

MAIL TAX BILLS TO:
Donald and Annette Hart
1700 East 106th Lane
Crown Point, Indiana 46307
Grantees' Address Above

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 056950

2016 AUG 22 PM 2:10

TRANSFER ON DEATH DEED

MICHAEL B. BROWN
RECORDER

DONALD R. HART and ANNETTE E. HART, Husband and Wife, ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death, the following Real Estate in Lake County, Indiana, For No Consideration, to the following "Primary Beneficiaries": Fifty Percent (50%) to our son, Donald J. Hart, and the remaining Fifty Percent (50%) equally to our grandchildren, Kailey M. Hart, Rylee M. Hart and Abbie N. Hart, provided they are at least 25 years of age, or if any named grandchild is not at least 25 years of age, to the Testamentary Trust Trustee for the benefit of any such named grandchild under the age of 25 years as set forth in Article VIII of the Last Wills and Testaments of Donald R. Hart and Annette E. Hart dated August 10, 2016, both of which Owners' Wills are incorporated herein by reference, all as Tenants in Common.

Lot 110 in Waterside Crossing Phase-2, as per plat thereof, recorded in Plat Book 98, Page 1, in the Office of the Recorder of Lake County, Indiana

Commonly Known As: 1700 106th Place, Crown Point, Indiana 46307
Key No: 45-16-02-306-017.000-042

If Donald J. Hart does not survive both Owners, his interest under this Transfer on Death Deed shall be distributed equally to the above named grandchildren provided they are at least 25 years of age, or if any named grandchild is not at least 25 years of age, to the Testamentary Trust Trustee for his or her benefit as provided in said Wills as "Contingent Beneficiaries". If any grandchild named above does not survive both Owners, the interest of such deceased grandchild shall be distributed equally to the surviving grandchildren named above or to said Testamentary Trustee for his or her benefit if under the age of 25 years as set forth in said Wills as "Contingent Beneficiaries".

Subject To: all unpaid real estate taxes and assessments for 2015 payable in 2016, 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.

Donald R Hart
DONALD R. HART

AUG 22 2016

Annette E. Hart
ANNETTE E. HART
014781

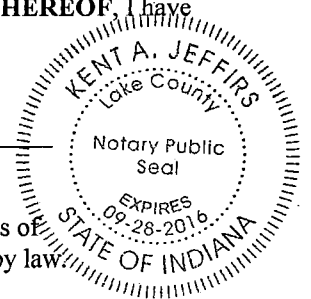
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State of Indiana)
County of Lake)

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Before me, a Notary Public in and for said County and State, on August 10, 2016, personally appeared DONALD J. HART and ANNETTE E. HART, and signed the foregoing Transfer of Death Deed? IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Kent A. Jeffers
Kent A. Jeffers, Notary Public



Prepared by Attorney Kent A. Jeffers, 104 W. Clark St., Crown Point, IN 46307. I affirm, under penalties of perjury, I took reasonable care to redact each Social Security number on this document, unless required by law.