NOT AN OPER IA LO 2000 OUMENT

LAKE COUNTY
RECORDED AS PRESENTED

11:58 AM

2023 Nov 29

11:26 AM

TRANSFER ON DEATH AFFIDAVIT

State of Indiana)

County of Lake

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

2023-029783

2023 Nov 2

 Karen L. Sefton, by her Power of Attorney, Rachel M. Brubaker, being first duly sworn upon oath, deposes and states as follows.

2. That Betty J. Summerhill died on the 12th day of January, 2022.

)

 At her death, Betty J. Summerhill owned the real property specifically described as follows

Common Address:

1214 W. First Place, Hobart, IN 46342

Tax Parcel #:

45-09-31-101-040.000-018

Legal Description: All of Lot 19 except the East 33.25 feet and also the East 25.36 feet of Lot

18, in Hobart Park Second Addition to Hobart, Lake County, Indiana.

- The last deed of record, prior to Betty J. Summerhill's death, recorded on February 11, 2013, #2013 011161, contained a transfer on death provision transferring said property to Karen L. Sefton.
- Karen L. Sefton survived Betty J. Summerhilll.
- 6. That all assets of said decedent which would be includable for Federal Estate Tax purposes, including joint bank accounts and life insurance on decedent's life were not sufficient to necessitate payment of Federal Estate Tax.

7. Upon Betty J. Summerhill's death, death title to said property fully vested in Karen L.

Sefton.

FILED

NOV 2 9 2023

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR 25-3903

NOV **01** 2023

PEGGY HOLINGA KATONA PEGGE COUNTY AUDITOR

** name Decedent's correct t t re-recorded This Affidavit is being

NOT AN OFFICIAL DOCUMENT

8. This Transfer on Death Affidavit is executed by Karen L. Sefton's Power of Attorney,

Rachel M. Brubaker. Said P.O.A recorded under instrument #2023-029782.

Further, Affiant sayeth not.

Rachel M. Brubaker, as Power of Attorney for Karen L. Sefton, Affiant

Mail Tax Bills To: 1214 W. First Place, Hobart, IN 46342

STATE OF INDIANA)

COUNTY OF PORTER)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Rachel M. Brubaker, as Power of Attorney for Karen L. Sefton, and acknowledged the execution of the foregoing document this 10th day of 1023

My Commission Expires: May 13, 2025

My County of Residence: Porter Andrew Lucas Motary Publicary Public Seel State of Indiana Publicary Public Seel State of Indiana Commission e 698830 Commission e 5978 6981 97025

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to no valuable consideration. 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.

Andrew Lucas

This Instrument Prepared By: Andrew Lucas, Attorney at Law, 105 Lincolnway, Valparaiso, IN 46383, 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.