

Mail Tax Bills To:
 621 W. 94th Court
 Crown Point, IN 46307

Parcel No.: 45-12-33-207-008.000-029

TRANSFER ON DEATH DEED

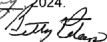
THIS INDENTURE WITNESSETH That, Betty Peters ("Grantor"), of Crown Point, Lake County, Indiana, upon and effective only after Grantor's death, CONVEYS AND QUIT CLAIMS to her children, Delbert Peters, Jr., Laura Brasovan, and Lynne Dayhuff, as tenants in common, any interest which Grantor has at the time of Grantor's death in the following described real estate and improvements located in Lake County, State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

Subject to all taxes, liens, mortgages, encumbrances, covenants, conditions, limitations, restrictions, easements, rights of way, recorded building lines, and all rights of record.

SUBJECT FURTHER, GRANTOR RESERVES THE RIGHT TO REVOKE THIS TRANSFER ON DEATH DEED OR CHANGE ANY BENEFICIARY AT ANY POINT DURING GRANTOR'S LIFETIME.

Dated this 27 day of February, 2024.



 Betty Peters, Grantor

STATE OF INDIANA)
)SS:
 COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, this 27 day of February, 2024, Betty Peters acknowledged the execution of the foregoing or attached Transfer on Death Deed as her voluntary act for the purposes stated therein.

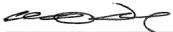
FILED

Feb 28 2024 SLG
 PEGGY HOLINGA-KATONA
 LAKE COUNTY AUDITOR


 Notary Public
 George S. Brasovan



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.



 George S. Brasovan

No Sales Disclosure Needed
 Feb 28 2024
 By: JD

Office of the Lake County Assessor

CTIC has made an accommodation recording of the instrument

THIS INSTRUMENT PREPARED BY:
 George S. Brasovan, Attorney at Law
 LAW OFFICE OF GEORGE S. BRASOVAN, P.C.
 2256 W. 93rd Ave., Merrillville, Indiana 46410; (219) 769-9500

NOT AN OFFICIAL DOCUMENT

LEGAL DESCRIPTION
PEBBLE BROOKS TOWNHOMES
TRACT 17 OF PHASE 2

Exhibit A

PARCEL 621 OF TRACT 17 (621 W. 94th Court)

DESCRIPTION: Part of Tract 17 in PHASE TWO of PEBBLE BROOKS, a Planned Unit Development in Crown Point, Indiana, as shown in Plat Book 072, Page 36 in the Office of the Recorder of Lake County, Indiana, which part of said Tract 17 is described as follows: Beginning at the Southeast corner of said Tract; thence North 86° 14' 50" West, along the South line of said Tract, 45.00 feet; thence North 03° 45' 10" East, parallel with the East line of said Tract, 86.03 feet to a point on the curved Northerly line of said Tract; thence Easterly, along said Northerly line, on a curve concave to the North and having a radius of 220.0 feet, an arc distance of 46.07 feet to the Northeast corner of said Tract 17; thence South 03° 45' 10" West, along the Easterly line of said Tract, 95.48 feet to the point of beginning.

Commonly known as: 621 W. 94th Court, Crown Point, Indiana 46307

Exhibit B

DRIVEWAY EASEMENT (Crosses part of Parcel 623, Tract 17)

DESCRIPTION: Part of Tract 17 in PHASE TWO of PEBBLE BROOKS, a Planned Unit Development in Crown Point, Indiana, as shown in Plat Book 072, Page 36 in the Office of the Recorder of Lake County, Indiana, which part of said Tract 17 is described as follows: Commencing at the Southeast corner of said Tract; thence North 86° 14' 50" West, along the South line of said Tract, 45.00 feet; thence North 03° 45' 10" East, parallel with the East line of said Tract, 86.03 feet to a point on the curved Northerly line of said Tract, which point is the true point of beginning; thence South 03° 45' 10" West, back along the last course and parallel with the East line of said Tract, 28.0 feet; thence Westerly, at right angles from the last described line, 3.0 feet; thence Northerly to a point on the curved Northerly line of said Tract 17 which is 12.0 feet Westerly of the point of beginning; thence Easterly, along said curved Northerly line, 12.0 feet to the point of beginning.