

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) IN RE: THOMAS P. ADAMS, DECEDENT and
) SUSAN L. ADAMS, DECEDENT
 COUNTY OF LAKE)

AFFIDAVIT FOR DEVOLUTION OF REAL ESTATE PURSUANT TO I.C. 29-1-7-23

I, STEVEN ADAMS, upon being duly sworn, state on my oath that:

1. That the above-named Decedent, Thomas P. Adams, died intestate on January 16, 1987. The above-named Decedent, Susan L. Adams, died intestate on March 1, 1987.
2. That more than seven (7) months have elapsed since the death of the Decedents.
3. That no application or petition for the appointment of a personal representatives are pending or have been granted in any jurisdiction, or are contemplated to be filed.
4. That the Decedents died intestate and the following named person is the only heir of the Decedents and distributee:
 - a. Steven Adams (adult son), 17910 Lincoln Court, Lowell, IN 46356.
5. That among the Decedents' probate assets is a parcel of real estate which was owned by the Decedents located in Lake County, Indiana, commonly known as 17910 Lincoln Court, Lowell, IN 46356, and more particularly described as:

Lot 6, in Grant Acres Addition to Lake County, as per plat thereof, recorded in Plat Book 44, page 147, in the Office of the Recorder of Lake County, Indiana.

Parcel Number: 45-20-21-351-006.000-007
6. That the Decedents held title to the above-referenced property as husband and wife, which is evidenced by the Warranty Deed recorded in the Office of the Lake County Recorder on July 24, 1978 as instrument number 1978-480882 and is further the most recent instrument responsible for conveying title to the above-described real estate.
7. That the following list of persons, firms, or corporations are the only creditors of the estate and the amount set opposite each name is the same due said creditor, so far as the same is known to the Affiant: None.
8. That the individual entitled to the real estate as a result of the Decedents' deaths is the Decedents' sole child and heir as provided under the laws of intestate succession as provided under I.C. 29-1-2-1, namely:
 - a. Steven Adams (adult son), 17910 Lincoln Court, Lowell, IN 46356.

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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

FILED

JUL 13 2021

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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9. That by reason of the above-stated matters, the Affiant requests that the above-listed real estate of the Decedents be transferred to the heirs pursuant to the laws of intestate distribution, in accordance with the provisions of I.C. 29-1-8-1, I.C. 29-1-8-2, I.C. 29-1-8-3, or I.C. 29-1-7-23.
10. That no federal estate taxes are due as a result of the Decedents' deaths because the value of the Decedents' gross estate are under the threshold for federal taxation.
11. The Decedents' estates were not subject to Indiana Inheritance tax.
12. That pursuant to the terms of I.C. § 29-1-8-2, the person paying or delivering the property to the Decedents' heir is released from any liability.
13. That this affidavit is intended to serve as prima facie evidence of an effective transfer of the Decedent's title to the real property interest described herein to Steven Adams in accordance with I.C. 29-1-7-23.
13. The statements made in this affidavit are true and complete, insofar as the affiant knows. I understand that if a person is found who has a superior right to the property, I will be accountable to that person.

FURTHER, YOUR AFFIANT SAYETH NOT.

Date: 7-11-21



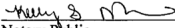
 STEVEN ADAMS

STATE OF INDIANA)
)
 COUNTY OF LAKE)

Subscribed and sworn to before me, a Notary Public in and for said County and State this 11th day of July, 2021.

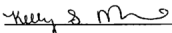

 KELLY S. MURILLO
 Notary Public
 Newton County, State of Indiana
 My Commission Expires March 11, 2027
 Commission Number: NP0719116

MY COMMISSION EXPIRES:



 Notary Public

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



This instrument prepared by:
 Gerald Fankhauser, III, #34584-45
 Smith & Fankhauser, P.C., 2260 W. 93rd Avenue, Merrillville, IN 46410