NOT AN OFFICIAL DOCUMENT

RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010671 9:31 AM 2023 Apr 14

Parcel Number: 45-08-34-453-020 000-004

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that Leon May and LaVearn May, Husband and Wife ("Owners"), of Lake County, Indiana, QUITCLAIM to Leon May and LaVearn May, Husband and Wife, TRANSFER ON THE SURVIVING OWNER'S DEATH ("TOD") to Leon May, Jr. and Le André J. May ("Primary Beneficiaries"), for no monetary consideration, the following described real estate in Lake County, Indiana:

LOT 1, GEORGIA HEIGHTS MANOR, IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 34, PAGE 15, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Commonly known as: 1144 E. 52nd Avenue, Gary, IN 46409

If either of the Primary Beneficiaries does not survive the Owners, 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"); provided, however, in the event that any portion of the real estate passes under this Transfer on Death Deed to a lineal descendant of the surviving Owner who is under the age of twenty-one (21) at the time of the surviving Owner's death, then said lineal descendant's interest in the real estate shall be distributed to the person named as Executor under the surviving Owner's Last Will and Testament, as Custodian for the lineal descendant under the Indiana Uniform Transfers to Minors Act.

FILED

APR 14 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR



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IN WITNESS WHEREOF, Owners have caused this Transfer on Death Deed to be executed this 6^{th} day of April, 2023.

LEON MAY

STATE OF INDIANA

SS:

COUNTY OF LAKE

SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6^{th} day of April, 2023, personally appeared Leon May and LaVearn May, Husband and Wife, as Owners, and acknowledged the execution of the above and foregoing Transfer on Death Deed as their free and voluntary act.

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

NOTARY SEAL SHAPE OF INDIVIDUAL COMMUNICATION OF INDIVIDUA

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

Grantees' Address and Mail Tax Bills To: Leon and LaVearn May 1144 E. 52nd Avenue Gary, IN 46409 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/ Laura L. Rybicki