

FILED

Oct 22 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

TRANSFER ON DEATH DEED

PARCEL NUMBER: 45-19-11-151-001.000-007

This Indenture Witnesseth that DARLENE J. COOMER (Grantor), as a gift and for no consideration, conveys and warrants to DARLENE J. COOMER (Grantee), Transfer on Death to LILEE COOMER and JESSE COOMER (Primary Beneficiaries), as tenants-in-common and not as joint tenants with the right of survivorship, any interest DARLENE J. COOMER owns in the following described real estate in Lake County, Indiana:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE SOUTH 88 DEGREES, 38 MINUTES, 40 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 302.69 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE G.I. AND L. RAILROAD;

THENCE SOUTH 10 DEGREES, 54 MINUTES, 42 SECONDS EAST, ALONG SAID RAILROAD RIGHT OF WAY, A DISTANCE OF 313.65 FEET;

THENCE NORTH 88 DEGREES, 38 MINUTES, 40 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 362.08 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE NORTH 00 DEGREES, 00 MINUTES 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11;

THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 11, A DISTANCE OF 306.57 FEET TO THE PLACE OF BEGINNING.

Commonly Known As: 15901 Cline Avenue, Lowell, Indiana 46356

If a Primary Beneficiary does not survive Grantor, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's issue per stirpes. If a Primary Beneficiary does not leave any surviving issue, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the surviving Primary Beneficiary or their issue, per stirpes. If neither Primary Beneficiary survives Grantor nor leaves any issue surviving Grantor, then the interest of such deceased Primary Beneficiaries under this Transfer on Death Deed shall be distributed to my brothers, GREG NIEMAN and EDWARD NIEMAN, per stirpes.

In Witness Whereof, **DARLENE J. COOMER** executed this instrument this 22nd day of October 2024.


DARLENE J. COOMER

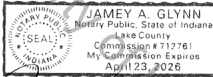
NOT AN OFFICIAL DOCUMENT

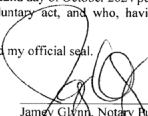
ACKNOWLEDGMENT

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

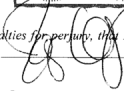
Before me, a Notary Public in and for said County and State, on this 22nd day of October 2024 personally appeared **Darlene J. Coomer**, who acknowledged and executed the foregoing deed as her voluntary act, and who, having been duly sworn, stated that any representations therein are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.





Jamey Glynn, Notary Public
Resident of Lake County, Indiana

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.  _____, Jamey Glynn, Attorney at Law

SEND TAX BILLS TO: Grantee

GRANTEE MAILING ADDRESS: Darlene J. Coomer, 15901 Cline Avenue, Lowell, Indiana 46356

THIS INSTRUMENT PREPARED BY: **Jamey Glynn, JOSTES & GLYNN, LLP, 13321 Wicker Avenue, Cedar Lake, Indiana 46303, (219) 232-6112**, at the specific request of the owner or the owner's representatives and is based solely on information supplied by one or more of those parties and without examination for accuracy. This preparer assumes no liability for any errors, inaccuracy or omissions in this instrument resulting from the information provided. The parties accept this disclaimer by the owner's execution of this document.