

FILED

JAN 26 2024

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MAIL TAX BILLS TO:
Ryan & Teresa Zentz
12455 Pennsylvania Street
Crown Point, IN 46307
Grantees' Address Above

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-002672

10:04 AM 2024 Jan 28

TRANSFER ON DEATH DEED

RYAN J. ZENTZ and TERESA A. ZENTZ, Husband and Wife (the "Owners"), **Transfer and Quit Claim upon the Surviving Owner's Death to CHARLIZE A. ZENTZ, KENSLEY A. ZENTZ, and PIPER L. ZENTZ**, equally, as Tenants in Common, (the "Primary Beneficiaries"), subject to the following restrictions for any Primary Beneficiary under the age of 25, **For No Consideration**, the following Real Estate in Lake County, Indiana:

Lot 50 in Pine Hill Phase Two, as per plat thereof, recorded in Plat Book 93, Page 71, in the Office of the Recorder of Lake County, Indiana.

Commonly Known As: 12455 Pennsylvania Street, Crown Point, Indiana 46307
Key No: 45-16-15-354-008.000-042

Any Primary Beneficiary or Contingent Beneficiary over the age of 25 years shall receive their share outright. However, the interest of any Primary Beneficiary or Contingent Beneficiary under the age of 25 years shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article VIII of the surviving Owners' Last Wills and Testaments dated January 10, 2024, both of which Owners' Wills are incorporated herein by reference, for their benefit. If any Primary Beneficiary does not survive both Owners, 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 25 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 equally to the surviving Primary Beneficiaries or to their surviving issue by representation, subject to the above Trust provisions for any beneficiary under the age of 25 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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am

NOT AN OFFICIAL DOCUMENT

Dated: January 10, 2024



RYAN J. ZENTZ



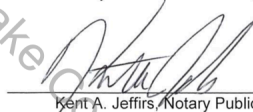
TERESA A. ZENTZ

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 10, 2024, appeared RYAN J. ZENTZ and TERESA A. ZENTZ, 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