

2023-033278
10/11/2023 09:31 AM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

FILED
Oct 10 2023 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

GINA PIMENTEL
RECORDER

2023-033278

STATE OF INDIANA
LAKE COUNTY

2:05 PM 2023 Dec 8

RECORDED AS PRESENTED

STATE OF INDIANA)
COUNTY OF LAKE)

Re-Recording to correct address and Percentages
DEVOLUTION AFFIDAVIT

Comes now Barbara J. Dickerson, being duly sworn, and states as follows:

- 1. Barbara J. Dickerson is owner of an undivided 1/2 interest as Tenant in Common in the following real estate located in Lake County, Indiana, legally described as follows:

LOT TEN (10), BLOCK SIX (6), WAVERLY PARK, IN THE CITY OF GARY, AS SHOWN IN PLAT BOOK 27, PAGE 1, IN LAKE COUNTY, INDIANA.
Parcel Number: 45-08-05-356-003.000-004
Commonly known as: *459 Taney Place, Gary, IN 46404 km (759) km*

- 2. Above premises was formerly owned by, and titled in the name of, Herschel James Dickerson and Lillian Dickerson as husband and wife. Lillian Dickerson died on 6/8/2005 intestate, and this property passed to Herschel James Dickerson as her survivor. Herschel James Dickerson died 8/16/2022, intestate.
- 3. Per Indiana intestacy law, specifically Indiana Code §29-1-2-1, this property now passes to affiant Barbara J. Dickerson, residing at *459 Taney Place, Gary, IN 46404*, as his surviving wife in a 50% share, Veetta Thomas, residing at 1925 Wallace, Gary, Indiana 46404, as his surviving child in a 20% share, Dennis Dickerson, residing at 33 County Road 43310, Paris, TX 75462, as his surviving child in a 20% share, *18% km* Michelle Murphy residing at 3707 Lakeside St, Portage, IN 46368, as his surviving child in a 20% share, *18% km* Herschel Dickerson Jr., residing at 3467 Livingston Lane, Carrallton, TX 75007, as his surviving child in a 20% share, and Vincent Dickerson, *10% km* residing at 3467 Livingston Lane, Carrallton, TX 75007, as his surviving child in a 20% share, all shares as stated as Tenants in Common. Per I.C. 29-1-2-1, the surviving wife and issue of the intestate, the issue here being the same degree of kinship to the intestate, shall receive equal, undivided shares of the decedent's property. *(50% wife, 10% each child) km*
- 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 Herschel James Dickerson, is not subject to Federal Estate Tax or Indiana Inheritance Tax.
- 7. Five (5) months from the date of the decedent's death, 8/16/2022, 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 or 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 Warranty Deed, recorded in November of 1966, in book #1334, Page 134, document number 687625.
- 10. Affiant has notified each person entitled to a share of the decedent's property of her intention to record this affidavit pursuant to Indiana Code.

FILED

DEC 06 2023

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

25

65- 10266

RM

NOT AN OFFICIAL DOCUMENT

11. There are no heirs to this real estate who did not survive the decedent. The Affiant herein is the surviving wife 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 as Tenants in Common, 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 Barbara J. Dickerson, Veetta Thomas, Dennis Dickerson, Michelle Murphy, Herschel Dickerson, Jr., and Vincent Dickerson, as the true and lawful heirs 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 foregoing representations are true.

Signature: Barbara J. Dickerson Dated: 10-3-23

Address: 159 Taney Place, Gary, IN 46404

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Barbara J. Dickerson, who acknowledged execution of the Affidavit and who, being duly sworn, stated the representations contained therein to be true.

WITNESS my hand and Notarial Seal this 3rd day of October, 2023.

My Commission Expires: October 1, 2024
Resident of Lake County

Tiffany J. Mayer
Signature, Notary Public

My Commission Number: 690758

Tiffany J. Mayer
Printed, Notary Public

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

Please send tax bills to the property Address: 159 Taney Place, Gary, IN 46404

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.