

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2022-006873

2:30 PM 2022 Feb 23

DEVOLUTION AFFIDAVIT

Comes now Daniel Gullens, being duly sworn, and states as follows:

1. Daniel Gullens, is owner of an undivided 100% fee simple interest in the following real estate located in Lake County, Indiana, legally described as follows:

Lot 99 in southbrook, unit no. 2, in the town of Merrillville, as per plat thereof, recorded in plat book 43 page 114, in the office of the recorder of lake county, Indiana.

**Property Number: 45-12-18-405-006.000-030
Commonly known as: 7464 Noble Street, Merrillville, Indiana 46410**

2. Above premises was formerly owned by, and titled in the name of, Myrtle Griffith, in fee simple. Myrtle Griffith died October 7, 2019, intestate. Daniel Gullens was her only child and only heir. The Decedent has no children, spouses, surviving parents, or other close surviving relatives.
3. Per Indiana intestacy law, specifically Indiana Code §29-1-2-1, this property now passes to affiant Daniel Gullens, residing at 7464 Noble Street, Merrillville, Indiana 46410, as her adult son, as an undivided 100% fee simple interest. Per I.C. 29-1-2-1, children of the intestate shall receive equal, undivided shares of the decedent's property. As there is only one child of the decedent, he receives 100% interest.
4. No application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction for the decedent.
5. Pursuant to Indiana Code §29-1-7-23, when a person dies, his or her real property passes to the persons to whom it is devised by Last Will and Testament or, in the absence of such disposition, to the persons who succeed to the person's estate as the person's heirs.
6. The estate of Myrtle Griffith is not subject to Federal Estate Tax or Indiana Inheritance Tax.
7. Five (5) months from the date of the decedent's death have passed. Seven (7) months from the date of decedent's death have passed. Pursuant to I.C. 29-1-7-15.1(b), in conjunction with I.C. 29-1-10-21, no real estate of the decedent can be sold to pay debts of expenses of administration on or after this date. No probate court has issued findings or an accompanying order preventing the limitations of IC 29-1-7-15.1(b) from applying to the decedent's real property. The decedent had no known creditors.
8. At present, more than 45 days have passed from the date of death of the decedent.
9. The most recent document conveying this property is a Quitclaim Deed, recorded on October 16, 2009, document number 2019 069894. A copy is attached hereto.
10. Affiant has notified each person entitled to a share of the decedent's property of his intention to record this affidavit pursuant to Indiana Code.
11. There are no heirs to this real estate who did not survive the decedent. The Affiant herein is the sole son of the decedent and an heir to this property.
12. 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 in fee simple, to obviate any problem concerning Federal Estate Tax, and to induce the Auditor of Lake County, Indiana, to transfer ownership of the real estate described above to Daniel Gullens, as the true and lawful heir of the decedent.
13. This Affidavit is made and is effective to transfer title to this real estate pursuant to I.C. 29-1-7-23.

Further affiant sayeth not.

Affirmed under the penalties of perjury that the forgoing representations are true.

Signature: Daniel Gullens Dated: 1-12-22
Daniel Gullens

Address: 7464 Noble Street, Merrillville, Indiana 46410

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OK 9/25/22
CK

FILED

FEB 23 2022

**JOHN E. PETALAS
LAKE COUNTY AUDITOR**

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA COUNTY OF LAKE SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 17th day of January, 2022, personally appeared Daniel Gullens, who acknowledged execution of the Affidavit and who, being duly sworn, stated the representations contained therein to be true.

My Commission expires: October 1, 2024
Resident of Lake County
Commission Number 690758

Signature Tiffany J. Mayer
Printed Tiffany J. Mayer

SEAL



I affirm under the penalties of perjury, that I have taken reasonable care and steps to redact each social security number in the document, including attachments, unless required by law.

Kimberly A. Mouratides
Kimberly A. Mouratides

Please send tax bills to: 7464 Noble Street, Merrillville, Indiana 46410

This instrument prepared by: Kimberly A. Mouratides, 120 W. Clark Street, Crown Point, IN, 46307, Attorney at Law Attorney No.: 30778-45; Phone: (219) 865-8376; FAX: (219) 865-4054, at the request and direction of the Affiant and is based solely on information supplied by such party without examination, or title search, for accuracy. Preparer assumes no liability for errors, inaccuracy, or omissions in this instrument, as recorded.

2009 069894

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2009 OCT 16 AM 10:51
MICHAEL J. SWR
RECORDER

WARRANTY DEED

TAX No 45-12-18-405-006. 00-030

THIS INDENTURE WITNESSETH, That DAMION L. MILLER AND SHONTEL C. MILLER, HUSBAND AND WIFE, GRANTOR(S) of LAKE County in the State of INDIANA, CONVEYS AND WARRANTS to MYRTLE GRIFFITH, of LAKE County in the State of INDIANA as GRANTEE(S) in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana:

LOT 99 in SOUTHBROOK, UNIT NO. 2, in the TOWN of MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 43 PAGE 114, in the OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 7464 NOBLE STREET, MERRILLVILLE, INDIANA 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2008 TAXES PAYABLE 2009, 2009 TAXES PAYABLE 2010, AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

Dated this 2 day of October, 2009.

Damion L. Miller
DAMION L. MILLER

Shontel C. Miller
SHONTEL C. MILLER

STATE OF INDIANA
COUNTY OF Lake SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 2 day of October, 2009, personally appeared: DAMION L. MILLER AND SHONTEL C. MILLER and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 5/30/2011 Signature: [Signature] Notary Public
Resident of Lake County Printed: [Name]

STATE OF INDIANA
COUNTY OF _____ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____, 2009, personally appeared _____ and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: _____ Signature: _____ Notary Public
Resident of _____ County Printed: _____

This instrument prepared by PATRICK J. McMANAMA, Attorney at Law, Identification No. 953445
No legal opinion given to Grantor. All information used in preparation of this instrument was supplied by title company.

Return Deed To: MYRTLE GRIFFITH
Grantor's street or rural route address: 7464 NOBLE STREET, MERRILLVILLE, INDIANA 46410
Send Tax Bills To: MYRTLE GRIFFITH - 7464 NOBLE STREET, MERRILLVILLE, INDIANA 46410

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.

[Signature]
Signature of Preparer
ELIZABETH KINZIE
Name of Preparer

COMMUNITY TITLE COMPANY
FILE NO 242311

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