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MAIL TAX BILLS TO:
Debra Boger
899 Clearwater Cove West
Crown Point, IN 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-001246

10:15 AM 2024 Jan 17

TRANSFER ON DEATH DEED

This indenture witnesses that: **DEBRA BOGER** (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death** to **NANCY M. KENNETT** and **MICHAEL J. BURRELL**, equally, as Tenants in Common, (the "Primary Beneficiaries"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 1 in Clearwater Cove, a Planned Unit Development, as per plat thereof, recorded in Plat Book 92, Page 52, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 899 Clearwater Cove West, Crown Point, IN 46307
Key No: 45-16-16-276-010.000-042

If **NANCY M. KENNETT** fails to survive the Owner, her interest under this Transfer on Death Deed shall be distributed equally to **GARY BURRELL, STEVEN BURRELL, and NICOLE BURRELL**, or equally to the survivors of them, as Tenants in Common, as her "Contingent Beneficiaries." If **MICHAEL J. BURRELL** fails to survive the Owner, his interest under this Transfer on Death Deed shall be distributed equally to **ERIC BURRELL and MATTHEW BURRELL**, or all to the survivor of them, as Tenants in Common, as his "Contingent Beneficiaries." If either Primary Beneficiary fails to survive the Owner and leaves no surviving Contingent Beneficiary named above, his or her share shall be distributed to the surviving Primary Beneficiary or to his or her Contingent Beneficiaries as provided above.

Subject To: all unpaid real estate taxes and assessments for 2022 payable in 2023, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, and limitations contained in prior instruments of record, and for all building and zoning ordinances.

Dated: January 5, 2024

Debra Boger
DEBRA BOGER



FILED

JAN 17 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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7460
RN

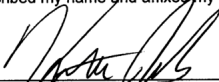
NOT AN OFFICIAL DOCUMENT

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 5, 2024, appeared **DEBRA BOGER**, who acknowledged the execution of the foregoing Transfer on Death 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

Property of Lake County Recorder