

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 035757

2016 JUN -9 AM 8: 54

MICHAEL B. BROWN  
RECORDER  
PARCEL NO 45-11-05-202-004.000-036

Mail Tax Bills To:

(Owners)

MR. & MRS. GUADALUPE GALVAN, JR.  
127 Cypress Drive  
Scherverville, Indiana 46375

**TRANSFER ON DEATH DEED**

GUADALUPE GALVAN, JR. and IRENE GALVAN, husband and wife ("Owners"), of 127 Cypress Drive, Scherverville, Lake County, Indiana, transfers and quit-claims on the **Surviving Owner's death** to LISA PICARD ("LDPS"), as to an undivided fifty percent (50%) interest; GUADALUPE GALVAN III (NO "LDPS"), as to an undivided thirty percent (30%) interest; and KIMMARIE GALVAN (NO "LDPS"), as to an undivided twenty percent (20%) interest ("Primary Beneficiaries"); all as tenants, in common, for no consideration, the following described real estate:

Lot Number Twelve (12), Block One (1), Third (3rd) Addition PLUM CREEK VILLAGE to the Town of Scherverville, Lake County, Indiana, as shown in Plat Book 47, Page 82.

Commonly known as: (Owner's Address)  
127 Cypress Drive  
Scherverville, Indiana 46375

*This instrument is made for no consideration and is therefore exempt from the disclosure of sales information under State Form 46021, pursuant to I.C. 6-1.1-5.5.*

If Primary Beneficiary, LISA PICARD, does not survive both Owners, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to her lineal descendants per stirpes ("LDPS"), as "Contingent Beneficiaries." If said Primary Beneficiary, LISA PICARD, does not survive both Owners and is without surviving descendants, the interest of such deceased Primary Beneficiary, LISA PICARD, under this Transfer on Death Deed shall be allocated among the surviving Primary Beneficiaries in the proportion that their shares bear to each other. If there is no surviving Primary or Contingent Beneficiary, this interest shall lapse.

If Primary Beneficiary, GUADALUPE GALVAN III, does not survive both Owners, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the surviving Primary and/or Contingent Beneficiaries in the proportion that their shares bear to each other. If there is no surviving Primary or Contingent Beneficiary, this interest shall lapse.


If Primary Beneficiary, KIM MARIE GALVAN, does not survive both Owners, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the surviving Primary and/or Contingent Beneficiaries in the proportion that their shares bear to each other. If there is no surviving Primary or Contingent Beneficiary, this interest shall lapse.

**FILED**

**NO SALES DISCLOSURE NEEDED**

JUN 09 2016

Approved Assessor's Office

By: 

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

AMOUNT \$ 18-  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 47849  
OVERAGE \_\_\_\_\_  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK MB

003194

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**TRANSFER ON DEATH DEED (GUADALUPE GALVAN, JR. & IRENE GALVAN)** Page 2

IN WITNESS WHEREOF, we have hereunto set our hands and seals to this Transfer on Death Deed consisting of two (2) typewritten pages, this page included, on this 1st day of June, 2016.

  
GUADALUPE GALVAN, JR.

  
IRENE GALVAN

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

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**This Document is the property of the Lake County Recorder.**

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared GUADALUPE GALVAN, JR. and IRENE GALVAN and acknowledged the execution of the foregoing Transfer on Death Deed.

Witness my hand and Notarial Seal this 1st day of June, 2016.

My Commission Expires:  
09/13/2017

  
Jessica A. Pavlakis - Notary Public  
Resident of Lake County



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.  
*Laura M. Vogler, Attorney at Law*

**THIS INSTRUMENT PREPARED BY:**  
Laura M. Vogler, Esq. (#30183-64)  
**HILBRICH CUNNINGHAM DOBOSZ VINOVIICH & SANDOVAL, LLP**  
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Highland, Indiana 46322  
(219) 924-2427

