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STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

8:38 AM 2024 Oct 23

Paul Tepavcevich 928 E. 13th Street Hobart, IN 46342

PARCEL NO. 45-09-31-179-001.000-018

STATE OF INDIANA	) ) SS:	IN RE: Annette Tepavcevich, DECEDENT
COUNTY OF LAKE	)	

TRANSFER ON DEATH AFFIDAVIT (Grantor of TOD Deed now Deceased)

Comes now PAUL TEPAVCEVICH, who being duly sworn upon oath states as follows:

- That I have personal knowledge of the assertions herein and my relationship to the decedents, Andrew Tepavcevich and Annette Tepavcevich, is a son.
  - 2. That Andrew Tepavcevich died June 25, 2023, a resident of Lake County, Indiana.
  - 3. That Annette Tepavcevich died May 7, 2024, a resident of Lake County, Indiana.
- 3. That prior to their demise, Andrew Tepavcevich and Annette Tepavcevich executed a Transfer on Death Deed on May 16, 2022, which was duly recorded on May 24, 2022 as Document Number 2022-017018 in the Office of the Lake County Recorder, Lake County, Indiana, as to the following property:

LOT 37, WILDWOOD ON THE LAKE, CITY OF HOBART, AS SHOWN IN PLAT BOOK 31, PAGE 44, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 921 W. 3rd Place, Hobart, IN 46342

4. That said transfer on death deed transferred title of the real estate described above to Paul Tepavcevich.

5. The surviving Transfer on Death beneficiary and his address is:

Paul Tepavcevich 928 E. 13<sup>th</sup> Street Hobart, IN 46342 OCT 22 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

6. That neither a subsequent deed of conveyance revoking, omitting, or changing the beneficiary designation nor an affidavit acknowledged or proved under IC 32-21-2-3 revoking or changing the beneficiary designation was recorded before the death of the Grantors pursuant to IC 32-17-14-16(j).

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- 7. That by reason of the deaths of Andrew Tepavcevich and Annette Tepavcevich, the real property commonly known as 921 W. 3<sup>rd</sup> Place, Hobart, Indiana, and herein legally described, was, by operation of law, transferred to the beneficiary, Paul Tepavcevich.
- 8. That Affiant makes this Affidavit for the sole purpose of informing proper authorities of the death of the Transfer on Death Deed Grantors, Andrew Tepavcevich and Annette Tepavcevich, and also for the purposes of perfecting the transfer of the real property to the transfer on death beneficiary, Paul Tepavcevich, in accordance with the terms of said Transfer on Death Deed and the Indiana Transfer on Death Property Act.

Deed and the indiana Transfer on Death Property Act.	
Affiant further sayeth not this 14th day of October, 20	024.
Paul Legrucen Paul Tepavcevich	
STATE OF INDIANA	
COUNTY OF LAKE )	
	. CT 1: 11



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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/ Morgan W. Gerolimos

Document Prepared By: Morgan W. Gerolimos, Attorney at Law, 333 East Summit Street, Crown Point, Indiana (219) 865-2285