

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

2024-028866

STATE OF INDIANA  
LAKE COUNTY

3:01 PM 2024 Sep 25

RECORDED AS PRESENTED

### TRANSFER ON DEATH DEED

This indenture witnesses that: SHARON R. PENIX (the "Owner"), of Lake County, Indiana, Transfers and Quit Claims upon Death to GLORIA G. MILLER (the "Primary Beneficiary"), For No Consideration, the following Real Estate in Lake County, Indiana:

The North 396 feet of the Southeast Quarter of the Northwest Quarter of Section 1, Township 34 North, Range 8 West of the 2nd P.M. in Lake County, Indiana.

The Northeast Quarter of the Northwest Quarter of Section 1, Township 34 North, Range 8 West of the 2nd P.M., except the North 1164.0 feet thereof, containing 5.321 acres, more or less.

Commonly known as: 10310 Arizona Street, Crown Point, Indiana 46307  
Parcel No: 45-16-01-176-001.000-047  
45-16-01-126-009.000-047

If the Primary Beneficiary does not survive the Owner, all interest under this Transfer on Death Deed shall be distributed 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 R. PENIX

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7809  
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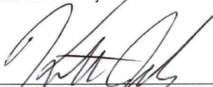
# NOT AN OFFICIAL DOCUMENT

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 R. 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.



  
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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