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TRANSFER ON DEATH DEED

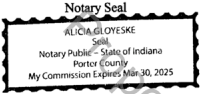
THE GRANTORS, ANDREW L.W. ANDERSON and ROSANN M. ANDERSON, Husband and Wife, for and in consideration of No/100 Dollars, and other considerations in hand paid, CONVEY and QUITCLAIM to ANDREW ANDERSON and ROSANN ANDERSON, Husband and Wife, provided however, transfer on death to ANDREW ANDERSON AND/OR ROSANN ANDERSON, AS TRUSTEES OR THEIR SUCCESSORS IN TRUST, UNDER THE ANDREW AND ROSANN ANDERSON LIVING TRUST, DATED AUGUST 9, 2021, and any amendments thereto, all of their interest in the following described Real Estate in Lake County, Indiana, to-wit:

See the attached Exhibit A.

IN WITNESS WHEREOF, Grantors have caused this Deed to be executed this 9 day of August, 2021.


ANDREW L.W. ANDERSON


ROSANN M. ANDERSON



State of Indiana, County of Porter ss:
Before me, a Notary Public in and for said County and State, personally appeared ANDREW L.W. ANDERSON and ROSANN M. ANDERSON, who acknowledged the execution of the foregoing instrument, and acknowledged their execution of it as their voluntary act and deed for the uses and purposes stated in it.

WITNESS my hand and Notarial Seal, this 9 day of Aug, 2021.


Notary Public, Alicia Gloyeske
Resident County: Porter

My commission expires: 3-30-25

GRANTEE'S ADDRESS AND SEND TAX STATEMENTS TO:
Andrew and Rosann Anderson
4160 W. Main Street
Lowell, Indiana 46356

WHEN RECORDED RETURN TO:
Alicia Gloyeske
2401 Beech Street, Suite E
Valparaiso, Indiana 46383

This Instrument Prepared By: Alicia Gloyeske, Attorney At Law, 2401 Beech Street, Suite E, Valparaiso, Indiana 46383, (219)464-9224

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.

Alicia Gloyeske

1 **FILED**
DEC 06 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

25. cc
Clt# 2172
KLE

2021-070395

8:33 AM 2021 Dec 7

GINA PIVENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

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Exhibit "A"

File No. 1403091

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12, 21.6 FEET EAST OF THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 1328.57 FEET TO AN IRON PIPE IN THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE NORTH 248.6 FEET TO AN IRON PIPE; THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS WEST 63.36 FEET TO THE CENTER LINE OF THE BLACK TOPPED COUNTY HIGHWAY; THENCE EASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY 84 FEET; THENCE EAST AT AN ANGLE OF 153 DEGREES 57 MINUTES FROM THE LAST MENTIONED LINE MEASURED FROM SAID LINE THROUGH SOUTH TO EAST FOR A DISTANCE OF 295 FEET; THENCE SOUTHEASTERLY ON THE LINE WHICH FORMS AN ANGLE OF 96 DEGREES 20 MINUTES MEASURING FROM WEST THROUGH SOUTH FOR A DISTANCE OF 372.45 FEET; THENCE EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12 FOR A DISTANCE OF 424.20 FEET TO AN IRON BAR; THENCE SOUTH 1327.45 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12; THENCE WEST ON SAID SOUTH LINE 822.22 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA;

EXCEPTING THEREFROM A TRACT OF LAND DESCRIBED AS FOLLOWS: A PARCEL OF LAND IN THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 1328.57 FEET TO AN IRON PIPE ON THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12, SAID LINE ALSO BEING THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH 104 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 142.6 FEET TO AN IRON PIPE; THENCE NORTH 34 DEGREES 31 MINUTES 30 SECONDS WEST 63.36 FEET TO THE CENTER OF A COUNTY HIGHWAY; THENCE NORTHEASTERLY ALONG THE CENTER LINE OF SAID HIGHWAY, A DISTANCE OF 50 FEET; THENCE SOUTH 34 DEGREES 31 MINUTES 30 SECONDS EAST 143.59 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF THE PARCEL HEREIN DESCRIBED, A DISTANCE OF 97.71 FEET; THENCE WEST 85 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN IN LAKE COUNTY INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PROCEEDING FROM A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN WHICH IS 913.10 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTHERLY AT AN ANGLE OF 74 DEGREES 32 MINUTES WEST TO NORTH FROM THE LAST DESCRIBED COURSE A DISTANCE OF 372.45 FEET TO AN IRON PIPE; THENCE WESTERLY AT AN ANGLE OF 96 DEGREES 20 MINUTES FROM SOUTH TO WEST FROM THE LAST DESCRIBED COURSE A DISTANCE OF 119 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED COURSE FOR A DISTANCE OF 176 FEET, OR ITS POINT OF INTERSECTION WITH THE CENTER LINE OF MAIN STREET, OR COUNTY ROAD NO. D-4;

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THENCE NORTHERLY ALONG THE CENTER LINE OF SAID MAIN STREET OF COUNTY ROAD NO. D-4 FOR A DISTANCE OF 48 FEET, THENCE EASTERLY 140 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL 3:

THE EAST 14.0 FEET OF LOT 2 AND ALL OF LOT 3, BLOCK 44-A, DALECARLIA, AS SHOWN IN PLAT BOOK 27, PAGE 56 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 4160 West Main St., Lowell, Indiana 46356

Parcel #: 45-19-12-154-025.000-007, 45-19-12-300-016.000-007, 45-19-12-158-008.000-007

Property of Lake County Recorder