

# NOT AN OFFICIAL DOCUMENT

## TRANSFER ON DEATH DEED

Deborah Fizer, herein named Owner, TRANSFERS ON OWNER'S DEATH for NO CONSIDERATION to be wholly regarded as a gift, to Primary Beneficiary Charlotte Michele Dodson herein named Primary Beneficiary, any interest Owner owns at Owner's death in the following described real estate and funds:

Lake County in the State of Indiana to wit:

2 Property Number 45-07-35-129-012.000-006

LOT 37 AND THE NORTH 1/2 OF LOT 36 IN BLOCK 5 IN INDUSTRIAL CENTER SUBDIVISION, IN THE TOWN OF GRIFFITH, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17 PAGE 13, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

a/k/a 746 N Lafayette St, Griffith, Indiana 46319

And contents thereof.

If the Primary Beneficiary shall not survive the Owner, is not able to execute final business of Owner, or is not in existence when Owner dies, then the interest transferred on Owner's death to that predeceased beneficiary shall be distributed to the surviving Secondary Beneficiary, namely Trixie Layna Schuzer and regarded wholly as a gift.

If both Primary and Secondary Beneficiaries shall not survive the Owner, is not able to execute final business of Owner, or are not in existence when Owner dies, then the interest transferred on Owner's death to those predeceased beneficiaries, shall be distributed to Dallas Austin Johnson, Alexandra Rae Johnson, Faith Elizabeth Dodson, and Zoey Marie Schuzer, Contingent Beneficiaries, 1/4 respectively.

Dated 2-9-23

*Deborah Fizer*  
Deborah Fizer

FILED

FEB 15 2023

STATE OF INDIANA, COUNTY OF LAKE, SS:

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

Before me, a notary public in and for said county and state residing in Indiana County, Indiana, personally appeared Deborah Fizer, and acknowledged the execution of the foregoing document.

Witness my hand and notary seal this 9<sup>th</sup> day of Feb, 2023.



David Martin, Notary Public  
Lake County, State of Indiana  
Commission No: NP0722656  
My Commission Expires 09/26/2027

*David Martin*  
Notary Public

25-  
CA 5th  
D

My Commission Expires:  
9/26/27

*David Martin*  
Printed Name of Notary



2023-005580

TOD Deborah Fizer Page 1 of 3

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

10:43 AM 2023 Feb 15

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OWNER'S ADDRESS:

746 N Lafayette St  
Griffith, IN 46319

PRIMARY BENEFICIARY'S ADDRESS:

Charlotte Michele Dodson  
102 D St St  
La Porte, IN 46350

CONTINGENT BENEFICIARY'S ADDRESS:

Trixie Layna Schuzer  
602C Newcastle Dr Schererville, IN 46375

MAIL TAX STATEMENTS TO:

Charlotte Dodson  
Charlotte Michele Dodson  
102 D St St  
La Porte, IN 46350

This instrument was prepared by Owner of said deed.

Deborah Fizer

"I AFFIRM, UNDER THE PENALTIES FOR  
PERJURY THAT I HAVE TAKEN REASON-  
ABLE CARE TO REDACT EACH SOCIAL  
SECURITY NUMBER IN THIS DOCUMENT,  
UNLESS REQUIRED BY LAW."  
PREPARED BY: DF