

2/25/2024 1:27 PM  
01/01/2024  
TIME LEFT: 25:00  
BY: JAS  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
CLERK OF SUPERIOR COURT  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

FILED

Aug 01 2024 BDD  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

PARCEL NUMBER: 45-19-18-400-024.000-037

This Indenture Witnesseth that JAMES WOESSNER and ROSA WOESSNER (Grantors), as a gift and for no consideration, convey and warrant to JAMES WOESSNER and ROSA WOESSNER (Grantees), Transfer on Death to JAMIE WOESSNER and TERRA ORSAG (Primary Beneficiaries), as tenants-in-common and not as joint tenants with the right of survivorship, any interest JAMES WOESSNER and ROSA WOESSNER own in the following described real estate in Lake County, Indiana:

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2<sup>ND</sup> PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

Commonly Known As: 13000 W 173rd Avenue Lowell, Indiana 46356

If a Primary Beneficiary does not survive both Grantors, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's lineal descendants per stirpes as defined by the Transfer on Death Property Act for Indiana.

In Witness Whereof, JAMES WOESSNER and ROSA WOESSNER have executed this instrument this 30th day of July 2024.

*James Woessner*  
\_\_\_\_\_  
JAMES WOESSNER

*Rosa Woessner*  
\_\_\_\_\_  
ROSA WOESSNER

ACKNOWLEDGMENT

STATE OF INDIANA )  
                                  ) ss:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, on this 30th day of July 2024 personally appeared James Woessner and Rosa Woessner, who acknowledged the execution of the foregoing instrument as his or her voluntary act, and who, having been duly sworn, stated that any representations therein are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.



*Jamey A. Glynn*  
\_\_\_\_\_  
Jamey A. Glynn, Notary Public  
Resident of Lake County, Indiana

# NOT AN OFFICIAL DOCUMENT

*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.* \_\_\_\_\_ *Jamey Glynn, Attorney at Law*

SEND TAX BILLS TO: Grantees

GRANTEE MAILING ADDRESS: James Woessner and Rosa Woessner 13000 W. 173rd Avenue, Lowell, Indiana 46356

THIS INSTRUMENT PREPARED BY: **Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112**, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.

Property of Lake County Recorder