

NOT AN OFFICIAL DOCUMENT

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MAIL TAX BILLS TO:
Martha E. Metts
1140 Seminole Drive
Crown Point, IN 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-001247

10:19 AM 2024 Jan 17

TRANSFER ON DEATH DEED

This indenture witnesses that: MARTHA E. METTS (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death to SARA A. HENDERLONG** (the "Primary Beneficiary"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 266 in Briarwood Unit No. 12, in the City of Crown Point, as per plat thereof, recorded in Plat Book 51, page 4, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 1140 Seminole Drive, Crown Point, Indiana 46307
Parcel No: 45-16-16-128-011.000-042

If the Primary Beneficiary does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed to the Primary Beneficiary's surviving issue by representation (the "Contingent Beneficiaries"), subject to the following. All beneficiaries over the age of 25 years shall receive their share outright. The share of any beneficiary under the age of 25 years shall be distributed to the Trustee named in Article VI of the Owner's Last Will and Testament dated January 5, 2024 for their benefit, which Will is incorporated herein by reference.

Subject To: all unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

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

Dated: January 5, 2024

Martha E. Metts

MARTHA E. METTS



FILED

JAN 17 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25-
7460
RM

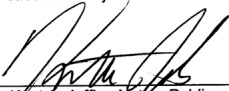
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State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 5, 2024, appeared **MARTHA E. METTS**, who acknowledged the execution of the foregoing Transfer of 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.

1st Kent A. Jeffirs
Kent A. Jeffirs

Property of Lake County Recorder