

**FILED**

Sep 30 2021 LM  
JOHN E. PETALAS  
LAKE COUNTY AUDITOR

STATE OF INDIANA )  
)  
COUNTY OF LAKE )

**AFFIDAVIT OF TITLE PASSAGE**

The Affiant, Elizabeth B. Searle, being first duly sworn, upon her oath deposes and says as follows:

1. The Affiant is one of the surviving adult children of Paul Searle (a/k/a Paul M. Searle) deceased (hereafter, "Paul"), and Patricia Searle (a/k/a Patricia E. Searle), deceased (hereafter, "Patricia").
2. Paul Searle acquired an undivided one-half interest to the following described real property situated in Lake County, Indiana, to-wit:

Commencing at the Southeast corner of the Southwest Quarter of the Northwest Quarter of said Section 34; thence North 00 degrees 48 minutes 31 seconds West, 210.41 feet along the East line of said Quarter, Quarter section to the point of beginning; thence North 89 degrees 21 minutes 49 seconds West 365.0 feet parallel with the south line of said Quarter, Quarter section; thence North 00 degrees 48 minutes 31 seconds West, 190.00 feet parallel with the East line of said Quarter, Quarter section; thence South 89 degrees 21 minutes 49 seconds East, 208.00 feet parallel with the south line of said Quarter, Quarter section; thence North 00 degrees 48 minutes 31 seconds West, 194.00 feet parallel with the East line of said Quarter, Quarter section; thence South 89 degrees 21 minutes 49 seconds East, 157.0 feet parallel with the South line of said Quarter, Quarter sections; thence South 00 degrees 48 minutes 31 seconds East, 384.0 feet along the East Quarter, Quarter to the point of beginning, excepting therefrom:

Part of the southwest Quarter of the Northwest Quarter of Section 34, Township 33 North, Range 9 West of the Second Principal Meridian being more particularly described as follows: Commencing at the South east corner of the Southwest Quarter of the Northwest Quarter of said Section 34; thence North 00 degrees 48 minutes 31 seconds West 468.41 feet along the East line of said Quarter, Quarter Section to the point of beginning; thence North 89 degrees 21 minutes 49 seconds West, 157.00 feet, parallel with the South line of said Quarter, Quarter Section; thence North 00 degrees 48 minutes 31 seconds West, 126.00

feet parallel with the East line of said Quarter, Quarter Section; then South 29 degrees 21 minutes 49 seconds East 157.00 feet parallel with the South line of said Quarter, Quarter Section; thence south 00 degrees 48 minutes 31 seconds East, 126.00 feet along the East line of said Quarter, Quarter section to the point of beginning.

[Tax Parcel Number: 45-19-34-151-003.000-037]

[Property Address: 19214 Austin Street, Lowell, IN 46356]

(referred to hereinafter, the "Real Property," but the tax parcel number and property address are provided for informational purposes only and are not part of the description of the Real Property) by a Warranty Deed from Donald C. Skinner and Freida E. Skinner, husband and wife, to Paul Searle dated April 23, 1953, and recorded April 28, 1953, in Deed Record 937, page 155 (the "Warranty Deed").

3. The Warranty Deed is the most recent instrument recorded in the Office of the Recorder of Lake County, Indiana (hereafter, the "Recorder"), and the Affiant requests that the Recorder index this Affidavit to the Warranty Deed with respect to the Real Property, and it is the most recent instrument responsible for conveying title to the Real Property.

4. Paul Searle died on May 30, 2013, leaving Patricia Searle as his surviving spouse.

5. Paul Searle died testate on May 30, 2013, leaving a Last Will and Testament dated September 25, 2003, (hereafter "Will") which will was admitted to probate under Cause Number 45C01-1307-EM-157 by order of the the Lake Circuit Court entered July 15, 2013. Said Will devised all property to the surviving spouse, Patricia Searle.

6. Title to the Real Property was immediately vested in Patricia Searle immediately upon Paul's death by operation of the law under 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.

7. No petition was filed for issuance of letters testamentary, for appointment of an administrator, or for the appointment of an administrator under IC 29-1-7-5 within 5 months after Paul's death, nor did the Clerk issue letters testamentary or letters of administration within seven months after Paul'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 Patricia Searle.

8. This affidavit is made for the purpose of establishing the facts herein contained and to induce the Lake County Auditor to transfer the Real Property to the name of Patricia Searle upon the Lake County Auditor's real property transfer records.

IN WITNESS WHEREOF, the Affiant has affixed her hand and seal this day, September 29<sup>th</sup>, 2021.



Elizabeth B. Searle

STATE OF INDIANA, COUNTY OF TIPPECANOE ) SS:

Before me, a Notary Public in and for said County and State, this day, September 29, 2021, personally appeared Elizabeth B. Searle, who swore to the truth of the representations contained herein and acknowledged the execution of the above and foregoing Affidavit of Title Passage to be her free and voluntary act and deed.



Jayne E. Snowberger, Notary Public  
of Residence, White County, IN

My Commission Expires:

May 23, 2027

Commission Number: 0720436



This instrument was prepared by me and 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.

Brenda M. Clapper, of the firm of BALL EGGLESTON PC, 201 Main Street, Suite 810, P.O. Box 1535, Lafayette, Indiana 47902, Telephone: (765) 742-9046