## NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

2024-002688

10:48 AM 2024 Jan 26

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Parcel Number: 45-12-30-353-021.000-030

## TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that Raymond M. Matela ("Owner"), of Lake County, Indiana, QUITCLAIMS to Raymond M. Matela, TRANSFER ON DEATH ("TOD") to Nancy J. Matela ("Primary Beneficiary"), for no monetary consideration, the following described real estate in Lake County, Indiana:

The South 1/2 of Lot 35 in Teal Crossing Unit 2, an Addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 94 page 7, and ratified by an Instrument recorded February 13, 2004 as Document No. 2004 012705, in the Office of the Recorder of Lake County, Indiana

Commonly known as: 9144 Baker Street, Merrillville, IN 46410

If the named Beneficiary does not survive the Owner, then the interest of such deceased Beneficiary under this Transfer on Death Deed shall be distributed to **Jamie R. Howe**, as "Contingent Beneficiary," LDPS; provided, however, in the event that any portion of the real estate passes under this Transfer on Death Deed to a lineal descendant of the Owner who is under the age of twenty-one (21) at the time of the Owner's death, then said lineal descendant's interest in the real estate shall be distributed to the lineal descendant's surviving parent, as Custodian for the lineal descendant under the Indiana Uniform Transfers to Minors Act.

IN WITNESS WHEREOF, Owner has caused this Transfer on Death Deed to be executed this 26th day of January, 2024.

RAYMOND M. MATELA

FILED

JAN 26 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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STATE OF INDIANA	)
	) SS:
COUNTY OF LAKE	)

Before me, the undersigned, a Notary Public in and for said County and State, this 26<sup>th</sup> day of January, 2024, personally appeared **Raymond M. Matela**, as Owner, and acknowledged the execution of the above and foregoing Transfer on Death Deed as his free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

LAURA L. RYBICKI, Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Laura L. Rybicki, Attorney No.: 21389-45 LAURA L. RYBICKI, Ltc 9495 Keilman, Suite 2B, St. John, Indiana 4637: Telephone: (219) 365-7766

Grantee's Address and Mail Tax Bills To: Raymond M. Matela 9144 Baker Street Merrillville, IN 46410 I affirm, under the penaltics for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Isl Laura L. Rybicki