

2020-086526

2020 Nov 24 2:12 PM

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

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

**AFFIDAVIT OF DEATH AND  
AFFIDAVIT FOR TRANSFER OF REAL ESTATE PURSUANT TO  
IC 29-1-7-23(b) AS AMENDED BY SEA 518, SEC. 10, EFFECTIVE 7/1/2019**

**Note to Recorder:**

**Please index this instrument to the following, previous last recorded instruments:**

**Deed dated September 15, 2017, recorded on September 20, 2017 as Instrument Number 2017 063702, in the office of the Recorder of Lake County, Indiana (hereafter, the "Deed");**

The Affiant, Jaylyn Johnson, being first duly sworn, upon an oath deposes and says as follows:

1. The Affiant is one of the surviving adult children of Nathan W. Johnson Jr., deceased (hereafter, "Nathan").

2. Nathan was the sole owner in title to the following described real estate situated in Lake County, Indiana, to-wit:

THE WEST 38.00 FEET BY PERPENDICULAR MEASURE OF LOT 9 IN GLENWOOD MANOR SUBDIVISION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 84, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL NO.: 45-12-03-278-025.000-030

ADDRESS: 1596 56TH PL, HOBART, IN 46342

(referred to hereinafter, the "Real Estate," but the tax parcel number and property address are provided for informational purposes only and are not part of the description of the Real Estate) by Warranty Deed dated September 15, 2017, recorded on September 20, 2017 as Instrument Number 2017 063702, in the office of the Recorder of Lake County, Indiana, being the last deed of record.

3. Nathan died intestate on February 6, 2020, unmarried, leaving two adult children as his only heirs-at-law.

4. Nathan was the father of two children, namely, Jaylyn Johnson, the Affiant herein, (hereinafter, "Jaylyn") and Jasmin Johnson (hereinafter, "Jasmine"), both of whom are living, competent adults, as his only heirs-at-law (hereinafter, the heirs-at-law are referred to as the "Heirs").

5. Title to the Real Estate was immediately vested in the Heirs as tenants in common immediately upon Nathan's death by operation of the law in accordance with IC 29-1-7-23, subject to the power of a personal representative to divest title under the requirements of IC 29-1-7-15.1.

6. No petition was filed for probate of a will and for issuance of letters testamentary, for appointment of an administrator with the will annexed, or for the appointment of an administrator under IC 29-1-7-5 within five months after Nathan's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after Nathan's death, so the power of a personal representative to divest title expired automatically as a matter of law under IC 29-1-7-15.1(b), and title is now invested indefeasibly in the Heirs as follows:

**FILED**

**NOV 24 2020**

**JOHN E. PETALAS  
LAKE COUNTY AUDITOR**

23.00  
CASH  
KK

Name	Relationship	Address	Percentage
Jaylyn Johnson	Nathan's daughter	1596 56 <sup>th</sup> Pl. Hobart, IN 46342	50%
Jasmine Johnson	Nathan's daughter	2585 Parkview St., Apt. 9 Portage, IN 46368	50%

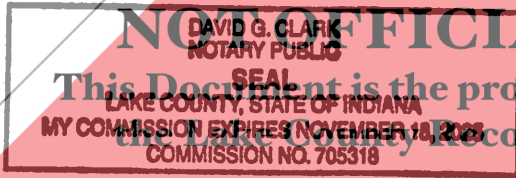
7. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer the Real Estate to the names of Jaylyn Johnson and Jasmine Johnson upon the Lake County Auditor's real estate transfer records.

FURTHER AFFIANT SAYETH NOT.

  
Jaylyn Johnson


STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, this 24<sup>th</sup> day of November, 2020, personally appeared Jaylyn Johnson, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Affidavit of Death and Affidavit for Transfer of Real Estate to be her free and voluntary act and deed.



  
Notary Public

EXECUTED AND DELIVERED in my presence:

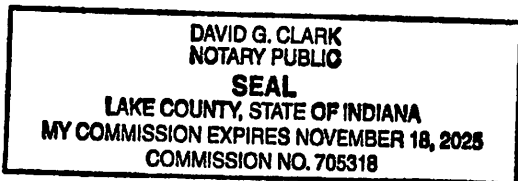
Witness: 

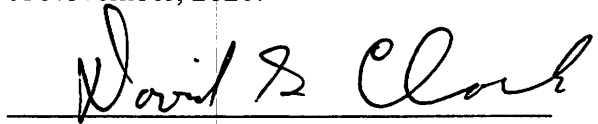
printed name: Nancy T. Wolfraumski

STATE OF INDIANA, COUNTY OF LAKE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Nancy T. Wolfraumski, 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 Jaylyn Johnson 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 24<sup>th</sup> day of November, 2020.



  
Notary Public

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. - David G. Clark

THIS INSTRUMENT WAS PREPARED BY DAVID G. CLARK, LAWYER #15397-45, CANALIA & CLARK LLC, 8840 CALUMET AVENUE, SUITE 205, MUNSTER, IN 46321, AT THE SPECIFIC REQUEST OF OWNER OR REPRESENTATIVES AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER

ASSUMES NO LIABILITY FOR ANY ERROR, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT.

**PREPARED BY, RECORD AND RETURN TO:**

David G. Clark, Esq.  
Canalia & Clark, LLC  
8840 Calumet Avenue, Suite 205  
Munster, IN 46321-2546

**SEND TAX BILLS TO:**

Jaylyn Johnson  
1596 56<sup>th</sup> Pl  
Hobart, IN 46342

L:\PROBATE\Johnson, Jr, Nathan W (affidavit)\Real Estate Devolution Affidavit - Inestate.wpd





INDIANA STATE DEPARTMENT OF HEALTH
CERTIFICATE OF DEATH

Tracking No. 223719

Local No 000573

EDR No 00000759382

State No

Form containing fields for decedent information (Nathan W Johnson Jr), date of death (02/06/2020), cause of death (CVA), and certifying physician (Vijaya K. Chapala). Includes a large 'STOP' watermark and a 'RECORDED' stamp.