STATE OF INDIANA)
)
COUNTY OF LAKE	1

SS: Property No.:45-08-18-153-021.000-004

AFFIDAVIT FOR DEVOLUTION

- I, Tony Edwards, having been first duly sworn my upon oath state as follows:
- 1. I make this Affidavit of my personal knowledge.
- 2. My grandmother, Victoria Edwards, died intestate on December 9, 1992, still married to my grandfather, Edward R. Edwards.
- 3. My grandfather, Edward R. Edwards died intestate on January 5, 2017, without having remarried.
- 4. Pursuant to a Special Warranty Deed recorded in the office of the Lake County Recorder on September 19, 1996 as instrument number 96062810, my grandparents, Edward R. Edwards and Victoria Edwards were the owners of the following described real estate located at Lake County, Indiana to wit:

Lot 1, Beckman Terrace Unit No. 1 to Gary, in the City of Gary, as shown in Plat Book 36, Page 15, in Lake County, Indiana. Property No. 45-08-18-153-021.000-004

and commonly known as 4430 W. 25th Avenue, Gary, Indiana 46404.

- 5. The most recent instrument recorded in the Office of the Lake County Recorder regarding the above-described property is a Mortgage.
- 6. On the death of Victoria Edwards, her interest in the above-described real estate passed to her surviving husband, Edward R. Edwards, who became the sole owner thereof.
- 7. On the death of Edward R. Edwards, his interest in the above-described real estate passed, pursuant to Indiana's law of intestate succession, Indiana Code § 29-1-2-1(d) (1), in equal divided shares to the two(2) children of Victoria and Edward R. Edwards, namely: FILED

JOHN E. PETALAS LAKE COUNTY AUDITOR

026517

2020 Sep 25 2020-068251

FILED FOR RECORD
MICHAEL B BROWN
RECORDER

Jackie Edwards, son Lynn Edwards, daughter

- 8. That more than seven (7) months have passed since the death of Victoria Edwards and no letters testamentary or letters of administration have been issued to a court appointed personal representative for any of the decedents within the time limits specified under I.C.§ 29-1-7-15.1 (d) and no probate court has issued findings and an accompanying order preventing the limitations in section I.C. § 29-1-7-15.1 (b) from applying to the decedent's real property.
- 9. That the value of the decedents gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000.00), as provided under Indiana Code 29-1-8-1, after accounting for the costs and expenses of administration and responsible funeral expenses.
- 10. That by reason of the above-stated matters, the affiant requests that the above-listed real estate of Edward R. Edwards, be transferred to them pursuant to the laws of intestate succession.
- 11. That tax statements should be sent to Tony Edwards, 4430 W. 25th Avenue, Gary, Indiana 46404.

Tony Edwards, Affiant

STATE OF

COUNTY OF

SS:

Subscribed and sworn before me, a Notary Public in and for said County, and State, on

this <u>23</u> day of <u>Sept</u>, 2020.

RABER L. Lewis Notary Public

Porter County, State of Indiana Commission # 658939 Commission expires 10/5/22

Dated this 23th day of Saptember, 2020
Jarlet Weaver WITNESS
STATE OF
Subscribed and sworn before me, a Notary Public in and for said County, and State, on this
Notary Public

Rebert L: Lewis Notary Bublis Seal Porter County, State of Indiana Commission # 658939 Commission expires 10/5/22

This instrument prepared by: Robert L. Lewis 2148 W. 11th Avenue

Gary, Indiana 46404 Attorney No.: 10070-45

I affirm under penalties for perjury, that I have taken reasonable care to reduct each Social Security number in this document, unless required by law.