

NOT AN OFFICIAL DOCUMENT

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GINA PIMENTEL
 RECORDER
 STATE OF INDIANA
 LAKE COUNTY
 RECORDED AS PRESENTED

2024-006263
 3:27 PM 2024 Feb 13

MAIL TAX BILLS TO: Ruth Ann Westberg
 2911 Strong Street
 Highland, Indiana 46322

TRANSFER ON DEATH DEED

This indenture witnesseth that RUTH ANN WESTBERG a/k/a RUTH A. WESTBERG ("Owner/Grantor") of Lake County in the State of Indiana hereby conveys and warrants to RUTH A. WESTBERG, Transfer on Death ("TOD") to Thomas Westberg and Michael Westberg, ("Primary Beneficiaries"), as tenants in common, not as joint tenants with rights of survivorship, for no consideration, the following described Real Estate in Lake County, State of Indiana, to-wit:

Lot 2 in Block 11 in Highland Terrace Fourth Addition to the Town of Highland, as per plat thereof, Recorded in Plat Book 29 Page 112, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 2911 Strong Street, Highland, Indiana 46322.

PARCEL NO.: 45-07-21-255-012.000-026

Subject to:

1. All easements, covenants, assessments and restrictions now of record, and
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive the Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the surviving Primary Beneficiary, or to the surviving Primary Beneficiary's LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 13th day of February 2024.

Ruth Ann Westberg AKA Ruth A. Westberg
 Ruth Ann Westberg a/k/a Ruth A. Westberg, Grantor

SALES DISCLOSURE EXEMPT: NO CONSIDERATION

FILED

FEB 13 2024

PEGGY HOLINGA KATONA
 LAKE COUNTY AUDITOR

25
 1598
 RM



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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, personally appeared RUTH ANN WESTBERG a/k/a RUTH A. WESTBERG and acknowledged the execution of said deed to be his or her voluntary act and deed for the uses and purposes expressed therein.

WITNESS MY HAND AND SEAL THIS 13TH DAY OF FEBRUARY 2024.





Daniel W. Blankenburg, Notary Public
Resident of Porter County

My Commission Expires: May 19, 2031
Commission No.: NP0668111

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.



Daniel W. Blankenburg

This instrument prepared by: Daniel W. Blankenburg
Attorney-at-Law
300 East 90th Drive
Merrillville, Indiana 46410

Porter County Recorder