

2015 072821

2015 OCT 28 AM 11:01

MAIL TAX BILLS TO:
321 Magnolia Drive
Crown Point, IN 46307-8437

MICHAEL D. BROWN
RECORDER
PARCEL NO. 451-012.000-042

TRANSFER ON DEATH DEED

This Indenture witnesses that Manuel Segura and Rosemary Helen Segura, husband and wife, ("Owner"), of Lake County, State of Indiana, transfers and Quit Claims on Death to Michael E. Segura, Pamela S. Gourley, Robert M. Segura and Patricia A. Tsouklis, ("Primary Beneficiaries"), for no consideration or a gift, the following Real Estate in Lake County in the State of Indiana:

LOT 55 IN IMPERIAL HEIGHTS 2ND SUBDIVISION, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 36, PAGE 86, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 321 Magnolia Drive, Crown Point, IN 46307-8437

If any one of the Primary Beneficiaries are no longer in existence upon the death of the survivor of the Owner, then the interest of such Primary Beneficiary under this Transfer on Death Deed shall be distributed to the remaining primary beneficiaries.

The Owner hereby grants a right of first refusal for Patricia A. Tsouklis to purchase said property for the sum of \$125,000.00 net to the three remaining primary beneficiaries. In the event Patricia A. Tsouklis does not exercise her right to purchase said property then Robert M. Segura shall have the right to purchase said property at the price of \$125,000.00 net to the other remaining primary beneficiaries. If Patricia A. Tsouklis exercises her right of first refusal she shall notify the remaining beneficiaries within 30 days in writing of her intention to exercise said right of first refusal and shall either pay cash or secure financing and she will finalize the transaction within 90 days after sale of her residence from the date she exercises her right of first refusal. In the event Patricia A. Tsouklis does not exercise her right of first refusal Robert M. Segura shall have the same time frame as set forth above to exercise his right and purchase said property.

Dated this 27th day of October, 2015.

Manuel Segura
Manuel Segura, Owner

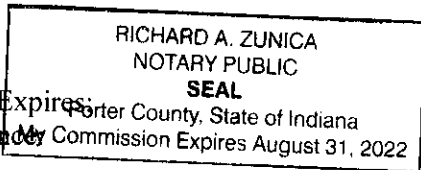
Rosemary Helen Segura
Rosemary Helen Segura, Owner

STATE OF INDIANA)
)
)
COUNTY OF LAKE)



Before me the undersigned Notary Public in and for said County and State this 27th day of October, 2015, personally appeared Manuel Segura and Rosemary Helen Segura, and acknowledged the execution of the foregoing Transfer on Death Deed.

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



[Signature]
Notary Public

My Commission Expires August 31, 2022
County of Residence Laurens

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.

This Instrument Prepared By: Richard A. Zunica, Attorney at Law, 1600 Washington Street, Lowell, IN 46356, File No. 15-9349/rf

DULY ENTERED FOR
FINAL ACCEPTANCE FOR TRANSFER
TAXATION SUBJECT

016251

OCT 27 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NO SALES DISCLOSURE NEEDED

Approved Assessor Office

By: B

*#16.00
M-C
#2414*