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Mail Tax Bills To:

Parcel No.: 45-13-05-380-012.000-018

Joseph A. Merlini & Mary Ann Nowlan
634 Hidden Oak Trail 2B
Hobart, IN 46342

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that **Joseph A. Merlini & Mary Ann Nowlan**, Joint Tenants with Right of Survivorship ("Grantor"), of Hobart, Lake County in the State of Indiana, quitclaims and conveys to, **Joseph A. Merlini & Mary Ann Nowlan** as Joint Tenants with Right of Survivorship (hereinafter "Grantee"), Transfer on Death ("TOD") of the last Grantee to die pursuant to the Indiana Transfer on Death Property Act (IC 32-17-14) to **Jillian L. Schultz** (the "Primary Beneficiary"), the following described real estate in Lake County, in the State of Indiana, to-wit:

APARTMENT UNIT NUMBER 2B, 634 HIDDEN OAK TRAIL, IN BARRINGTON WOODS CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, AS CREATED BY A CERTAIN DECLARATION RECORDED OCTOBER 11, 1994, AS DOCUMENT NO. 94070058, AND ALSO FILED IN PLAT BOOK 77 PAGE 44 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON AND LIMITED COMMON AREAS AND FACILITIES APPURTENANT THERETO.

Commonly Known as: 634 Hidden Oak Trail 2B
Hobart, IN 46342

Parcel ID Number: 45-13-05-380-012.000-018

The Grantor hereby revokes any and all prior Transfer on Death Deeds and TOD conveyances with regard to the above-described real estate. The same are now void and of no consequence.

If the Primary Beneficiary does not survive the Grantee, then TOD such Primary Beneficiary's share to such Primary Beneficiary's Lineal Descendants Per Stirpes ("LDPS") as defined by the Indiana Transfer on Death Property Act.

[Signature Page Follows]



FILED

MAR 22 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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8631
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NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, the Grantor has executed this Transfer on Death Deed this 21st day of March 2024.

Signature: Joseph A. Merlini
Joseph A. Merlini

Signature: Mary Ann Nowlan
Mary Ann Nowlan

SALES DISCLOSURE EXEMPT: Transfer on Death

STATE OF INDIANA)
) SS:
COUNTY OF PORTER)

Before me, a Notary Public, on the date set forth below, personally appeared **Joseph A. Merlini & Mary Ann Nowlan**, Grantor herein, who acknowledged the execution of the foregoing TRANSFER ON DEATH DEED as the Grantor's free and voluntary act.

GIVEN under my hand and notarial seal this 21st day of March 2024.

[Seal]



Connie L. Bauswell

CONNIE L. BAUSWELL, NOTARY PUBLIC
Commission number: NP0646288
My commission expires: 08/25/2029
I reside in Porter 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.

/s/ Connie L. Bauswell

THIS INSTRUMENT PREPARED BY: Connie L Bauswell, Esq.
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Valparaiso, Indiana 46383
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E-Mail: Connie@ConnieBauswell.com