

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER

2022-006902

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

4:12 PM 2022 Feb 23

MAIL TAX BILLS TO:

Marta Vera Netluch
1235 Driftwood Trail
Crown Point, Indiana 46307
Grantee's Address Above

TRANSFER ON DEATH DEED

This indenture witnesses that: **MARTA VERA NETLUCH** (the "Owner"), of Lake County, Indiana,

Transfers and Quit Claims on Death to: MATTHEW D. NETLUCH and ALEX M. NETLUCH, equally, as Tenants in Common (the "Primary Beneficiaries"), subject to the following two conditions, **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 98 in Stillwater, Unit 1, as per plat thereof, recorded in Plat Book 85, Page 36, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 1235 Driftwood Trail, Crown Point, Indiana 46307
Key No: 45-16-16-402-009.000-042

Condition 1: The interest of the Primary Beneficiaries and any Contingent Beneficiaries hereunder is subject to the following. If the Owner's estate does not contain sufficient assets to allow for the cash gift to Zachary E. Netluch made under Article V of the Owner's Last Will and Testament dated February 16, 2022, which Will is incorporated herein by reference, such gift shall be a lien against and paid from the proceeds of the real estate prior to the balance being distributed to the Primary Beneficiaries or any Contingent Beneficiary.

Condition 2: Any beneficiary over the age of 30 years shall receive his share outright. The share of any beneficiary under the age of 30 years shall be distributed to the Trustee named under Article VIII of the Owner's Last Will and Testament dated February 16, 2022 for his benefit, which Will is incorporated herein by reference. If any Primary Beneficiary fails to survive the Owner, his interest under this Transfer on Death Deed shall be distributed to the surviving Primary Beneficiary named above subject to the above.

This Transfer on Death Deed revokes, modifies and supersedes a prior Transfer on Death Deed signed by the Owner on February 15, 2017, and recorded on February 23, 2017, in the Office of the Lake County Recorder as Document No. 2017-011403 to the extent that it applies to the above-described real estate.

Subject To: all unpaid real estate taxes and assessments for 2021 payable in 2022, 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.

FILED

FEB 23 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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6643
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Dated: February 16, 2022.

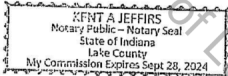
Marta Vera Netluch

MARTA VERA NETLUCH

State of Indiana)
)
County of Lake)

Before me, a Notary Public in and for said County and State, on February 16, 2022, appeared **MARTA VERA NETLUCH**, 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

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.

Kent A. Jeffirs

Kent A. Jeffirs