

# NOT AN OFFICIAL DOCUMENT

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GINA FIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2023-009196

2:07 PM 2023 Mar 24

### Transfer on Death Deed

(Ind. Code §§ 32-17-14-1 and following)

Kevin Ruth and Erica C. Ruth convey and warrant to Kevin Ruth, whose mailing address is 5400 Pierce St., Merrillville, Indiana 46410, and Erica C. Ruth, whose mailing address is 5400 Pierce St., Merrillville, Indiana 46410 ("Owners"), TOD (transfer on death) of the last to die of Owners to:

Luqmann Malach) Ruth, 8770 Springside Lane E, APT D, Indianapolis, Indiana 46260, no lineal descendants per stirpes (no LDPS)

Ankobia A'sahel Ruth, 2101 W. 57th Ave., Merrillville, Indiana 46410, no lineal descendants per stirpes (no LDPS)

Naphtalia Mishael Ruth, 2101 W. 57th Ave., Merrillville, Indiana 46410, no lineal descendants per stirpes (no LDPS)

Rahmaan Jaami Ruth, 5400 Pierce St., Merrillville, Indiana 46410, no lineal descendants per stirpes (no LDPS)

("Primary Beneficiaries") the following described real estate ("Real Estate") in Lake County in the State of Indiana:

See Exhibit A, attached.

Parcel Identification Number (PIN): 8-15-19-41

Commonly known as: 2101 W. 57th Ave., Merrillville, IN 46410

If any above-named Primary Beneficiary does not survive the last to die of Owners, then the interest of that Primary Beneficiary under this Transfer on Death Deed will be distributed to the surviving Primary Beneficiaries in equal shares. If no Primary Beneficiary survives the last to die of Owners, then the transfer is null and void, and the property becomes part of the estate of the Owners.

This Transfer on Death Deed is subject to the applicable provisions of the Transfer on Death Property Act, Ind. Code § 32-17-14-1 and following, and as amended.

Dated this 18<sup>th</sup> day of March (month), 2023 (year).

Signature: *Kevin S Ruth*  
Kevin Ruth

Signature: *Erica C Ruth*  
Erica C. Ruth

FILED

MAR 24 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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State of Indiana )  
County of Lake ) SS.

Before me, the undersigned, a Notary Public in and for said County and State, this 18<sup>th</sup> day of March, 2023, personally appeared Kevin Ruth and Erica C. Ruth, and acknowledged the execution of the foregoing Transfer on Death Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: Sept. 7, 2029  
Commission number: NP0736015  
Resident of Lake County

Signature of notary: Loleta A. Pope *notary Public*  
Printed name of notary: Loleta A. Pope *notary Public*

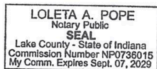
This instrument was prepared by Kevin Ruth, 5400 Pierce St., Merrillville, Indiana 46410, 219-588-9835.

After recording, return deed to:  
Kevin Ruth and Erica C. Ruth  
5400 Pierce St.  
Merrillville, Indiana 46410

Mail tax bills to:  
Kevin Ruth and Erica C. Ruth  
5400 Pierce St.  
Merrillville, Indiana 46410

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.

Kevin Ruth  
Kevin Ruth



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Part of the West Half of the East Half of Section 5, Township 35 North, Range 8 West of the Second Principal Meridian, in Ross Township, in Lake County, Indiana, being more particularly described as follows: Commencing at an iron pipe distant 3112.75 feet South and North 66 degrees 02 minutes West, 409.7 feet from the Northeast corner thereof, said point being in the Southerly line of the public highway; thence South a distance of 263.9 feet to an iron pipe; thence West, a distance of 145.00 feet to an iron pipe at the Southeast corner of a certain one acre tract conveyed to J. D. Stephens; thence North and parallel with the East line (and along the East line of the above mentioned J. D. Stephens one acre tract), a distance of 264.00 feet to an iron pipe in the Southerly road line; thence East along said Southerly road line, a distance of 145.00 feet to the place of beginning.

SUBJECT TO ROADS, HIGHWAYS, DITCHES, DRAINS; EASEMENTS, COVENANTS AND RESTRICTIONS CONTAINED IN ALL DOCUMENTS OF RECORD; ALL LAWS, ORDINANCES AND GOVERNMENTAL REGULATIONS INCLUDING BUILDING AND ZONING; ANY STATE OF FACTS THAT AN ACCURATE SURVEY MIGHT DISCLOSE; AND REAL ESTATE TAXES AND ASSESSMENTS FOR 2006 PAYABLE IN 2007 TOGETHER WITH DELINQUENCY AND PENALTY, IF ANY, AND REAL ESTATE TAXES AND ASSESSMENTS DUE AND PAYABLE THEREAFTER WHICH THE GRANTEE HEREIN ASSUMES AND AGREES TO PAY.

EXHIBIT A

Lake County Recorder