

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2023-014892
9:49 AM 2023 Jun 7

TRANSFER ON DEATH DEED

PARCEL NUMBER: 45-19-01-404-010.000-007

This Indenture Witnesseth that **DAVID A. WAGNER and JULIE WAGNER (Grantors)**, as a gift and for no consideration, convey and warrant to **DAVID A. WAGNER and JULIE WAGNER (Grantees)**, Transfer on Death to **KEVIN J. WAGNER and KELLY J. GARZA (Primary Beneficiaries)**, as tenants-in-common and not as joint tenants with the right of survivorship, any interest **DAVID A. WAGNER and JULIE WAGNER** own in the following described real estate in Lake County, Indiana:

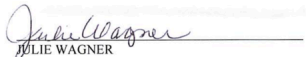
LOT 43 IN DALECARLIA FAIRWAYS SUBDIVISION, FIRST SECTION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 78, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 15501 Ralston Place Lowell, Indiana 46356

If a Primary Beneficiary does not survive both Grantors, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiaries lineal descendants per stirpes as defined by the Transfer on Death Property Act for Indiana.

In Witness Whereof, **DAVID A. WAGNER and JULIE WAGNER** have executed this instrument this 18th day of May, 2023.


DAVID A. WAGNER


JULIE WAGNER

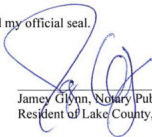
ACKNOWLEDGMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on this 18th day of May, 2023 personally appeared **David A. Wagner and Julie Wagner**, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.




Jamey Glynn, Notary Public
Resident of Lake County, Indiana

FILED

JUN 07 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR



25-
1698
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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. _____ *Jamey Glynn, Attorney at Law*

SEND TAX BILLS TO: GRANTEE

GRANTEE MAILING ADDRESS: David A. Wagner and Julie Wagner 15501 Ralston Place, Lowell, Indiana 46356

THIS INSTRUMENT PREPARED BY: Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

Property of Lake County Recorder