

2024-092537  
09/25/2024 01:48 PM  
TOTAL FEES: 27.00  
BY: JAS  
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: 190 Tamarack Dr., Hobart, Indiana 46342  
Property Address: 190 Tamarack Dr., Hobart, Indiana 46342  
Grantee's Address: 190 Tamarack Dr., Hobart, Indiana 46342  
Parcel No.: 45-13-05-351-023.000-018

### TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that **MARIANNE NOLAN** ("Grantor"), survivor of a tenancy by the entireties with, **JOHN P. NOLAN**, who died on October 12, 2020, in Lake County, transfers on Owner's death, to the **NICHOLAS A. PRINCIPE & MARIANNE NOLAN REVOCABLE TRUST** dated September 23, 2024, and any amendments thereto, ("Primary Beneficiary"), for no consideration and as a gift, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana, to-wit:

**Lot 9 in Unit 2 of Barrington Ridge, a planned unit development in the City of Hobart, as per plat thereof, recorded in Plat Book 75, page 62, in the Office of the Recorder of Lake County, Indiana.**

*More Commonly Known As: 190 Tamarack Dr., Hobart, Indiana 46342.*

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.

Grantor herein, **MARIANNE NOLAN**, does hereby certify that she is the surviving wife of **JOHN P. NOLAN**, who died a resident of Lake County, Indiana, on the 12<sup>th</sup> day of October, 2020; and that Grantor and **JOHN P. NOLAN** remained husband and wife from the date they acquired title to the real estate herein conveyed by deed dated July 1, 2014, and recorded on July 21, 2014, in the office of the Lake County Recorder as recording number 2014 042869, until the death of **JOHN P. NOLAN**.

IN WITNESS WHEREOF, the said **MARIANNE NOLAN**, has hereunto set her hand and seal, this **23** day of September, 2024.

  
\_\_\_\_\_  
**MARIANNE NOLAN**

SALES DISCLOSURE EXEMPT: GIFT

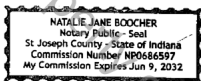
# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )

COUNTY OF LAKE ) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23 day of September, 2024, personally appeared **MARIANNE NOLAN**, who acknowledged the execution of the foregoing deed to be her voluntary act and deed.

WITNESS my hand and my seal this 23 day of September, 2024.



N. J. Boocher  
Signature, 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. NATALIE J. BOOCHER

**This instrument prepared by: Natalie J. Boocher, Attorney at Law, 511 E. Colfax Ave., South Bend, Indiana 46617. Attorney Identification No. 33965-71.**