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MICHAEL B. BROWN
RECORDER

UNRESTRICTED GIFT AGREEMENT

This Unrestricted Gift Agreement ("Agreement") is made on this 12th day of May, 2014, by and between YVONNE AZCONA ("Donor") whose current address is 4613 E. Portola Valley Drive, Gilbert, Arizona 85297, and IRENE E. MARTIN ("Donee"), whose current address is 337 Marshall, Gary, Indiana, 46404.

In consideration of the mutual promises and covenants contained in this Agreement, Donor and Donee acknowledge and agree to the terms and provisions as further stated in this Agreement.

RECITALS

Donor is the fee simple owner of one parcel of residential real property, more particularly described as follows:

Legally Described As: Lot 7, in Block 16 in Resubdivision of Gary Land Company's Sixth Book Subdivision, City of Gary, as per plat thereof, recorded in Plat 14, page 21, in the office of the Recorder of Lake County, Indiana.

Commonly known as: 349 Marshall Street, Gary, IN 46404

Property Number: 45-08-05-177-012.000-004

Including a one story residential home located thereon, and all other appurtenances, rights, privileges, easements, and advantages belonging thereto

(referred to in this Agreement as "The Real Property").

The purpose of this Agreement is to evidence the gift made by Donor to Donee and to state the terms agreed upon among the parties regarding the costs and other issues concerning the transfer of real property in the State of Indiana. Donor and Donee agree and acknowledge that under no instance are the terms and provisions of this Agreement to be interpreted in such a way as to place any restriction by Donor on Donee's use of the Real Property once transferred to Donee by gift.

FILED

MAY 29 2014

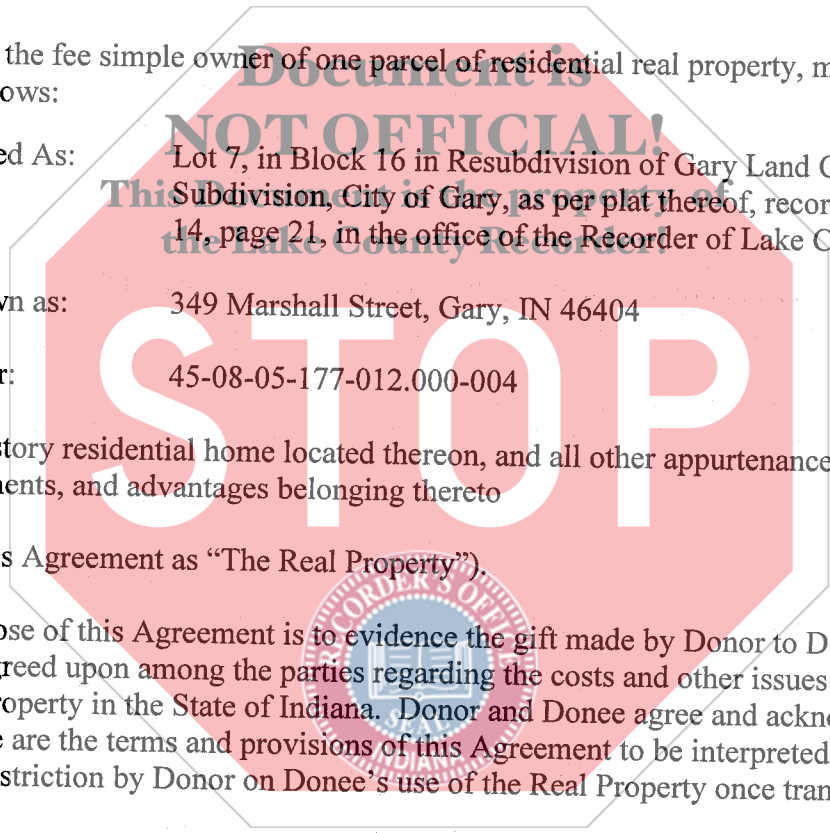
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Donor's Initials YR

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Donee's Representative Initials J.M.

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IN WITNESS WHEREOF, Donor and Donee have executed this Agreement to be effective as of the day and year first hereinabove written.

DONOR:
Yvonne Azcona

DONEE:
Irene E. Martin

Signature: *Yvonne Azcona*

Signature: X *Irene Martin*

Address: 4613 E. PORTOLA VALLEY DR.
GILBERT AZ 85297

Address: X 337 Marshall St

Phone: 480 656 9290

Caryland 46404-1055
Phone: X 719-982-0086



Donor's Initials *ya*

Donee's Representative Initials *I.M.*

SECTION 1
COMPLETION OF GIFT TRANSFER/CLOSING DATE

The completion of execution of all documents, including the deed transferring title to the Real Property, to complete the gift contemplated under this Agreement, shall take place on May 12th, 2014, (the "Closing Date").

Donee acknowledges that the Real Property is presently occupied by the Donee's daughter, Janice Martin, pursuant to a month-to-month lease. Donee accepts possession of the Real Property subject to occupancy and to any said rights Janice Martin may have as a tenant in the Real Property.

SECTION 2
POSSESSION

Possession of the Real Property shall be delivered to and accepted by Donee, in its condition as it exists on May 12th, 2014. Donee shall be solely responsible for obtaining physical possession of the Real Property.

SECTION 3
REAL ESTATE ASSESSMENT AND TAXES

The real estate taxes assessed for the year 2012 due and payable in 2013, and any prior years, shall be paid by Donor prior to or on the Closing Date. The real estate taxes for 2013, due and payable in 2014, and subsequent years, shall be the responsibility of the Donee.

SECTION 4
UTILITIES

Donee shall be responsible for any and all utility bills for services provided to the Real Property both prior to and subsequent to the Closing Date.

SECTION 5
TITLE

Donee agrees to accept title to the Real Property subject to any and all encumbrances and matters of record, including, but not limited to, the terms, covenants, conditions, restrictions and limitations of any instrument of record affecting the use or occupancy of the Real Property; roads and highways, streets and alleys; limitations by fences, and/or other established boundary lines; ditches and drains; easements; zoning, building and subdivision control ordinances, and

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Donee's Representative Initials JM

shown under each of their names at the end of this Agreement, or such other address as either party shall notify the other in writing.

(b) This Agreement shall be construed in accordance with the laws of the State of Indiana. Headings of sections and paragraphs are for convenience only and are in no way to be construed as limiting the terms and provisions of this Agreement. In the event that a suit is filed in a court of law or equity, the parties agree that any such suit shall be filed in the Circuit or Superior Courts of Lake County, Indiana, and the parties consent to jurisdiction of said courts.

(c) This Agreement is binding upon and for the benefit of the parties' respective heirs, administrators, executors, legal representatives, successors, and assigns.

(d) If any provision contained in this Agreement is held invalid, illegal, or unenforceable in any respect, the invalidity, illegality, or unenforceability shall not affect any other provision.

(e) This Agreement contains the entire agreement between the parties and supersedes any and all previous agreements, whether written or oral, between the parties relating to the subject matter of this Agreement.

(f) No breach of this Agreement shall be deemed a material breach unless the party alleging the breach provides written notice to the other party and the other party fails to cure the breach within the time periods stated in this Agreement, or, if no time period is mentioned, then within thirty (30) calendar days. A waiver by either party of a breach of any provision of this Agreement shall not be deemed a waiver of any subsequent breach, whether or not the breach is of a similar nature.

(g) The agreements, representations, duties and liabilities contained in Sections 2, 3, and 4 of this Agreement on behalf of Donor and/or Donee in connection with the transfer contemplated herein shall survive the execution, delivery, and recording of the Quitclaim Deed for the Real Property.

(h) The individuals executing this Agreement for an on behalf of each party hereby warrant and represent that they are duly authorized and have full power to execute this Agreement for and on behalf of their respective parties.

Donor's Initials

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Donee's Representative Initials

J.M.

amendments thereto; special assessments, if any, and real estate taxes, for the year 2013 due and payable in 2014 and thereafter.

Donor shall not be responsible for providing Donee with a title insurance commitment or policy.

SECTION 6
CONDITION AND INSPECTION OF PROPERTY

Donee has inspected the Real Property and accepts the Real Property as "AS IS".

SECTION 7
CONVEYANCE OF TITLE

On the Closing Date, Donor shall deliver to Donee a Quitclaim Deed for the Real Property conveying all of Donor's interest in the Real Property to Donee.

The parties acknowledge and agree that signing and delivery of the Quitclaim Deed shall be evidence of the unrestricted gift made by Donor to Donee of the Real Property.

If necessary, Donor and Donee shall execute a Sales Disclosure Form to accompany said deed for filing with the Lake County Assessor's Office and Auditor's Office. The cost of filing said form, if any, shall be the responsibility of Donor.

The fees charged by the offices of the Auditor and Recorder of Lake County, Indiana for accepting, filing, and recording the deed, shall be the responsibility of Donee.

SECTION 8
NON-ASSIGNABILITY OF AGREEMENT

Donor and Donee understand and agree that the rights under this Agreement are not assignable without written consent from both parties.

SECTION 9
MISCELLANEOUS

(a) Any notice required or permitted to be delivered shall be deemed received when personally delivered or when confirmed as received by express courier or United States mail (postage prepaid, certified and return receipt requested) addressed to Donor or Donee at the address shown under each of their names at the end of this Agreement, or such other address

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Donee's Representative Initials lm