

FILED

Jan 17 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRANSFER-ON-DEATH DEED

THIS INDENTURE WITNESSETH, that DAVID A. GARMON and KARA GARMON ("Grantors"), husband and wife, being over 18 years of age of Lake County, Indiana, transfer, for no consideration, upon the death of the last of DAVID A. GARMON and KARA GARMON, to COLLIN GARMON, ("Grantee"), entirely, but not to his descendants, the following described real estate located in Lake County, State of Indiana, to-wit:

LOT 17 IN BLOCK 1 IN 2ND ADDITION TO ORIGINAL TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27 PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property Address: 2827 Garfield Avenue, Highland, IN 46322

Parcel ID No.: 45-07-21-402-017.000-026

Prior Instrument No.: 2013 028838 of the official records of the Recorder of Lake County, Indiana.

This Deed revokes any prior Transfer-on-Death Deeds by Owner for that property, whether by Deed or Affidavit.

IN WITNESS WHEREOF, Grantor has executed this Deed on this 3 day of January, 2024.

David A. Garmon
DAVID A. GARMON, Grantor

Kara Garmon
KARA GARMON, Grantor

STATE OF ~~INDIANA~~ ILLINOIS)
) SS.
COUNTY OF COOK)

Before me, a Notary Public in and for said County and State, this 3RD day of January, 2024, personally appeared the within named DAVID A. GARMON and KARA GARMON, who acknowledged the execution of the foregoing deed as their voluntary act for the purposes stated therein and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 3RD day of JANUARY, 2024.

Signature: [Signature]
Printed Name: R. SCOTT PALMER
Resident of: COOK County
State of: ILLINOIS
My Commission Expires: 7/29/27

SEAL



NOT AN OFFICIAL DOCUMENT

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Bradford C. Weber, Esq.

Return to: Grantor's Address and Tax Billing Address: 2827 Garfield Avenue, Highland, IN 46322.

This instrument was prepared by: BRADFORD C. WEBER, Attorney-at-Law, of the firm of Creative Planning Legal, P.A., 5454 W. 110th St., Overland Park, KS 66211 (913) 327-9455.

Property of Lake County Recorder