

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-029869

8:30 AM 2022 Aug 18

MAIL TAX BILLS TO: Karen J. Howes, Grantee
GRANTEE'S ADDRESS: 12809 Hunters Court
Cedar Lake, IN 46303

PARCEL NO. 45-15-22-178-007.000-014

TRANSFER ON DEATH DEED

This indenture witnesseth that KAREN J. HOWES ("Owner/Grantor"), of Lake County in the State of Indiana

Release(s) and quit claim(s) to KAREN J. HOWES, Transfer on Death ("TOD") to JAMES R. HOWES, KENNETH W. HOWES and DANIEL R. HOWES ("Primary Beneficiaries"), in equal shares, as tenants-in-common, and not as joint tenants with rights of survivorship,

for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:

Lot Two Hundred - Eleven (211), in Havenwood Phase 2, Unit 8, an Addition to the Town of Cedar Lake, as per plat thereof, recorded in Plat Book 97, page 71, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 12809 Hunters Court, Cedar Lake, Indiana 46303.

Subject to:

1. All easements, covenants, assessments and restrictions now of record.
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 Owner/Grantor, 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 other Primary Beneficiaries specifically named above, in equal shares, or to their LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 11th day of August, 2022.

Karen J. Howes
KAREN J. HOWES

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

AUG 16 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR




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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of August, 2022, personally appeared KAREN J. HOWES and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

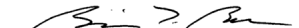

Benjamin T. Ballou, Notary Public
Resident of Lake County

My Commission Expires:
November 21, 2023

Commission No.: 675090



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.


Benjamin T. Ballou

This instrument prepared by: Benjamin T. Ballou
Attorney at Law
8700 Broadway
Merrillville, Indiana 46410

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Property of Lake County Recorder