## NOT AN OFFICIAL DOCUMENT

**FILED** 

Jul 21 2023 KAP PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR 07/21/2023 03:21 PM TOTAL FEES: 25.00 BY: JAS PG #: 1 RECORDED AS PRESENTED

FILED FOR RECORD GINA PIMENTEL RECORDER

No Sales Disclosure Needed Jul 21 2023 By: FGR Office of the Lake County Assessor

## TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH THAT GENE FRIEDERICKS, A SINGLE MAN, (OWNER), OF LAKE COUNTY, STATE OF INDIANA, TRANSFER(S) AND QUIT-CLAIM(S) UPON THE SURVIVING OWNER'S DEATH TO TRINETTE KEATON, DONNA KEATON, ROXANNE RANGEL AND MATTHEW BENNETT, AS TENANTS IN COMMON (PRIMARY BENEFICIARIES), FOR NO CONSIDERATION, THE FOLLOWING DESCRIBED REAL ESTATE IN LAKE COUNTY, INDIANA:

A parcel of land described as commencing 1421.5 feet East and 322 feet North of the Southwest comer of Fractional Northwest % of Section 13, Township 35 North, Range 10 West of the 2nd P.M., thence North 105 feet; thence Bast 217.6 feet to the center of Hart Street; thence Southeasterly in center of Hart Street to a point in center of Berens Street; thence West in center of Berens Street 273.3 feet to the place of beginning, in the Town of Dyer, Lake County, Indiana.

Commonly known as: 2414 Hart Street, Dyer, IN 46311 Parcel Number: 45-10-13-177-022.000-034

If a Primary Beneficiary does not survive both Owners, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall lapse.

Dated this \\day of July, 2023.

SS:

GENE FRIEDERICKS

STATE OF INDIANA

R

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, this \( \frac{1}{N} \) day of July, 2023, personally appeared Gene Friedericks, as Owner, and acknowledged the free and voluntary execution of the above and foregoing Transfer on Death Deed.

LYNN M. SHIVELY
Notary Public, State of Indiana
Lake County
Commission Number NP098938
My Commission Expires
My Commission Expires
March 14, 2025

Lynn M. Shively, Notary Public

I, Lynn Shively affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law,

Lynn Sblyely

Prepared by Michael Massucci, Kelly Law Offices LLC, 1619 Junction Avenue, Schererville, IN 46375 Telephone: 219-791-0606