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2014 070124

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 NOV -5 AM 10: 23

MICHAEL B. BROWN
RECORDER

MAIL TO:

Kevin E. Warren
Sopko, Nussbaum, Inabnit & Kaczmarek
210 S. Michigan St., 5th Fl., Plaza Bldg.
South Bend, IN 46601

IN RE: ESTATE OF ELSIE I. STOKES,
Deceased

**AFFIDAVIT FOR COLLECTION OF SMALL ESTATE
(IC 29-1-8-3: Real Property Not Exceeded \$50,000.00)**

1. This Affidavit and representations are made by the undersigned "Claimants" in keeping with the provisions of Indiana Code Section 29-1-8-3 which authorizes the collection of assets of small estates without formal estate administration.

2. Elsie I. Stokes died a resident of Lake County, Indiana on December 11, 2012.

3. Forty-five (45) days have elapsed since the Decedent's death.

4. No application or petition for the appointment of a Personal Representative is pending, is contemplated, or has been granted in any jurisdiction for the Decedent's estate.

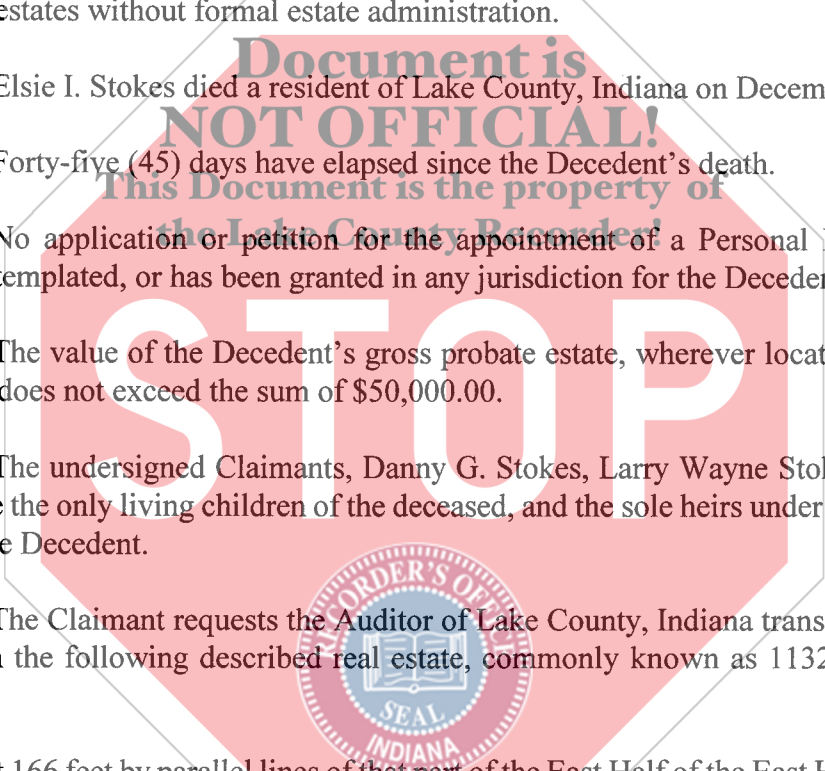
5. The value of the Decedent's gross probate estate, wherever located, less liens and encumbrances, does not exceed the sum of \$50,000.00.

6. The undersigned Claimants, Danny G. Stokes, Larry Wayne Stokes, and Timothy Gene Stokes are the only living children of the deceased, and the sole heirs under the Last Will and Testament of the Decedent.

7. The Claimant requests the Auditor of Lake County, Indiana transfer the interest of the Decedent in the following described real estate, commonly known as 1132 Colfax, Griffith, Indiana:

The East 166 feet by parallel lines of that part of the East Half of the East Half of the Southeast Quarter of Section 26, Township 36 North, Range 9 West of the 2nd P.M., lying North of the center line of the Cady Marsh Ditch, in Lake County, Indiana, (EXCEPTING there-from the North 891 feet thereof), containing 1.663 acres, more or less.

The heirs to whom the Decedent's interest should be transferred as tenants in common are set forth in paragraph number 6 above.



14-40469

HOLD FOR MERIDIAN TITLE CORP
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FILED

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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8. Claimants understand that in the event any person has a prior right to this Asset, the Claimant shall be answerable to that person and accountable to any Personal Representative hereafter appointed for the Decedent's Estate. Upon transfer to the beneficiaries named in paragraph 6 of the Decedent's interest in the above described real estate pursuant to this Affidavit, the Auditor of Lake County, Indiana, should be released to the same extent as if payment delivery, or transfer had been made to the Decedent's Personal Representative.

Danny D. Stokes
Danny G. Stokes

Larry Wayne Stokes
Larry Wayne Stokes

Timothy Gene Stokes
Timothy Gene Stokes



STATE OF INDIANA)
) SS:
Lake COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared Danny G. Stokes and acknowledged the execution of the foregoing on the 28th day of October, 2014.

My Commission Expires:

Nov 20, 2014

[Signature], Notary Public
Residing in Lake County

STATE OF INDIANA)
) SS:
Lake COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared Larry Wayne Stokes and acknowledged the execution of the foregoing on the 28th day of October, 2014.

My Commission Expires:

Nov 20, 2014

[Signature], Notary Public
Residing in Lake County

STATE OF INDIANA)
) SS:
Lake COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared Timothy Gene Stokes and acknowledged the execution of the foregoing on the 28th day of October, 2014.

My Commission Expires:

Nov 20, 2014

[Signature], Notary Public
Residing in Lake County

Grantee's Address: Danny G. Stokes, 1236 N. Marshall Road, Rockville, IN 47872

THIS INSTRUMENT PREPARED BY: Kevin E. Warren, Attorney at Law, 5th Floor - Plaza Building, 210 S. Michigan St., South Bend, Indiana 46601

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 - Kevin E. Warren

EASEMENT FOR GAS MAINS

EASEMENT # 40125

Know All Men, That **DANNY G. STOKES, LARRY WAYNE STOKES, AND TIMOTHY GENE STOKES, as Tenants in Common**, herein called the "grantors", in consideration of the sum of one dollar (\$1.00) and other valuable considerations in hand paid to the grantors, hereby grant to Northern Indiana Public Service Company, an Indiana corporation, and to its successors and assigns, a right-of-way to lay, install, maintain, operate, repair, replace and renew gas mains and a line or lines of pipe for the transportation and distribution of gas to the public in general, with all necessary and convenient equipment, facilities, service pipes, lines and connections therefor, and to operate by means thereof a system for such transportation and distribution of gas, to be used for light, heat, power and other purposes, in, upon, along and over a strip of land situated in Section 26, Township 36N, Range 9W of the second Principal Meridian, in the county of Lake, State of Indiana, described as follows:

SEE EXHIBIT "A" and "A-1" ATTACHED HERETO AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTION
DEED REFERENCES: DR 1388 PG 307

Access to the above described strip of land over the adjoining lands of the grantors is hereby granted. Any pipe line, or lines, shall, at the time of the construction thereof, be buried to such depth as shall not interfere with the cultivation of said premises. Grantee shall replace in a good and workmanlike manner all tiles cut in the construction of its line or lines hereunder. Any damage to the crops, fences or improvements of the grantors on said strip of land, or on the lands of the grantors adjoining said strip of land, done by the grantee in the installation, maintenance, operation, repair replacement or renewal of said line or lines of pipe and the equipment and facilities connected therewith, shall be promptly paid for by the grantee. The grantee may cut or trim trees, bushes and saplings growing upon or extending over said strip of land so far as may be reasonably necessary in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe and the equipment and facilities connected therewith. Patrolling said line or lines of pipe on foot shall not constitute grounds for a claim for crop damage.

The grantors reserve the use of said strip of land not inconsistent herewith, but no buildings or structures shall be erected or placed on said strip of land by grantors.

The rights herein granted may be assigned in whole or in part.

The grantee shall and will indemnify and save the grantors harmless from and against any and all damage, injuries, losses, claims, demands or costs proximately caused by the fault, culpability, or negligence of the grantee in the installation, maintenance, operation, repair, replacement or renewal of said line or lines of pipe, and the equipment and facilities connected therewith, over and across said strip of land.

The undersigned grantors hereby covenant that they are the owners in fee simple of said strip of land, are lawfully seized thereof, and have good right to grant and convey said easement herein, and guarantee the quiet possession thereof, that the said strip of land is free from all encumbrances, and that the grantors will warrant and defend the title to said easement against all lawful claims.

These presents shall be binding on the heirs, executors, administrators, grantees and assigns of the grantors, and upon the grantee, its successors and assigns.

IN WITNESS WHEREOF, the grantors have duly executed this instrument this 20th day of October, 2014.

(Signed) Danny G. Stokes
Danny G. Stokes

(Signed) Larry Wayne Stokes
Larry Wayne Stokes

(Signed) Timothy Gene Stokes
Timothy Gene Stokes

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. Suzanne Kizior

This instrument was prepared by: Suzanne Kizior

Mail Recorded Document to:

NIPSCO – Real Estate
Attn: John R. Henry
801 East, 86th Avenue
Merrillville, IN 46410



STATE OF INDIANA,)
COUNTY OF Lake) SS.

Personally appeared before me the undersigned, a Notary Public in and for said county and state

Danny G. Stokes

Who acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal this 28th day of October, 2014.

Print Name Melissa D. Ketchum Walter W. Ketchum (SEAL)
Notary Public

My Commission Expires Nov 20, 2014 A Resident of Lake County, Indiana

STATE OF INDIANA,)
COUNTY OF Lake) SS.

Personally appeared before me the undersigned, a Notary Public in and for said county and state

Larry Wayne Stokes

Who acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal this 28th day of October, 2014.

Print Name Melissa D. Ketchum Walter W. Ketchum (SEAL)
Notary Public

My Commission Expires Nov 20, 2014 A Resident of Lake County, Indiana

STATE OF INDIANA,)
COUNTY OF Lake) SS.

Personally appeared before me the undersigned, a Notary Public in and for said county and state

Timothy Gene Stokes

Who acknowledged the execution of the foregoing instrument to be his voluntary act and deed.

WITNESS my hand and notarial seal this 28th day of October, 2014.

Print Name Melissa D. Ketchum Walter W. Ketchum (SEAL)
Notary Public

My Commission Expires Nov 20, 2014 A Resident of Lake County, Indiana

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE COUNTY OF LAKE, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26; THENCE SOUTHWARDLY ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 891 FEET TO THE SOUTHEAST CORNER OF THE NORTH 891 FEET OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WESTWARDLY ALONG THE SOUTH LINE OF THE NORTH 891 FEET OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 166 FEET TO THE NORTHWEST CORNER OF LAND DEEDED TO DALLAS D. & ELSIE I. STOKES IN DEED RECORD 1388 PAGE 307, SAID CORNER BEING THE NORTHEAST CORNER OF LOT 1 IN THE PLAT OF ADAMS ADDITION; THENCE SOUTHWARDLY ALONG THE WEST LINE OF SAID STOKES LAND AND THE EAST LINE OF SAID LOT A DISTANCE OF 7.5 FEET TO A POINT; THENCE EASTWARDLY PARALLEL WITH THE SOUTH LINE OF THE NORTH 891 FEET OF THE EAST HALF (E1/2) OF THE EAST HALF (E1/2) OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 166 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26; THENCE NORTHWARDLY ALONG THE EAST LINE OF THE SOUTHEAST QUARTER (SE1/4) OF SAID SECTION 26 A DISTANCE OF 7.5 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO PUBLIC HIGHWAY.

PREPARED BY MARBACH, BRADY & WEAVER

CONTAINING 0.028 OF AN ACRE OF LAND

RE: DR 1388 PG 307
(STATE PARCEL NUMBER:
45-07-26-429-016.000-006)

