STATE OF INTENIA LARE COUNTY FILED FOR ALCOCO

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MICHAEL BUILD AN RECORDER

STATE OF INDIANA) OUNTY OF LAKE)	HECUNDER	
IN THE MATTER OF THE SMALL ESTATE OF EDDIE L. JACKSON, a/k/a EDDIE LEE JACKSON, DECEASED.)	

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY (SMALL ESTATES)

Bernice Clark, having been duly sworn upon her oath states:

- 1. That the above-named decedent died intestate on the 2nd day of February, 2014, while domiciled in Lake County, Indiana. He was preceded in death by his wife, Ruth Jackson on June 23, 2008. A copy of the death certificate of the decedent and Ruth Jackson is attached hereto and incorporated by reference.
 - 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 for the appointment of a personal representative is pending or has been granted in any jurisdiction, not is any administration contemplated.
- 4. It appears that the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of the following: the allowance, if any, provided by *Indiana Code §29-1-4-1*, the costs and expenses of administration, and reasonable funeral expenses. Therefore, the estate is a small estate within the meaning of *Indiana Code 29-1-8*.
- 5. That among the deceder's assertwas interest owned in a parcel of real estate located in take County, Indians, and more particularly described as follow, towit:

Lot 29 and 30, Block 1, W.G. Wright's Second Addition in the City of Gary, as shown in Plat Book to page 31A, in Lake County, In Fata 1

Commonly known as: 1189 Clinton Street, Gary, Indiana

Property No.: 45-07-12-178-018.000-004

OCT 13 2015

6. That the affiant is the duly appointed Durable General POWARE COUNTY AND DITOR Sean Jackson, executed the 18th day of September, 2015. A copy of the Power of Attorney of the decedent is attached hereto and incorporated by reference.

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- 7. That Sean Jackson is the only son of Eddie Lee Jackson and Ruth Jackson.
- 8. That, by virtue of heirs at law, the said real estate was not subject to the Federal Estate Tax, and passed to Sean Jackson by operation of law free from the lien thereof.
- 9. That pursuant to Indiana Code § 6-4.1-4-0.5 the said decedent's estate was not subject to taxation or filing requirements of the Indiana Inheritance Tax insofar as the total fair market value of the property interests transferred or to be transferred do not exceed the exemption provided to any transferee under Indiana Code § 6-4.1-3-9.1 through Indiana Code § 6-4.1-3-12.

That the statements made in this Affidavit are true and complete and are made for the purpose of establishing the heirship of Eddie Lee Jackson. **Jocument** is And further affiant sayeth not. OFFICIAL This Document is the property of the Lake Councin Rectarder of Attorney for Sean Jackson STATE OF INDIANA COUNTY OF LAKE Before me, a Notary Public in and for said County and State, personally appeared Bernice Clark who executed the above and foregoing document, and swore or affirmed that the representations of fact contained therein are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, this grant day of contained the same are true, the same are true, this grant day of contained the same are true, the same are tr **Notary Public** Commission Expires: Resident of Lake County, Indian Pursuant to IC 36-2-11/15, 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. x Deg Signatures _ Date signed: 🏒 Printed: Peggy Jo Stamper

This document prepared by Peggy Jo Stamper, Attorney at Law 209 South Main Street, Crown Point, Indiana 46307

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(CERTIFICATE OF DEATH)) (C

INDIANA STATE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH

State No Local No 000097 EDR No 000000369911 01:52 PM EDDIE LEE JACKSON **02/12/2014** 6b. Under 1 Year | 6c. Under 1 Month | 6d. Under 1 Day 6e: Under 1 Hour 07/07/1925 Days 88 FAIRFIELD, ÁL 10a If Death Occi Decedent's Home Nursing Home/Long-☐ Hospice Facility ⊠ Yes ☐ No ☐ Unknown Inpat ent 🔲 Emergency Department Outpatient 🔲 Dead on Arrive Other (Specify) 11 Facility Name (If Not Institution, G 1189 CLINTON STREET 12. City Or Town, State, And Zip Code 13. County Of Death 14. Marital Status At Time Of Death Married Married, But Separated Divorce

- Widowed Diversify Married Dunknown

77 Kind Of Business/Industry GARY, IN, 46312-406 LAKE 15a. (If Wife)Give Maide U S STEEL CORP **PICKLER** 18. Residence - Stat 18b. City Or Tow 18a. County INDIANA LAKE <u>GARY</u> 8f. Inside City Limits?. 🛛 Yes : 🔲 No 1189 CLINTON STREET 46406 20. Decedent Of Hispanic Origi Black or African American Name (First, Middle, Last) 9TH - 12TH GRADE; NO DIPLOMA NOT HISPANIC 23a. Mother's Maiden Last Name UNKNOWN UNKNOWN
24. Informant's Name UNKNOWN UNKNOWN
24b. Mailing Address (Street And Number, City, State, Zip Code) UNKNOWN 24a. Relationship To Deceder <u>ĆHÁRLÉS AKINŚ</u> NEPHEW 4244 VAN BUREN STREET, GARY, IN 46406 25a, Method Of Disposition ☐ Burial ☐ Cremation ☐ Donation ☐ Entorn Removal From State
Other (Specify):
26. Was Coroner Contacte RIDGE AWN CEMERER Complete Address of Funeral Facility Yes I No SOMEST 11TH AVENUE GARE IN 46404 FH83007704 GUY: & ALLEN PUNERAD DIRECTORS 29 27b. Signature Of Indiana Funeral Service Licenses
PATRICIAN L. OWENS: BY ELECTRONIC SIGNATURE
Cause of Death (See Instructions And Examples) Appróximate Interval: Ons To Death 28 Part I. Enfer The <u>Chain Of Events</u> - Dises Such As Cardiac Arrest; Respiratory Arrest, O A Line: Add Additinal Lines If Necessary. Immediate Cause (Final Disease Or Conditio 2 DAYS Sequentially List Conditions, If Any, Leading T Line A. Enter The Underlying Cause (Disease The Events Resulting In Death) Last MALNUTRITION 6-MONTHS Part II/ Enter Other Significant Conditions Contributing to Death But Not Resulting in The Underlying Cause Givin In Part No No Yès ☐ No Did Tobacoo Use Contribute To Death? ☐ Homicide ☐ Accident ☐ Pending Investig Yes Probably \(\overline{\Omega}\) No \(\overline{\Omega}\) Unknown 34. Date Of Injury (Month/Day/Year) 37. Injury At Work? Yès 🔘 🗀 No 38. Location Of Injury - State 38c. Apt. No. 38d. Zip Code 39. Describe How Injury Occurred portation Injury, Specify: lor Passenger Pedestrian Other (Specify) eck Only One) 41. Signature, Of Person Certifying Cause Of Death.
OLABODE E OLADEINDE, BY ELECTRONIC SIGNATURE 42. Certifying Physician 44. License Numb 03/10/2014 OLÁBODE E OLADEINDE , 909 W. MAUMEE STREET, ANGOLA, IN 46703 01046988A RÔLÂND H WALKER, WA ELECTRONIC SIGNATURE MAR 13 2014

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AMENDMENT TO CERTIFICATE OF DEATH (ENTRY OR ORIGINAL)

CERTIFICATE OF DEATH ()

INDIANA STATE DEPARTMENT OF HEALTH CERTIFICATE OF DEATH

Local No 000402 EDR No 0000	00061882	Stäte N	6 053591
1. Decedent's Legal Name (Fast Middle, Cast)	(If female)		e Of Death (Month/Day) Year)
RUTH JACKSON SECTION S	6é. Under 1 Hour 7. Date		30 AM 06/23/2008 Blythplace (C.ty and State or Foreign Country)
82 Months Days Hours	Minutes	12/21/1925	STARKVILLE MS
☐ Yes ☑ No ☐ Unknown ☐ Inpatient ☐ Energency Department Outpatient ☐ Dead on Arrival	4.7 1 4 1 1 1	4.54.5	Home/Long-term Care Facility
11. Facility Name (If Not Institution, Give Street and Number) TIMBERVIEW NURSING HOME			
12. City Or Town, State, And Zip Code	13. County Of Death		14. Marital Status At Time Of Death ☑ Married ☐ Married, But Separated ☐ Divorced
GARY, IN, 46406	LAKE		Widowed Never Married Unknown
15. Surviving Spouse's Name 15a. (If Wife)Give Maiden	Last Name	16. Decedent's Usual Occupa	ation 17. Kind Of Buşiness/Industry
EDDIE LEE JACKSON 18. Rešidence State 18a, County	18b. City Or Town	SALES CLERK	DEPARTMENT STORE
INDIANA	GARY .	· John Jarrian	may have been freely freely freely
18c. Street And Number	IGANT :	18d. Apt. No.	18e. Zip Code 18f. Inside City Limits?
1189 CLINTON STREET 19. Decedent of Hispanic Origin	21. Decedent's	Paris	46406 ⊠ Yes □ No
HIGH SCHOOL GRADUATE OR GED NOT HISPANIC		ican American	
22. Father's Name (First, Middle, Last)	23. Mother's Name (First, Mid	dle, Last)	23a. Mother's Maiden Last Name
	NANCY WILLIAMS 24b, Mailing Address (Street	And Number, City, State, Zip Co	GRÉGORY ,
The state of the s		REET, GARY, IN 464	Section of the second of the second
25. Place Of Disposition (Name Of Cemetery, Crem	of Disposition	osation - City, Town, And State	
Burial ☐ Cremation ☐ Donation ☐ Entempment Removal From State	nent is		
Qthèr (Specify): RIDGELAWN CEMETERY	CAF	W. W. Carrell	good grow hand from the
26. Was Coroner Contacted? 27. Name And Complete Address of Funeral Facility	FICIA		27a. Funeral Home License Number:
27b. Signature Of Indiana Funeral Service Licenses	9 WEST DIFUSE	1 27c. License Nambe	04 FH83007704
TAQUIA ADDISON, SIGNATURE ON FILE the Lake Cour	ty Record		
28 Part I. Enter The Chain Of Events - Diseases, Injuries, Or Complications - That Directly Caused T Such As Cardiac Arrest, Respiratory Arrest, Or Ventricular Fibrillation Without Showing The Etiology, I	he Death. Do Not Enter Ter	minal Events	Approximate Interval: Onset To Death
A Line: Add Additinal Lines If Necessary.		in joine deaded on	No Deall
Immediate Cause (Final Disease Or Condition Resulting in Death) A ACUTE CARDIOPUL		as A Consequence On:	A company of the comp
Sequentially List Conditions, If Any, Leading To The Cause Listed On Line A. Enter The Underlying Gause (Disease or Injury That Intilated The Events Resulting in Death) Lists	Due to (Or A	s A Consequence Off	
	Que to (Or A	s A Consequence Of):	
Part II. Enjer Other Significant Conditions Contributing to Death But Not Resulting In The Underlying Cause Givin	In Part I 29. Was	An Autopsy Performed?	Yes, X Not Seed Seed
ÉSRĎ, SEPŤIC ÁSTHMÁ ILLEGIBLE CHF 31. Did Tobacco Use Contribute To Death?	30. Wer	e Autopsy Finding Available To	Yes Li No.
Yes Probably No IX Unknown	Not Pregnant, But Pregnant Within 42	Days Of Oeath 🔲 Natural 🔲	Homicide Accident Pending Investigation
	Unknown lift francht Within The Past Of Injury (E.G., Decedent's Ho	me, Construction Site, Restaura	Could Not Be Determined It, Wooded Area) 37. Injury At Work?
38. Location Of Injury - State 38b. Strd	et & Number		38c. Apt. No. 38d. Zip Code
39. Describe How Injury Occurred	ANAnunin	40. If Transport	ation Injury Specify:
The state of the s	muu	Driver(Operator	Passenger Pedestrian Other (Specify)
41. Signature, Of Person Certifying Cause Of Death: OLABODE OLADIENDE*, SIGNATURE ON FILE: 43. Name, Address And Zip Code Of Person Certifying Cause Of Death:		42. Certifier (Check Only Control of Check Only 44. Licens	Coroner Health Officer
OLABODE OLADIENDE 5304 BROADWAY PLAZA STE. 105, MERRILI	WHE IN 46410		
46. Additional Funeral Service Provider	LVILLE, IIV 40410	010469 47. Akas	
38. Signature of Local Health Officer.		49 For Registrar Only - Dal	Filed (Month/Day/Year):

AMENDMENT TO CERTIFICATE OF DEATH (ENTRY OR ORIGINAL)

GENERAL (DURABLE) POWER OF ATTORNEY

<u>SEAN JACKSON</u> of 1189 Clinton Street, Gary, Indiana 46406, the Principal, hereby creates this General Power of Attorney for the purpose of enabling the Agent named below to act as the Principal's agent and attorney-in-fact on all matters at all times, either before or after the disability of the Principal.

- 1. **Designation of Agent.** The Principal hereby designates and appoints BERNICE CLARK, 436 Polk Street, Gary, Indiana 46402 to be the Principal's agent and attorney-in-fact to act in the Principal's name and stead for all purposes.
- 2. **Effective Date.** This General Power of Attorney and the powers conferred herein shall be effective as of the date of the execution of this General Power of Attorney by the Principal, which date is set forth below.
- 3. Disability or Disappearance of Principal. This General Power of Attorney shall not be affected by the disability of the Principal. The powers and authority conferred to the Agent in this instrument shall be fully exercisable by the Agent notwithstanding the subsequent disability or incapacity of the Principal or the later uncertainty as to whether the Principal is alive or dead. All acts performed by the Agent pursuant to this General Power of Attorney during any period of disability or incompetence of the Principal or during any period of uncertainty as to whether the Principal is alive or dead shall have the same effect and inure to the benefit of and bind the Principal, or the heirs, devisees, and personal representative thereof, to the same extent as if the Principal were alive, competent and not disabled.
- 4. Power of Agent. The Agent acting under this General Power of Attorney shall have the full power and authority to do and perform every act and thing to the same extent as the Principal could do if personally present and under to disability. The Agent shall have all of the powers, rights, discretions, elections, and authority conferred by statute, the common law, or rule of court or governmental agency that are reasonably necessary for the Agent to act on the Principal's behalf for any purpose. In addition to these general powers, the Agent shall have the following specific powers:
 - A. The power to request, ask, demand, sue for, recover, sell, collect, forgive, receive, and hold money, debts, dues, commercial paper, checks, drafts, accounts, deposits, legacies, bequests, devises, notes, interests, stocks, bonds, certificates of deposit, annuities, pension and retirement benefits, insurance proceeds, any and all documents of title, choses in action, personal and real property, intangible and tangible property and property rights, and demands whatsoever, liquidated or unlice that the same are or may become, owned by, or due, owing, payable, or belonging to the Principal, or to which the Principal has or may hereafter acquire an interest; to have, use, and take all lawful means and equitable and legal remedies, procedures, and writs in the Principal's name for the collection and recovery thereof, and to adjust, sell, compromise, and agree for the same; and to make, execute and deliver for the Principal, on the Principal's behalf and in the Principal's name, all endorsements, acceptances, releases, receipts, or other sufficient discharges for the same.
 - B. The power to prepare, sign, and file joint or separate income tax returns or declarations or estimated tax returns for any year or years; to prepare, sign, and file gift tax returns with respect to gifts made by the Principal, or by the Agent on the Principal's behalf, for any year or years; to consent to any gift and to utilize any gift-splitting provision or other tax election; and to prepare, sign, and file any claim for refund of any tax. This power is in addition to and not in limitation of the tax powers granted in the next paragraph.

- C. The power and authority to do, take, and perform each and every act and thing that is required, proper, or necessary to be done, in connection with executing and filing any tax return, receiving and cashing any refund checks with respect to any tax filing, and dealing with the Internal Revenue Service and any state and local tax authority concerning any gift, estate, inheritance, income, or other tax, and any audit or investigation of same. This power shall include the power to do all acts that could be authorized by a properly executed Form 2848, entitled "Power of Attorney and Declaration of Representative," granting the broadest powers provided therein to the Agent.
- D. The power to conduct, engage in and transact any lawful matter of any nature, on behalf of or in the name of the Principal, and to maintain, improve, invest, manage, insure, lease, or encumber, and in any manner deal with any real, personal, tangible, or intangible property, or any interest in them, that the Principal now owns or may later acquire, in the name of and for the benefit of the Principal, upon such terms and conditions as the Agent shall deem proper.
- E. The power to exercise or perform any act, power, duty, right, or obligation that the Principal now has, or may later acquire, including, without limiting the foregoing, the right to enter into a contract of sale and to sell any real, personal, tangible, or intangible property on the Principal's behalf and the right to renounce or disclaim any testamentary or nontestamentary transfer intended for the Principal.
- F. The power to make, receive, sign, endorse, asknowledge, deliver, and possess insurance policies, documents of title, bonds, debentures, schecks, drafts, stocks, proxies, and warrants, relating to accounts or deposits in, or certificates of deposit, other debts and obligations, and such other instruments in writing of any kind or nature as may be necessary or proper in the exercise of the rights and powers herein granted.

 This Document is the property of
- The power to sell any and all shares of stocks, bonds, or other securities now belonging to or later acquired by the Principal that may be issued by any association, trust, or corporation, whether private or public, and to make, execute, and deliver any assignment, or assignments, of any such shares of stocks, bonds, or other securities.
- H. The power to conduct or participate in any business of any nature for and in the name of the Principal; execute partnership agreements and amendments thereto; incorporate, reorganize, merge, consolidate, recapitalize, sell, liquidate, or dissolve any business; elect or employ officers, directors, and agents; carry out the provisions of any agreement for the sale of any business interest or the stock therein; and exercise voting rights with respect to stock, either in person or by proxy, and exercise stock options.
- I. The power to enter any safe deposit box rented by the Principal, and to remove all or any part of the contents thereof, and to surrenter or relinquish said safe-deposit box. Any institution in which any such safe-deposit box may be located shall not incur any liability to the Principal or the Principal's estate as a result of permitting the Agent to exercise the powers herein granted.
- J. The power to make outright gifts of cash or property to adults or to minors in custodial form under an applicable Gifts to Minors Act, in amounts not to exceed Ten Thousand Dollars (\$10,000.00) to each adult or minor donee in any calendar year. Permissible donees hereunder shall include my spouse, any of my children or stepchildren and their descendants, or any descendant of a brother or sister of mine or of any person to whom I shall have been married, as well as any person who shall be married to any of the foregoing.

- K. The power to convey or assign any cash or other property of which the Principal shall be possessed to the trustee or trustees of any trust that the Principal may have created, provided that such trust is subject to revocation by the Principal, which power shall be exercisable hereunder by the Agent.
- L. The power to purchase United States Government Bonds known as "Flower Bonds," which may be used in payment of death taxes from the Principal's estate.
- M. Subject to the provisions of section 1 above, the power to appoint a substitute or alternate agent and attorney-in-fact, who shall have all powers and authority of the Agent.
- 5. **Limitation of Power of Agent.** Notwithstanding any other provision of this General Power of Attorney, the Agent shall have no rights or powers hereunder with respect to any act, power, duty, right or obligation relating to any person, matter, transaction or property held or possessed by the Principal as a trustee, custodian, personal representative or other fiduciary capacity. In addition, the Agent shall have no power or right to perform any of the following functions: None.
- 6. **Ratification.** The Principal hereby ratifies, acknowledges and declares valid all acts performed by the Agent on the Principal's behalf prior to the effective date of this General Power of Attorney.
- 7. Revocation and Termination. This General Power of Attorney is revocable by the Principal, provided that insofar as any governmental agency, bank, depository, trust company, insurance company, other corporation, transfer agent investment banking company or other person who shall rely upon this power, this power may be revoked only by a notice in writing executed by the Principal and delivered to such person or institution.
- This General Power of Attorney shall to be recorded to when wise become ineffective in any way by the mere passage of time, but rather shall remain in full force and effect until revoked by the Principal in writing.

The Principal hereby revokes any and all general powers of attorney previously executed by the Principal, if any, and the same shall be of no further force or effect. However, the Principal does not intend in this General Power of Attorney to affect, modify or terminate any special, restricted or limited power or powers of attorney previously granted by the Principal in connection with any banking, borrowing or commercial transaction.

- 8. Construction. This General Power of Attorney is executed and delivered in the State of INDIANA, and the laws of the State of INDIANA shall govern all questions as to its validity and as to the construction of its provisions. This included to be construed and interpreted as a general durable power of attorney. The enumeration of specific powers is not intended to limit or restrict the general powers granted to the Agent in this instrument.
- 9. Reliance. Third parties may rely upon the representations of the Agent as to all matters related to any power granted to the Agent in this insymment, and no person who acts in reliance upon the representation of the Agent shall incur any liability to the Principal or the Principal's estate as a result of permitting the Agent to exercise any power. Third parties may rely upon a photocopy of this executed General Power of Attorney to the same extent as if the copy were an original of this instrument.

•	
	IN WITNESS WHEREOF, the Principal has executed this Durable Power of Attorney on the day of September, 2015.
	Principal, SEAN JACKSON /
	State of INDIANA
	County of <u>LAKE</u>
	The above document was acknowledged before me this 18 day of SEPTEMBER, 2015 by SEAN JACKSON.
	My Commission Expires: 8-23-2020
	Dharathula T Harris Notary Public Seal State of Indiana Lake County Notary Public,
	The Agent name of the Agent name of the terms set form above in this document.
	Document is DATE NOT OF THE CLARK!
	This Document is the property of
	the Lake County Recorder!
	SEAL MOIANAMENT