

FILED
SEP 25 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

MAIL TAX BILLS TO:
Sharon R. Penix
10310 Arizona Street
Crown Point, Indiana 46307
Grantee's Address Above

GINA PIMENTEL
RECORDER

2024-028864

STATE OF INDIANA
LAKE COUNTY

3:01 PM 2024 Sep 25

RECORDED AS PRESENTED

TRANSFER ON DEATH DEED

This indenture witnesses that: SHARON ROSE PENIX (the "Owner"), of Lake County, Indiana, as Owner of an undivided one-half (1/2) interest, as Tenant in Common, Transfers and Quit Claims upon Death to GLORIA GENE MILLER (the "Primary Beneficiary"), For No Consideration, her undivided one-half (1/2) interest) in the following Real Estate in Lake County, Indiana:

The Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 24, Township 34 North, Range 9 West of the 2nd Principal Meridian, except that part thereof lying Northwesterly of a line drawn from a point on the North line 20 feet East of the Northwest corner thereof to a point on the West line thereof 20 feet South of said North line, also except the East 322.62 feet of the North 331.52 feet thereof, and also except the East 580.8 feet of the South 153 feet thereof, in Lake County, Indiana; and

The South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 24, Township 34 North, Range 9 West of the 2nd P.M., in Lake County, Indiana.

EXCEPTING THEREFROM:

Part of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 24, Township 34 North, Range 9 West of the Second Principal Meridian, situate in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southwest corner of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24; thence North 0°-17' East along the West line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24 a distance of 331.91 feet to the Northwest corner of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24; thence South 89°-08'-38" East along the North line of the South Half (S 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24 a distance of 160.22 feet to a point; thence South 0°-24'-26" West a distance of 331.87 feet to a point on the South line of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of said Section 24; thence North

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7809
RM

NOT AN OFFICIAL DOCUMENT

89°-09'-25" West along the South line of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of the Southeast Quarter (SE ¼) of said Section 24 a distance of 159.51 feet to the point of beginning of this description. Containing 1.22 acres of land, more less.

Commonly known as: 12918 Clark Street, Crown Point, Indiana 46307
Key No: 45-15-24-426-004.000-041

If the Primary Beneficiary does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed equally to **SHELBY L. REIRDEN, ELIZABETH R. LAMOTT, CORINA D. TRUSGNICH,** and **KELLY R. MILLER,** or equally to the survivors of them, as "Contingent Beneficiaries."

Subject To: all unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, and limitations contained in prior instruments of record, and for all building and zoning ordinances.

Dated: September 23, 2024

Sharon Rose Penix
SHARON ROSE PENIX

State of Indiana)
County of Lake)

Before me, the undersigned, a Notary Public in and for said County and State, on September 23, 2024, appeared **SHARON ROSE PENIX**, who acknowledged the execution of the foregoing Transfer of Death Deed.

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



Kent A. Jeffirs
Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307

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.

/s/ Kent A. Jeffirs
Kent A. Jeffirs