

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
2024-006904
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED 8:44 AM 2024 Feb 23

TRANSFER ON DEATH DEED PURSUANT TO INDIANA'S TRANSFER ON DEATH PROPERTY ACT

This indenture witnesseth that **LINDA K. ZIMMER** (Grantor), pursuant to the provisions of Indiana's Transfer of Death Property Act and specifically but without limitation pursuant to I.C. 32-17-14-11, quitclaim to **LINDA K. ZIMMER TOD TO AMBER M. ZIMMER AND STEPHEN D. ZIMMER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** (Grantees) without consideration pursuant to I.C. 32-17-14-5 and I.C. 32-17-14-11(c), the following described real estate in Lake County, State of Indiana:

SEE EXHIBIT A

Tax Key No: 45-13-33-376-006.000-030; 45-13-33-400-007.000-030; 45-13-33-400-008.000-030

Subject to any and all taxes, liens, encumbrances, conditions, covenants, easements, restrictions and rights of way of record, if any, whether known or unknown.

The address of such real estate commonly known as 8800 E. 101st Avenue, Crown Point, Indiana 46307

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

In witness whereof, **LINDA K. ZIMMER** has executed this deed this Wednesday, February 21, 2024.

EXECUTED AND DELIVERED in my presence:

Grantor: *Linda K Zimmer*
Signature
Printed **LINDA K. ZIMMER**

State of Indiana)
)ss:
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **LINDA K. ZIMMER** who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this Wednesday, February 21, 2024.

My commission expires:

Signature
Printed
Resident of

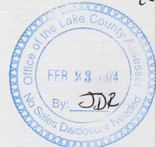
Jessica McPheeters
Jessica McPheeters
Lake County, Indiana

JESSICA MCPHEETERS
Notary Public - Seal
Lake County - State of Indiana
Commission Number NP0747419
My Commission Expires Mar 9, 2031

FILED

FEB 23 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

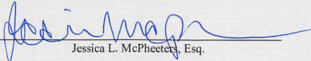


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This instrument prepared by Jessica L. McPheeters, Esq. of Weiss, Schmidgall and Hires, P.C., Six W 73rd Avenue, Merrillville, Indiana 46410.

Grantee: Linda K. Zimmer: 8800 E. 101st Avenue, Crown Point, Indiana 46307
Return deed to Linda K. Zimmer: 8800 E. 101st Avenue, Crown Point, Indiana 46307
Send tax bills to Linda K. Zimmer: 8800 E. 101st Avenue, Crown Point, Indiana 46307

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.



Jessica L. McPheeters, Esq.

Property of Lake County Recorder

EXHIBIT 'A'

TAX: I.D. NO. 45-13-33-376-006.000-030
45-13-33-400-007.000-030
45-13-33-400-008.000-030

O'CONNOR/ZIMMER

PART OF THE SOUTH 1/2 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 7 WEST OF THE 2nd P.M. IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER OF SAID SECTION 33; THENCE SOUTH 89°42'44" EAST, ALONG THE EAST-WEST CENTER LINE OF SAID SECTION 33, 236.46 FEET; THENCE SOUTH 00°15'24" WEST, 1209.87 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE NORTH 60°04'50" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 1028.57 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 33; THENCE NORTH 00°00'12" WEST, ALONG SAID WEST LINE, 701.33 FEET TO AFORESAID EAST-WEST CENTER LINE; THENCE SOUTH 89°42'44" EAST, ALONG SAID EAST-WEST CENTER LINE, 660.50 FEET TO THE POINT OF BEGINNING, CONTAINING 19.633 ACRES, MORE OR LESS AND ALSO PART OF THE SOUTH 1/4 OF SAID SECTION 33, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH 1/2 CORNER OF SAID SECTION 33; THENCE NORTH 89°44'36" WEST, ALONG THE SOUTH LINE OF SAID SECTION 33, 660.50 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 OF SAID SECTION 33; THENCE NORTH 00°00'12" WEST, ALONG SAID WEST LINE, 1821.87 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE CHESAPEAKE AND OHIO RAILROAD; THENCE SOUTH 60°04'50" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 1039.15 FEET; THENCE SOUTH 00°15'24" WEST, 1307.58 FEET TO THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 89°44'36" WEST ALONG SAID SOUTH LINE, 234.20 FEET TO THE POINT OF BEGINNING.