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Mail Tax Bills To:
Lolita Roach-Walker
7469 Pierce Place
Merrillville, IN 46310
Grantee's Address Above

2020-044639

2020 Jul 15

3:41 PM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

STATE OF INDIANA)
)
COUNTY OF LAKE)

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NOT ORIGINAL!
AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE

This Document is the property of
Lolita Roach-Walker (the "Affiant"),
the Lake County Recorder.

The undersigned, **LOLITA ROACH-WALKER** (the "Affiant"), being duly sworn, states:

1. The Affiant is the surviving spouse and heir at law of **VICTOR L. WALKER** (the "Decedent"), who died intestate on April 29, 2020, while domiciled in Lake County, Indiana.
2. The Decedent acquired a fee simple interest (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated March 10, 1978, and recorded on March 20, 1978, as Document No. 458691 in the Recorder's Office of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated March 10, 1978 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

Lot 5, except the North 2 feet thereof, in Charles E. Olson's First Subdivision in the City of Gary, as per plat thereof, recorded in Plat Book 25, Page 31, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 4586 Harrison Street, Gary, Indiana 46410
Tax ID Number: 45-08-33-129-027.000-004

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JOHN E. PETALAS
LAKE COUNTY AUDITOR

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5. At the time of his death, the Decedent was married to the Affiant, Lolita Roach-Walker, had no children and no surviving issue of any deceased children. The Decedent's parents both predeceased him. Thus the Decedent's sole heir-at-law under I.C. 29-1-2-1, is as follows:

Lolita Roach-Walker
Surviving Spouse
7469 Pierce Place
Merrillville, Indiana 46410

6. The Decedent's Title Interest devolved to and vested in said sole heir-at-law immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.

7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.

8. As of this date:

- a. no letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
- b. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
- c. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
- d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate once 5 months have elapsed from the date of the decedent's death.

9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

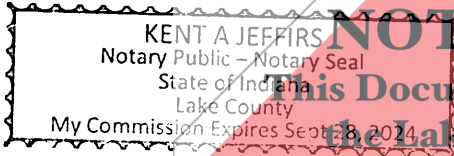
I affirm under the penalties for perjury that the foregoing statements are true.

Dated: July 6, 2020

Lolita Roach-Walker
LOLITA ROACH-WALKER

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on July 6, 2020, personally appeared **LOLITA ROACH-WALKER**, and acknowledged execution of the foregoing affidavit as her voluntary act for the purposes stated therein.



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This Document is the property of the Lake County Recorder!
Kent A. Jeffirs
Kent A. Jeffirs, Notary Public

EXECUTED AND DELIVERED IN MY PRESENCE:

Courtney Danczak

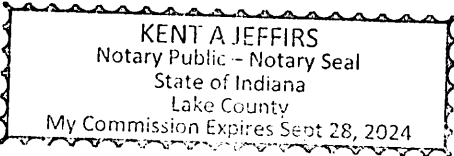
[Witness's Signature]


Witness: COURTNEY M. DANCZAK

[Witness's Printed Name]

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on July 6, 2020, personally appeared **COURTNEY M. DANCZAK**, being known to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **LOLITA ROACH-WALKER** in the above-named subscribing witness's presence, and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction. Witness my hand and Notarial Seal on July 6, 2020.




Kent A. Jeffirs
Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law, 104 W. Clark Street, Crown Point, IN 46410.
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/ Kent A. Jeffirs*