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GINA PIMENTEL
RECORDER

2024-013980

STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

11:54 AM 2024 May 21

TRANSFER-ON-DEATH DEED

(Authorized under Ind. Code § 32-17-14-11)

THIS INDENTURE WITNESSETH THAT George J Germek and Eileen M Germek, husband and wife, with an address of 2404 Flat Rock Rd, Dyer, Indiana 46311 (collectively, the "Owners"), quitclaim unto

<u>Name</u>	<u>Address</u>
George Joshua Germek	8939 Cottage Grove Pl Highland, Indiana 46322
Meghan A Germek	2404 Flat Rock Rd Dyer, Indiana 46311

(the "Designated Beneficiaries"), effective on the death of the last Owner to die, all of Owners' right, title, interest, and claim in or to the real property located in Lake County, Indiana, described as follows (the "Property"):

LOT FORTY THREE(43), PINWOOD ESTATES ADDITION, UNIT ONE(1), TO THE TOWN OF DYER, AS RECORDED IN PLAT BOOK 48, PAGE 98, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA

Tax Parcel Number: 45-11-18-155-013.000-034

Property Address: 2404 FLAT ROCK RD, DYER, IN 46311

If a Designated Beneficiary predeceases the Owners, is treated under the inheritance laws of the State of Indiana as having predeceased the Owners, or is otherwise not legally in existence

FILED

MAY 21 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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Cash
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at the time of the Owners' death, that Designated Beneficiary's interest will pass to the remaining Designated Beneficiary.

If, on the death of the last of the Owners to die, this Transfer-on-Death Deed transfers the Property to more than one natural person, all natural persons who are Designated Beneficiaries will hold title as joint tenants with right of survivorship.

If, on the death of the last of the Owners to die, there is no Designated Beneficiary named or identified by class in this Transfer-on-Death Deed who survives the Owners or is legally in existence, this Transfer-on-Death Deed will be null and void and will be treated as though it had never been made.

By signing this Transfer-on-Death Deed, Owners quit claim whatever interest Owners may have in the Property to the beneficiary or beneficiaries described in this Transfer-on-Death Deed without express or implied warranty.

This Transfer-on-Death Deed creates a "transfer on death transfer" pursuant to the Indiana Transfer on Death Property Act, as amended, to transfer owners interest in real property to one or more beneficiaries effective upon the death of the owners. Any Designated Beneficiary to whom the Property is to be transferred under this Transfer-on-Death Deed is intended to qualify as a "beneficiary" for purposes of the Indiana Transfer on Death Property Act.

Signed by the Owners, George J Germek and Eileen M Germek, on MAY

21st, 2024.


George J Germek

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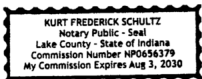
Eileen M. Germek
Eileen M Germek

STATE OF INDIANA
CITY/COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared George J Germek who, being first duly sworn, acknowledged the execution of the foregoing Transfer-on-Death Deed and stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 21ST day of MAY, 2024.

[SEAL]



Kurt Frederick Schultz
NOTARY PUBLIC
Notary Public, Printed: KURT FREDERICK SCHULTZ
County of Residence: LAKE
My Commission Expires: August 3, 2030

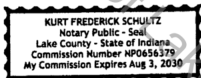
NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA
CITY/COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Eileen M Germek who, being first duly sworn, acknowledged the execution of the foregoing Transfer-on-Death Deed and stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 2nd day of May, 2024.

[SEAL]





NOTARY PUBLIC

Notary Public, Printed: KURT FREDERICK SCHULTZ
County of Residence: LAKE
My Commission Expires: August 3, 2030

PREPARED BY:
George J Germek
2404 Flat Rock Rd
Dyer, Indiana 46311

**RETURN RECORDED DEED AND TAX
STATEMENTS TO:**
George J Germek
2404 Flat Rock Rd
Dyer, Indiana 46311

This instrument is prepared by George J Germek, 2404 Flat Rock Rd, Dyer, Indiana 46311, who makes the following statement: I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.
George J Germek