

# NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL  
RECORDER

2024-035487

STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

10:09 AM 2024 Dec 18

## MAIL TAX BILLS TO:

Brian V. Green  
Jean L. Green  
3935 S. Lakeshore Drive  
Crown Point, Indiana 46307  
Grantees' Address Above

## TRANSFER ON DEATH DEED

**BRIAN V. GREEN** and **JEAN L. GREEN**, Husband and Wife (the "Owners"), **Transfer and Quit Claim upon the Surviving Owner's Death**, to **JEREMY BAVIRSHA, JAKE BAVIRSHA, ZACHARY BAVIRSHA, AMANDA MOORE, MONICA HUBBARD,** and **KYLE GREEN**, (the "Primary Beneficiaries"), equally, as Tenants in Common, **For No Consideration**, the following Real Estate in Lake County, Indiana:

LOT NUMBERED EIGHT HUNDRED EIGHTY-NINE (889) IN LAKES OF THE FOUR SEASONS, UNIT 6, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 39 PAGE 12, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly Known As: 3935 S. Lakeshore Drive, Crown Point, Indiana 46307  
Key No: 45-17-16-404-011,000-044

If any Primary Beneficiary does not survive both Owners, his or her interest under this Transfer on Death Deed shall be distributed to his or her surviving issue by representation as "Contingent Beneficiaries," subject to the following condition. Any Contingent Beneficiary over the age of 25 years at time of distribution shall receive their share outright. However, the interest of any Contingent Beneficiary under the age of 25 years shall instead be distributed to the Trustee of the Testamentary Trust set forth under Article IX of the surviving Owner's Last Will and Testament dated December 6, 2024, both of which Owners' Wills are incorporated herein by reference, for their benefit. If the deceased Primary Beneficiary leaves no surviving issue, his or her interest under this Transfer on Death Deed shall be distributed equally to the surviving Primary Beneficiaries or to their surviving issue by representation, subject to the above trust provisions for any beneficiary under the age of 25 years.

Subject To: all unpaid real estate taxes and assessments for 2023 payable in 2024, and for all real estate taxes and assessments for all subsequent years.

Subject To: all easements, conditions, restrictions, covenants, and limitations contained in prior instruments of record, and for all building and zoning ordinances.

**FILED**


DEC 18 2024

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

25.00  
OK 7/11/24  
MA

# NOT AN OFFICIAL DOCUMENT

Dated: December 6, 2024

  
\_\_\_\_\_  
BRIAN V. GREEN

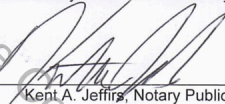
  
\_\_\_\_\_  
JEAN L. GREEN

State of Indiana )  
                          )  
County of Lake )

Before me, the undersigned, a Notary Public in and for said County and State, on December 6, 2024, appeared **BRIAN V. GREEN** and **JEAN L. GREEN**, who acknowledged the execution of the foregoing Transfer on Death Deed.

IN WITNESS WHEREOF, I have subscribed my name and affixed my official seal.



  
\_\_\_\_\_  
Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46307.

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.

Is/ Kent A. Jeffirs  
Kent A. Jeffirs