

2020-089077

2020 Dec 4

10:18 AM

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

DEVOLUTION AFFIDAVIT

The undersigned, David R. Riddell (the "Affiant"), being duly sworn on oath states that:

1. The Affiant is a child and heir of Nancy D. Riddell (the "Decedent"), who died September 1, 2011, while domiciled in Lake County, Indiana.

~~2. The Decedent and Ronald D. Riddell, as husband and wife, acquired a fee simple interest in the following described real estate:~~

Lot 45, Grand Hessville Heights Addition to the City of Hammond, as per plat thereof, recorded in Plat book 31, page 87, in the office of the Recorder of Lake County, Indiana.

(the "Real Estate), and more known as 7409 New Hampshire Ave., Hammond, IN 46323, and taxed as Parcel Number: 45-07-15-205-016-000-023.

3. That the Decedent and Ronald D. Riddell acquired the Real Estate by the Warranty Deed dated May 20, 1965 and recorded on May 26, 1965 in Book Number 1291, page 334 in the office of the Recorder of Lake County, Indiana (the "Latest Recorded Instrument").

4. The marital relationship between the Decedent and Ronald D. Riddell remained unbroken from the time they acquired the Real Estate until the death of Ronald D. Riddell on June 1, 2003, at which time Decedent acquired the title interest of Ronald D. Riddell as the surviving tenant by the entireties.

5. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate by order of the Lake Superior Court entered in Cause No. 45D11-2010-EM-000204 on November 9, 2020, provided for the Decedent's interest in the Real Estate is to be distributed to the Decedent's devisees by percentages or fractions as follows:

5.1 One-sixth (1/6) to the Decedent's child, David R. Riddell, whose address is 1415 Hammel Dr., Angola, IN 46703;

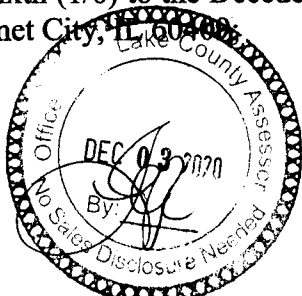
5.2 One-sixth (1/6) to the Decedent's child, Raymond Riddell, whose address is 1906 Worthington Dr., Valparaiso, IN 46385;

5.3 One-sixth (1/6) to the Decedent's child, Ronald Riddell, whose address is 900 Sibley St., Calumet City, IL 60406;

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JOHN E. PETALAS
LAKE COUNTY AUDITOR



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5.4 One-sixth (1/6) to the Decedent's child, **Douglas Riddell**, whose address is 8456 Polo Club Dr., Apt. H221, Merrillville, IN 46410;

5.5 One-sixth (1/6) to the Decedent's child, **Robert D. Riddell**, now deceased, whose address was 463 Bells Ferry Place, Ackworth, GA 30102;

5.6 One-sixth (1/6) to the Decedent's child, **Charlene C. Partyka**, now deceased, whose address was 8192 W. 174th Ave., Lowell, IN 46356.

6. The Decedent's interest in the Real Estate devolved to the above-stated devisees immediately and automatically as a matter of law under I.C. §29-1-7-23 upon the Decedent's death.

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

8. As of this date:

8.1 at least seven (7) months have elapsed since the Decedent's death;

8.2 no letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under I.C. §29-1-7-15.1(d);

8.3 a probate court has not issued findings and an accompanying order preventing the limitations in I.C. §29-1-7-15.1(b) from applying to the Real Estate;

8.4 a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's interest in the Real Estate 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 I.C. §29-1-10-21; and

8.5 consequently, it is not possible for the Decedent's personal representative to sell the Decedent's interest in the Real Estate 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.

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 I.C. §29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record this Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirmed 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 I.C. §32-20-3-1), as stated in I.C. §29-1-7-23(e).

11. Tax bills should be sent to 8456 Polo Club Dr., Apt. H221, Merrillville, IN 46410.

12. FURTHER AFFIANT SAYETH NOT.

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

[Handwritten Signature]
David R. Riddell

STATE OF INDIANA)
) SS:
COUNTY OF Steuben)

Before me a Notary Public in and for said County and State, personally appeared David R. Riddell, who acknowledged the execution of the foregoing Devolution Affidavit, and who, having been duly sworn stated that the facts and matters set forth in it are true and correct.

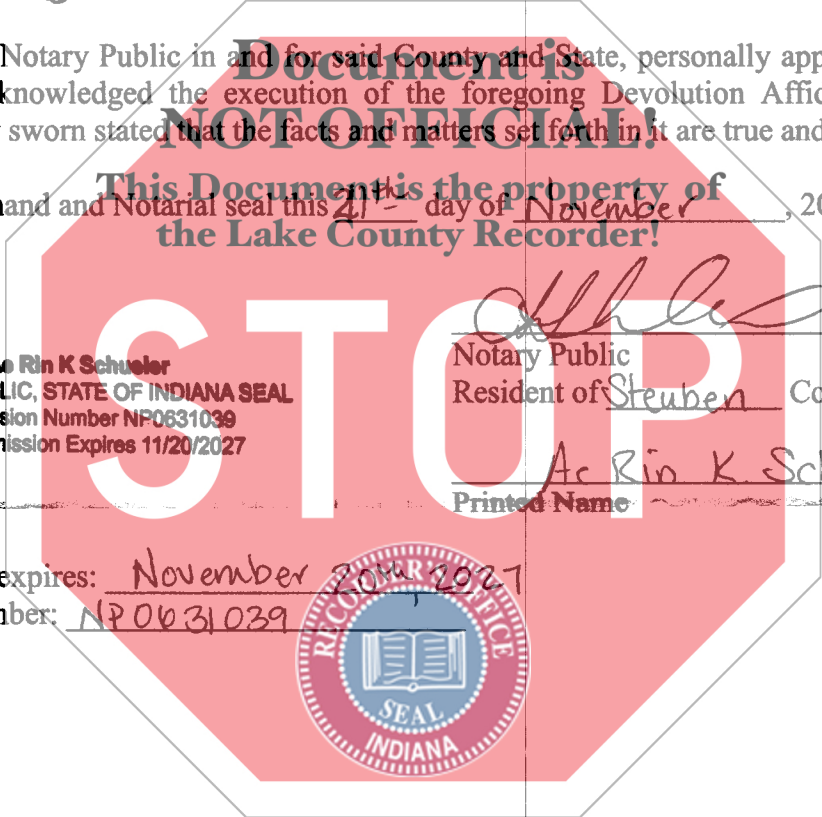
Witness my hand and Notarial seal this 21 day of November, 2020.

Ac Rin K Schueler
NOTARY PUBLIC, STATE OF INDIANA SEAL
Commission Number NP0631039
My Commission Expires 11/20/2027

[Handwritten Signature]
Notary Public
Resident of Steuben County, Indiana

Ac Rin K. Schueler
Printed Name

My commission expires: November 20th 2027
Commission number: NP0631039



CERTIFICATE OF PROOF

EXECUTED AND DELIVERED in my presence:

Ashlynn Sparkman
Witness Signature

Ashlynn Sparkman
Witness Name, Printed Name

STATE OF INDIANA)
) SS:
COUNTY OF Steuben)

Before me, a Notary Public in and for said County and State, on this 21st day of November, 2020, personally appeared Ashlynn Sparkman, being known to me to be the person whose name is subscribed as a witness to the foregoing Devolution Affidavit, who, having been duly sworn, stated that the foregoing Devolution Affidavit was executed and delivered by David R. Riddell 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 Devolution Affidavit and will not receive any interest in or proceeds from the property that is the subject of the transaction. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

As Rin K Schueler
NOTARY PUBLIC, STATE OF INDIANA SEAL
Commission Number NP0631039
My Commission Expires 11/20/2027

Rin K Schueler
As Rin K. Schueler, Notary Public
Resident of Steuben County, Indiana

My commission expires: November 20th, 2027

Commission number: NP0631039

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.

Prepared by: Kurt R. Bachman, Beers Mallers Backs & Salin, LLP, 108 West Michigan Street, LaGrange, IN 46761

