

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009174

11:48 AM 2023 Mar 24

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MAIL TAX BILLS TO:
Luis and Rafaela Mesa
290 E. 124th Avenue
Crown Point, Indiana 46307
Grantees' Address Above

TRANSFER ON DEATH DEED

LUIS M. MESA and RAFAELA MESA, Husband and Wife, ("Owners"), Transfer and Quit Claim upon the Surviving Owner's Death to JEREMY V. MESA, GRISEL I. MESA, SEBASTIAN J. MESA, and ADREAN M. MESA, subject to the following provisions for any beneficiary under the age of 30 years (the "Primary Beneficiaries"), equally, as Tenants in Common, For No Consideration, the following Real Estate in Lake County, Indiana:

Lot 73, Pine Hill, Phase 2, an addition to the City of Crown Point, as per plat thereof, recorded in Plat Book 093, page 71, in the office of the Recorder of Lake County, Indiana.

Commonly Known As: 290 E. 124th Avenue, Crown Point, Indiana 46307
Key No: 45-16-15-351-022.000-042

If any Primary Beneficiary is under the age of 30 years, his or her share shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article VIII of the surviving Owner's Last Will and Testament dated March 17, 2023, both of which Owners' Wills are incorporated herein by reference, for their benefit. If any Primary Beneficiary does not survive both Owners, his or her interest under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation (as "Contingent Beneficiaries"), subject to the following. Any Contingent Beneficiary over the age of 30 years shall receive their share outright. However, the share of any Contingent Beneficiary under the age of 30 years shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article VIII of the surviving Owner's Last Will and Testament dated March 17, 2023, both of which Owners' Wills are incorporated herein by reference, for their benefit as set forth therein. If the deceased Primary Beneficiary leaves no surviving issue, the share of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed equally to the surviving Primary Beneficiaries named above or to their surviving issue by representation, subject to the above-referenced Trust provisions for any beneficiary under the age of 30 years.

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 contained in prior instruments of record, and for all building and zoning ordinances.

FILED

MAR 24 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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Dated: March 17, 2023



LUIS M. MESA



RAFAELA MESA

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on March 17, 2023, appeared LUIS M. MESA and RAFAELA MESA, who acknowledged the execution of the foregoing Transfer on Death Deed.

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





Kent A. Jeffirs, Notary Public

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs