

**FILED**

Apr 02 2024 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

**AFFIDAVIT OF BENEFICIARY ON TRANSFER ON DEATH DEED**

Come now Affiants, herein LINDA KEITH, ELAINE GOODMAN and MICHAEL A. BATKA, and after being first duly sworn upon their oath, depose and says as follows:

1. That MICHAEL R. BATKA died a resident of Lake County, Indiana, on June 6, 2022.
2. That MICHAEL R. BATKA executed and recorded on April 19, 2018, a *Transfer on Death Deed* with the Lake County Recorder's Office, as Document No. 2018 024605 for the property legally described as follows, namely:

Part of Tract 15 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 15 is described as follows: Beginning at the Southeast corner of said Tract 15; thence North 12°05'30" West, along the East line of said Tract 40.92 feet; thence South 77°54'30" West parallel with the South line of said Tract, 86.96 feet to a point on the curved Westerly line of said Tract 15; thence Southerly, along said curved Westerly line, being a curve concave to the West and having a radius of 53.0 feet, an arc distance of 23.23 feet to the Southwest corner of said Tract 15; thence South 55°56'10" East, along the Southwesterly line of said Tract, 30.00 feet to a Point of reflection; thence North 77°54'30" East, along the South line of said Tract, 78.97 feet to the Point of Beginning.

*Commonly known as:* 602 West 94<sup>th</sup> Court, Crown Point, IN 46307.

*Parcel Number:* 45-12-33-207-014.000-029

3. That LINDA KEITH, ELAINE GOODMAN, and MICHAEL A. BATKA are the designated beneficiaries in the *Transfer on Death Deed*, that they survived MICHAEL R. BATKA, and that all tax bills should be sent to 602 West 94<sup>th</sup> Court, Crown Point, IN 46307.
4. That there are no designated beneficiaries that did not survive MICHAEL R. BATKA.
5. That Affiants make this Affidavit to induce the proper governmental authorities of Lake County, Indiana, to remove MICHAEL R. BATKA from the chain of title to the Real Estate, and to place LINDA KEITH, ELAINE GOODMAN and MICHAEL A. BATKA, as Tenants in Common, each as to an undivided one-third (1/3) interest, as the fee simple owners of the property, all pursuant to I.C. §32-17-14-26(b)(20).

# NOT AN OFFICIAL DOCUMENT

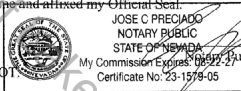
FURTHER YOUR AFFIANT SAYETH NOT.

Dated this 15 day of March, 2024.

Elaine Goodman  
ELAINE GOODMAN

STATE OF NEVADA )  
) SS:  
COUNTY OF Douglas )

Before me, the undersigned, a Notary Public in and for said County and State, this 15<sup>th</sup> day of March, 2024, personally appeared ELAINE GOODMAN, who acknowledged the execution of the foregoing Affidavit. In Witness Whereof, I have hereunto subscribed my name and affixed my Official Seal.



FURTHER YOUR AFFIANT SAYETH NOT.

Dated this 2 day of April, 2024.

Michael A. Batka  
MICHAEL A. BATKA  
Linda Keith  
LINDA KEITH

STATE OF INDIANA )  
) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of Apr. 1, 2024, personally appeared LINDA KEITH and MICHAEL A. BATKA, who acknowledged the execution of the foregoing Affidavit. In Witness Whereof, we have hereunto subscribed my name and affixed my Official Seal.

David M. Ausgen  
Notary Public

*I, David M. Ausgen, 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 and this document was prepared by David M. Ausgen, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.*

Grantee's Address and Mail Tax Bills To: 602 West 94<sup>th</sup> Court, Crown Point, IN 46307.

