## NOT AN OFFICIAL DO

RECORDER

PG #: 3 RECORDED AS PRESENTED

FILED

Feb 22 2024 BDD PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

STATE OF INDIANA		Parcel No.: 45-20-23-152-001.000-012
COUNTY OF LAKE	) SS: )	

## TRANSFER ON DEATH DEED AFFIDAVIT

JOHN MIKOS, being first duly sworn on his oath, deposes and states as follows:

- 1. This Affidavit is made pursuant to IC 32-17-14-11.
- Affiant is a transfer on death beneficiary of Owner, GARY K. WAGNER, who died a resident of Lake County, State of Indiana, on February 20, 2023. Copy of the death certificate is attached hereto.
- At the time of death, Owner held title to the following real estate in fee simple and in transfer on death form:

LOT 5, EAGLE CREEK ESTATES, AS SHOWN IN PLAT BOOK 44, PAGE 47, IN LAKE COUNTY, INDIANA.

Commonly known as 1623 East 175th Place, Lowell, Indiana 46356 Mail Tax Bills to 6011 N 750 East, New Carlisle, IN 46552

pursuant to Transfer on Death Deed recorded in the Office of the Lake County Recorder on January 4, 2023, as Document No. 2023-500241.

The name and address of the designated beneficiaries who did not survive Owner or were not in existence when Owner died are:

None.

The name and address of the designated beneficiaries who are in existence on the date of the Owner's death and survived the Owner's death are:

1

John Mikos, 6011 N 750 East, New Carlisle, IN 46552, and Tom Mikos, 1715 Homan Drive, Unit 102, Schererville, IN 46375, as Tenants in Common, as to a one-half interest; and

{File: 02849477.DOCX}

## NOT AN OFFICIAL DOCUMENT

Dean Wagner, 802 Main Street, Altoona, PA 16602, an Individual, as to a one-half interest.

- The purpose of this is to comply with IC 32-17-14-26(b)(20) and to set forth the
  present ownership of title of the above-described real estate pursuant to Owner's beneficiary
  designation in such transfer on death deed.
- This Affidavit shall be recorded in the Office of the Recorder of Lake County, Indiana and presented to the Auditor of such County for appropriate entering for taxation.

Dated: February 2/\_, 2024.

Qoh. Mikos

STATE OF INDIANA )

SS:

COUNTY OF Porter )

Before me the undersigned, a Notary Public for the State of Indiana, personally appeared JOHN MIKOS, and he, being first duly sworn by me upon his oath, says that the facts alleged in the foregoing instrument are true this  $\underline{\mathcal{N}}$  day of February, 2024.



More Bolivier
Notary Public Signature

Commissioned in Rocker County, Indiana

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. <u>Victor H. Prasco</u>

Document Prepared By: Victor H. Prasco, Burke Costanza & Carberry LLP, 9191 Broadway, Merrillville, IN 46410

## NOT AN OF CUMENT Tracking No. 356848

INDIANA STATE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH

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