

FILED

JAN 26 2024

GINA PIMENTEL
RECORDER

2024-002671

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

10:04 AM 2024 Jan 26

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MAIL TAX BILLS TO:

Jennifer L. Berg
18247 Bel Aire Drive
Lowell, IN 46356
Grantee's Address Above

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

This indenture witnesses that: JENNIFER L. BERG (the "Owner"), of Lake County, Indiana, **Transfers and Quit Claims upon Death to MOLLY BERG and AMELIA BERG**, equally, as Tenants in Common, (the "Primary Beneficiaries"), subject to the following restrictions for any Primary Beneficiary under the age of 30 years, **For No Consideration**, the following Real Estate in Lake County, Indiana:

THE SOUTH 28.00 FEET OF THE NORTH 66.00 FEET OF LOT 7, IN PROVIDENCE TOWNES OF LOWELL, A PLANNED UNIT DEVELOPMENT, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 100, PAGE 75, AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED JANUARY 10, 2007 AS DOCUMENT NO.2007002610, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 18247 Bel Aire Drive, Lowell, Indiana 46356
Key No: 45-19-25-203-002.000-008

Any Primary Beneficiary or Contingent Beneficiary over the age of 30 years shall receive their share outright. However, the interest of any Primary Beneficiary or Contingent Beneficiary under the age of 30 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 22, 2024, which Will is incorporated herein by reference, for their benefit. If any Primary Beneficiary does not survive the Owner, the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to her surviving issue by representation (as "Contingent Beneficiaries"), subject to the above Trust provisions for any Contingent Beneficiary under the age of 30 years. 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 or to her surviving issue by representation, subject to the Trust provisions for any beneficiary under the age of 30 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.

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7476
RM

NOT AN OFFICIAL DOCUMENT

Dated: January 22, 2024



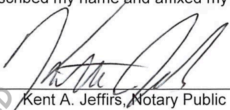
JENNIFER L. BERG

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 22, 2024, appeared **JENNIFER L. BERG**, 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