

NOT AN OFFICIAL DOCUMENT

AFFIDAVIT TO TRANSFER REAL ESTATE OWNED BY RICKY TARVER

Comes now, RICKY TARVER Jr, LAWRENCE TARVER and TAMIKA TARVER COBB and after being duly sworn on their oath, and pursuant to Indiana Code § 29-1-7-23, state as follows:

1. That the decedent, RICKY TARVER (DOD – 06-03-2010), held a 1/4 fee simple interest in the following parcel of real estate located within Lake County, Indiana, to wit:

Legal Description:

See attached Exhibit A.

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2021-025264

3:07 PM 2021 Mar 19

More commonly known as 1129/1130 Moss St., Hammond, Indiana 46320.

Parcel No.: 45-07-06-379-028.000-023
45-07-06-379-029.000-023

2. The second most recent recorded instrument for the subject property was a Warranty Deed whereby ownership of a 1/4 interest in the property was transferred by LUCILLE SNORTON to EDDIE E. TARVER Sr. The deed was signed on 1-26-16. The recording number was 2016-006831 and deed was File Stamped by the Lake County Recorder and Auditor on 1-29-16. The most recent recorded instrument was an Affidavit to Transfer Real Estate owned by GENEVA JACKSON which was signed on 9-2-20. The recording number was 2020-060957 and the deed was recorded on 9-2-20 and approved by the Auditor on 9-2-20. That document transferred an undivided 1/4 of the property to GEMEL JACKSON, the sole devisee under the Last Will and Testament of GENEVA JACKSON.

3. The source deed responsible for conveying title to the subject property was a Trustee's Deed conveying the property to GENEVA JACKSON, LUCILLE SNORTON, EDDIE TARVER and RICKY TARVER, each with a 1/4 interest, as Tenants in Common as to the whole. The

FILED
MAR 19 2021
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Handwritten initials: J.E.P., C.C., K.W.

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Trustee's Deed was conveyed to GENEVA JACKSON, LUCILLE SNORTON, EDDIE TARVER and RICKY TARVER on February 13, 2010. The Trustee's Deed was filed stamped in the Office of the Auditor of Lake County, Indiana on February 24, 2010. The Trustee's Deed was filed stamped in the Office of the Recorder of Lake County, Indiana on February 24, 2010.

4. That the decedent had three (3) children, namely LAWRENCE TARVER, TAMIKA TARVER COBB and RICKY TARVER Jr.

5. All of RICKY TARVER'S interest in the property was deemed transferred under the terms of the Indiana Statute governing Intestate transfer to LAWRENCE TARVER, TAMIKA TARVER COBB and RICKY TARVER Jr.

6. The value of RICKY TARVER'S gross probate estate, after liens and encumbrances, does not exceed \$50,000.00.

7. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction nor is any administration contemplated over the Estate of RICKY TARVER. No letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent. A probate court has not issued findings or an accompanying order preventing the transfer of the decedent's real property.

8. At the time of his passing, RICKY TARVER was not married.

9. LAWRENCE TARVER, TAMIKA TARVER COBB and RICKY TARVER Jr are executing this Affidavit in order to induce the transfer of title to the property at issue as follows:

a. The $\frac{1}{4}$ fee simple interest owned by Ricky Tarver shall vest equally as tenants in common to: $\frac{1}{3}$ LAWRENCE TARVER, $\frac{1}{3}$ TAMIKA TARVER COBB and $\frac{1}{3}$ RICKY TARVER Jr.

10. The name and address of the distributees are as follows: LAWRENCE TARVER, is 3833 Guthrie East Chicago TAMIKA TARVER COBB, is 3833 Guthrie

46312

St. East Chicago
IL 46312

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_____, and RICKY TARVER Jr, is 7514 Maryland Ave
Hammond, IN

That LAWRENCE TARVER, TAMIKA TARVER COBB AND RICKY TARVER Jr. have been notified of the intention to present this Affidavit.

11. No Indiana inheritance taxes, inheritance taxes from other states or countries, federal estate taxes, or other taxes accruing as a result of his death are owed by reason of the decedent's death.

FURTHER YOUR AFFIANTS SAYETH NAUGHT.

Grantee: _____

Tax Bills To: _____

Return To: _____

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to my client.

Thomas A. Vater

Thomas A. Vater, Esq.
7814 Belmont Ave
Hammond, IN 46324
(219) 588-3109

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EXHIBIT A

Lots 42 AND 43, Block 1, Larned's First Addition to the City of Hammond, as shown in Plat Book 7, page 2, in Lake County, Indiana, more commonly known as 1129/31 Moss Street, Hammond, Indiana.

Property of Lake County Recorder

Prepared by Thomas K. V. V. V.
2814 Belmont
Hammond, IN 46324