

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010710

10:47 AM 2023 Apr 14

TRANSFER ON DEATH DEED

This indenture witnesses that MARGARET AKER ("Owner"), transfers, conveys and quit claims on the Owner's death, for no consideration, to ASHLEY BULT, of 410 Langen St., Lowell, Indiana 46356, KEVIN VAN GORP, of 592 Catawba Ave., Westerville, Ohio 43081 and ADAM VAN GORP, of 75 Pin Oak Place, Delaware, Ohio 43015 (each, a "Primary Beneficiary", and collectively, the "Primary Beneficiaries"), as tenants in common, each as to an undivided one-third (1/3) interest that the Owner owns at the Owner's death in the following-described real estate (the "Real Estate") in Lake County, Indiana:

LOT 135. Except the Northwesterly 45.0 feet by parallel lines as measured perpendicular to the Northwesterly line thereof, in Centennial Subdivision Phase 1, a Subdivision in the Town of Cedar Lake, Indiana, as per plat thereof, recorded in Plat Book 102 page 30, in the Office of the Recorder of Lake County, Indiana

Commonly known as 13953 Pickett Way, Cedar Lake, IN 46303
Parcel ID No. 45-15-28-451-006.000-014

If a Primary Beneficiary does not survive the Owner, then the interest in the Real Estate which would have been transferred on the Owner's death to such Primary Beneficiary shall instead be transferred, conveyed and quit claimed on the Owner's death, for no consideration equally, to such Primary Beneficiary's descendants, per stirpes, who survive the Owner.

If a Primary Beneficiary and all of such Primary Beneficiary's descendants do not survive the Owner, then the interest in the Real Estate which would have been transferred on the Owner's death to such Primary Beneficiary or such Primary Beneficiary's descendants shall instead be transferred, conveyed and quit claimed on the Owner's death, for no consideration, to the remaining Primary Beneficiaries who survives the Owner; provided, however, that if any such remaining Primary Beneficiaries also do not survive the Owner, then the share that any such remaining Primary Beneficiary would have received, if then living, shall be transferred, conveyed and quit claimed on the Owner's death, for no consideration, to such remaining Primary Beneficiary's descendants, per stirpes, who survive the Owner.

OWNER RESERVES A LIFE ESTATE UNTO HERSELF.

Owner's Address and
Mail Tax Bills To:

MARGARET AKER
13953 Pickett Way
Cedar Lake, Indiana 46303

FILED

APR 14 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



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706
LK

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Dated this 11th day of April, 2023.

Margaret Aker
MARGARET AKER

STATE OF INDIANA)
) SS.
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, on the 11th day of April, 2023, personally appeared **MARGARET AKER** and acknowledged execution of this Transfer of Death Deed.

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

Susan M. Diamond
Susan M. Diamond, Notary Public

My Commission Expires: April 28, 2027

County of Residence: Lake



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/ Mark R. Anderson
Printed Name: Mark R. Anderson

This instrument prepared by: Mark A. Anderson, #21524-53
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892