

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-039407

8:51 AM 2022 Nov 22

Parcel Number: 45-11-15-428-003.000-036

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that **Michele A. Wheeler** (“Owner”), of Lake County, Indiana, QUITCLAIMS to **Michele A. Wheeler**, TRANSFER ON DEATH (“TOD”) to **Jackson D. Wheeler** and **Patrick M. Wheeler** (“Primary Beneficiaries”), for no monetary consideration, the following described real estate in Lake County, Indiana:

THE EAST 48.43 FEET BY PARALLEL LINES AND AS MEASURED ALONG THE SOUTH LINE OF LOT 15 IN THE CORRECTED PLAT OF STONEBROOK PHASE TWO, A PLANNED UNIT DEVELOPMENT TO THE TOWN OF SCHERERVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 69 PAGE 16, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 2100 Ashbury Lane, Apt. A, Schererville, IN 46375

provided, however, in the event that any portion of the real estate passes under this Transfer on Death Deed to a beneficiary who is under the age of twenty-one (21) at the time of Owner’s death, then said beneficiary’s interest in the real estate shall be distributed to Denise Hahney, as Custodian for the beneficiary under the Indiana Uniform Transfers to Minors Act (or if Denise Hahney is unable or unwilling to serve as custodian, to Dennis Hahney, as Custodian for the beneficiary under the Indiana Uniform Transfers to Minors Act).

If either of the Primary Beneficiaries does not survive the Owner, then the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the Primary Beneficiary’s lineal descendants per stirpes (“LDPS”).

FILED

NOV 22 2022

JOHN E. PETALAS
LAKE COUNTY AUDITOR

25.00
CK# 1842
KK

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Owner has caused this Transfer on Death Deed to be executed this 21st day of November, 2022.

Michele A. Wheeler
MICHELE A. WHEELER

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of November, 2022, personally appeared **Michele A. Wheeler**, as Owner, and acknowledged the execution of the above and foregoing Transfer on Death Deed as her free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Laura L. Rybicki
LAURA L. RYBICKI, Notary Public

THIS INSTRUMENT WAS PREPARED BY:
Laura L. Rybicki, Attorney No.: 21389-45
LAURA L. RYBICKI, LLC
9495 Keilman, Suite 2B, St. John, Indiana 46373
Telephone: (219) 365-7766

**Grantee's Address
and Mail Tax Bills To:**
Michele A. Wheeler
2100 Ashbury Lane, Unit A
Scherverville, IN 46375

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.

Laura L. Rybicki