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MAIL TAX BILLS TO:  
Mollie Gimpel  
9107 Fairbanks Street  
Crown Point, IN 46307  
Grantee's Address Above

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-001248

10:19 AM 2024 Jan 17

TRANSFER ON DEATH DEED

This indenture witnesses that: MOLLIE ANNE GIMPEL (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death** to JOSHUA GIMPEL and ERIKA COPPER, equally, as Tenants in Common, (the "Primary Beneficiaries"), **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 12 in Churchill Heights Unit No. 2, as per plat thereof, recorded in Plat Book 33, Page 89, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 9107 Fairbanks Street, Crown Point, Indiana 46307  
Parcel No.: 45-11-26-476-001.000-032

If any Primary Beneficiary does not survive the Owner, his or her interest under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation (as "Contingent Beneficiaries"), subject to the following. Any Contingent Beneficiary over the age of 26 years shall receive their share outright. However, the interest of any Contingent Beneficiary under the age of 26 years shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article VI of the Owner's Last Will and Testament dated January 9, 2024, which Will is incorporated herein by reference, for the benefit of the deceased Primary Beneficiary's surviving issue by representation. If the deceased Primary Beneficiary leaves no surviving issue, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the surviving Primary Beneficiary named above or to his or her surviving issue by representation, subject to the above Trust provisions for any beneficiary under the age of 26 years.

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, and limitations contained in prior instruments of record, and for all building and zoning ordinances.



FILED

JAN 17 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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7461  
CR

# NOT AN OFFICIAL DOCUMENT

Dated: January 9, 2024

Mollie Anne Gimpel  
MOLLIE ANNE GIMPEL

State of Indiana )  
                          )  
County of Lake    )

Before me, the undersigned, a Notary Public in and for said County and State, on January 9, 2024, appeared **MOLLIE ANNE GIMPEL**, who acknowledged the execution of the foregoing Transfer of Death Deed.

**IN WITNESS WHEREOF**, I have signed my name and affixed my official seal.



Kent A. Jeffirs  
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