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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED
2023-032086
10:50 AM 2023 Nov 29

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that the Grantors, KWAN C. WONG and YU FEI WONG, Husband and Wife, of Lake County, Indiana, pursuant to IC 32-17-14, convey and warrant to Grantors, KWAN C. WONG and YU FEI WONG, Husband and Wife, transfer on death of the survivor thereof, to GALEN G. WONG, KEAGAN G. WONG and BRANDEN G. WONG, as equal tenants in common,

PRIMARY BENEFICIARIES:

Galen G. Wong
822 Boxwood Drive
Munster, Indiana 46321

Keagan G. Wong
822 Boxwood Drive
Munster, Indiana 46321

Branden G. Wong
822 Boxwood Drive
Munster, Indiana 46321

FILED

NOV 29 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

the following described real estate in Lake County, Indiana, to-wit:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A")

SUBJECT TO taxes, easements and restrictions of record.

Parcel ID Number: 45-07-31-351-011.000-027

Commonly known as 822 Boxwood Drive, Munster, Indiana 46321

to have and to hold the said real estate with all improvements as set forth herein.

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NOT AN OFFICIAL DOCUMENT

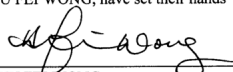
Upon the death of the Grantors, title to the above-described real estate shall vest in the beneficiaries as set forth above.

A purchaser for value of the above-described real estate or a lender who acquires a security interest in the property from a beneficiary, in good faith, shall take the property free of any claims of or liability to the Grantors' estates, creditors of the Grantors' estates, persons claiming rights as beneficiaries or heirs of the Grantors' estates, in absence of actual knowledge that the transfer was improper; and a purchaser or lender for value shall have no duty to verify sworn information contained in this Deed.

IN WITNESS THEREOF, KWAN C. WONG and YU FEI WONG, have set their hands and seals this 14th day of November 2023.



KWAN C. WONG




YU FEI WONG

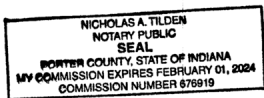
STATE OF INDIANA)
) SS.
COUNTY OF PORTER)

I, Nicholas A. Tilden, a Notary Public in and for said County and State, do hereby certify that Kwan C. Wong and Yu Fei Wong, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day, in person and upon oath, swore to the facts concerning the above designation of beneficiaries, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes set forth therein.

GIVEN under my hand and Notary Seal on November 14, 2023.



Nicholas A. Tilden, Notary Public
Resident of Porter County, Indiana



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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. Nicholas A. Tilden

MAIL TAX BILLS TO:

822 Boxwood Drive
Munster, Indiana 46321

OWNERS' ADDRESS:

822 Boxwood Drive
Munster, Indiana 46321

BENEFICIARIES' ADDRESSES:

Galen G. Wong
822 Boxwood Drive
Munster, Indiana 46321

Keagan G. Wong
822 Boxwood Drive
Munster, Indiana 46321

Branden G. Wong
822 Boxwood Drive
Munster, Indiana 46321

This instrument prepared by: Nicholas A. Tilden, TILDEN & TILDEN (130 Lincoln Street, Porter, Indiana 46304; 219-926-8679), at the specific request of the Owners or the Owners' representatives, whichever shall apply, 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 Owners' execution of this document.

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EXHIBIT "A"

LEGAL DESCRIPTION

PART OF LOT 10 IN COBBLESTONES NORTHWEST, AN ADDITION TO THE TOWN OF MUNSTER, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 79 PAGE 50, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHERNMOST POINT OF LOT 10; THENCE SOUTH 45 DEGREES 04 MINUTES 53 SECONDS WEST, 143.34 FEET; THENCE SOUTH 07 DEGREES 25 MINUTES 07 SECONDS WEST, A DISTANCE OF 96.49 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 10; THENCE NORTH 89 DEGREES 09 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10, 120.95 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 32 SECONDS EAST ALONG THE WEST LINE OF LOT 10, 33.38 FEET; THENCE NORTH 55 DEGREES 23 MINUTES 39 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF LOT 10, 284.79 FEET TO THE POINT OF BEGINNING.

Property of Lake County Recorder