

FILED

JUL 19 2023

MAIL TAX BILLS TO:
Brenda Ford
8311 Buchanan Street,
Merrillville, IN 46410
Grantees' Address Above

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER

2023-018336

STATE OF INDIANA
LAKE COUNTY

3:59 PM 2023 Jul 19

RECORDED AS PRESENTED

TRANSFER ON DEATH DEED

BRENDA J. FORD and **WILLIAM E. IBARRA**, as Joint Tenants with Rights of Survivorship ("Owners"), **Transfer and Quit Claim upon the Surviving Owner's Death to STEVEN ZNIKA** (the "Primary Beneficiary"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

LOT 305 IN SEDONA UNIT 3A, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 92, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 8311 Buchanan Street, Merrillville, IN 46410
Key No: 45-12-21-359-003.000-030

If the Primary Beneficiary does not survive both Owners, all interest under this Transfer on Death Deed shall be distributed to **ISIDRA T. IBARRA** as "Contingent Beneficiary."

Subject to real estate taxes and assessments for 2022 due and payable in 2023, and for all real estate taxes and assessments for all subsequent years.

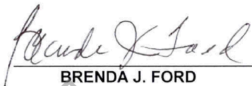
Subject to all easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and all building and zoning ordinances.

This Transfer on Death Deed revokes, modifies and supersedes a prior Transfer on Death Deed signed by the Owner on April 1, 2022, and recorded on April 28, 2022, in the Office of the Recorder of Lake County, Indiana, as Document No. 2022-014313, to the extent that it applies to the above-described real estate.

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725Z
KD

NOT AN OFFICIAL DOCUMENT

Dated: January 16, 2023



BRENDA J. FORD



WILLIAM E. IBARRA

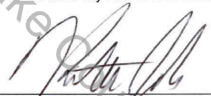
State of Indiana)

County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 16, 2023, personally appeared **BRENDA J. FORD** and **WILLIAM E. IBARRA**, and acknowledged execution of the foregoing deed.

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





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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/ Kent A. Jeffirs
Kent A. Jeffirs