

STATE OF INDIANA)

LAKE CIRCUIT COURT

LAKE COUNTY)

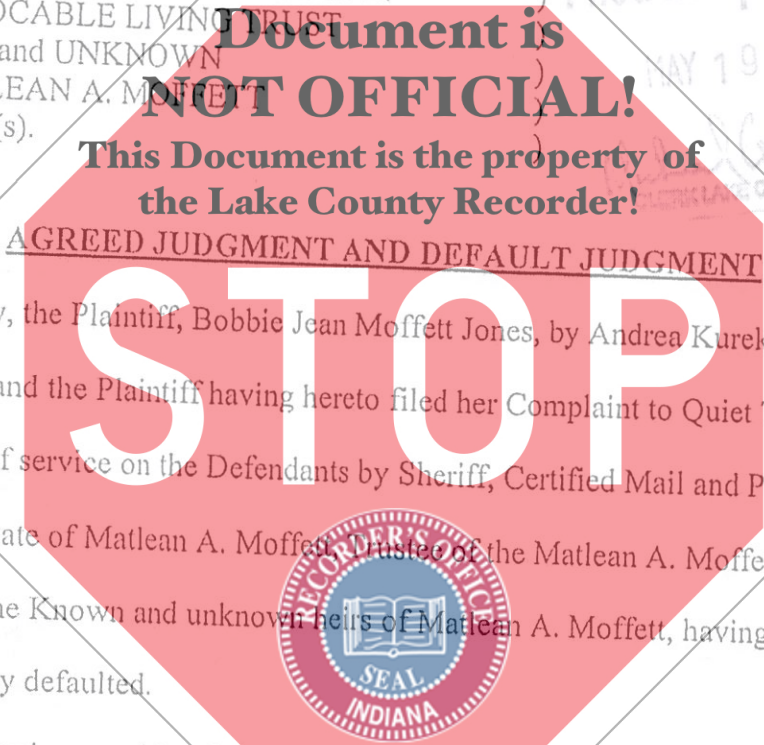
) SS:

CAUSE NO. 45C01-1702-PL-00008

BOBBIE JEAN MOFFETT JONES,
Plaintiff,

vs.

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NAOMI R. LYLES, WILLIS J. MOFFETT,
LYDIA M. HAWKINS, JUANITA M. WALKER
FRED D. MOFFETT, JR., ESTATE OF MATLEAN A.
MOFFETT, TRUSTEE OF THE MATLEAN A.
MOFFETT REVOCABLE LIVING TRUST
and the KNOWN and UNKNOWN
HEIRS OF MATLEAN A. MOFFETT
Defendant(s).



2017 041453

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORDER
2017 JUL -6 AM 10:00
MICHAEL B. BROWN
RECORDER

Comes now, the Plaintiff, Bobbie Jean Moffett Jones, by Andrea Kurek Slagh of Hahn, Knepp and Slagh, and the Plaintiff having hereto filed her Complaint to Quiet Title, the Plaintiff now makes proof of service on the Defendants by Sheriff, Certified Mail and Publication. The Defendants, the Estate of Matlean A. Moffett, Trustee of the Matlean A. Moffett Revocable Living Trust, and the Known and unknown heirs of Matlean A. Moffett, having not appeared in this cause are hereby defaulted.

The Court having considered the pleadings filed in this action concludes that the Plaintiff is entitled to judgment as a matter of law and now finds as follows:

1. On or about October 18, 2002, Matlean Allen Moffett ("Ms. Moffett") and the Defendant, Naomi R. Lyles, were the titled owners of the following described Real Estate located in Lake County, State of Indiana:

FILED

JUL 03 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR
031030

Page 1 of 4 Pages
HOLD FOR MERIDIAN TITLE CORP

RECEIVED

MAY 22 2017

Michael B. Brown
CLERK LAKE CIRCUIT COURT

25-
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D

Lot Numbered 9 in Block 10 in Meadowdale Subdivision, as per plat thereof, recorded in Plat Book 31, Page 52 in the Office of the Recorder of Lake County, Indiana.

(more commonly referred to as 5500 Buchanan Street, Merrillville, Indiana 46410) (hereinafter referred to as the "Real Estate").

2. On July 1, 1998, Ms. Moffett executed the Last Will and Testament (Pour-Over Will) of Matlean A. Moffett. A copy of said Last Will and Testament was attached to Plaintiff's Complaint as Exhibit "A."

3. Pursuant to the terms of her Last Will and Testament, Ms. Moffett directed that all of her residuary estate be distributed to the Trustee of The Matlean A. Moffett Revocable Living Trust ("Trust") and, if said Trust were not in existence at her death, Ms. Moffett directed in her Last Will and Testament that her Residuary Estate be distributed to the Trustee of said Trust to be held, managed, invested, reinvested, and distributed by the Trustee pursuant to the terms of said Trust.

4. Matlean Allen Moffett died on October 18, 2002. A redacted copy of her Certificate of Death was attached to Plaintiff's Complaint as Exhibit "B."

5. At the time of Ms. Moffett's death, Defendant, Lydia M. Hawkins, was the Trustee of the Trust.

6. At the time of her death, Ms. Moffett was survived by her Children, namely, the Plaintiff, Naomi R. Lyles, Willis J. Moffett, Lydia M. Hawkins, Juanita M. Walker, and Fred D. Moffett, Jr.,

7. On December 20, 2010, the Defendant, Naomi R. Lyles, executed a Quit Claim Deed under the terms of which she transferred any interest she had in the Real Estate to the Plaintiff. Said Quit Claim Deed was subsequently recorded on December 21, 2010, as Document

Number 2010 075512 in the Office of the Recorder of Lake County. A copy of said Quit Claim Deed was attached to Plaintiff's Complaint as Exhibit "C."

8. On December 2, 2016, Defendant, Lydia M. Hawkins, in her capacity as Trustee of the Trust, executed the Special Directives for The Matlean A. Moffett Revocable Living Trust date: July 1, 1998 wherein she provided that, in her capacity as Trustee, said Defendant was directing that Ms. Moffett's one-half (1/2) ownership interest in the Real Estate be transferred to the Plaintiff. A copy of said Special Directives was attached to Plaintiff's Complaint as Exhibit "D."

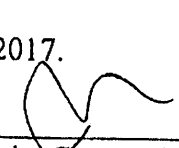
9. No estate proceedings were initiated for Ms. Moffett.

10. The Defendants including the Estate of Matlean A. Moffett and the known and unknown heirs of the Estate of Matlean A. Moffett are named herein to answer as to any interest they may have in and to the Real Estate.

11. It is necessary and proper to Quiet Title to said Real Estate in the Plaintiff by reason of the fact that the Defendants no longer have any interest in the Real Estate and the Defendants interest in said Real Estate appears as a cloud on the title of said Real Estate.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED that judgment in favor of the Plaintiff be and the same is hereby entered against the Defendants herein, and any and all interest that the Defendants may have in and to the Real Estate at issue herein is quieted to the Plaintiff, Bobbie Jean Moffett Jones.

SO ORDERED this 19 day of May, 2017.



Judge, Lake County Circuit Court

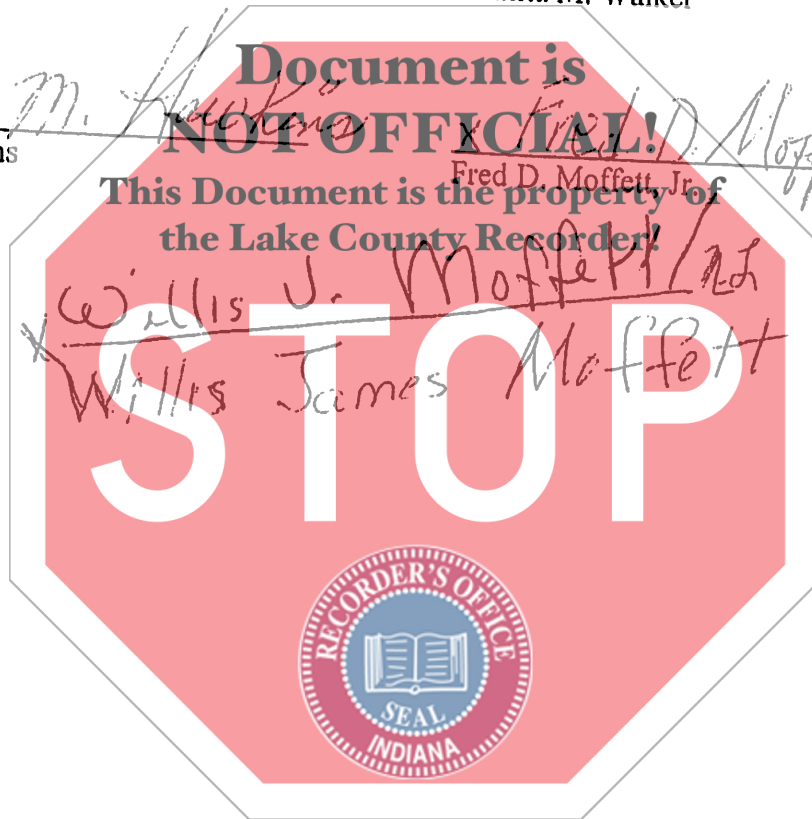
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