

NOT AN OFFICIAL DOCUMENT

2

Mail Tax Bills To:

John W. Naylor
13001 Cedar Lake Road
Crown Point, IN 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-072214

8:39 AM 2021 Dec 20

TRANSFER ON DEATH DEED

This indenture witnesses that REGINA G. EGGEN as Owner of an undivided one-half (1/2) interest in the following described real estate, as Tenant in Common,

Transfers and Quit Claims upon Death to: RALPH C. EGGEN (the "Primary Beneficiary"), **For No Consideration**, her undivided one-half (1/2) interest in the following described real estate in Lake County, Indiana:

PARCEL I:

That portion of Lot 6 in Hidden Oaks Subdivision, an Addition to Lake County, as shown in Plat Book 74, page 71, in the Office of the Recorder of Lake County, Indiana; and also that portion of the E. 1/2 of the SE 1/4 of Section 19, Township 34 North, Range 8 West of the 2nd P.M., lying west and adjoining aforesaid Hidden Oaks Subdivision and East of the Easterly right of way line of Cedar Lake Road, being particularly described as:

COMMENCING at the South corner of Lot 6 in aforesaid Hidden Oaks Subdivision, being a found iron pipe; thence N. 18° 59' 00" E., 298.65 ft.; thence S. 89° 36' 14" W., 99.40 ft. to a found iron bar; thence S. 89° 36' 14" W., 92.96 ft. to a found iron pipe on the Easterly right of way line of Cedar Lake Road; thence S. 14° 10' 44" W., along the Easterly right of way line of Cedar Lake Road, 254.61 ft. to a found iron pipe; thence S. 77° 44' 34" E., 161.24 ft. to the POINT OF COMMENCEMENT.

PARCEL II:

That portion of Lot 6 in Hidden Oaks Subdivision, an Addition to Lake County, as shown in Plat Book 74, page 71, in the Office of the Recorder of Lake County, Indiana, and also that portion of the E. 1/2 of the SE 1/4 of Section 19, Township 34 North, Range 8 West of the 2nd P.M., lying adjacent and West of aforesaid Hidden Oaks Subdivision and the Easterly right of way line of Cedar Lake Road, being particularly described as:

COMMENCING at the South corner of Lot 6 in aforesaid Hidden Oaks Subdivision, being a found iron pipe; thence N. 18° 59' 00" E., 298.65 ft. to the POINT OF BEGINNING; thence S. 89° 36' 14" W., 99.40 ft. to a found iron bar; thence S. 89° 36' 14" W., 92.56 ft. to a found iron pipe on the Easterly right of way line of Cedar Lake Road; thence Northeasterly along the Easterly right of way line of Cedar Lake Road to the West line of aforesaid Hidden Oaks Subdivision; thence N. 46° 11' 25" E., along the Southerly right of way line of Crown Point-Cedar Lake Road, 68.53 ft. to the intersection of the Southerly right of way line of 129th

FILED

DEC 16 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25 cc
OK'd 1/5/21
JK

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Court; thence S. 56° 04' 08" E., along the Southerly right of way line of 129th Court, having a radius of 25.00 ft., a central angle of 82° 27' 36", and an arc length of 35.98 ft. to a point of nontangency; thence S. 18° 59' 00", 145.21 ft. to the POINT OF BEGINNING.

Commonly known as: 13001 Cedar Lake Road, Crown Point, Indiana 46307

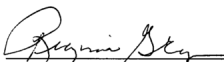
Key No: 45-16-19-327-002.000-041

If **RALPH C. EGGEN** does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to **CRAIG R. EGGEN** as "Contingent Beneficiary."

Subject to real estate taxes and assessments for 2020 due and 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 all building and zoning ordinances.

Dated: December 13, 2021



REGINA G. EGGEN

State of Indiana)
)
County of Lake)

Before me, a Notary Public in and for said County and State, on December 13, 2021, personally appeared **REGINA G. EGGEN**, and acknowledged execution of the foregoing Transfer on Death Deed.

IN WITNESS WHEREOF, I have signed 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 46410.

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