

Mail Tax Bills To:  
Tamara Pickens  
230 W. 55<sup>th</sup> Avenue  
Merrillville, IN 46410

**2020-063800**

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

2020 Sep 14 4:17 PM

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STATE OF INDIANA )  
  )  
COUNTY OF LAKE )

~~AFFIDAVIT OF DEATH AND  
AFFIDAVIT FOR TRANSFER OF REAL ESTATE~~



**TAMARA PICKENS** (the "Affiant"), being duly sworn, states as follows:

1. The Affiant is the surviving spouse and an heir at law of **VERNELL PICKENS** (the "Decedent"), who died intestate on March 21, 2020, while domiciled in Lake County, Indiana.
2. The Decedent acquired title to the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated October 13, 2000, and recorded on October 23, 2000, as Document No. 2000-076901, in the Office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated October 13, 2000, and recorded on October 23, 2000 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described with a legal description, street address, and property tax parcel number as follows:

Lot 13 and the East 8 feet, by parallel lines, of Lot 14 in Block "F" in Meadowland Estates, Unit No. 2 as per plat thereof, recorded in Plat Book page 95, in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 230 W. 55<sup>th</sup> Avenue, Merrillville, Indiana 46410  
Tax ID No: 45-12-04-230-019.000-031

**FILED**  
**SEP 14 2020**  
**JOHN E. PETALAS**  
**LAKE COUNTY AUDITOR**

**003437**

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5. The Decedent, **VERNELL PICKENS**, died intestate, leaving as the Decedent's heirs-at-law under I.C. 29-1-2-1 the following persons in the following shares:

a. 50% undivided interest as Tenant in Common in said real estate to **TAMARA PICKENS**, surviving spouse, whose address is 230 W. 55<sup>th</sup> Avenue, Merrillville, Indiana 46410; and

b. 25% undivided interest as Tenant in Common in said real estate to **MICHAEL PICKENS**, adult son, whose address is 3516 Inwood Drive, Fort Wayne, Indiana 46815.

c. 25% undivided interest as Tenant in Common in said real estate to **AUTUMN PICKENS**, adult daughter, whose address is 230 W. 55<sup>th</sup> Avenue, Merrillville, Indiana 46410.

6. The Decedent's Title Interests devolved to and vested in said heirs-at-law as tenants in common 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 because 5 months have elapsed since 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.

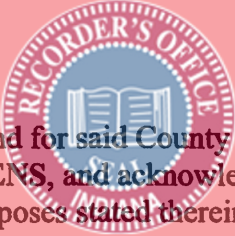
10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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

Dated: 9-5, 2020

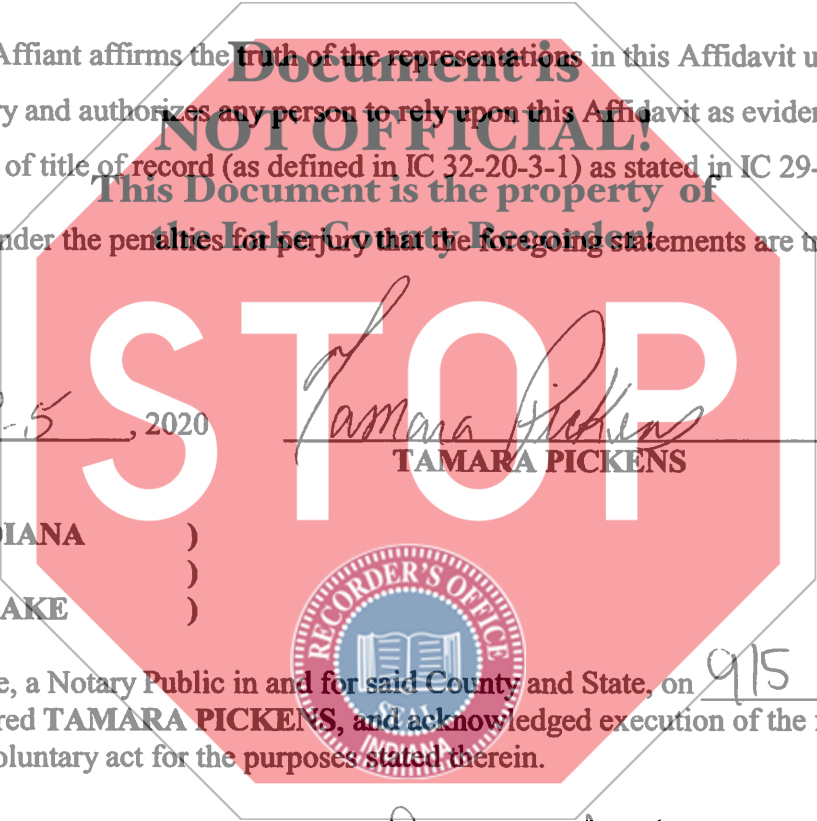
*Tamara Pickens*  
TAMARA PICKENS

STATE OF INDIANA )  
  )  
COUNTY OF LAKE )

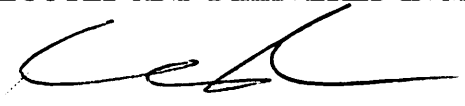


Before me, a Notary Public in and for said County and State, on 9/5, 2020, personally appeared TAMARA PICKENS, and acknowledged execution of the foregoing affidavit as his voluntary act for the purposes stated therein.

*Erika A. Oscar*  
Erika A. Oscar, Notary Public



**EXECUTED AND DELIVERED IN MY PRESENCE:**



[Witness's Signature]

Witness: Mark Segrest

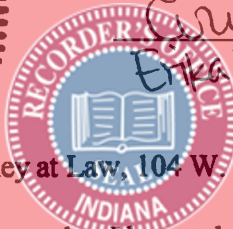
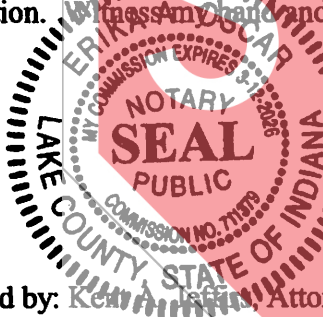
[Witness's Printed Name]

**STATE OF INDIANA**

**COUNTY OF LAKE**

**Document is NOT OFFICIAL!**

Before me, a Notary Public in and for said County and State, on 9/15, 2020, personally appeared witness, Mark Segrest, 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 **TAMARA PICKENS** 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 9/15, 2020.



Erika A. Oscar  
Erika A. Oscar

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  
Kent A. Jeffirs