GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2021-031894

2021 Apr 13

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#### AFFIDAVIT OF DEVOLUTION OF REAL ESTATE

SS:

STATE OF Arizona)

2021-061834

STATE OF INDIANA

RECORDER

OF Maricona

COUNTY OF Maricopa

James W. Gainer [the "Affiant"], being first duly sworn upon oath deposes and says:

Hilderd CENE GAINER A/KIA MILDER GAINEL J.H.

- The Affiant is the son of the Mildred Gainer, deceased and has personal knowledge of the facts stated herein.
- 2. Mildred Gainer died intestate on September 08, 2017, while domiciled in Lake County, Indiana.
- 3. James Edward Gainer a/k/a James E. Gainer and Mildred Gainer, husband and wife when they acquired title as Tenants by the Entireties to the real estate described in this Affidavit ("the Real Estate") by a Quit Claim Deed dated April 22th, 1993, and recorded on April 22th, 1993 as Document Number 1993-12529, in the Office of the Recorder of Lake County, Indiana.
- 4. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was a Quit Claim Deed, document number 1993-125229 dated April 22, 1993 and recorded on April 22, 1993.
- The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

LOT 42, IN BLOCK 12, MICHIGAN AVENUE ADDITION TO INDIANA HARBOR, IN THE CITY OF EAST CHICAGO, AS SHOWN IN PLAT BOOK 8 PAGE 11, IN LAKE COUNTY, INDIANA.

Parcel Number: 45-03-21-383-017.000-024

Commonly Known: 4002 McCook Avenue East Chicago, Indiana 46312

 Mildred Gainer died intestate on September 8, 2017, leaving as her sole heirs son James W. Gainer 50% (1/2) and daughter Janet C. Phillips 50% (1/2) undivided interest as tenants-incommon, who is entitled to his entire estate under I.C. 29-1-2-1.

Affidavit of Devolution





NotaryCam DocID:60510820a07eb91dde063941

- Pursuant to Indiana Code 29-1-7-23, when a person dies, title to her real property devolves immediately and automatically to her Heirs at Law upon the decedent's death.
- 8. That more than seven (7) months have passed since the death of Mildred Gamer and no letters of 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 decedents real property.
- 9. That the value of the decedents gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousands Dollars, as provided under 1.C. 29-1-8-1, after accounting for the costs and expenses of administration and responsible funeral expenses.
- 10. The Estate of Mildred Gainer was not subject to Federal Estate Tax or Indiana Inheritance Tax.
- 11. To the best of the affiant's knowledge, the statements made in this Affidavit are true and complete and are made for the purpose of establishing the ownership of the real estate described above, to induce the Auditor of Lake County, Indiana to transfer ownership of the real estate described above to son James W. Gainer 50%(1/2) and daughter Janet C. Phillips 50% (1/2) undivided interest.

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

James	W	Gail	TEP		

James W. Gainer, Signature of Affiant

James W. Gainer

James W. Gainer, Print Name of Affiant

# f Affiant ACKNOWLEDGMENT

State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me by means [X] online notarization, this Toth day of March, 2021 James W. Gainer, who has/have produced <u>a Drivar's Linensa</u> as identification. Completed via Remote Online Notarization using 2-way Audio/Video technology.

Queic M. Calhorn

Signature	
Julie M. Calhoun	
Print	

Affidavit of Devolution

My commission expires: March 21, 2022

This Instrument was prepared by:

Justin Harris, eTITLE and ESCROW

4431 Broadway Suite 1B, Gary Indiana 46409

Telephone: 833-384-8531 ext. 725

Affirmation Statement

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.

Orkake County Recorder

3 Affidavit of Devolution

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