

STATE OF INDIANA)
)
COUNTY OF LAKE)

2020-063799

2020 Sep 14 4:17 PM

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

AFFIDAVIT TO TERMINATE LIFE ESTATE

Comes now **CHRISTINE A. REEDER**, who being duly sworn, states as follows:

3

- 1. The decedent, Beverly Hoskins, died testate, a resident of Lake County, Indiana on August 14, 2014.
- 2. The affiant, Christine A. Reeder, and John C. Arehart, were appointed Co-Personal Representatives of the Estate of Beverly Hoskins by the Circuit Court of Lake County, Indiana on December 29, 2014, under Cause No. 45C01-1412-E S-173.

3. The decedent, Beverly Hoskins, owned the following-described real estate:

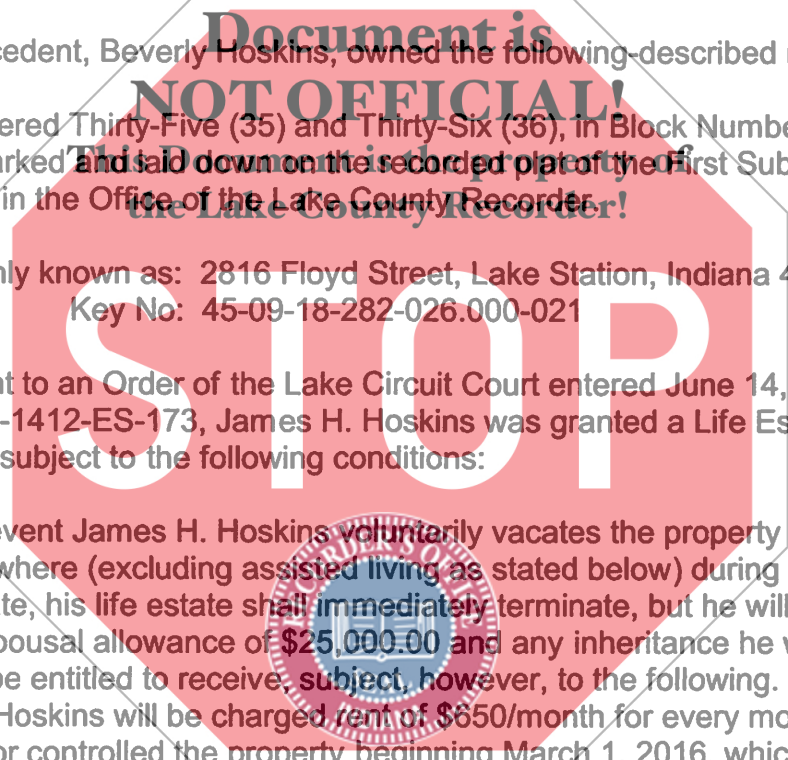
Lots Numbered Thirty-Five (35) and Thirty-Six (36), in Block Number Eleven (11), as marked and sold down on the recorded plat of the First Subdivision to East Gary, in the Office of the Lake County Recorder.

Commonly known as: 2816 Floyd Street, Lake Station, Indiana 46405
Key No: 45-09-18-282-026.000-021

4. Pursuant to an Order of the Lake Circuit Court entered June 14, 2018 under Cause No. 45C01-1412-ES-173, James H. Hoskins was granted a Life Estate in the above real estate subject to the following conditions:

"8. In the event James H. Hoskins voluntarily vacates the property and chooses to live elsewhere (excluding assisted living as stated below) during the term of his life estate, his life estate shall immediately terminate, but he will be entitled to claim his spousal allowance of \$25,000.00 and any inheritance he would otherwise be entitled to receive, subject, however, to the following. In such event, Mr. Hoskins will be charged rent of \$650/month for every month he resided at or controlled the property beginning March 1, 2016, which amount will be deducted from his spousal allowance and any inheritance he would otherwise be entitled to receive upon sale of the home which shall be sold (and costs paid as provided below) upon his voluntarily vacating the home. If the amount so charged exceeds his spousal allowance and any inheritance he would otherwise be entitled to receive, Mr. Hoskins shall receiving nothing and owe nothing.

9. In the event James H. Hoskins vacates the home due to frailty or incapacity and is relocated to any type of assisted living, nursing home, or veteran's home, his life estate shall immediately terminate, the home shall be sold and costs paid including closing costs, payment and/or reimbursement of estate attorney fees of \$6,000, PR fees of \$2,000 and taxes of the estate, and Mr. Hoskins shall not be entitled to receive any spousal allowance or any inheritance he would otherwise be entitled to receive. Rather, the remainder beneficiaries shall sell the real estate immediately and all proceeds after costs shall be paid equally to the remainder beneficiaries only."



003436

SEP 14 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten notes: 25 ✓, ok 5499, D

5. Pursuant to said Court Order dated June 14, 2018, a Personal Representatives' Deed was executed and recorded in the Office of the Recorder of Lake County, Indiana on August 7, 2018 deeding the property to James H. Hoskins, as "Life Tenant," and Christine A. Reeder, David B. Arehart, Susan J. Bluett, John C. Arehart and Karen L. Arehart, as the Remainder Beneficiaries. Said Personal Representatives' Deed was subject to the terms of the Court's Order entered June 14, 2018 concerning said Life Estate.

6. This affidavit relates only the Life Estate of James H. Hoskins granted in the Personal Representatives' Deed recorded August 7, 2018 and the Court's Order of June 14, 2018 referenced therein and is for purposes of terminating said Life Estate.

7. James H. Hoskins permanently vacated said real estate, and was placed in a nursing home on September 2, 2020 at Evergreen Crossing, 5404 Georgetown Road, Indianapolis, Indiana 46254.

8. Pursuant to the Court Order of June 14, 2018 and Personal Representatives' Deed dated August 7, 2018, "In the event James H. Hoskins vacates the home due to frailty or incapacity and is relocated to any type of assisted living, nursing home, or veteran's home, his life estate shall immediately terminate, the home shall be sold and costs paid including closing costs, payment and/or reimbursement of estate attorney fees of \$6,000, PR fees of \$2,000 and taxes of the estate, and Mr. Hoskins shall not be entitled to receive any spousal allowance or any inheritance he would otherwise be entitled to receive." Due to him vacating said real estate on September 2, 2020 and being placed in a nursing home, James H. Hoskins' Life Estate is now terminated.

9. The statements made in this Affidavit are true and complete and are made for the purpose of terminating the life estate held by James H. Hoskins, in the real estate described above, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the real estate described above to Christine A. Reeder, David B. Arehart, Susan J. Bluett, John C. Arehart and Karen L. Arehart, as the Remainder Beneficiaries free of any life estate interest of James H. Hoskins as set forth in the Personal Representatives' Deed dated August 7, 2018 and recorded on August 7, 2018 as Document No. 2018-049989 in the Office of the Recorder of Lake County, Indiana.

Christine A. Reeder
CHRISTINE A. REEDER

STATE OF INDIANA)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on September 10th, 2020, personally appeared **CHRISTINE A. REEDER**, being duly sworn, and executed the foregoing affidavit as her voluntary act for the purposes stated therein.

Jill Veidman
, Notary Public

EXECUTED AND DELIVERED IN MY PRESENCE:

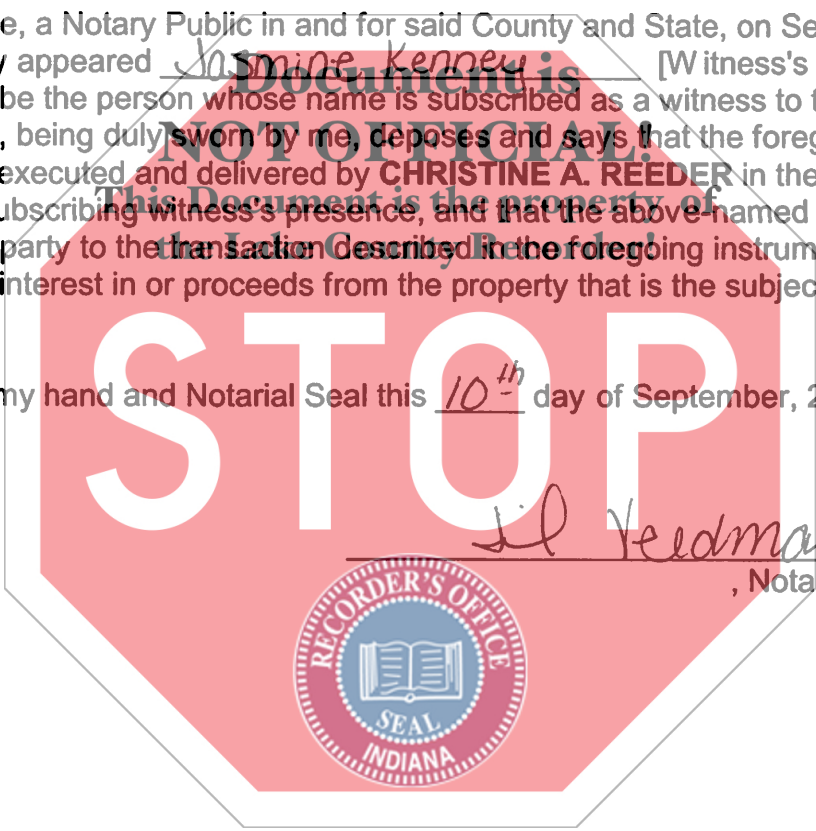
J Kenney [Witness's Signature]

Witness: Jasmine Kenney [Witness's Printed Name]

STATE OF INDIANA)
)
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on September 10th, 2020, personally appeared Jasmine Kenney [Witness's Name], 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 **CHRISTINE A. REEDER** 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 this 10th day of September, 2020.



Christine A. Reeder
, 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