

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 050478

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MAIL TAX BILLS TO:  
Dennis and Mary Aardsma  
15305 White Oak  
Lowell, Indiana 46356  
Grantees' Address Above

MICHAEL B. BROWN  
RECORDER

### TRANSFER ON DEATH DEED

DENNIS W. AARDSMA and MARY J. AARDSMA, Husband and Wife, ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death, to the following "Primary Beneficiaries", in the percentages below, For No Consideration the following Real Estate in Lake County, Indiana:

1. An undivided twenty percent (20%) interest to our daughter, **BECKY RAINFORD**.
2. An undivided twenty percent (20%) interest to our son, **KEVIN AARDSMA**.
3. An undivided twenty percent (20%) interest to **BECKY RAINFORD**, as Trustee of the **AMY AARDSMA TRUST**, as set forth under Article VIII of the Grantors' Last Wills and Testaments dated August 3, 2017, which Wills are incorporated herein by reference.
4. An undivided five percent (5%) interest to each of our grandchildren, **CHRISTY BAUTISTA, ALEXIS BAUTISTA, ERICA BAUTISTA, RICHARD RAINFORD JR., JONATHAN RAINFORD, CODY AARDSMA, LILLY AARDSMA** and **TYLER AARDSMA**, 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 IX of the Grantors' Last Wills and Testaments dated August 3, 2017, which Wills are incorporated herein by reference, **ALL AS TENANTS IN COMMON**.

The Real Estate to be transferred hereunder is described as follows:

PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ AND PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 01 DEGREES 02 MINUTES 24 SECONDS WEST ALONG THE CENTER LINE OF THE NEW EXISTING WHITE OAK AVENUE, A DISTANCE OF 2,950 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 45 SECONDS WEST 1,266 FEET TO A POINT ON THE WEST LINE OF SAID SOUTHEAST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼, BEING THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 13 MINUTES 45 SECONDS EAST , 1,266 FEET TO A POINT IN THE CENTER LINE OF SAID WHITE OAK AVENUE, THENCE SOUTH 01 DEGREES 02 MINUTES 24 SECONDS EAST ALONG THE CENTER LINE OF SAID WHITE OAK AVENUE, 335 FEET, THENCE NORTH 89 DEGREES 13 MINUTES 45 SECONDS WEST, 1,272 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES ALONG SAID WEST LINE, 335 FEET, MORE OR LESS , TO THE TRUE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

Commonly Known As: 15305 White Oak, Lowell, Indiana 46356  
Key No: 45-19-06-276-06.000-037

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JOHN E. PETALAS  
LAKE COUNTY AUDITOR

If Becky Rainford, Kevin Aardsma and/or Amy Aardsma do not survive both Owners, their interest under this Transfer on Death Deed shall be distributed to their surviving issue by representation or to said Testamentary Trust Trustee for their issue under the age of 25 years as provided in said Wills as "Contingent Beneficiaries". If any grandchild named above does not survive both Owners, their interest shall be distributed equally to the surviving grandchildren named above or to said Testamentary Trust Trustee for their 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 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.

Dated: August 3, 2017

  
DENNIS W. AARDSMA

  
MARY J. AARDSMA

**Document is NOT OFFICIAL!**

This Document is the property of the Lake County Recorder

  
MARY J. AARDSMA

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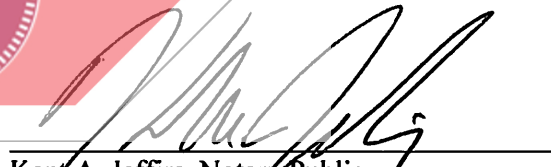
State of Indiana )

County of Lake )

Before me, a Notary Public in and for said County and State, on August 3, 2017, personally appeared DENNIS W. AARDSMA and MARY J. AARDSMA, and signed the foregoing Transfer of Death Deed. IN WITNESS WHEREOF, I have hereunto 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, Notary Public

Prepared by Attorney Kent A. Jeffirs, 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.