

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-048271

8:32 AM 2021 Jul 21

MAIL TAX BILLS TO:
Jeffery B. Toth and Brenda M. Toth
1943 Birchwood Court
Munster, IN 46321

RETURN TO:

James W. Martin
8585 Broadway, Suite 660
Merrillville, IN 46410

TRUSTEE'S DEED (WITH TRANSFER ON DEATH BENEFICIARIES)

THIS INDENTURE WITNESSETH, that the Grantor, **BRENDA M. TOTH**, as Trustee of the **Brenda M. Toth Revocable Living Trust** dated **March 18, 2002**, of Lake County, Indiana, by virtue of the power and authority vested in her by said trust agreement, as a gift and for no consideration, the receipt of which is hereby acknowledged, conveys to **JEFFERY B. TOTH and BRENDA M. TOTH, husband and wife, 1943 Birchwood Court, Munster, IN 46231**, of Lake County, Indiana, **Transfer on Death to KAELYN L. TOTH and PATRICK J. TOTH** any interest they own in the following described real estate in Lake County, Indiana:

Lot 147, Block Two, White Oak Estates Addition as shown in the recorded plat thereof of Munster, Lake County, Indiana.

Parcel Number: 45-07-32-330-012.000-027

Common Address: 1943 Birchwood Court, Munster, Indiana 46321

Subject to:

1. All unpaid taxes and assessments
2. All covenants, easements and restrictions of record
3. All legal highways of record

Brenda M. Toth certifies that this Deed is executed in accordance with and pursuant to the terms and provisions of the unrecorded Trust Agreement under which title to the above-described real estate is held and that the Trustee has full power and authority to execute this Deed.

If either **KAELYN L. TOTH or PATRICK J. TOTH** does not survive the survivor of **JEFFERY B. TOTH and BRENDA M. TOTH**, then her or his share of this Transfer on Death transfer shall be distributed to her or his lineal descendants, per stirpes.



DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

JUL 20 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25cc
0446395
KJR
E

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In Witness Whereof, I have signed this Trustee's Deed this 28th day of June, 2021.

Brenda M. TOTH

BRENDA M. TOTH, Trustee of the Brenda M. Toth Revocable Living Trust Agreement dated March 18, 2002

STATE OF INDIANA)
COUNTY OF LAKE)

The undersigned, a Notary Public in and for said County and State, does hereby certify that **BRENDA M. TOTH**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this 28th day of June, 2021, and acknowledged she signed, sealed and delivered the said instrument as her free and voluntary act.

Notarial Seal:



Barbara L. Janke
Barbara L. Janke Notary Public
Resident of Lake County, Indiana

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.

James W. Martin

This Instrument Prepared By: James W. Martin, Attorney at Law, 8585 Broadway, Suite 660, Merrillville, Indiana 46410, (219) 769-3760, at the specific request of the owner or the owner's 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 errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.