

MAIL TAX BILLS TO:
Vivian S. Segraves
2028 Windsor Court #1
Scherverville, IN 46375
Grantee's Address Above

2017 050477

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 AUG 11 PM 2:50

MICHAEL B. BROWN
RECORDER

TRANSFER ON DEATH DEED

This indenture witnesses that **VIVIAN S. SEGRAVES** (the "Owner"), of Lake County, Indiana,

Transfers and Quit Claims on Death to RONALD E. SEGRAVES (the "Primary Beneficiary"),
For No Consideration, the following Real Estate in Lake County, Indiana:

Unit 1 in Building 25 in Stonebrook, a Horizontal Property Regime, in the Town of Scherverville, as per Declaration recorded April 3, 1981 as Document No. 623597 and 623600 to 623622, both inclusive, and amended by instrument recorded June 11, 1981 as Document No. 632246 and amended by instrument recorded July 29, 1981 as Document No. 637956 and further amended by instrument recorded November 4, 1982 as Document No. 686256, and as amended by instrument recorded January 13, 1983, as Document No. 693562, and amended by Document No. 841469 recorded February 18, 1986 and further amended by instruments recorded July 24, 1986 as Document Nos. 865935, and 865936, and as amended by Document Nos. 91032896 and 91032897, recorded July 2, 1991, and as indicated in the Plat recorded July 24, 1986 in Plat Book 61, Page 25, in the Office of the Recorder of Lake County, Indiana.

Together with an undivided interest in the common areas and facilities appertaining to said unit as set out in said Declaration, except so much of the common areas and facilities lying within the South Half of the following described tract:

Part of the East Half of the Southeast Quarter of Section 15, Township 35 North, Range 9 West of the 2nd P.M., described as follows: Beginning at the Northeast corner thereof, thence South along said East line, 1,078.95 feet, thence West 1,330.06 feet, more or less to a point in the West line of said East Half of the Southeast Quarter, which is 1,078.95 feet South, measured along said West line of Northwest corner of said East Half of the Southeast Quarter, thence North along said West line 1,078.95 feet to the Northwest corner of said East Half of the Southeast Quarter, thence East along said North line of said East Half of the Southeast Quarter 1,326.3 feet, more or less, to the point of beginning, in Lake County, Indiana.

Commonly known as: 2028 Windsor Court #1, Scherverville, Indiana 46375
Parcel No. 45-11-15-426-071.000-036

Subject To: all unpaid real estate taxes and assessments for 2016 payable in 2017, 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.

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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If the Primary Beneficiary does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to the Primary Beneficiary's surviving issue by representation as "Contingent Beneficiaries," as Tenants in Common, provided they are at least 25 years of age. If any such beneficiary is not at least 25 years of age, such beneficiary's interest shall be distributed to the **TESTAMENTARY TRUSTEE** under Article VI of the Owner's Last Will and Testament dated August 10, 2017, for his or her benefit as the "Contingent Beneficiary", which Will is incorporated herein by reference as if fully set forth herein.

Dated: August 10, 2017.

Vivian Segraves

VIVIAN S. SEGRAVES

State of Indiana)

County of Lake)

**Document is
NOT OFFICIAL!**

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

Before me, the undersigned, a Notary Public in and for said County and State, on August 10, 2017, personally appeared **VIVIAN S. SEGRAVES**, and acknowledged the execution of this Transfer of Death Deed.

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

KENT A JEFFIRS
Notary Public - Notary Seal
State of Indiana
Lake County
My Commission Expires Sept 28, 2024



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 penalties of perjury, I have taken reasonable care to redact each Social Security number on this document, unless required by law.

FILED

AUG 11 2017

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

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