

MAIL TAX BILLS TO:
Lucas T. Fair
8607 Calhoun Place
Crown Point, Indiana 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-048415

12:31 PM 2021 Jul 21

TRANSFER ON DEATH DEED

This indenture witnesses that: LUCAS T. FAIR (the "Owner"),

Transfers and Quit Claims on Death to: STEPHEN MARZOWSKI (the "Primary Beneficiary"),

For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 2 in Springrose Heath Subdivision Unit Six (a Planned Unit Development)
as per plat thereof, recorded in Plat Book 78, Page 69, in the Office of the
Recorder of Lake County Indiana.

Commonly known as: 8607 Calhoun Place, Crown Point, Indiana 46307
Key No. 45-11-25-102-002.000-032

If the Primary Beneficiary fails to survive the Owner, all interest under this Transfer on Death Deed shall be distributed to CARTER MARZOWSKI as "Contingent Beneficiary", subject to the following. If the Contingent Beneficiary is over the age of 21 years upon the Owner's death, said real estate shall be distributed to the Contingent Beneficiary outright. If the Contingent Beneficiary is under the age of 21 at the time of the Owner's death, said real estate shall be distributed to JACLYN M. MARZOWSKI as Custodian under the Indiana Uniform Transfers to Minors Act (UTMA) for the benefit of the Contingent Beneficiary.

Subject To: all unpaid real estate taxes and assessments for 2020 payable in 2021, 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: July 9, 2021


LUCAS T. FAIR

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CLH 6385
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FILED

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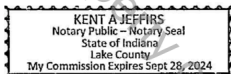
JOHN E. PETALAS
LAKE COUNTY AUDITOR

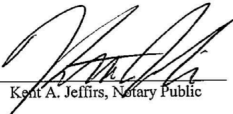
NOT AN OFFICIAL DOCUMENT

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in said County and State, on July 9, 2021, personally appeared LUCAS T. FAIR, who acknowledged the execution of the foregoing Transfer of Death Deed.

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





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.

 /s/ Kent A. Jeffirs
Kent A. Jeffirs