

FILED

Oct 17 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

STATE OF INDIANA) IN THE LAKE COUNTY CIRCUIT COURT
)SS: PROBATE DIVISION
COUNTY OF LAKE) CAUSE NO: 45C01-2310-EM-000203

IN THE MATTER OF THE ESTATE OF)
BENNYE HUNTLEY, DECEASED.)

AFFIDAVIT FOR TRANSFER OF REAL PROPERTY

Comes now ARTHUR HUNTLEY, Petitioner and Devisee under the Last Will and Testament of Benny Huntley, and states as follow:

1. That the above-named decedent died testate on June 11, 2017 while domiciled in Lake County, Indiana, and that the will of the decedent was probated and spread of record in the Lake County Circuit Court on October 17, 2023. A copy of that will is attached to this affidavit as Exhibit "A".
2. That forty-five (45) days have elapsed since the death of the decedent.
3. That no application or petition for the appointment of a personal representative is pending or has been granted in any jurisdiction or is contemplated to be filed.
4. That the following named person is the only devisee of the decedent: Arthur Huntley.
5. That the value of the decedent's gross probate estate, less liens and encumbrances, does not exceed the sum of Fifty Thousand Dollars (\$50,000), as provided under IC § 29-1-8-3, the costs of expenses of administration and reasonable funeral expenses.
6. That among the decedent's probate assets is a parcel of real estate which was owned by

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the decedent located in Lake County, Indiana, more particularly described as follows:

GARY LAND CO's 10th. SUBDIVISION ALL L. 38 BL.10

commonly known as: 1316 Delaware St. Gary, IN 46407.

7. That there are no known creditors of the decedent's estate.

8. That the individual entitled to the real estate as a result of the decedent's death is the following devisee listed under Article III of the decedent's Last Will and Testament, namely:

Arthur Huntley, Son
1316 Delaware Street
Gary, IN 46407

9. That by reason of the above-stated matters, the affiant requests that the above-listed real estate of Bennye Huntley be transferred to the named devisee in accordance with the provisions of the decedent's Last Will and Testament and in accordance with the provisions of IC § 29-1-8-1, §29-1-8-2, and § 29-1-8-3.

10. Arthur Huntley's distributive share is an undivided interest in the real estate as indicated in the decedent's Last Will and Testament.


ARTHUR HUNTLEY, Affiant

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STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared ARTHUR HUNTLEY, who acknowledged the execution of the foregoing Affidavit for Transfer of Real Property, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and official seal on October 17, 2023.

Cara Chittenden
Printed, Notary Public



My commission expires: 8-1-31 My county of residence: Boone

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. CARA CHITTENDEN

This Instrument Prepared By: Cara Chittenden, Attorney at Law.

Return deed to: Cara Chittenden, Rebecca W. Geyer & Associates, PC, 11550 N. Meridian Street, Ste. 200, Carmel, IN 46032

Send tax bills to: Arthur Huntley, 1316 Delaware Street, Gary, IN 46407

**LAST WILL AND TESTAMENT OF
BENNYE HUNTLEY**

I, BENNYE HUNTLEY, a resident of Lake County, Indiana, declare this to be my last will and testament, hereby revoking all prior wills and codicils.

Article 1

I hereby direct that the expenses of my last illness, funeral and burial, costs of administration, and all taxes, including interest and penalties thereon, payable by reason of my death, shall be paid from and charged generally against the principal of my residuary estate, without apportionment or pro-ration.

Article 2

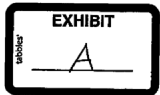
At the time of my death, I direct my heirs to have my funeral at New Mount Moriah church and to bury my remains at the funeral plot that I have already purchased.

Article 3

A. I hereby give my home to my son Arthur Lee Huntley. All of the furniture and assets in my home at the time of my death I also leave to my son Arthur Lee Huntley.

ARTICLE 4

I hereby nominate and appoint Ophelia Garmon as personal representative of my estate. If Ophelia Garmon is unable or unwilling to so serve, I then nominate and appoint Diana Borom as the alternate personal representative. To the extent permitted by law, my personal representative shall not be required to give any bond to secure the faithful performance of the



Will of Bennye Huntley

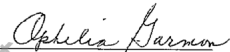
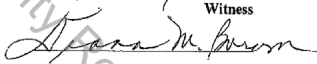
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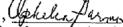

personal representative's duties; nor to obtain the order or approval of any court in the exercise of any power or discretion, although the personal representative may obtain such order or approval as the personal representative deems advisable; nor to make any accounting of the personal representative's activities to any court, although the personal representative is not precluded from seeking judicial approval of accountings. I specifically authorize the administration of my estate without court supervision.

IN WITNESS WHEREOF, I, Bennye Huntley, have hereunto set my hand and seal this 20th day of April, 2016.


BENNYE HUNTLEY

Signed by Bennye Huntley, as my Last Will and Testament, in the presence of us, who, at her request, in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses this 20 day of April, 2016.


Opelia Garmon
Witness

Kara M. Brown
Witness

UNDER PENALTIES FOR PERJURY, WE,  and  the witnesses respectively, whose names are signed to the attached or foregoing instrument declare:

- (1) that Bennye Huntley executed the instrument as a will;
- (2) that, Bennye Huntley in the presence of both witnesses, signed or acknowledged the signature already made;
- (3) that Bennye Huntley executed the will as a free and voluntary act for the purposes expressed in it;

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Will of Bennye Huntley

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- (4) that each of the witnesses, in the presence of the Declarant and each other, signed the will as witnesses;
- (5) that Bennye Huntley was of sound mind; and
- (6) that to the best of their knowledge Bennye Huntley was at the time eighteen (18) or more years of age.

Property of Lake County Recorder

Ashtia Gorman
 Witness

Spencer
 Witness

Date: 4/20/16, 2016.