

FILED

Apr 02 2024 LM
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

AFFIDAVIT OF TITLE PASSAGE

The undersigned, PATRICIA C. NEUENHOUSE (the "Affiant"), being duly sworn on oath, states that:

1. The Affiant is the spouse of ERWIN J. NEUENHOUSE A/K/A ERWIN J. NEUENHOUSE, SR. (the "Decedent"), who died on January 9, 2024, while domiciled in La Porte 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 the Quitclaim Deed dated November 26, 2007, and recorded on September 10, 2009, as Instrument Number 2009-062218 in the office of the Recorder of Lake County, Indiana.

3. The Real Estate is located in Lake County, Indiana, and described by property tax parcel number, property location, and legal description as follows, to-wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

Commonly known as: 9407 Indianapolis Boulevard, Highland, IN 46322

Key No.: 45-07-28-304-001.000-026

4. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate by order of the La Porte County Superior Court entered in Cause No. 46C01-2403-EM-000071 on April 1 2024, provided for the Decedent's Title Interest to be distributed to the Decedent's devisees (the "Devisees") by percentages or fractions as follows:

4.1. 100% to Patricia C. Newenhouse, Successor Trustee of the Erwin J. Newenhouse Declaration of Trust dated October 13, 2001, whose address is 1433 N. US Highway 421, Michigan City, Indiana 46360.

5. The Decedent's Title Interests devolved to the Devisees immediately and automatically as a matter of law under IC 29-1-7-23 upon the Decedent's death.

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6. 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.

7. 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(c).

Property of Lake County Recorder

NOT AN OFFICIAL DOCUMENT

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


PATRICIA C. NEUENHOUSE, Affiant

STATE OF INDIANA, COUNTY OF LAKE) SS:

Before me a Notary Public in and for said County and State, personally appeared PATRICIA C. NEUENHOUSE who being first duly sworn, affirmed the trust of the foregoing representations and acknowledged the execution of the foregoing Affidavit of Title Passage on this 1st day, of ~~February~~ April, 2024.

Commission Expiration: 7-26-31 Signature: Tyler Spellings
Commission Number: NP0750391 Notary Public
County of Residence: Lake Printed Name: Tyler Spellings

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. Robert F. Tweedle

Return Recorded Document to:
Robert F. Tweedle
2850 - 45th Street, Suite A
Highland, IN 46322

This instrument prepared by:
Robert F. Tweedle, #20411-45
2850 - 45th Street, Suite A
Highland, IN 46322, 219-924-0770



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EXHIBIT A

THE NORTH 200.10 FEET OF THE NORTH 400.11 FEET OF BLOCK ONE (1) IN HART'S ACRES 2ND ADDITION TO HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 53 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPT: THAT PART DEEDED TO THE STATE OF INDIANA AS INSTRUMENT NO. 2001089187, DESCRIBED AS FOLLOWS:

A PART OF BLOCK 1 IN HART'S ACRES 2ND ADDITION, AN ADDITION TO THE TOWN OF HIGHLAND, INDIANA, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 23, PAGE 53, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B", ATTACHED TO INSTRUMENT NUMBER 2001089187, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK; THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS EAST 14.778 METERS (48.48 FEET) ALONG THE NORTH LINE OF SAID BLOCK TO POINT "1525" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 61 DEGREES 35 MINUTES 34 SECONDS WEST 11.330 METERS (37.17 FEET) TO POINT "1524" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 18 MINUTES 09 SECONDS WEST 15.743 METERS (51.65 FEET) TO THE WEST LINE OF SAID BLOCK AT POINT "1523" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 0 DEGREES 21 MINUTES 56 SECONDS WEST 20.459 METERS (67.12 FEET) ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 0.0089 HECTARES (0.022 ACRES), MORE OR LESS.