

MAIL TAX BILLS TO:  
Mr. Robert S. James  
Mrs. Magdalen C. James  
4065 W. 109<sup>th</sup> Ave.  
Crown Point, Indiana 46307  
Grantees' Address Above

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 068034

2015 OCT -2 PM 2:12

MICHAEL B. BROWN  
RECORDER

### TRANSFER ON DEATH DEED

This indenture witnesses that **ROBERT S. JAMES** and **MAGDALEN C. JAMES**, Husband and Wife (the "Owners"), as to undivided one-half interest, of Lake County, Indiana, **Transfer and Quit Claim upon the Surviving Owner's Death to RICHARD H. WISE** (the "Primary Beneficiary"), **For No Consideration**, their one-half interest in the following Real Estate in Lake County, Indiana:

Tract No. 1, except the East 157 feet thereof, in "Greenhill Ranches" as per plat thereof, recorded in Plat Book 27, page 7, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 4065 W. 109<sup>th</sup> Avenue, Crown Point, Indiana 46307  
Parcel No: 45-16-06-376-014.000-041

Subject To: all unpaid real estate taxes and assessments for 2014 payable in 2015, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

If the Primary Beneficiary does not survive both Owners, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to **DEBRA LYNN JAMES**.

Dated: September 24, 2015

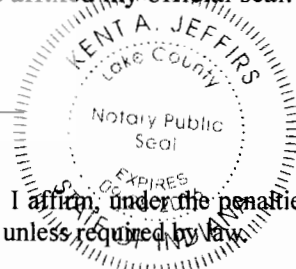
*Robert S. James*  
ROBERT S. JAMES

*Magdalen C. James*  
MAGDALEN C. JAMES  
LAKE COUNTY AUDITOR, 22075

State of Indiana )  
County of Lake )

Before me, the undersigned, a Notary Public, on September 24, 2015, personally appeared **ROBERT S. JAMES** and **MAGDALEN C. JAMES**, and acknowledged the execution of the foregoing Transfer of Death Deed. **IN WITNESS WHEREOF**, I have hereunto subscribed my name and affixed my official seal.

*Kent A. Jeffirs*  
Kent A. Jeffirs, Notary Public



Prepared by **Kent A. Jeffirs, Attorney at Law**, 104 W. Clark St., Crown Point, IN 46307. I affirm, under the penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.

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DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 02 2015