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2020-086268

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

2020 Nov 24 9:20 AM

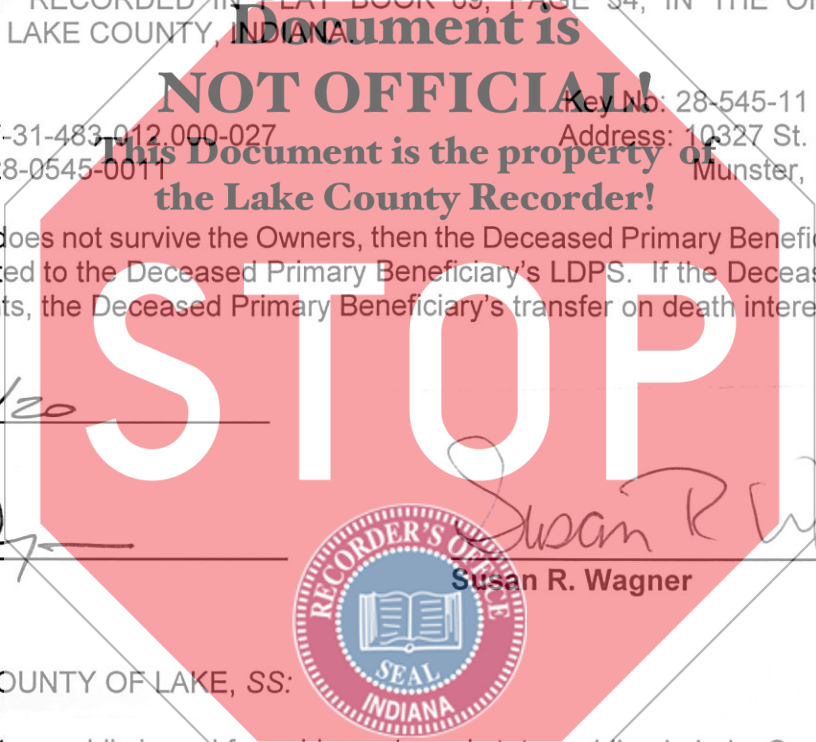
TRANSFER ON DEATH DEED
IC 32-17-14-11

Gary A. Wagner and Susan R. Wagner (Owners) TRANSFERS on Owner's death to Morgan Nicole Jones and Courtney Rae Dubish as Tenants in Common (Primary Beneficiaries) any interest Owner owns in the following described real estate:

LOT 101 IN SOMERSET PHASE TWO, A SUBDIVISION IN THE TOWN OF MUNSTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 69, PAGE 34, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Parcel No: 45-07-31-483-012.000-027
Tax ID: 007-18-28-0545-0011

Key No: 28-545-11 Unit No: 18
Address: 10327 St. James Place
Munster, IN 46321-4393



If a Primary Beneficiary does not survive the Owners, then the Deceased Primary Beneficiary's transfer on death interest shall be distributed to the Deceased Primary Beneficiary's LDPS. If the Deceased Primary Beneficiary has no lineal descendants, the Deceased Primary Beneficiary's transfer on death interest shall lapse.

Dated: 11/15/20

Gary A. Wagner

Susan R. Wagner



STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a notary public in and for said county and state residing in Lake County, Indiana, personally appeared Gary A. Wagner and Susan R. Wagner, and acknowledged the execution of the foregoing document, and who, having been sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this 5th day of November, 2020.

DAVID G. CLARK
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES NOVEMBER 18, 2025
COMMISSION NO. 705318

David G. Clark

FILED
NOV 23 2020
JOHN E. PETALAS
LAKE COUNTY AUDITOR



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3751
an

Notary Public

EXECUTED AND DELIVERED in my presence:

Witness: *Peter B Canalia*

printed name: PETER B CANALIA

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared PETER B. CANALIA, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Gary A. Wagner and Susan R. Wagner in the above-named subscribing witness's presence and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

Witness my hand and Notarial Seal this 5th day of November, 2020.

DAVID G. CLARK
NOTARY PUBLIC
SEAL
LAKE COUNTY, STATE OF INDIANA
MY COMMISSION EXPIRES NOVEMBER 18, 2025
COMMISSION NO. 705318



David G Clark
Notary Public



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 - Peter B. Canalia.

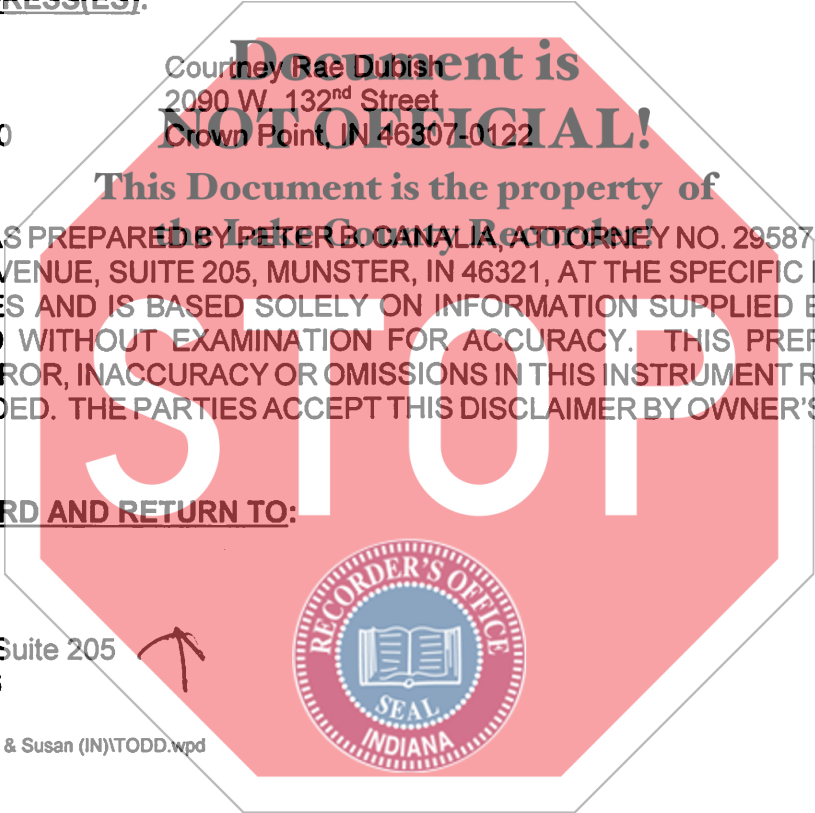
OWNER'S ADDRESS AND MAIL TAX STATEMENTS TO:

Gary A. Wagner
Susan R. Wagner
10327 St. James Place
Munster, IN 46321-4393

BENEFICIARY(S)' ADDRESS(ES):

Morgan Nicole Jones
8046 Gordon Place
Highland, IN 46322-1050

Courtney Rae Dupish
2090 W. 132nd Street
Crown Point, IN 46307-0122



THIS INSTRUMENT WAS PREPARED BY PETER B. CANALIA, ATTORNEY NO. 29587-45, CANALIA & CLARK LLC, 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

PREPARED BY, RECORD AND RETURN TO:

Peter B. Canalia, Esq.
Canalia & Clark, LLC
8840 Calumet Avenue, Suite 205
Munster, IN 46321-2546