AFORESAID NORTH LINE, A DISTANCE OF 157.27 FEET TO THE PONT OF BEGINNING, IN THE TOWN OF GRIFFITH, LAKE COUNTY, INDIANA."

Parcel Number: 45-07-26-176-005.000-006

Commonly know as: 1445 N. Rensselaer Avenue, Griffith, IN 46319

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DEED BY THIS GRANTOR FOR THE REAL PROPERTY EVEN IF THIS BENEFICIARY DEED FAILS TO CONVEY ALL OF THE GRANTOR'S INTEREST IN THIS REAL PROPERTY.

WARNING; EXECUTION OF THIS BENEFICIARY DEED MAY NOT AVOID PROBATE.

2-3-2014
Date

Barbara A. Ward
Barbara A. Ward

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

FEB 03 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

010557

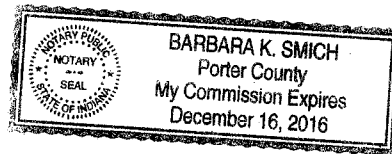
18-00
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STATE OF INDIANA)
)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, subscribed and sworn to before me, this 3rd day of February, 2013.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.

Barbara K Smich
Notary Public



12-16-16
My Commission Expires
Resident of Porter County

I affirm, under penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

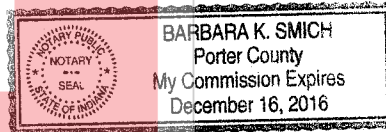
STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared Catherine L. Molnar-Boncela who acknowledged the execution of the foregoing affirmation, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 3rd day of February, 2013.

Barbara K Smich
Signature of Notary Public

Barbara K Smich
Printed Name



My commission expires: 12-16-16 Resident of Porter County, Indiana

(Note to Assessor and Treasurer: The foregoing addresses are for identification purposes only, all notices and tax statements should continue to be sent to Barbara A. Ward).

This form prepared by: Catherine Molnar-Boncela, 433 W. 84th Drive, Merrillville, IN 46410