

2024 552466
09/25/2024 10:17 AM
TOTAL FEES: 25.00
BY: MA
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED

Sep 25 2024 EP
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

MAIL TAX BILLS TO: David B. Benson and Donna J. Benson, Grantees
GRANTEES' ADDRESS: 1358 Jacob Drive
Crown Point, IN 46307
PARCEL NO. 45-16-04-130-004.000-042

TRANSFER ON DEATH DEED

This indenture witnesseth that DAVID B. BENSON and DONNA J. BENSON, husband and wife ("Owners/Grantors"), of Lake County in the State of Indiana

Release(s) and quit claim(s) to DAVID B. BENSON and DONNA J. BENSON, husband and wife, Transfer on Death ("TOD") to KAYLA M. BENSON and KELLY J. BENSON ("Primary Beneficiaries"), in equal shares, as tenants-in-common and not as joint tenants with rights of survivorship

for no consideration, the following Real Estate in Lake County in the State of Indiana, to-wit:


Lot 4 in Center Creek Estates, Unit One, as per plat thereof, recorded in Plat Book 88 page 39, in the Office of the Recorder of Lake County, Indiana.

Subject to:


1. All easements, covenants, assessments and restrictions now of record.
2. All real estate taxes currently due and payable and all subsequent real estate taxes which become due and payable.

If a Primary Beneficiary does not survive both Owners/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 ("LDPS") as defined by the Transfer on Death Property Act for Indiana, and in the absence thereof, to the other Primary Beneficiary specifically named above, or to her LDPS, as defined by the Transfer on Death Property Act for Indiana.

Dated this 24th day of September, 2024.



DAVID B. BENSON



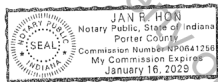
DONNA J. BENSON


SALES DISCLOSURE EXEMPT: NO CONSIDERATION

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 24th day of September, 2024, personally appeared DAVID B. BENSON and DONNA J. BENSON, husband and wife, and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.





Notary Public

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/Benjamin T. Ballou

This instrument prepared by:

Benjamin T. Ballou
Ballou Law, LLC
216 S. Main Street
Crown Point, Indiana 46307

24,054

Approved by Lake County Recorder