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STATE OF INDIANA)

STATE OF INDIANA
LAKE COUNTY

COUNTY 2016 058452)

SS: FILED FOR RECORD IN RE: JUDITH J. NELSON, DECEDENT

2016 AUG 26 AM 10:15

MICHAEL B. BROWN

AFFIDAVIT FOR TRANSFER OF PROPERTY

1. That the above-named decedent died testate on November 19, 2014, while domiciled in Lake County, Indiana, and that the will of the decedent was probated and spread of record in the Lake County Circuit Court on January 7, 2015, and a copy of that will is attached to this affidavit 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 only heirs/legatees/devisees/beneficiaries of the decedent are:

Jeffrey S. Nelson and Julie L. Hoffmann, Successor Co-Trustees under JOHN AND JUDITH NELSON LIVING TRUST, dated September 8, 2010, and any amendments thereto.

Jeffrey S. Nelson, Co-Trustee
12839 Colfax
Cedar Lake, IN 46303

Julie L. Hoffmann, Co-Trustee
215 Kimrich Circle N
Valparaiso, IN 46385

5. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000), 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 located in Lake County, Indiana, more particularly described as follows:

LOT "B", AS MARKED AND LAID DOWN ON THE RECORDED PLAT OF UNIT NO. 1 OF PON & CO'S RIVERSIDE FARMS, BEING A SUBDIVISION OF PART OF SECTION 32, TOWNSHIP 32 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, AND PART OF SECTION 5, TOWNSHIP 31 NORTH RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 27, PAGE 31 IN THE RECORDER'S OFFICE OF LAKE COUNTY, INDIANA.

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Tax Key No.: 45-27-05-101-001.000-037

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 to the affiant:

Name	Address	Amount Due
NONE		

FIDELITY NATIONAL
TITLE COMPANY

92016-0928

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JON E. PETALAS
LAKE COUNTY AUDITOR

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8. That the individuals entitled to the real estate as a result of the decedent's death are the following devisees listed under Article Two of the decedent's Last Will and Testament, namely:

Jeffrey S. Nelson and Julie L. Hoffmann, Successor Co-Trustees under the JOHN AND JUDITH NELSON LIVING TRUST, dated September 8, 2010, and any amendments thereto.

Jeffrey S. Nelson, Co-Trustee
12839 Colfax
Cedar Lake, IN 46303

Julie L. Hoffmann, Co-Trustee
215 Kimrich Circle N
Valparaiso, IN 46385

9. That by reason of the above-stated matters, the affiant requests that the above-list real estate of Judith J. Nelson be transferred to Jeffrey S. Nelson and Julie L. Hoffman, Successor Co-Trustees under the JOHN AND JUDITH NELSON LIVING TRUST, dated September 8, 2010, 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% to:

Jeffrey S. Nelson and Julie L. Hoffmann, Successor Co-Trustees under the JOHN AND JUDITH NELSON LIVING TRUST, dated September 8, 2010, and any amendments thereto.

Document is NOT OFFICIAL!
Julie L. Hoffmann
Julie L. Hoffmann, Affiant

STATE OF INDIANA)
COUNTY OF LAKE)

This Document is the property of the Lake County Recorder!

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Before me the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared Julie L. Hoffman, and, being first duly sworn by me upon oath, stated that the facts alleged in the foregoing instrument are true.

Signed and sealed this 16th day of August, 2016.

My commission expires: 02/01/2024



Lisa M. Matson
Signature
Resident of: Lake County, IN

"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." /s/Gary P. Bonk

This document prepared by: Gary P. Bonk; Law Offices of Gary Bonk
900 Parker Place, Suite A, Schererville, IN 46375; (219) 864-7800

Last Will

Filed in Clerk's Office

JAN 07 2015

M. J. ...
CLERK LAKE CIRCUIT COURT

of

JUDITH J. NELSON

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I, JUDITH J. NELSON, of Schneider, Lake County, Indiana, make this Will and revoke all of my prior wills and codicils.

Article One



I am married and my spouse's name is JOHN L. NELSON.

All references to "my spouse" or "my husband" in my Will are to him.

The names and birth dates of my children are:

TIMOTHY NELSON, born February 5, 1960

TERESA ASHLEY, born April 23, 1962

JOY WELLS, born June 13, 1963

JULIE HOFFMAN, born November 23, 1964

DANIEL NELSON, born October 20, 1967

JEFFREY NELSON, born August 26, 1969

All references to my children in my will are to these children.

J J Nelson

Article Two

Distribution of My Property

Section 1. Pour-Over to My Living Trust

All of my property of whatever nature and kind, wherever situated, shall be distributed to my revocable living trust. The name of my trust is:

JOHN L. NELSON and JUDITH J. NELSON, Trustees, or their successors in trust, under the JOHN AND JUDITH NELSON LIVING TRUST, dated September 8, 2010, and any amendments thereto.

Section 2. Alternate Disposition

If my revocable living trust is not in effect at my death for any reason whatsoever, then all of my property shall be disposed of under the terms of my revocable living trust as if it were in full force and effect on the date of my death.

Section 3. Testamentary Trust

If my spouse survives me, I authorize my personal representative to establish, with the assets of my probate estate, if any, or with any property distributed to my personal representative from my Trustee, a testamentary trust (or trusts) for the benefit of my spouse and my other beneficiaries under the same terms and conditions of my revocable living trust as it exists at the date of my death. I appoint the Trustee and successor Trustee named in my revocable living trust as the Trustee and successor Trustee of my testamentary trust(s). The Trustee of my testamentary trust(s) shall have all the administrative and investment powers given to my Trustee in my revocable living trust and any other powers granted by law.

My Trustee shall be under no obligation to distribute property directly to my personal representative, but rather may distribute such property directly to the Trustee of the testamentary trust(s). Any property distributed to my testamentary trust(s) by the Trustee of my revocable living trust shall be

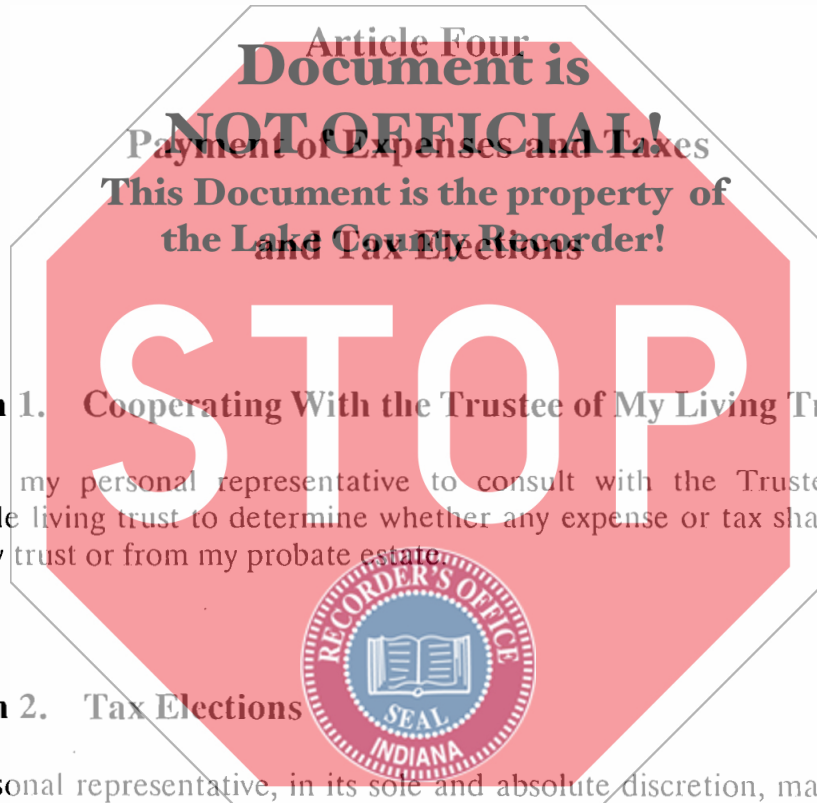
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distributed by the Trustee of my testamentary trust(s) in accordance with the terms and conditions of my revocable living trust as it exists on the date of my death.

Article Three

Powers of My Personal Representative

My personal representative shall have the power to perform all acts reasonably necessary to administer my estate, as well as any powers set forth in the statutes in the State of Indiana relating to the powers of fiduciaries.



Section 1. Cooperating With the Trustee of My Living Trust

I direct my personal representative to consult with the Trustee of my revocable living trust to determine whether any expense or tax shall be paid from my trust or from my probate estate.

Section 2. Tax Elections

My personal representative, in its sole and absolute discretion, may exercise any available elections with regard to any state or federal tax laws.

My personal representative, in its sole and absolute discretion, may elect to have all, none, or part of the property comprising my estate for federal estate

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tax purposes qualify for the federal estate tax marital deduction as qualified terminable interest property under Section 2056(B)(7) of the Internal Revenue Code.

My personal representative shall not be liable to any person for decisions made in good faith under this Section.

Section 3. Apportionment

All expenses and claims and all estate, inheritance, and death taxes, excluding any generation-skipping transfer tax, resulting from my death and which are incurred as a result of property passing under the terms of my revocable living trust or through my probate estate shall be paid without apportionment and without reimbursement from any person. However, expenses and claims, and all estate, inheritance, and death taxes assessed with regard to property passing outside of my revocable living trust or outside of my probate estate, but included in my gross estate for federal estate tax purposes, shall be chargeable against the persons receiving such property.



I appoint the following to be my personal representatives:

My husband JOHN L. NELSON, my daughter JULIE HOFFMAN and my son JEFFREY NELSON, or the survivor(s) of them.

I direct that my personal representatives not be required to furnish bond, surety, or other security. My personal representatives are further directed and authorized to administer my estate pursuant to the provisions of Unsupervised Administration, and the Court shall not be required to secure consents from the beneficiaries of my estate for this procedure.

JL Nelson *Julie Hoffman* *Jeffrey Nelson*

I have initialed all of the pages of this Will, and have signed it on September 8, 2010.

Judith J. Nelson
JUDITH J. NELSON

The foregoing Will was, on the day and year written above (September 8, 2010), published and declared by JUDITH J. NELSON in our presence to be her Will. We, in her presence and at her request, and in the presence of each other, have attested the same and have signed our names as attesting witnesses and have initialed each page.

We declare that at the time of our attestation of this Will, JUDITH J. NELSON was, according to our best knowledge and belief, at least eighteen (18) years of age, of sound mind and memory, and under no undue duress, fraud, or constraint.



G.P. Bonk
GARY P. BONK

Address:

5963 W. 91st Avenue
Crown Point, Indiana 46307

Rosemarie Juran
ROSEMARIE JURAN

Address:

3013 Hess Drive
Highland, Indiana 46322

JJN MB B

STATE OF INDIANA)
) ss.
COUNTY OF LAKE)

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We, JUDITH J. NELSON, GARY P. BONK, and ROSEMARIE JURAN, the Testatrix and the witnesses, respectively, whose names are signed to the foregoing Will, hereby declare under the penalties of perjury that the Testatrix, in the presence of the witnesses, signed the instrument as her last Will, that she signed, and that each of the witnesses, in the presence of the Testatrix and in the presence of each other, signed the Will as a witness.

Dated: September 8, 2010

Judith J. Nelson
JUDITH J. NELSON

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Gary P. Bonk
GARY P. BONK

Rosemarie Juran
ROSEMARIE JURAN



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