

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

IN THE LAKE SUPERIOR COURT
PROBATE DIVISION
CAUSE NO: 45D02-1306-EM-26

IN RE: THE MATTER OF)
THE ESTATE OF)
BARBARA JOHNSON, Deceased)

FILED IN)
CLERK'S OFFICE)
2013 JUL 2 PM 1 20)

HEREBY CERTIFY THIS TO BE A TRUE
AND EXACT COPY OF THE ORIGINAL.

Cathy L Coleman
Meridian Title

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

1. That the above-named decedent died testate on October 23, 2010, while domiciled in Lake County, and the Will of the decedent was probated and spread of record in the Lake Court Court on June 6, 2013 (attached hereto as Exhibit "A").

2. That forty-five (45) days have elapsed since the death of the decedent.

3. That no application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction, or is contemplated to be filed.

4. That the following named persons are the only heirs of the decedent are her: Daughter, Deborah J. Johnson, and her son, William R. Johnson.

5. That the value of the decedent gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000.00), as provided under IC § 29-1-8-3, the costs of expenses of administration and reasonable funeral expenses.

6. That among the decedent's probate assets is a parcel of real estate which was owned by the decedent as tenants in common with her daughter, Deborah J. Johnson. Said real estate located in Lake County, Indiana, more particularly described as follows:

Lot Forty-Seven (47), except the South 1/2 foot thereof and Lot Forty-Eight (48) (except vacated 8th Avenue) and the South 1/2 foot of vacated 8th Avenue, adjacent to Lot 48, Block Three (3), in Russell's 1st Addition to the city of Hammond, Indiana, as per plat thereof, recorded in Plat Book 11, page 31, in the Office of the recorder of Lake County, Indiana.

Commonly known as: 6403 Ohio Street, Hammond, Indiana.

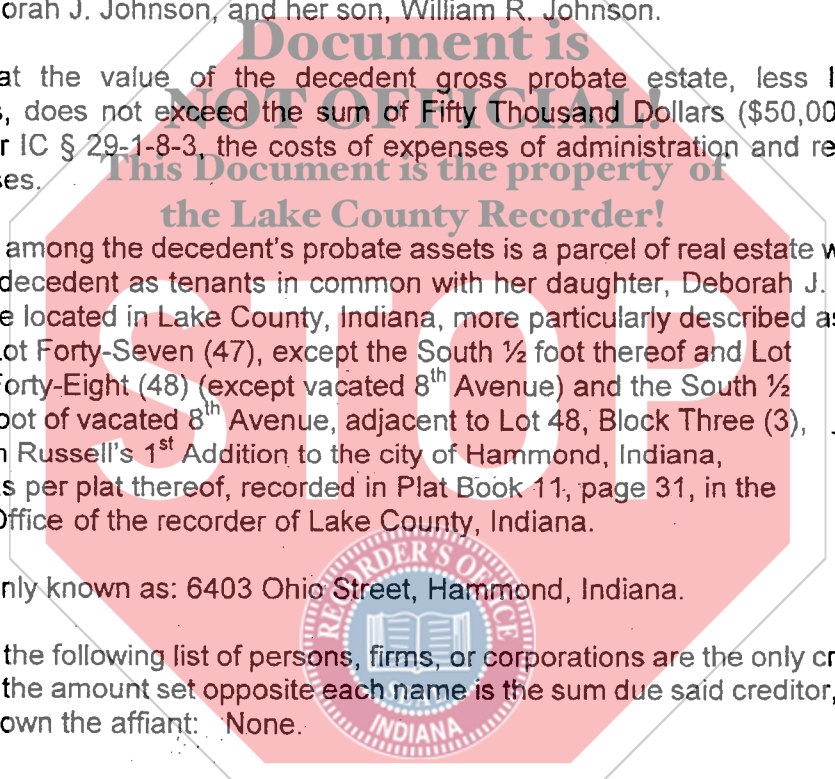
7. That the following list of persons, firms, or corporations are the only creditors of the estate and the amount set opposite each name is the sum due said creditor, so far as the same is known the affiant: None.

8. That the individual entitled to the real estate as a result of the decedent's death is Deborah J. Johnson, namely: Deborah Jean Johnson, daughter, 6403 Ohio Street, Hammond, Indiana.

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JUL 25 2013

PEGGY HOLINGAKATONA
LAKE COUNTY AUDITOR

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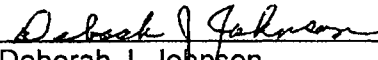
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①

9. That by reason of the above-stated matters, the affiant requests that the above-referenced real estate of Barbara Johnson, be transferred to Deborah J. Johnson in accord with the provisions of the decedent's Last Will and Testament, in accordance with the provisions of IC § 29-1-8-1, § 29-1-8-2, and §29-1-8-3.

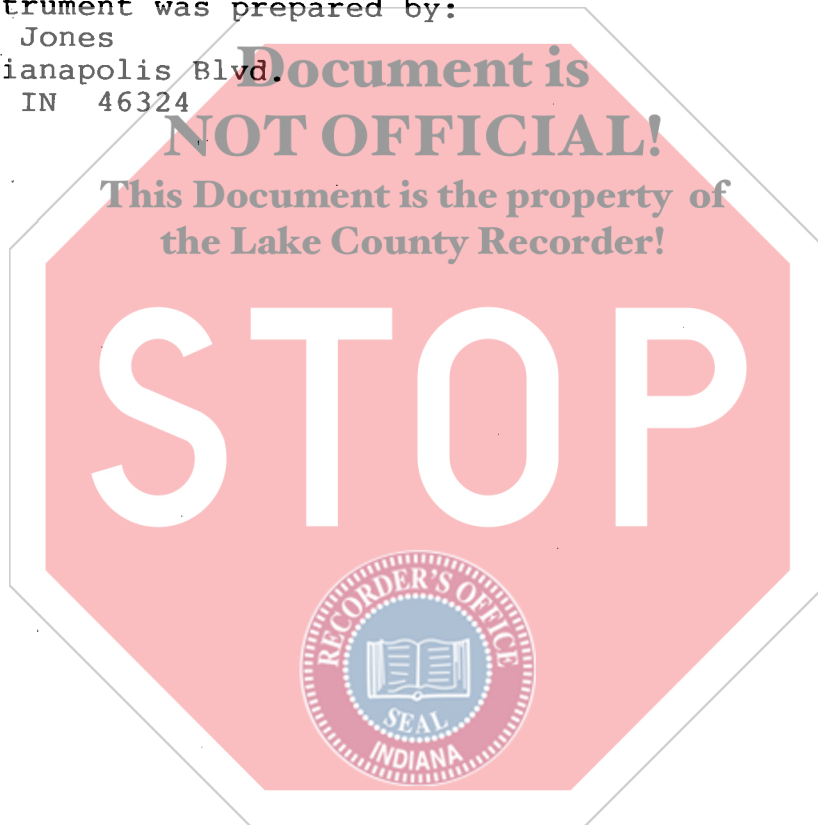
10. Each person's distributive share has been calculated as follows: 100% ownership to Deborah J. Johnson of the one half share of the real estate owned by Decedent. No other assets exist for distribution.


Deborah J. Johnson

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.


Wanda E. Jones

This instrument was prepared by:
Wanda E. Jones
7207 Indianapolis Blvd.
Hammond, IN 46324



Last Will and Testament

I Barbara Johnson of Hammond, Indiana, Lake County, being of sound mind and disposing memory, do make, publish and declare this to be my Last Will and Testament, and I hereby revoke all Wills and Codicils heretofore made by me.

ARTICLE I

I direct that my enforceable debts, expenses of my last illness, funeral, and administration expenses of my estate shall be paid my Personal Representative from the principal of my residuary estate.

I direct that all inheritance, estate, and succession taxes (including interest and penalties thereon) payable by reason of my death shall be paid out of and be charged generally against my residuary estate without reimbursement from any person.

My Personal Representative may, in his/her sole discretion, pay from my domiciliary estate all or any portion of the costs of ancillary administration and similar proceedings in other jurisdictions.


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ARTICLE II

I bequeath all my personal effects and household goods and the like not otherwise effectively disposed of, such as jewelry, clothing, furniture, furnishings, silver, books, pictures, etc. to my children who survive me for thirty (30) days in shares of substantially equal value to be divided as they agree, or if they fail to agree within five (5) months after my death, as my Personal Representative shall determine.

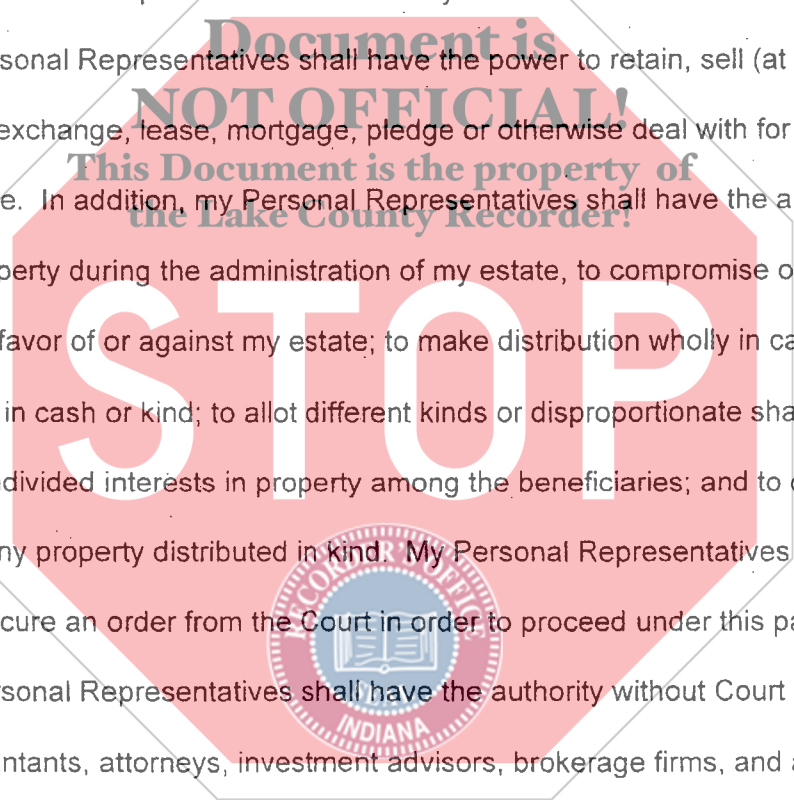
ARTICLE III

I hereby appoint my son, William Johnson, Jr. and my daughter Deborah Johnson as Personal Representatives of this my Last Will and Testament.

My Personal Representatives shall have the power to retain, sell (at public or private sale), exchange, lease, mortgage, pledge or otherwise deal with for any purpose all of my estate. In addition, my Personal Representatives shall have the authority to invest the property during the administration of my estate, to compromise or abandon any claims in favor of or against my estate; to make distribution wholly in cash or in kind, or partly in cash or kind; to allot different kinds or disproportionate shares of property or undivided interests in property among the beneficiaries; and to determine the value of any property distributed in kind. My Personal Representatives shall not be required to secure an order from the Court in order to proceed under this paragraph.

My Personal Representatives shall have the authority without Court order to employ accountants, attorneys, investment advisors, brokerage firms, and agents


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without discretionary powers to aid in the proper administration of my estate.

My Personal Representatives shall have the authority upon reviewing the tax laws in effect at the time of my demise, to make certain income and estate tax elections as (he/she) deems advisable. I also empower my Personal Representatives to disclaim and renounce any beneficial interest or power arising under any other will, trust, insurance policy, deed, contract, annuity or retirement account, without the necessity of obtaining a court order to do so (unless a court order is required to effectuate the disclaimer). Any decision made by my Personal Representatives with respect to the exercise of any tax election or disclaimer shall be binding and conclusive on all persons and beneficiaries of my estate.

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ARTICLE IV
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the Lake County Recorder!

I give, devise and bequeath my home at 6430 Ohio Avenue, Hammond, Indiana, to my daughter Deborah Johnson, if she survives me for thirty (30) days. In the event my daughter, Deborah Johnson, does not survive me by thirty (30) days, I give, devise and bequeath said home to my son, William Johnson, Jr.

ARTICLE V

No person named or referred to in this Will shall be deemed to have survived me unless he or she is living on the thirtieth (30th) day succeeding the day of my death.


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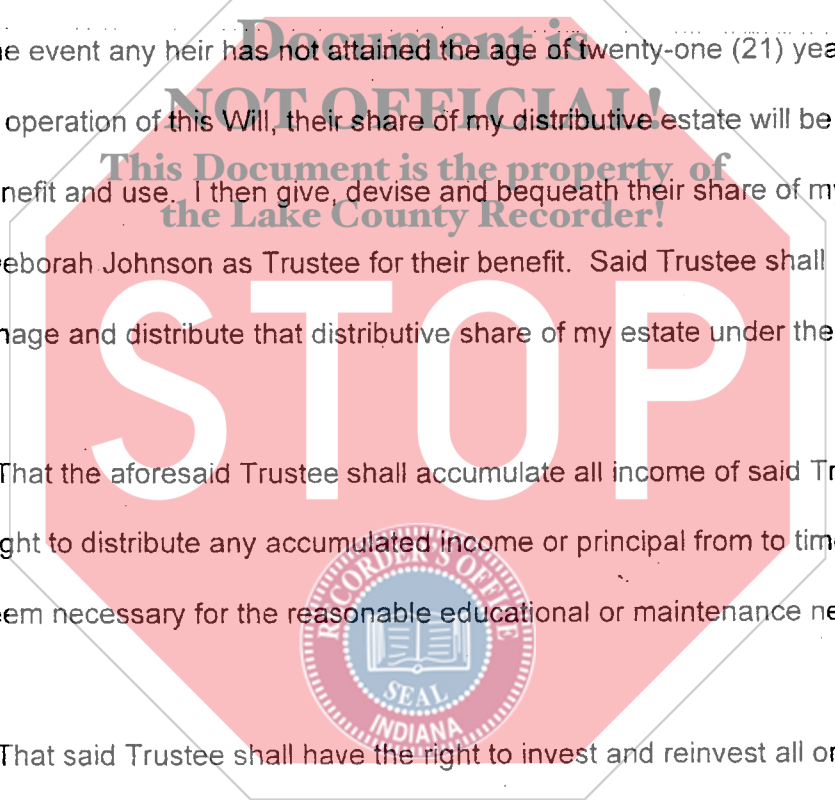
ARTICLE VI

All of the other property which I may own at the time of my death, whether real and personal, tangible or intangible, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this Will, and including all lapsed devises or other devises made by this Will which fail for any reason, but excluding any property over or concerning which I may have any power of appointment, comprises my residuary estate and I hereby give, devise and bequeath same in equal shares to my children: Deborah Johnson and William Johnson, Jr., per capita. In the event either fails to survive me for thirty (30) days, I hereby bequeath their share of my residuary estate to my grand-daughter, Jessica Johnson.

In the event any heir has not attained the age of twenty-one (21) years at the time of the operation of this Will, their share of my distributive estate will be held in trust for their benefit and use. I then give, devise and bequeath their share of my distributive estate to Deborah Johnson as Trustee for their benefit. Said Trustee shall retain, invest, manage and distribute that distributive share of my estate under the following provisions:

- A. That the aforesaid Trustee shall accumulate all income of said Trust but shall have the right to distribute any accumulated income or principal from to time if said Trustee deem necessary for the reasonable educational or maintenance needs of any child.
- B. That said Trustee shall have the right to invest and reinvest all or any portion


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of the trust estate and shall have the right to convert all or any portion thereof into cash, bonds, common and preferred stocks, mortgages of any other real estate, all in the exercise of its discretion; that it shall also have the right to hold, manage, lease, operate, care for and protect the trust estate, collect the income therefrom, all in accordance with its best judgment and discretion.

C. That said Trustee shall have full power and authority to sell and convey any and all of the trust property and any investments on credit, for such prices and upon such terms as it shall see fit, either for the purpose of reinvesting or for the purpose of carrying out and of the provisions of the trust, including the distribution of the trust estate and the purchase or purchases thereof shall not be obliged to see to the obligation of the purchase money.

D. That said Trustee shall also be fully authorized to employ such agents, accountants, auditors, depositories, attorneys and investment counsel as may be reasonable necessary in the management, investment counsel as may be reasonable necessary in the management, investment and protection of the trust estate. That Trustee shall be fully authorized to pay first out of the income and then out of the principal expenses of the trust estate and all taxes, assessments and charges thereon and to take and receive out of the income of the trust estate, and out of the principal thereof, if necessary, a fair and reasonable compensation for its services as Trustee. That the Trustee shall be fully authorized to do all such acts, execute all such instruments and papers, and to expend all such monies as in its discretion it may deem


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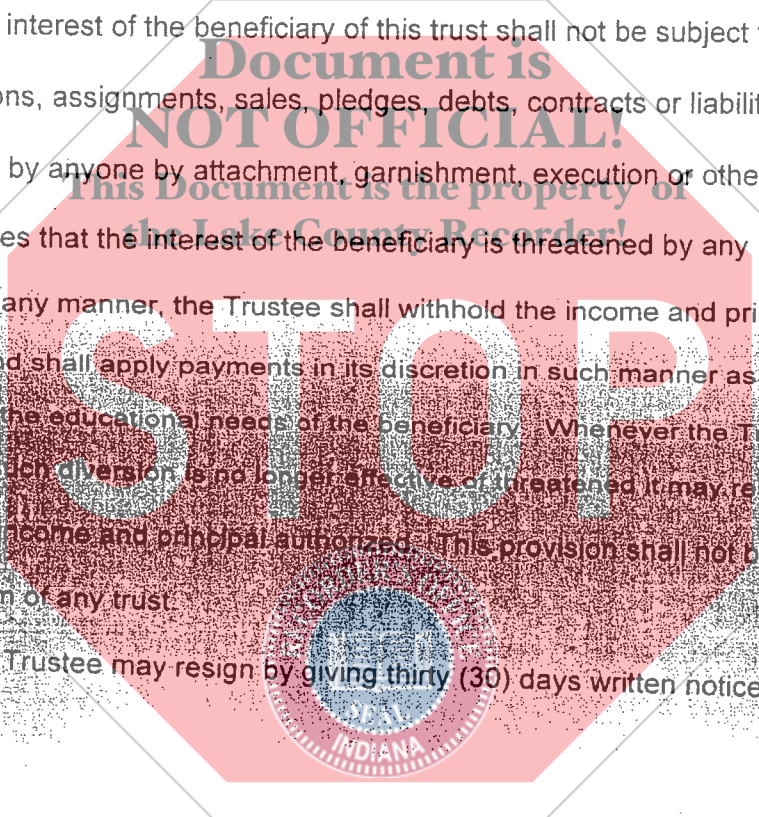
proper, necessary or advisable in executing the terms and provisions of said Trust, and to settle, adjust and compromise any claim or demand of any kind that may be brought or made against or by the Trustee.

E. That when each said child reaches the age of twenty-one (21) years that said child's respective trust shall terminate and the Trustee shall disburse the trust estate still remaining for such child on any and all accrued or undistributed income unto such child who shall receive in fee the respective interest of said child in the corporate and accrued interest of said trust. Notwithstanding any other provision hereof at the end of twenty-one (21) years after the death of the last to die of all of my descendants living at my death, the Trustee shall distribute each trust then held to the beneficiary thereof.

F. The interest of the beneficiary of this trust shall not be subject to or liable for any anticipations, assignments, sales, pledges, debts, contracts or liabilities of said beneficiary, or by anyone by attachment, garnishment, execution or otherwise. If the Trustee believes that the interest of the beneficiary is threatened by any individual or corporation in any manner, the Trustee shall withhold the income and principal for distribution and shall apply payments in its discretion in such manner as it believes contributes to the educational needs of the beneficiary. Whenever the Trustee is satisfied that such diversion is no longer effective or threatened it may resume the distribution of income and principal authorized. This provision shall not be construed to extend the term of any trust.

G. Any Trustee may resign by giving thirty (30) days written notice to the then


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living beneficiaries of the trust income. The Trustee's accounts may be approved at any time by the beneficiaries, or if they be incompetent, by their respective natural or appointed guardian, conservator or a relative, friend or other person with whom such beneficiary is residing, with the same effect as the approval of the accounts by a court of competent jurisdiction. Any notices given by the Trustee may be given to the beneficiaries of the income at such time or to an incompetent beneficiary's parent, guardian or conservator or to a relative, friend or other person with whom such beneficiary is residing.

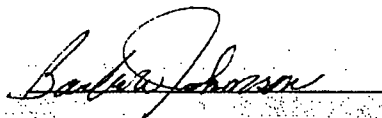
ARTICLE VII

In the event that any of the provisions of this Will shall be held invalid, the invalidity of such provision shall not affect any of the other provisions thereof, it being my intention that each of the provisions shall be independent of each of the others, so that all valid provisions shall be strictly enforced, regardless of the invalidity of any of the others.



DJ
INITIALS

IN TESTIMONY WHEREOF, I have subscribed my name to this my Last Will and Testament, consisting of five (5) typewritten pages, affixing my initials to each of the pages for better identification, all in the presence of the persons witnessing it at my request on this 29th day of ~~May~~ ^{July} at Highland, Indiana.



Barbara Johnson, Testatrix

The foregoing instrument, consisting of this and three (3) preceding typewritten pages was signed, published and declared by Barbara Johnson, the Testatrix to be her Last Will and Testament, in our presence. We then at her request and in (his/her) presence, and in the presence of each other, signed our names as witnesses to the same this 29th day of July, 2003.

Name	Address
<u>Wanda E Jones</u>	<u>2546 45th Street, Highland, IN</u>
<u>Theresa J Thompson</u>	<u>2546 45th St, Highland, IN</u>

Come now, Barbara Johnson, the Testatrix and Wanda E Jones and Theresa Thompson the subscribing witnesses herein, who hereby declare under the penalties of perjury that we have signed and executed the foregoing instrument designated as the Last Will and Testament of Barbara Johnson.


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INDIANA

- (1) That the Testatrix executed the instrument as her Will.
- (2) That, in the presence of both witnesses, the testatrix Signed and Acknowledged her signature;
- (3) That the Testatrix executed the Will as her free and voluntary act for the purposes expressed in it;
- (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 of sound mind; and
- (6) That to the best of their knowledge, the Testatrix was at the time eighteen (18) years or more of age.

All of which is attested to this 29th day of July, 2003.

Barbara Johnson Wanda E. Jones

Barbara Johnson

WITNESS OF
the Lake County Recorder

J. J. J.

WITNESS

