

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-006833

9:34 AM 2022 Feb 23

MAIL TAX BILLS TO: Michael A. and Tina M. Zuccarelli
1848 Chippewa Drive
Schererville, IN 46375

TRANSFER ON DEATH DEED

This indenture witnesseth, that MICHAEL A. ZUCCARELLI and TINA M. ZUCCARELLI ("Owners/Grantors"), of Lake County in the State of Indiana hereby convey and warrant to MICHAEL A. ZUCCARELLI and TINA M. ZUCCARELLI, Transfer on Death ("TOD") to: 40% to DOMINIC ZUCCARELLI, 40% to TYLER ZUCCARELLI and 20% to MICHAEL A. ZUCCARELLI III ("Primary Beneficiaries"), as tenants-in-common and not as joint tenants with rights of survivorship, for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

LOT 27 IN BOHLINOS SHAWNEE TRAILS SECOND ADDITION IN THE TOWN OF SCHERERVILLE AS PER PLAT THEREOF RECORDED JULY 26, 1966 IN PLAT BOOK 37 PAGE 64 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY INDIANA.

PARCEL NO. 45-11-16-177-020.000-036

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the Grantors, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the surviving Primary Beneficiary, or to his or her LDPS, as defined by the Transfer on Death Property Act for Indiana.

FILED

FEB 23 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR



25.00
CK# 9846
KK

NOT AN OFFICIAL DOCUMENT

Dated this 21st day of February, 2022.

Michael A. Zuccarelli
MICHAEL A. ZUCCARELLI, Grantor

Tina M. Zuccarelli
TINA M. ZUCCARELLI, Grantor

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

STATE OF INDIANA)

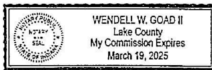
) SS:

COUNTY OF LAKE)

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared MICHAEL A. ZUCCARELLI and TINA M. ZUCCARELLI and acknowledged the execution of said deed to be their voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 21st day of February, 2022.

My Commission Expires:
March 19, 2025



Wendell W. Goad
Wendell W. Goad II, Notary Public
Resident of Lake County

AFFIRMATION

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. Wendell W. Goad II

This instrument prepared by: Wendell W. Goad II
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410