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GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2022-039380

8:48 AM 2022 Nov 22

MAIL TAX BILLS TO: GRANTEE'S ADDRESS: Betty A. Hallett, Grantee 2315 W. 63rd Avenue Merrillville, IN 46410 PARCEL NO. 45-12-08-252-002.000-030

TRANSFER ON DEATH DEED

This indenture witnesseth that BETTY A. HALLETT ("Owner/Grantor"), of Lake County in the State of Indiana

Release(s) and quit claim(s) to BETTY A. HALLETT Transfer on Death ("TOD") to THOMAS P. HALLETT and KIMBERLY A. KIRRIN ("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:

Part of the Northeast 1/4 of Section 8, Township 35 North, Range 8 West of the 2nd Principal Meridism, in the Town of Merrillville, Lake County, Indiana, more particularly described as follows: Beginning at a point 313.5 feet South of the South line of the Chicago and Grand Trunk Raflroad Company's property as described in Deed Record 30 page 63, and 125 feet East of the East right of way line of State Road No. 55; thence North, parallel with the West line of Northeast 1/4 of said Section 8, 150 feet; thence East, parallel with the South line of said railroad property, 90 feet, more or less, to the West line of Lot 115 in Brookwood Subdivision, as per plat thereof, recorded in Plat Book 27 page 42, in the Office of the Recorder of Lake County, Indiana; thence South, along the West line of said Lot 115, 150 feet; thence West, parallel with the South line of said railroad property, 90 feet to the point of beginning.

Commonly known as 2315 W. 63rd Avenue, Merrillville, Indiana 46410.

Subject to:

All easements, covenants, assessments and restrictions now of record.

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 Beneficiary specifically named above, or to his/her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Lake C

NOV 21 2022

JOHN E PETALAS LAKE COUNTY AUDITOR

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Dated this 15th day of November, 2022.

Betty L. /Juliete BETTY A. HALLETT

SALES DISCLOSURE EXEMPT: NO	O CONSIDERATION
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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 15th day of November. 2022, personally appeared BETTY A. HALLETT and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: November 21, 2023

Commission No. 675090

Commission No. <u>675090</u>

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. Ballor

Benjamin T. Ballou, Notary Public

BENJAMIN T. BALLOU Notary Public, State of Indiana Lake County

Recorder

Resident of Lake County

This instrument prepared by:

Benjamin T. Ballou Attorney at Law

8700 Broadway

Merrillville, Indiana 46410

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