

NOT AN OFFICIAL DOCUMENT

FILED

GINA PIMENTEL
RECORDER

2024-002674

JAN 26 2024

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

10:04 AM 2024 Jan 28

MAIL TAX BILLS TO:

Jayna R. Murphy
848 Shannon Drive
Crown Point, IN 46307
Grantee's Address Above

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

This indenture witnesses that: **JAYNA R. MURPHY f/k/a JAYNA R. HARKABUS** (the "Owner"),

Transfers and Quit Claims on Death to: **TERRY M. MURPHY**, as owner of a term estate for a period of one (1) year from the date of death of **JAYNA R. MURPHY f/k/a JAYNA R. HARKABUS** – subject to the provisions of Article V of the Owner's Last Will and Testament dated January 11, 2024, which Will is incorporated herein by reference, as if fully set forth herein, and to **SARA DENNIS** and **MICHAEL HARKABUS**, equally as the Remaindermen, as Tenants in Common, as the "Primary Beneficiaries", **For No Consideration**, the following Real Estate in Lake County, Indiana:

THAT PART OF LOT 17 IN ELLENDALE FARM, UNIT TWO, IN THE CITY OF CROWN POINT, AS PER PLAT THEREOF, RECORDED MARCH 23, 1998 IN PLAT BOOK 84 PAGE 30, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, DESCRIBED AS BEGINNING AT THE SOUTHERNMOST CORNER OF SAID LOT 17; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17, HAVING A RADIUS OF 292.45 FEET CONVEX SOUTHWESTERLY AND A CHORD BEARING OF NORTH 49 DEGREES 10 MINUTES 12 SECONDS WEST, A DISTANCE OF 52.82 FEET TO A POINT OF COMPOUND CURVE; THENCE CONTINUING NORTHWESTERLY LONG THE SOUTHWESTERLY AND A CHORD BEARING OF NORTH 42 DEGREES 31 MINUTES 42 SECONDS WEST, A DISTANCE OF 32.61 FEET THENCE NORTH 48 DEGREES 28 MINUTES 29 SECONDS EAST, A DISTANCE OF 143.60 FEET, TO THE NORTHEASTERLY LINE OF SAID LOT 17; THENCE SOUTH 42 DEGREES 03 MINUTES 08 SECONDS EAST, A DISTANCE OF 53.82 FEET ALONG SAID NORTHEASTERLY LINE, TO THE EASTERNMOST CORNER OF SAID LOT 17; THENCE SOUTH 35 DEGREES 39 MINUTES 21 SECONDS WEST, A DISTANCE OF 140.00 FEET ALONG THE EASTERLY LINE TO THE SOUTHEAST CORNER OF SAID LOT, ALSO BEING THE POINT OF BEGINNING, IN LAKE COUNTY, INDIANA.

Common Address: 848 Shannon Drive, Crown Point, Indiana 46307

Key No: 45-16-18-205-011.000-042

If a Remainderman Primary Beneficiary fails to survive the Owner, the interest of the deceased Remainderman Primary Beneficiary under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation (as "Contingent Remainderman Beneficiaries"), subject to the following provisions. Any Contingent Remainderman Beneficiary over the age of 25 years shall receive their share outright. However, the interest of any Contingent Remainderman 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 Owner's Last Will and Testament dated January 11, 2024, which Will is incorporated herein by reference, for their benefit. If a deceased Contingent Remainderman Beneficiary leaves no surviving issue, his or

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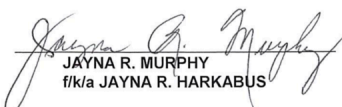
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her interest under this Transfer on Death Deed shall be distributed to the surviving Remainderman Primary Beneficiary or to his or her surviving issue by representation, subject to the above Trust provisions for any beneficiary under the age of 25 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, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances.

Property of Lake County Recorder



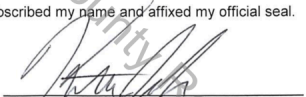
JAYNA R. MURPHY
f/k/a JAYNA R. HARKABUS

State of Indiana)
)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on January 11, 2024, appeared JAYNA R. MURPHY f/k/a JAYNA R. HARKABUS, 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