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STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

)SS: 2010 072495

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 DEC -8 AM 11:34

**AFFIDAVIT OF HEIRSHIP**

Janet F. Walter, having been first duly sworn upon her oath, alleges and affirms as follows:

1. Affiant, Janet F. Walter is the adult daughter of Georgia G. Oxford, who died on May 16, 1992 and at the time of her death, was a resident of Lake County, State of Indiana.
2. On September 7, 1983, Georgia G. Oxford executed her Last Will and Testament (a copy of which is attached hereto as "Exhibit A") devising the property at 6720 Marshall, Hammond, Indiana to Affiant, subject to the life estate of Millard C. Oxford, and Millard C. Oxford died on November 28, 1995 and was a resident of Lake County, State of Indiana on the date of his death.
3. The legal description of the subject property is:  
45-07-09-178-011,000-023  
Lot No. Two (2) of Premuda's Addition to Hammond, Lake County, Indiana, as the same appears of record in Plat Book 29, Page 82 in the Recorder's Office in said County.
4. The Last Will and Testament of Georgia G. Oxford was duly admitted to probate in the Lake Superior Court Room Two, East Chicago, Indiana under cause number 45D02-9206-ES-179, captioned "*The Estate of Georgia G. Oxford, Deceased*".
5. No taxes are due and owing on the subject property.
6. This Affidavit is made for the purposes of obtaining transfer of fee title to the Affiant, as heir, of the above-described property.

**FILED**

DEC 08 2010

EGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

FURTHER AFFIANT SAYETH NOT.

*Janet F. Walter*  
Janet F. Walter, Affiant

STATE OF NEW MEXICO )  
COUNTY OF BERNALILLO )

)SS:

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Janet F. Walter and acknowledged the execution of the foregoing Affidavit.

Witness my hand and seal this 29<sup>th</sup> day of November, 2010.

My Commission Expires:  
11-24-13

*Charles R. Thompson*  
Charles R. Thompson - Notary Public  
Resident of Bernalillo County

20<sup>00</sup>  
cash  
from com

005255

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# Last Will and Testament

Notarially Proven

JUN 30 1992

OF

GEORGIA G. OXFORD

*Paul E. Am...*  
NOTARIAL PUBLIC

I, GEORGIA G. OXFORD, a resident of 6720 Marshall Avenue, Hammond, Lake County, Indiana being of full age and sound and disposing mind and memory, do hereby make, publish, and declare this to be my Last Will and Testament, and I hereby revoke any and all Wills or other documents of a testamentary nature by me at any time heretofore made.

### ITEM I

I direct that all my just debts, all expenses of my last illness, funeral, and burial, all expenses of the administration of my estate, and all inheritance, estate and succession taxes, state and federal, imposed by reason of my death, and inclusion of property in my gross estate, be paid as soon as may be reasonably possible after my death, provided, however, that any such indebtedness which is secured by mortgage, and which is not due, may be continued and paid at maturity.

### ITEM II

I hereby give, devise and bequeath to my beloved daughter, JANET WALTER, the real estate and appurtenances commonly known as 6720 Marshall, Hammond, Indiana, and legally described as follows:

Lot No. Two (2) of Premuda's Addition to Hammond, Lake County, Indiana, as the same appears of record in Plat Book 29, Page 82 in the Recorder's Office in said County.

subject to the right of my husband, FRED C. OXFORD, to use and occupy during his lifetime said real estate, appurtenances, furniture and furnishings located thereon, which life estate I

(Initials of Witnesses)

MBE      me

*Georgia G. Oxford*  
GEORGIA G. OXFORD

BEST AVAILABLE COPY

hereby give, devise and bequeath to my said Husband, MILLARD C. OXFORD.

ITEM III

After the payment of all my debts and funeral expenses under Item I above, I hereby give, devise and bequeath all the rest, remainder and residue of my property, whether real, personal or mixed, of every kind and nature whatsoever and wheresoever situated to my beloved Husband, MILLARD C. OXFORD, if he survives me for a period of ninety (90) days or more. If not, my entire estate shall be passed, administered, and disposed of in accordance with the terms of this Last Will and Testament, as hereinafter set out.

ITEM IV

In the event my Husband, MILLARD C. OXFORD, and I die under circumstances in which there is no sufficient evidence that we have died otherwise than simultaneously, then my Husband, MILLARD C. OXFORD, shall be deemed to have predeceased me.

ITEM V

In the event my Husband, MILLARD C. OXFORD, predeceases me, or fails to survive me for ninety (90) days or more, I hereby give, devise and bequeath all the rest, remainder and residue of the property which I may own at the time of my death, real, personal or mixed, tangible and intangible, of whatsoever nature, and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, in fee, per stirpes, and in equal shares as follows:

- (a) My daughter, JANET WALTER, presently of 6915 McCook, Hammond, Indiana.
- (b) My Husband's son, WILLIAM H. OXFORD, presently of 1325 S. Ledford, Harrisburg, Illinois.
- (c) My Husband's daughter, MILDRED E. BALLARD, presently of 609 Sitze Drive, E. Alton, Illinois.
- (d) My Husband's daughter, FRANCIS J. WOMBLE, presently of 212 Castalleno Drive, Belleville, Illinois.

(Initials of Witnesses)

MBR

me

Georgia G. Oxford  
GEORGIA G. OXFORD

ITEM VI

I hereby appoint and nominate my Husband, MILLARD C. OXFORD, as Executor of this Last Will and Testament. If he shall fail or cease to act, I then appoint and nominate my daughter, JANET WALTER, as Executrix under this Last Will and Testament.

To the extent that a waiver is permitted by law (1) no bond, or if complete waiver is not permitted by law, the minimum bond allowed by law shall be required of any Executor, and (2) no surety or other security shall be required on the bond, if any, of any Executor.

ITEM VII

I give to any Executor, power without authorization by any Court to retain, sell at public or private sale, exchange, lease, mortgage, pledge, repair, maintain or insure for loss or liability any part or all of my estate, real or personal, for such prices and on such terms (even though commencing in the future or extended beyond the date of final distribution of my estate) as my Executor decides; to invest in stocks, bonds, mortgages, notes, or other property of any kind, real or personal; to borrow from any source; to make distribution of my estate wholly or partly in kind; to pay, settle or abandon claims in favor of or against my estate; and for such purposes to employ agents and custodians and to execute and deliver appropriate contracts, notes, deeds, mortgages, bills of sale, leases, or other documents.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my Last Will and Testament, consisting of four (4) typewritten pages, this 7th day of September, 1983.

Georgia G. Oxford  
GEORGIA G. OXFORD

(Initials of Witnesses)

MPR      mei

BEST AVAILABLE COPY

This instrument was on the day of the date thereof, signed, published and declared by the said GEORGIA G. OXFORD, to be her Last Will and Testament, in the presence of us, who at her request and in the presence of each other have subscribed our names hereto as witnesses.

Martell B. Royer  
MARTELL B. ROYER, Witness

6604 Kennedy Avenue  
Hammond, Indiana

Valerie E. Ivers  
VALERIE E. IVERS, Witness

7946 Gordon Place  
Highland, Indiana

#### ACKNOWLEDGMENT

Under the penalties of perjury, GEORGIA G. OXFORD, MARTELL B. ROYER, and VALERIE E. IVERS, the Testatrix and the Witnesses, respectively, whose names are signed to the foregoing Will, declare:

- (1) That the Testatrix executed the instrument as her Last Will and Testament.
- (2) That she executed the same in the presence of both Witnesses.
- (3) That she executed the same as her free and voluntary act for the purposes expressed herein.
- (4) That each of the witnesses, in the presence of the Testatrix and of each other, signed the Will as witnesses.
- (5) That the Testatrix was at that time of sound mind.
- (6) That, to the best of their knowledge, the Testatrix was, at the time thereof, 18 or more years of age.

Georgia G. Oxford  
GEORGIA G. OXFORD Testatrix

Martell B. Royer  
MARTELL B. ROYER Witness

Valerie E. Ivers  
VALERIE E. IVERS Witness