## NOT AN OFFICIAL DOCUMENT

RETURN TO: Grantee's Address and Mail Tax Bills to: Frank Kotas and Lauren Kotas 13371 Patterson Rd., Cedar Lake. IN 46303

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

2024-028850

1:12 PM 2024 Sep 25

## TRANSFER ON DEATH DEED

This Indenture Witness That FRANK KOTAS and LAUREN KOTAS, Husband and Wife, (GRANTORS), **TRANSFER ON THE SURVIVOR'S DEATH** to Trustee, KOTAS TRUST DATED AUGUST 18, 2023 (GRANTEE), for no consideration, the following real estate in Lake County, Indiana:

LOT I AUSTGEN ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 80, PAGE 3, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: Parcel Number: 13371 Patterson Rd., Cedar Lake, IN 46303

45-15-29-127-001.000-013

<u>Subject to:</u> all easements, conditions, restrictions, covenants, fimitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, as well as all taxes and assessments payable in 2024 and taxes for all subsequent years.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

SEP 25 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR



## NOT AN OFFICIAL DOCUMENT

FRANK KOTAS		Lauren Kotas
STATE OF INDIANA	) ) SS:	
COUNTY OF PORTER	)	

On June 21, 2024, before me, a Notary Public in and for said County and State, personally appeared Frank Kotas and Lauren Kotas, who acknowledged the execution of the foregoing Transfer on Death Deed and stated that the representations in said conveyance are true.

IN WITNESS WHEREOF, I have subscribed my name and affixed by official seal.



Dated June 21, 2024.

Robert G. Skadberg, Jr., Notary Public My commission expires: May 3, 2027 I reside in Porter County, Indiana

This instrument was prepared by Robert G. Skadberg, Jr., Carr Skadberg, 57 Michigan Ave., #101, Valparaiso, Indiana 46383 (219) 230-3600.

The legal description and stated owners contained in this document were supplied to the preparer, who is not responsible for the correctness of such information. This prepared instrument is not a statement or abstract by the preparer as to the status of title. I affirm, under penalties of perjury, I have taken reasonable care to redact each Social Security number in this document, unless required by law. /Robert Skadberg (1)