

NOT AN OFFICIAL DOCUMENT

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-035550

3:51 PM 2024 Dec 18

2 Parcel Number: 45-11-30-252-008.000-035

TRANSFER ON DEATH DEED

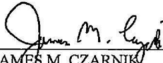
THIS INDENTURE WITNESSETH, that **James M. Czarnik and Dawn L. Czarnik**, Husband and Wife ("Owners"), of Lake County, Indiana, CONVEY and WARRANT to **James M. Czarnik and Dawn L. Czarnik**, Husband and Wife, TRANSFER ON THE SURVIVING OWNER'S DEATH ("TOD") to Jeffrey J. Czarnik (or his Successor) as Trustee of the Testamentary Trust created under Article V of the Surviving Owner's Last Will and Testament dated December 18, 2024 ("Primary Beneficiary"), for no monetary consideration, the following described real estate in Lake County, Indiana:

Lot 92 in Sun Meadows Unit 4, an Addition to the Town of St. John, as per plat thereof, recorded in Plat Book 69 page 49, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 8720 Verbena Court, St. John, Indiana 46373

If the Testamentary Trust created under Article V of the Surviving Owner's Last Will and Testament is considered by law to be nonexistent because all the Surviving Owner's children are over the age of twenty-five (25) at the time of the Surviving Owner's death, or for any other reason, then the interest of the Primary Beneficiary under this Transfer on Death Deed shall be distributed to the Owners' lineal descendants per stripes as "Contingent Beneficiaries."

IN WITNESS WHEREOF, Owners have caused this Transfer on Death Deed to be executed this 18th day of December, 2024.



JAMES M. CZARNIK



DAWN L. CZARNIK

FILED

DEC 18 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Cl. 25.
2025


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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, this 18th day of December, 2024, personally appeared **James M. Czarnik** and **Dawn L. Czarnik**, Husband and Wife, as Owners, and acknowledged the execution of the above and foregoing Transfer on Death Deed as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.



Laura L. Rybicki
LAURA L. RYBICKI, Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Laura L. Rybicki, Attorney No. 21389-45
LAURA L. RYBICKI, LLC
9495 Keilman, Suite 2B, St. John, Indiana 46373
Telephone: (219) 365-7766

**Grantees' Address
and Mail Tax Bills To:**
James and Dawn Czarnik
8720 Verbena Court
St. John, IN 46373

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/ Laura L. Rybicki