

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009173

11:48 AM 2023 Mar 24

MAIL TAX BILLS TO:

Betty Smith
7413 W. 142nd Avenue
Cedar Lake, Indiana 46303
Grantee's Address Above

TRANSFER ON DEATH DEED

This indenture witnesses that **BETTY SMITH** ("Owner"), **Transfers and Quit Claims upon her death, For No Consideration**, the following described real estate to the following named beneficiaries in the shares listed below – subject to the following provisions:

One-Fifth (or 20%) undivided interest to **DAVID SMITH**; One-Fifth (or 20%) undivided interest to **STEVEN SMITH**; One-Fifth (or 20%) undivided interest to **MELISSA MOORE**; One-Fifth (or 20%) undivided interest to **JASON SMITH**; and the final One-Fifth (or 20% - being 10% each) undivided interest equally to **KAITLYN MOORE** and **KRISTINA MOORE**, or all to the survivor or them. Said real estate is described as follows:

Lots 38 and 39 and the East ½ of Lot 37 Wilson's Subdivision, as per Plat thereof, Recorded in Plat Book 14, Page 24, in the Office of the Recorder of Lake County, Indiana; Also; Part of U.S. Government Lot 1 in Section 35, Township 34 North, Range 9 West of the 2nd Principal Meridian, described as follows: Beginning at the Southeast Corner of Lot 39 in Wilson's Cedar Lake Subdivision; thence South 66 feet; thence West Parallel to the South Line of said Subdivision 125 feet; thence North 66 feet to the Southwest Corner of the East ½ of Lot 37 in said Subdivision; thence East along the South Line of said Subdivision 125 feet to the point of beginning, in Lake County, Indiana.

Commonly known as: 7413 W. 142nd Avenue, Cedar Lake, IN 46303
Key No: 45-15-35-128-009.000-043

The interests of the Primary Beneficiaries and any Contingent Beneficiaries hereunder are subject to the following. If the Owner's estate does not contain sufficient assets to pay the cash gift made under Article IV of the Owner's Last Will and Testament dated March 16, 2023, which Will is incorporated herein by reference, said cash gift shall be a lien against and made from the proceeds of the real estate prior to the balance being distributed to the Primary Beneficiaries or any Contingent Beneficiaries named above.

If any 1/5 Primary Beneficiary named above does not survive the Owner, their interest under this Transfer on Death Deed shall be distributed equally among the remaining 1/5 Primary Beneficiaries named above as "Contingent Beneficiaries."

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Subject To: all unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, limitations and building setback lines in prior instruments of record, and all building and zoning ordinances.

Dated: March 16, 2023

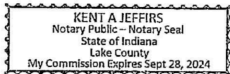


BETTY SMITH

State of Indiana)
)
County of Lake)

Before me, a Notary Public in and for said County and State, on March 16, 2023, appeared **BETTY SMITH**, and acknowledged execution of this Transfer of Death Deed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.





Kent A. Jeffirs, Notary Public
Commission #690624

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307

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.

1st Kent A. Jeffirs
Kent A. Jeffirs