

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2024-009756

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

11:38 AM 2024 Mar 28

Grantors Address  
Mail Tax Bills To:  
3914 W 161ST AVE  
Lowell, IN 46356

Parcel No.: 45-20-07-176-004.000-007

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## TRANSFER ON DEATH DEED

I, **RONNIE JO VITOUX** and **TINA L. VITOUX**, as husband and wife, of LAKE County, Indiana (GRANTORS) **TRANSFERS ON DEATH** to **MICHAEL R. VITOUX** and **CYNTHIA A. OMOVUDU** (primary beneficiaries), for valid consideration, the following described real estate in LAKE County, Indiana to wit:

[SEE LEGAL DESCRIPTION ATTACHED]

Commonly known as: 3914 W 161ST AVE, Lowell, IN 46356

If Beneficiary does not survive the Owner, then the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's lineal descendants per stirpes ("LDPS").

IN WITNESS WHEREOF, said **RONNIE JO VITOUX** and **TINA L. VITOUX** has hereunto set their hands and seals this 23<sup>rd</sup> day of February 2024.

*Ronnie Jo Vitoux*  
\_\_\_\_\_  
RONNIE JO VITOUX, Grantor

*Tina L. Vitoux*  
\_\_\_\_\_  
TINA L. VITOUX, Grantor

*Brett R. Galvan*  
\_\_\_\_\_  
Brett R. Galvan, Witness

**FILED**

MAR 28 2024

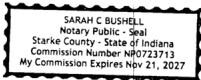
PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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STATE OF INDIANA, COUNTY OF PORTER, SS:

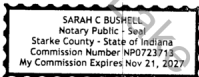
I, Sarah C. Bushell a Notary Public in and for said County and State do hereby certify that RONNIE J. VITOUX and TINA L. VITOUX , personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act, for the uses and purposes therein set forth, including the transfer of title, as therein set forth. Given under my hand and official seal this 23rd day of FEBRUARY 2024.



*Sarah C. Bushell*  
Sarah C. Bushell, Notary Public  
Resident of Starke County, Indiana  
My Commission Expires: 11/21/2027

STATE OF INDIANA, COUNTY OF PORTER, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd day of FEBRUARY 2024, personally appeared BRETT R. GALVAN, as *Witness* and acknowledged the execution of the foregoing Transfer on Death Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.



*Sarah C. Bushell*  
Sarah C. Bushell, Notary Public  
Resident of Starke County, Indiana  
My Commission Expires: 11/21/2027

*I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.*

Signature of Authorized Agent: */s/ Brett R. Galvan*  
Brett R. Galvan

This document was prepared by Brett R. Galvan, Galvan Law - PO BOX 444, 121 N. Main Street, Hebron, Indiana, 46341 (219) 996.7755

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## EXHIBIT "A"

### LEGAL DESCRIPTION

Part of the Southeast quarter of the Northwest quarter of Section 7, Township 33 North, Range 8, West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Beginning at the Southeast corner of said Southeast quarter of the Northwest quarter; thence North along the East line of said Southeast quarter of the Northwest quarter a distance of 288 feet; thence West parallel with the South line of said Southeast quarter of the Northwest quarter a distance of 102 feet; thence South a distance of 148 feet; thence West a distance of 59 feet; thence South a distance of 140 feet to the South line of said Southeast quarter of the Northwest quarter; thence East along said South line a distance of 161 feet to the point of beginning, in Lake County Indiana.

Property: 3914 West 161<sup>st</sup> Avenue, Lowell, Indiana  
P.I.N.#: 02-03-0046-0056 and 02-03-0046-0070  
Parcel No.: 45-20-07-176-004.000-007

County of Lake County Recorder