NOT AN OFFICIAL PROCUMENT

STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED

1:49 PM

2024 Oct 23

Indiana Residential Real Property Transfer on Death Instrument

THE GRANTORS, THOMAS JAMES MILLER JR, of the City of Gary, County of Lake, State of Indiana, and JOHNNIE M. MILLER, of the City of Gary, County of Lake, State of Indiana husband and wife

pursuant to the Indiana Residential Real Property Transfer on Death Instrument Act, transfers at the time of their death, the following described Real Estate to:

TYNQA MILLER, of the City of Gary, State of Indiana, DEONDRICK MILLER, of the City of Gary, State of Indiana, and PAYIDN DOVE, of the City of Gary, State of Indiana, to be held in joint tenancy with the right to survivorship, the following legally described residential real estate.

Lot 10, Block 4, Aetna Manor Seventh Subdivision, in the City of Gary, as shown in Plat Book 33, page 44, in Lake County, Indiana.

EXCEPT any interest in the coal, oil, gas and other minerals underlying the land which have been heretofore conveyed or reserved in prior instrument(s) of record, and all rights and easements in favor of the estate of said coal, oil, gas and other minerals, if any stuated in Lake County, Indiana.

Property Address: 4531 East 13th Place Gary, Indiana 46403 Parcel or ID number: 001-25-41-0303-0010 Legal Description: Aetna Manor 7th Sub. All L. 10 Bl. 4

Subject to any easements, rights, grants or covenants of record;

SITUATED IN THE COUNTY OF LAKE, STATE OF INDIANA, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State, effective on the death of the Owner last to die.

AFFIX TRANSFER STAMP OR

Dated this 6th day of October 2024.

Johnnie M. Miller

Thomas James Miller Jr.

DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

OCT 23 2024

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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INDIANA RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT

OF

We, the undersigned witnesses, being first duly sworn on oath, respectfully depose and state as follows:

- I was present and saw Thomas James Miller Jr. and Johnnie M. Miller, sign the attached Indiana Residential Real Property Transfer on Death Instrument, consisting of two (2) pages, in the presence of each of the undersigned;
- The attached Indiana Residential Real Property Transfer on Death Instrument was attested by each of the undersigned witnesses and in the presence of Thomas James Miller Jr. and Johnnie M. Miller; and
- I believe that Thomas James Miller Jr. and Johnnie M. Miller are of sound mind and memory at the time of signing and acknowledging the attached Indiana Residential Real Property Transfer on Death Instrument.

WITNESS

WITNESS

SUBSCRIBED AND SWORN to before me this day of September 2024.

Prepared By: TyVion Dove 1243 Cass Street Gary, Indiana 46403

ROOSEVELT MONTELL DIXON, JR.
Notary Public - Seal
Lake County - State of Indiana
Commission Number N90-550635
My Commission Expires Jan 29, 2030
Notary Public



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State of Indiana))S:			
County of Lake		•		
I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Thomas James Miller Jr. and Johnnie M. Miller, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, scaled and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead.				
Given under my hand and		th day of October 2024.	///	Cara Maria
	975 OF 16	ī	Notary Public SOOSEVELT MONTELL DIXONE M. Notary Public - Seal Lake County - State of Indana Commission Number RVD650635 My Commission Expires Jan 25, 203	
Future Taxes to Grantee's OR to	s Address (x)	To I	Return this document to:	120000000000000000000000000000000000000
		COLIF	se in the County the property is Joga	
To be effective this instrument must be recorded at the County Courthouse in the County the property is located.				
"I AFFIRM, UNDER THE PENALTIES FOR				

PERJURY THAT I HAVE TAKEN REASON-ABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW." PREPARED BY: "PREPARED BY: "PRE