

FILED

Feb 22 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFFIDAVIT OF TITLE;
DEVOLUTION AFFIDAVIT

The undersigned Carol Darnell (Affiant), being duly sworn upon her oath, states:

1) Affiant is the Wife, surviving spouse of Curtis Darnell (Decedent), who died on December 12, 2021. Decedent was domiciled in, and a resident of, Lake County, Indiana.
2) Decedent acquired, and held, a one-third (1/3) tenant in common interest ("Decedent's Title Interest") in the real estate described in this Affidavit (Real Estate") by a Warranty Deed, dated March 9, 2017, and recorded on March 15, 2017, as Instrument Number 2017-017335 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 Warranty Deed recorded as Instrument Number 2017-017335 in the Office of the Recorder of Lake County, Indiana.

4) The Real Estate is located in Lake County, Indiana, and described by property tax number, property address, and legal description as follows:

Lots 32 and 33 in Young's 3rd Addition to Crown Point,
As per plat thereof, recorded in miscellaneous record
"A" page 534, in the Office of the Recorder of Lake County, Indiana
Property Address: 113 S. Indiana Ave., Crown Point, IN 46307
Property Tax Number: 45-16-08-235-005.000-042

5) Affiant is the Wife, surviving spouse of Decedent; and is a co-tenant in common of the Real Estate.

6) Decedent died testate, and the Decedent's Last Will and Testament was duly admitted to probate by order of the Lake County Superior Court, entered in Estate No.: *45-B11-2402-EM-045* on the *21st* day of *FEBRUARY*, 2024. The Last Will and Testament provided all of Decedent's property, including Decedent's Title Interest to be distributed to Decedent's legatee and devisee as follows:

Carol Darnell, Article V Of Decedent's Will, "the residue of my estate
To my spouse (Carol Darnell); 100%

The current address of Carol Darnell is: 12611 Clark Street, Crown Point, Indiana 46307.

7) Decedent's title interest devolved to Carol Darnell immediately and automatically upon Decedent's death.

8) Decedent owed no obligation to creditors that were enforceable against the Real Estate and there is no federal or state estate/inheritance tax due and owing as a result of Decedent's death, except:

A note and mortgage in favor of Main Source Bank, now known as First Financial Bank by way of merger with Main Source Bank, Dated March 9, 2017 and recorded March 15, 2017 as

NOT AN OFFICIAL DOCUMENT

Instrument Number: 2017-017336, in the Office of
Lake County Recorder

9) More than seven (7) months have elapsed since Decedent's death.

No letters testamentary or letters of administration have been issued to a Court appointed personal representative for Decedent within the time limits contained in I.C. 29-1-7-15(d).

No probate court has issued findings and an accompanying order preventing the limitations of I.C. 29-1-17-15.1(b) from applying to the Real Estate.

Carol Darnell, as sole heir and distribute of Decedent has not consented to the Decedent's Personal Representative's sale of Decedent's Title Interest to pay any debts or obligation of Decedent, which is not a lien of record in Lake County, Indiana; or, to pay any costs and expenses of administration of Decedent's estate under I.C. 29-1-10-21.

As a result, 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.

10) 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 I.C. 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.

11) The Affiant affirmed 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).

12) Real estate tax bills and notices should be mailed to: Carol Darnell, 12611 Clark Street, Crown Point, Indiana 46307.

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

Carol Darnell
Carol Darnell

STATE OF INDIANA, COUNTY OF LAKE

Before me a Notary Public in and for said County and State, personally appeared Carol Darnell who being first duly sworn, affirmed the truth of the foregoing representations and acknowledged the execution of the foregoing Affidavit of Title Passage on this day, February 19, 2024.

My Commission Expires: October 1, 2024
Commission Number: 690758
County of Residence: Lake

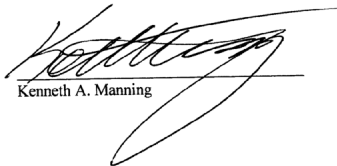
Tiffany J. Mayer
Tiffany J. Mayer, Notary Public

Instrument Prepared By: Kenneth A. Manning, 9015-45), Attorney at Law, 120 West Clark Street, Crown Point, IN 46307



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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.



Kenneth A. Manning

Property of Lake County Recorder

Instrument Prepared By: Kenneth A. Manning, Attorney No.: 9015-45, Attorney at Law, 120 West Clark Street, Crown Point, Indiana 46307