

# NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA )  
COUNTY OF LAKE )

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
RECORDED AS PRESENTED

2024-016491

11:16 AM 2024 Jun 21

## AFFIDAVIT FOR TRANSFER OF REAL ESTATE

The undersigned, Jacklyn Russell, (the "Affiant"), being duly sworn, states:

1. The Affiant is named Personal Representative of the Last Will and Testament of Donie R. Pointer aka Don Ray Pointer (the "Decedent"), who died testate on January 12, 2024, while domiciled in Lake County, Indiana.
2. The Decedent acquired title to the real estate described in this Affidavit (the "Real Estate") by a Warranty Deed on or about April 30, 1987.
3. The Real Estate is located in Lake County, Indiana, and is legally described as:

THE NORTH 66 FEET OF EAST 106.5 FEET OF LOT 4 IN RIFENBURG'S ADDITION IN THE TOWN (NOW CITY) OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1 PAGE 5, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Commonly known as: 310 N. Lake Park Avenue, Hobart, Indiana 46342  
Tax ID No.: 45-09-30-426-009.000-018

4. The Decedent died testate, and the Decedent's Last Will and Testament, which was admitted to probate without administration by order of the Circuit Court of Lake County, Indiana, entered in Cause Number 45C01-2405-EM-9:5<sup>VB</sup>, provided for the Decedent's Title Interest to be distributed specifically to Jacklyn Russell and Kristen Purcell, tenants in common.
5. The Decedent's Title Interest devolved to and vested in Jacklyn Russell and Kristen Purcell under the Last Will and Testament immediately as a matter of law under Indiana Code § 29-1-7-23 upon the Decedent's death.
6. There is no federal estate tax or Indiana Inheritance Tax due and owing as a consequence of the Decedent's death.
7. As of this date:
  - a. No letters testamentary or letters of administration have been issued to date to a court-appointed personal representative for the Decedent within the time limits

**FILED** specified under Indiana Code § 29-1-7-15.1(d);

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- b. A probate court has not issued findings and an accompanying order preventing the limitations in Indiana Code § 29-1-7-15.1(b) from applying to the Real Estate;
  - c. A majority in interests of the Decedent's distributees have not consented to the Decedent's personal representative's sale of 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 under Indiana Code § 29-1-10-21; and
  - d. 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 once five (5) months have elapsed since the date of the decedent's death.
8. 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 Indiana Code § 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.
9. The Affiant affirms the truth of the representations in this Affidavit under the penalties for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in Indiana Code § 32-20-3-1) as stated in Indiana Code § 29-1-7-23(e).

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I affirm under the penalties for perjury that the foregoing statements are true and accurate to the best of my knowledge and belief.

Dated: 5-1-24

  
Jacklyn Russell

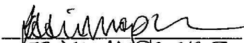
State of Indiana )  
                          ) ss:  
County of Lake   )

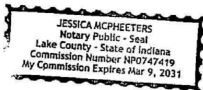
Before me, a Notary Public in and for said County and State, personally appeared JACKLYN RUSSELL who acknowledged the execution of the foregoing affidavit as her voluntary act for the purposes stated therein.

Witness my hand and Notarial Seal this May 1, 2024  
Date

My commission expires:

Signature  
Printed  
Resident of

  
Jessica McPheeters  
Lake County, Indiana



This instrument prepared by: Jessica L. McPheeters, Esq., Weiss, Schmidgall & Hires, P.C. 6 West 73<sup>rd</sup> Avenue, Merrillville, Indiana 46410 (219) 736-5297.

\*\*\*I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. No representation is made as to any time after this instrument was delivered or given to our client.\*\*\*

/s/ Jessica L. McPheeters  
Jessica L. McPheeters, Esq.