

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 010534

2017 FEB 17 PM 1:37

MICHAEL B. BROWN
RECORDER

State of Indiana

SS:

County of Lake

In the Matter of
Georgia Nance
Deceased.

AFFIDAVIT OF HEIRSHIP TO TRANSFER TITLE TO REAL PROPERTY

SHIRLENE NEWBERN, after being duly sworn, states as follows:

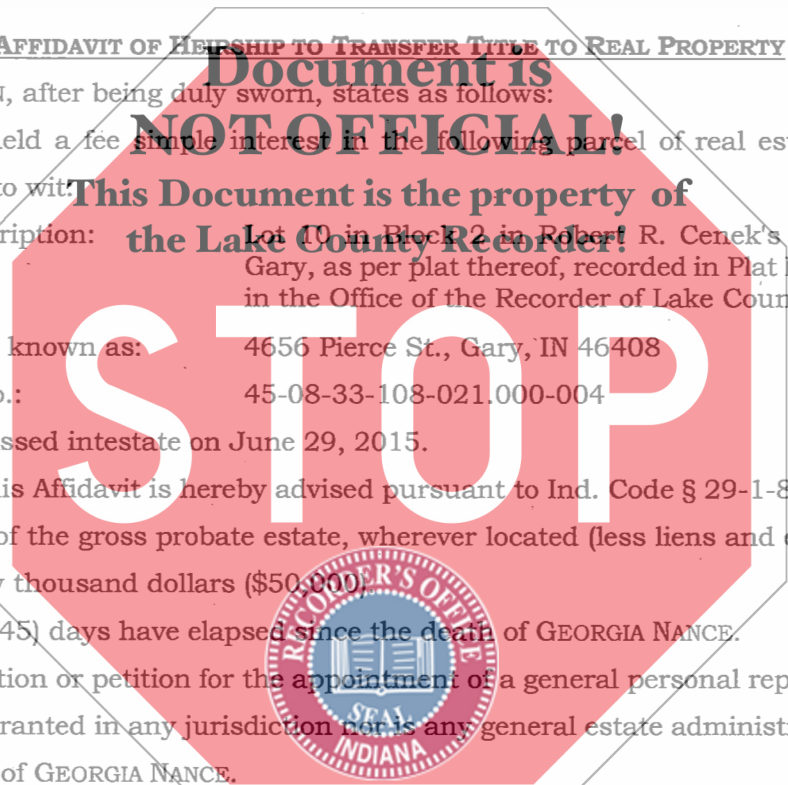
1. GEORGIA NANCE, held a fee simple interest in the following parcel of real estate located within Lake County, Indiana, to wit:

Legal Description: Lot 10 in Block 2 in Robert R. Cenek's First Addition to Gary, as per plat thereof, recorded in Plat Book 17, Page 27, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4656 Pierce St., Gary, IN 46408

Tax I.D. No.: 45-08-33-108-021.000-004

2. GEORGIA NANCE passed intestate on June 29, 2015.
3. The recipient of this Affidavit is hereby advised pursuant to Ind. Code § 29-1-8-1(b):
 - a. The value of the gross probate estate, wherever located (less liens and encumbrances), does not exceed fifty thousand dollars (\$50,000).
 - b. Forty-five (45) days have elapsed since the death of GEORGIA NANCE.
 - c. No application or petition for the appointment of a general personal representative is pending or has been granted in any jurisdiction nor is any general estate administration contemplated over the Estate of GEORGIA NANCE.
 - d. SHIRLENE NEWBERN has notified each distribute identified in the affidavit of the affiant's intention to present an affidavit under Ind. Code § 29-1-8-1 *et seq.*
 - e. SHIRLENE NEWBERN is entitled to payment or delivery of the Property on his own behalf of on behalf of each distribute identified in this affidavit.



FILED

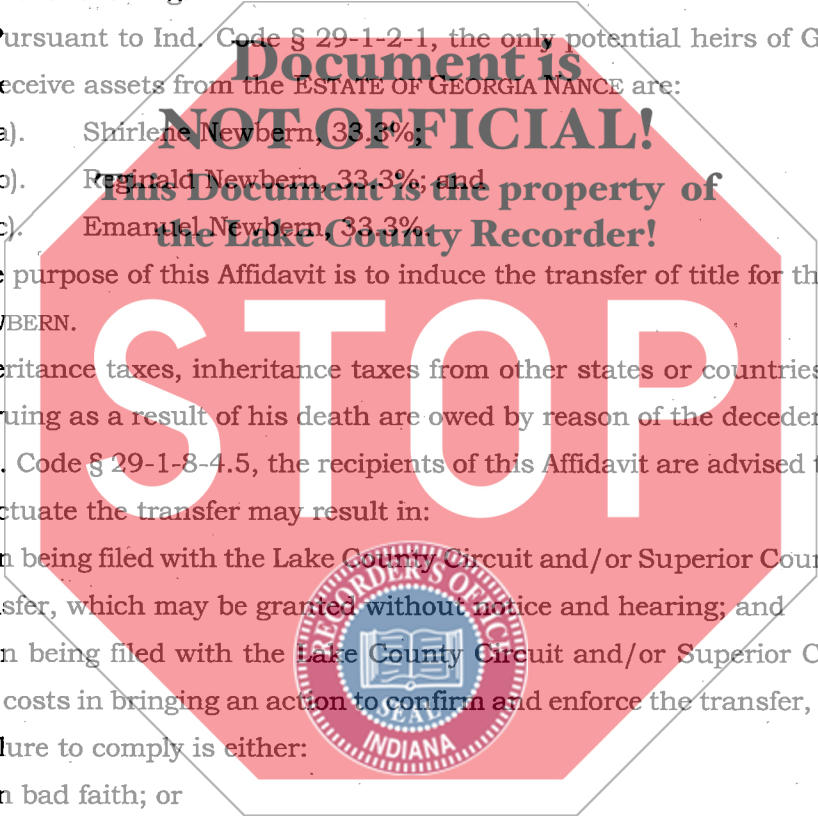
FEB 17 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

021232

#3021
\$15.00
M-c

4. The recipient of this Affidavit is further advised pursuant to Ind. Code § 29-1-8-3:
- a. It appears that the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of the following: fifty thousand dollars (\$50,000), the costs and expenses of administration, and reasonable funeral expenses.
 - b. SHIRLENE NEWBERN is entitled to have the fee simple title in the Property transferred to his name based on the following:
 - i. Pursuant to Ind. Code § 29-1-2-1, the only potential heirs of GEORGIA NANCE entitled to receive assets from the ESTATE OF GEORGIA NANCE are:
 - (a). Shirlene Newbern, 33.3%;
 - (b). Reginald Newbern, 33.3%; and
 - (c). Emanuel Newbern, 33.3%
5. Accordingly, the purpose of this Affidavit is to induce the transfer of title for the Property, in fee simple, to SHIRLENE NEWBERN.
6. No Indiana inheritance taxes, inheritance taxes from other states or countries, federal estate taxes, or other taxes accruing as a result of his death are owed by reason of the decedent's death.
7. Pursuant to Ind. Code § 29-1-8-4.5, the recipients of this Affidavit are advised that the failure to comply with and to effectuate the transfer may result in:
- a. A Petition being filed with the Lake County Circuit and/or Superior Court to Confirm and Enforce the Transfer, which may be granted without notice and hearing; and
 - b. A Petition being filed with the Lake County Circuit and/or Superior Court to award attorney's fees and costs in bringing an action to confirm and enforce the transfer, upon notice and hearing, if the failure to comply is either:
 - (a). In bad faith; or
 - (b). There is a refusal to act or respond within thirty (30) business days after receiving this Affidavit.



FURTHER YOUR AFFIANT SAYETH NAUGHT.

Date: February 13, 2017.

Affiant: *Shirlene Newbern*
SHIRLENE NEWBERN

STATE OF INDIANA)
)ss:
COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County, and State, personally appeared SHIRLENE NEWBERN and, being first duly sworn, stated that the facts alleged in the foregoing instrument are true.

Witness my hand and Notarial Seal this 13 day of February, 2017.

Signature

Kelly Blc

Document is NOT OFFICIAL!
This Document is the property of the Lake County Recorder!

This instrument prepared by:

 **OLSENCAMPBELL LTD**
Attorneys at Law

SHAUN T. OLSEN, OLSENCAMPBELL LTD.
8585 Broadway, Ste. 680,
Merrillville, Indiana 46410
219-778-5415



Grantee: Shirlene Newbern, Reginald Newbern, and Emanuel Newbern, 4656 Pierce St., Gary, IN 46408
Tax Bills To: Shirlene Newbern, Reginald Newbern, and Emanuel Newbern, 4656 Pierce St., Gary, IN 46408
Return To: Shirlene Newbern, Reginald Newbern, and Emanuel Newbern, 4656 Pierce St., Gary, IN 46408

***I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.

