

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2022-029965

2:42 PM 2022 Aug 18

## TRANSFER ON DEATH DEED

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THIS INDENTURE WITNESSETH, That Mary A. Clemons ("Owner") of Lake County, in the State of Indiana, conveys and quitclaims to Mary A. Clemons, TRANSFER ON DEATH to Tiffaney Ware Simpson, and my daughter, Kelly Latricia Ware, as tenants in common (the "Primary Beneficiaries") the following described real estate in Lake County, in the State of Indiana:

LOT 158, IN THE GATES OF ST. JOHN UNIT 10M, BEING A SUBDIVISION OF PART OF THE NORTHWEST AND SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2018, IN PLAT BOOK 111, PAGE 34, AS DOCUMENT NO 2018031554.

Address of Property: 10350 Douglas Drive, St. John, IN 46373  
Parcel No. 45-15-03-159-010.000-015

Subject to real estate taxes now due and payable and thereafter. Subject to covenants, restrictions and easements of record.

If a Primary Beneficiary does not survive Owner, then the interest transferred on Owner's death to the predeceased Primary Beneficiary shall be distributed to such predeceased Primary Beneficiary's lineal descendants per stirpes, or, if such predeceased Primary Beneficiary is not survived by any lineal descendants, then to the other surviving Primary Beneficiary.

IN WITNESS WHEREOF, Owner has executed this Transfer On Death Deed this 17 day of AUGUST, 2022.

Signed: Mary A. Clemons  
Mary A. Clemons, Owner

**FILED**

AUG 18 2022

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

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CRIST  
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# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

Before me, a Notary Public in and for said County and State, personally appeared Mary A. Clemons, who acknowledge the execution of the foregoing Transfer on Death Deed, and who having been duly sworn state that any representation therein contained is true.

Witness my hand and Notarial Seal this 17 day of August, 2022.

My Commission Expires:

1-20-30

Signed:

Katreena C Guggerty, Notary Public

Resident of LAKE County, Indiana

**This Instrument Prepared By:** Joel W. Thorp, Esq., O'Koon Hintermeister, PLLC, 101 West Ohio Street, Suite 1401, Indianapolis, IN 46204, AT THE SPECIFIC REQUEST OF MARY A. CLEMONS AND IS BASED SOLEY ON INFORMATION SUPPLIED BY HER AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY MARY A. CLEMONS'S EXECUTION OF THIS DOCUMENT.

**Return Deed to and Tax Billing Address:**

Mary A. Clemons  
10350 Douglas Dr.  
Saint John, IN 46373

Katreena C Guggerty Notary Public - Official Seal State of Indiana Commission Number 650372 My Commission Expires Jan. 20, 2030
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I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signed:

Mary A. Clemons  
Mary A. Clemons