

2017 048367

2017 AUG -3 AM 10:46

**AFFIDAVIT FOR TRANSFER OF REAL PROPERTY**  
MICHAEL B. BROWN  
RECORDER

Joseph T. Ragin, 8029 Robertson Place, Highland, Indiana 46322, and Steven A. Ragin, 8140 W. 4<sup>th</sup> Place, Highland, Indiana 46322 being first duly sworn upon their oaths, depose and say:

1. Dennis W. Ragin died intestate 14<sup>th</sup> day of April, 2017, while domiciled in Lake County, Indiana.

2. Dennis W. Ragin was an unmarried divorcee at the time of his death.

3. At the date of death of Dennis W. Ragin, he was the owner of the following described real estate, located in Lake County, Indiana:

Lot Nos. 22, 23, and 24 in Block No. Two in Dwiggin's Addition to Griffith, Lake County, Indiana.

Parcel No.: 45-11-02-128-016.000-006

Common Address: 143 South Lafayette, Griffith, Indiana 46319

7. The estate of Dennis W. Ragin, deceased, was not subject to federal estate tax.

8. Forty-five (45) days have elapsed since the death of Dennis W. Ragin.

9. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction for Dennis W. Ragin.

10. The value of the gross probate estate of Dennis W. Ragin, wherever located, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000.00) and the costs and expenses of administration and reasonable funeral expenses.

"There is no surviving spouse or children under the age of eighteen (18) years of age so IC 29-1-4-1 does not apply to this estate."

**FILED**

AUG 3 2017

041052

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

\$25,000

CASH

JMB

11. To the best of the affiants' knowledge, Dennis W. Ragin left surviving him the following heirs at law:

Name of Heirs	Relationship to Decedent	Share of Estate
Joseph T. Ragin	Son	50%
Steven A. Ragin	Son	50%

Dennis W. Ragin left no other child or children, or descendants of any predeceased child or children, and all survivors are competent adults.

15. The only individuals entitled to the real estate as a result of the death of Dennis W. Ragin are Joseph T. Ragin and Steven A. Ragin because they are the heirs at law pursuant to Indiana laws of intestate succession.

16. The gross value of the estate of Dennis W. Ragin, as determined for the purposes of Federal Estate taxes, was less than the value required for the filing of a Federal Estate Tax Return.

17. To the best of the affiants' knowledge, the statements made in this Affidavit are true and complete and are made for the purpose of establishing the heirship of Dennis W. Ragin, the ownership of the real estate described above, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the real estate described above to Joseph T. Ragin and Steven A. Ragin in equal share and as Tenants in Common.

That your affiants have personal knowledge that the above and foregoing facts are true and correct to the best of their knowledge and belief.

These affiants say nothing further.

  
\_\_\_\_\_

Joseph T. Ragin [heir]

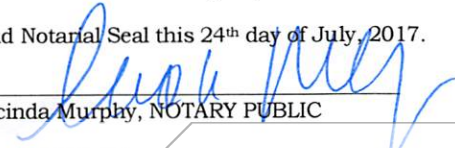
  
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Steven A. Ragin [heir]

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Joseph T. Ragin and Steven A. Ragin, who acknowledged the execution of the foregoing Affidavit for Transfer of Real Property.

WITNESS my hand and Notarial Seal this 24<sup>th</sup> day of July, 2017.

  
\_\_\_\_\_  
Lucinda Murphy, NOTARY PUBLIC

My Commission Expires: 11.02.17  
My County of Residence: Lake

**Document is  
NOT OFFICIAL!**

**This Document is the property of  
the Lake County Recorder!**

**STOP**

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.

  
\_\_\_\_\_  
Justin Murphy #14916-45

Prepared by: Attorney J. Justin Murphy, Murphy Law Firm, 6939 Kennedy Avenue, Hammond, Indiana 46323; (219) 844-3025. This document is to be used only in conjunction with transfer of this property to Joseph T. Ragin and Steven A. Ragin.

