

MAIL TAX BILLS TO:
Donald M. Miller
117 Las Olas Drive
Crown Point, IN 46307
Grantee's Address Above

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 050479

2017 AUG 11 PM 2:51

MICHAEL B. BROWN
RECORDER

TRANSFER ON DEATH DEED

This indenture witnesses that DONALD M. MILLER (the "Owner"), of Lake County, Indiana,

Transfers and Quit Claims on Death to KELLY ROBERT MILLER (the "Primary Beneficiary"),
For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 95, Imperial Heights Third Subdivision, as per plat thereof, recorded in Plat Book 37,
Page 42, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 117 Las Olas Drive, Crown Point, Indiana 46307
Key No. 45-16-17-404-005.000-042

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.

If the Primary Beneficiary does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to the **TESTAMENTARY TRUSTEE** under Article VI of the Owner's Last Will and Testament dated August 3, 2017, for the benefit of the Primary Beneficiary's surviving issue as "Contingent Beneficiary", which Will is incorporated herein by reference as if fully set forth herein. If the deceased Primary Beneficiary leaves no surviving issue, all interest under this Transfer on Death Deed shall be distributed to **KATIE MILLER**. If **KATIE MILLER** does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to **CORINA TRUSGNICK**.

This Transfer on Death Deed revokes, modifies and supersedes a prior Transfer on Death Deed signed by the Owner on March 12, 2015, and recorded on March 31, 2015, in the Office of the Recorder of Lake County, Indiana, as Document No. 2015-019016, to the extent that it applies to the above-described real estate.

Dated: August 3, 2017.

[Signature of Donald M. Miller]
DONALD M. MILLER

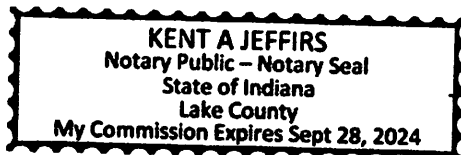
FILED

AUG 11 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

State of Indiana)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on August 3, 2017, personally appeared **DONALD M. MILLER**, and acknowledged the execution of this Transfer of Death Deed. **IN WITNESS WHEREOF**, I have subscribed my name and affixed my official seal.



[Signature of Kent A. Jeffirs]
Kent A. Jeffirs, Notary Public

ck. 25-4401
D

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.

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