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GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2023-009171

11:47 AM 2023 Mar 24

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Mail Tax Bills To:

Kelly Marlow
2724 W. 136th Avenue
Crown Point, IN 46307
Grantee's Address Above

STATE OF INDIANA)
)
COUNTY OF LAKE)

AFFIDAVIT OF DEATH AND
AFFIDAVIT FOR TRANSFER OF REAL ESTATE

The undersigned, **KELLY MARLOW** (the "Affiant"), being duly sworn, states:

1. The Affiant is the daughter and a devisee and legatee of **JOHN C. CRANE** (the "Decedent"), who died testate on December 2, 2022, while domiciled in Lake County, Indiana.
2. The Decedent acquired a fee simple interest (the "Decedent's Title Interest") in the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed dated October 15, 2013, and recorded on October 21, 2013, as Document No. 2013-078157, in the Office of the Recorder of Lake County, Indiana.
3. The last instrument recorded in the Office of the Recorder of Lake County, Indiana, was the Warranty Deed dated October 15, 2013, and recorded on October 21, 2013 described in the previous paragraph (the "Latest Recorded Instrument").
4. The Real Estate is located in Lake County, Indiana, and is more fully described by property tax parcel number and legal description as follows:

THE NORTH 46.12 FEET OF LOT 12 IN PINE RIDGE ESTATES, AN ADDITION TO THE TOWN OF LOWELL, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 81 PAGE 47, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY.

Commonly known as: 329 Clinton Street, Lowell, Indiana 46356
Tax ID No: 45-19-24-329-039.000-008

FILED

MAR 24 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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5. The Decedent died testate with a Last Will and Testament dated June 3, 2020, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, under Cause No. 45C01-2303-EM-000052 on March 17, 2023, which provided for the Decedent's Title Interest to be distributed to the Decedent's sole legatee and devisee (the "Legatee") as follows:

Kelly Marlow
Sole 100% beneficiary
2724 W. 136th Avenue
Crown Point, IN 46307

6. The Decedent's Title Interests devolved to and vested in said Legatee under the Will immediately as a matter of law under IC 29-1-7-23 upon the Decedent's death.

7. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.

8. As of this date:

- a. no letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
- b. a probate court has not issued findings and an accompanying order preventing the limitations in IC 29-1-7-15.1(b) from applying to the Real Estate;
- c. a majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under IC 29-1-10-21; and
- d. It is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate once more than 5 months have elapsed since the date of the decedent's death.

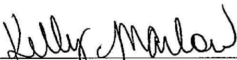
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9. The purpose of this Affidavit is to induce the Auditor of Lake County, Indiana, to endorse this Affidavit and record it as a title transfer in the Auditor's real estate ownership records as an instrument that is exempt from the requirements to file a sales disclosure under IC 29-1-7-23(c), and to direct the Recorder of Lake County, Indiana, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.

10. The Affiant affirms the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in IC 32-20-3-1) as stated in IC 29-1-7-23(e).

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

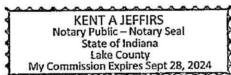
Dated: March 16, 2023

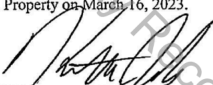


KELLY MARLOW

STATE OF INDIANA)
)
COUNTY OF LAKE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared **KELLY MARLOW** who affirmed the truth of the representations herein and acknowledged execution of this Affidavit for Transfer of Real Property on March 16, 2023.





Kent A. Jeffirs, Notary Public

Prepared by: Kent A. Jeffirs, Attorney at Law
104 W. Clark Street, Crown Point, IN 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.

 /s/ Kent A. Jeffirs
Kent A. Jeffirs