

NOT AN OFFICIAL DOCUMENT

TRANSFER ON DEATH DEED

James H. Westerfield and Kamala Westerfield, Husband and Wife (collectively and separately "Owner(s)") TRANSFER ON OWNERS' DEATH for NO CONSIDERATION, to James H. Westerfield and Kamala Westerfield, Husband and Wife, TOD to Matthew James Westerfield, Connor Kelly Westerfield, and Merrick Spencer Westerfield, as Tenants In Common (collectively and separately "Primary Beneficiary") any interest Owner owns at Owner's death in the following described real estate:

THE NORTH 125 FEET OF THE SOUTH 1305 FEET OF THE EAST 10 ACRES OF THE WEST 40 ACRES OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, EXCEPT THE WEST 1294.96 FEET THEREOF BY PARALLEL LINES, IN THE TOWN OF ST. JOHN, LAKE COUNTY, INDIANA.

Parcel No.: 45-11-29-377-001.000-035

Commonly known as: 9125 Kardel Dr., St. John, IN 46373

If a Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on Owner's death to that predeceased Primary Beneficiary shall

(a) be distributed to the predeceased Primary Beneficiary's LDPS.

If a Contingent Beneficiary whose interest is contingent to that of the predeceased Primary Beneficiary shall not survive the Owner, or is not in existence when Owner dies, then the interest transferred on death to that predeceased Contingent Beneficiary shall

(a) be distributed to the predeceased Contingent Beneficiary's LDPS.

Dated March 21, 2024


JAMES H. WESTERFIELD

Dated 3/21/24


KAMALA WESTERFIELD

FILED

MAR 28 2024

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-009699

8:54 AM 2024 Mar 28

25.
OK 5244


NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA, COUNTY OF Lake, SS:

Before me, a notary public in and for said county and state residing in Lake County, Indiana, personally appeared James H. Westerfield and Kamala Westerfield, and acknowledged the execution of the foregoing document.

Witness my hand and notary seal this 24 day of March, 2024.

Carol E. Berwanger
Notary Public

County of Lake

My Commission Expires: 1/2/2026



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.

R. BRIAN WOODWARD
R. BRIAN WOODWARD

OWNER'S ADDRESS: _____

BENEFICIARY'S ADDRESS: _____

MAIL TAX STATEMENTS TO: _____

THIS INSTRUMENT WAS PREPARED BY: R. BRIAN WOODWARD, WOODWARD LAW OFFICES, LLP, 200 E. 90TH DRIVE, MERRILLVILLE, INDIANA 46410, PHONE: (219) 736-9990 AT THE SPECIFIC REQUEST OF OWNER OR BENEFICIARY AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FRO ANY ERRORS, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT OR BENEFICIARY'S ACCEPTANCE.