**FILED** 

Apr 05 2023 GM PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR 2023-509978 04/05/2023 03:37 PM TOTAL FEES: 25.00 BY: JAS PG #: 7 STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

#### Devolution Affidavit

The undersigned, Leo Gross, Jr., located at 11604 Century Drive, Oklahoma City, Oklahoma 73162, Aunsnette Gross located at 100 Little Field Drive, Kenton, MS 39046 and Anthony Carl Gross, located at 2700 Sandalwood Drive S. Tallahassee, FL 32305 (jointly and severally, the "Affiant(s)"), being duly sworn on oath states that:

- They are the only surviving heirs at law of Easter B. Gross (the "Decedent"), who died on June 11, 2022, while domiciled in Lake, County, Indiana.
- 2. Easter B. Gross has no surviving spouse
- 3. Leo Gross, Jr. is the Son of the Decedent,
- Aunsnette Gross is the Daughter of the Decedent.
- Anthony Carl Gross is the Son of the Decedent.
- The Decedent acquired an interest in the real estate located in Lake County, Indiana, and legally described as:

East 8 feet of Lot 11 and West 24 feet of Lot 12 in Block 8 of the Oakland Addition to the City of Hammond, Indiana.

(For Reference Only)
Property Address: 932 Drackert Street, Hammond, Indiana
Tax Parcel ID No.: 45-07-06-108-012.000-023

("Real Estate") by Deed dated April 2, 2005 and recorded on April 19, 2005 as Instrument Number 2005-031014, in the office of the Recorder of Lake County, Indiana.

The Decedent also acquired interest in real estate located in Lake County, Indiana and legally described as:

Lot 24 in Millennium Addition to the City of Hammond, as per plat thereof recorded in book 84, page 79, and as amended by Certificate of Amendment recorded March 19, 1999 as Document No. 99024464, in the Office of the Recorder of Lake County, Indiana.

(For Reference Only)
Property Address: 5233 Henry Avenue, Hammond, Indiana 46320
Tax Parcel ID No: 007-26-34-0366-0024

- ("Real Estate 2") by Deed dated March 19, 2007 and recorded on March 27, 2007 as Instrument Number 2007-025025, in the office of the Recorder of Lake County, Indiana.
- The last instrument recorded in the office of the Recorder of Lake County, Indiana, for Real Estate and Real Estate 2 was the above-referenced deed.
- The Decedent died testate and which provides for all real property to be divided between Easter B. Gross's children, Leo Gross, Jr., Ausnette Gross, and Anthony Carl Gross. A Copy of her will is attached as Exhibit "A."
- Debra Merrit of Farmington Hills, Michigan is not a natural or adopted child of Easter B. Gross and is not listed as a beneficiary in the will of Easter B. Gross.
- The Decedent's interests in Real Estate and Real Estate 2 devolved to the Affiant
  as an heir at law immediately and automatically as a matter of law under IC 29-17-23 upon the Decedent's death and per the terms of her Will.
- The Decedent owed no obligations to creditors and there is no federal estate tax due and owing as a consequence of the Decedent's death.
- 13. As of this date:
  - 13.1. at least 7 months have elapsed since the Decedent's death;
  - 13.2. no letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent within the time limits specified under IC 29-1-7-15.1(d);
  - 13.3. 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;
- 14. The purpose of this Affidavit is to induce any title company to provide title insurance and close any transaction concerning the Real Estate and Real Estate 2 and for the County Auditor 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 County Recorder, to record the Affidavit and index it to the Latest Recorded Instrument in the Recorder's index records.
- 15. Affiants will indemnify and hold harmless the title company from and against all damages, claims and liability arising from any unidentified heir-at-law, devisee, or other beneficiary of the Decedent's estate, previously known or unknown, in connection to this conveyance and the underlying transaction. If the title company becomes a party to any litigation commenced by or against such a party, then Affiants will indemnify and hold the title company harmless. The indemnification provided by this paragraph will include all legal costs and attorneys' fees, including expert witness fees and other costs incurred by the title company.

 Each Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorize 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).

\*\*\*REST OF THIS PAGE INTENTIONALLY LEFT BLANK\*\*\*

Property or Lake County Recorder

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

Leo Gross, Jr.  Leo Gross, Jr.  -L.B.
STATE OF (Klahoma) SS: COUNTY OF (Klahoma)
Before me a Notary Public in and for said County and State, personally appeared Leo Gross, Jr., who acknowledged the execution of the foregoing Affidavit of Heirship and swore to the contents herein, on this day,
My commission expires:  18-31-2094  Printed Sho Mar. K. S  Printed Sho Mar. K. S
22011889 Residing in Aklahagaa County, Aklahagaa County, Aklahagaa County, Aklahagaa County, Aklahagaa County, Oklate, Oklahagaa County, Oklate, Oklahagaa County, Oklahagaa C

[This portion of page intentionally left blank. Signature pages to follow.]

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

Alland Dyss.	
STATE OF Miss.	
COUNTY OF Madison) SS:	
Before me a Notary Public in and for said County and State, pe Gross, who acknowledged the execution of the foregoing Affidavit contents herein, on this day, March 17, 2	
WITNESS my hand and Notarial Seal this///_day of	March 2013/
My commission expires:  Oct. 18, 2013  Signature  Available  Signature  Available  Signature  Available  Signature	Brank
(County)	County, MS.
Commission Expires Oct. 28, 2028	
	,

[This portion of page intentionally left blank. Signature page to follow.]

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

*Carl -L.B.	
Anthony Carl Gross	
STATE OF Horish ) SS:	
COUNTY OF Leve	
Before me a Notary Public in and for said County and Str Anthony Carl Gross, who acknowledged the execution of the foregoing swore to the contents herein, on this day,	
WITNESS my hand and Notarial Seal thisday of	<u>13rch</u> , 20 <u>23</u> .
My commission expires:	- Six HI
May 2, do 2) Printed Andrae	Suith
My commission number:  Residing in	OIL County,
HH 124147 (County)	(State)
ANDRAS'A SMIT	н
Commission # HH  Expires May 2, 20	124147

This instrument was prepared by: S.C. Striebeck, Attorney at Law, 8888 Keystone Crossing, Suite 1300, Indianapolis, Indiana 46240 (317) 362-0191 <a href="mailto:striebeck@stri

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. /s/S.C. Striebeck.

Tax bill mailing address is: 11604 Century Drive, Oklahoma City, Oklahoma 73162

#### Last Will And Testament

	Name; Easter Gross Hammond, Indiana 4632DFemale
	MARITAL STATUS; single
	Personal Bepresentative Executer Name_Leo Stross Dicity/ state Okla City
	There two sons: Anthony Gross and Leo Gross Jr. Thave a daughter, Amsnette Sims -
	Specific Cents & very things & have AB my
	20
	Accounts
	P 103
	Name of Beneficiary (1) Thosa Gring Child Com
	Name of Beneficing Chemonette trops Sem authory Aross Property Estate Jeo Jr aunsul to Jones - anthony April
	Who will get this portion of your estate if the beneficiary dies before me?
•	Constitution of the state of th
	SIGNED Carter B. Grass Date 5-10-22
	Two witnesses will sign to affirm that I am mentally competent and am not Under duress at the time this will is being executed.
	Wimess Rasalyn fauther 5-10-2022
	Witness Ly ove Johnson Date 5-10 2022
Country	ANISA LERVANT State Hotary Public Hotary State Hotary Sta
	My Commission Expires may 11, 2023
-T615 1	was signed before me on the joth day of My 2000.
(1)	121
Wotme	y Public