

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-010715

11:16 AM 2023 Apr 14

TRANSFER-ON-DEATH DEED

(Authorized under Ind. Code § 32-17-14-11)

THIS INDENTURE WITNESSETH THAT Jason Michael Adams, a married man, with an address of 1892 Great Lakes Dr, Dyer, Indiana 46311 (the "Owner"), quitclaims unto

<u>Name</u>	<u>Address</u>
Crystal Nicole Freeman	1892 Great Lakes Dr Dyer, Indiana 46311

(the "Designated Beneficiary"), effective on Owner's death, all of Owner's right, title, interest, and claim in or to the real property located in Lake County, Indiana, described as follows (the "Property"):

Lot 107 in the Final Plat of Rockwell Subdivision Phase 1, as per plat thereof, recorded in Plat Book 95 page 34, excepting therefrom that part described as follows: Beginning at the Northeast corner of said Lot 107; thence South 13 degrees 46 minutes 41 seconds East, a distance Of 38.89 feet to a point of curve, thence on the arc of a circle convex to the Northeast, said curve having a radius of 760.00 feet and an arc length of 11.90 feet to a point; thence South 77 degrees 35 minutes 35 seconds West, a distance of 132.95 feet to a point on the West line of said Lot 107; thence North 13 degrees 46 minutes 47 seconds West on the last described line, a distance of 47.60 feet to the Northwest corner of said Lot 107; thence North 76 degrees 13 minutes 13 seconds East on the North line of said Lot 107 a distance of 133.00 feet to the point of beginning in the Office of the Recorder of Lake County, Indiana.

Tax Parcel Number: 45 11 07 377 018.000 034

Property Address: 1892 Great Lakes Dr Dyer IN 46311

FILED

APR 14 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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CC
AM

If the Designated Beneficiary predeceases the Owner, is treated under the inheritance laws of the State of Indiana as having predeceased the Owner, or is otherwise not legally in existence at the time of the Owner's death, the Designated Beneficiary's interest will pass to the following substitute designated beneficiary ("Substitute Designated Beneficiary"):

<u>Name</u>	<u>Address</u>
LaVeeda Yvette Adams	734 Polk Ave. Dyer, Indiana 46311

If, on the Owner's death, there is no Designated Beneficiary or Substitute Designated Beneficiary named or identified by class in this Transfer-on-Death Deed who survives the Owner or is legally in existence, this Transfer-on-Death Deed will be null and void and will be treated as though it had never been made.

By signing this Transfer-on-Death Deed, Owner quit claims whatever interest Owner may have in the Property to the beneficiary or beneficiaries described in this Transfer-on-Death Deed without express or implied warranty.

This Transfer-on-Death Deed creates a "transfer on death transfer" pursuant to the Indiana Transfer on Death Property Act, as amended, to transfer owner interest in real property to one or more beneficiaries effective upon the death of the owner. Any Designated Beneficiary or Substitute Designated Beneficiary to whom the Property is to be transferred under this Transfer-on-Death Deed is intended to qualify as a "beneficiary" for purposes of the Indiana Transfer on Death Property Act.

NOT AN OFFICIAL DOCUMENT

Signed by the Owner, Jason Michael Adams, on April 12, 2023



Jason Michael Adams

STATE OF INDIANA
CITY/COUNTY OF Lake

Before me, a Notary Public in and for said County and State, personally appeared Jason Michael Adams who, being first duly sworn, acknowledged the execution of the foregoing Transfer-on-Death Deed and stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 12 day of April, 2023.

[SEAL]



Kelsey M. James
Notary Public, State of Indiana
Lake County
Commission #667755
My Commission Expires
05/11/2023



NOTARY PUBLIC

Notary Public, Printed: Kelsey M. James
County of Residence: Lake
My Commission Expires: May 11, 2023

PREPARED BY:
Jason Michael Adams
1892 Great Lakes Dr
Dyer, Indiana 46311

RETURN RECORDED DEED AND TAX
STATEMENTS TO:
Jason Michael Adams
1892 Great Lakes Dr
Dyer, Indiana 46311

This instrument is prepared by Jason Michael Adams, 1892 Great Lakes Dr, Dyer, Indiana 46311, who makes the following statement: I affirm under penalties of perjury, that I have taken

NOT AN OFFICIAL DOCUMENT

reasonable care to redact each social security number in this document, unless required by law.
Jason Michael Adams

Property of Lake County Recorder