

NOT AN OFFICIAL DOCUMENT

FILED

Jan 05 2022 VH
JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-501047
01/07/2022 11:12 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 1

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

AFFIDAVIT OF BENEFICIARY ON TRANSFER ON DEATH DEED

Affiant, REBECCA J. BENSON, being first duly sworn upon her oath, deposes and says:

1. That JOHNNY V. CASH died a resident of Lake County, Indiana, on December 20, 2021.
2. That JOHNNY V. CASH executed a *Transfer on Death Deed* on August 5, 2014, that was recorded on August 7, 2021 with the Lake County Recorder's Office as document 2014 052192 for the following described real property:

All that certain piece or parcel of land situated in the Town of Highland, Lake County, Indiana, and being a part of the South East Quarter of the North West Quarter of Section Twenty-seven (27), Township Thirty-six (36) North, Range Nine (9) West of the Second Principal Meridian, and bounded and described as follows: Beginning at a point in the southerly line of Charles Worth Road distant 545 feet easterly as measured along said southerly line of Charles Worth Road from its intersection with the Westerly line of Grace Street; thence Easterly along said southerly road line 145.2 feet; thence southerly, by rectangular measurement, 300 feet to Cady Marsh Ditch; thence Westerly along said ditch, 145.2 feet; thence Northerly, 300 feet to the point or place of beginning, containing one acre more or less, except the West 72.6 feet thereof, together with all improvements, fixtures and appurtenances thereunto belonging.

Commonly known as: 3446 Wirth Rd., Highland, Indiana 46322
Parcel Number: 45-07-27-176-004.000-026

3. That REBECCA J. BENSON is the only designated beneficiaries in the *Transfer on Death Deed*; that she survived JOHNNY V. CASH; that REBECCA J. BENSON lives at 3504 Wirth Rd., Highland, Indiana 46322; and that all tax bills should be sent to 3446 Wirth Rd., Highland, Indiana 46322.
4. That there are no designated beneficiaries that did not survive JOHNNY V. CASH.
5. That Affiant makes this Affidavit to induce the proper governmental authorities of Lake County, Indiana, to remove JOHNNY V. CASH from the chain of title to the Real Estate and place **REBECCA J. BENSON** as the fee simple owner of the property pursuant to Indiana Code §32-17-14-26(b)(20).

Further Affiant Sayeth Not.
Dated 5th day of January, 2022.


REBECCA J. BENSON

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of January, 2022, personally appeared REBECCA J. BENSON and acknowledged the execution of the foregoing Affidavit. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.


Notary Public



I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

Mail Tax Bills To: 3504 Wirth Rd., Highland, Indiana 46322