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commonly known as: 7825 Hanley Street, Schererville, IN 46375 by a Warranty Deed dated December 16, 1965 and recorded January 6, 1966 as Document No. 649201 along with her spouse, THOMAS E. JONES, and they held title as Husband and Wife, as Tenants by the Entireties, until the death of THOMAS E. JONES on January 1, 2019. That a copy of the death certificate for THOMAS E. JONES, was recorded June 5, 2019 as Document #2019 033614 in the Office of the Recorder of Lake County, Indiana.

5. That JEANETTE K. JONES remained owner in fee simple of said real estate until her demise on August 20, 2023, which real estate is legally described as follows:

**LOT EIGHTEEN (18), IN C. GORLEY'S ROLLING HILL ESTATES,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGE 22,
IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,
INDIANA, TOGETHER WITH ALL IMPROVEMENTS, FIXTURES
AND APPURTENANCES THEREUNTO BELONGING.**

COMMONLY KNOWN AS: 7825 Hanley Street, Schererville, Indiana 46375

6. That at least seven (7) months have elapsed since the death of decedent, JEANETTE K. JONES, that no letters testamentary or letters of administration have been issued to a court appointed personal representative for the decedent within the time limits specified under Indiana Code, I.C. 29-1-7-15.1, as applying to the decedent's real property, and that no probate court has issued findings and an accompanying order preventing the limitations in Indiana Code, I.C. 29-1-7-15.1 (b).

7. That the following named persons are the sole legatees/devisees of decedent's real estate pursuant to the provisions of the Last Will and Testament of JEANETTE K. JONES:

UNDIVIDED INTEREST

A) TAMARA L. LEVERICH 419 Weston Street Valparaiso, IN 46385	50%
B) TRICIA J. WOODS 11088 N. Landing Road Monticello, IN 47960	50%

8. That the real property owned by said decedent described above in Paragraph #5 and the devolution of said real estate as permitted under Indiana Code, I.C. 29-1-7-23, should be made pursuant to the Last Will & Testament of JEANETTE K. JONES and based on the statements made herein, to the persons and in the undivided interests set forth above in Paragraph #7, namely: TAMARA L. LEVERICH, 419 Weston St.

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Valparaiso, IN 46385 and TRICIA J. WOOD, as tenants in common, each as to an undivided one-half (1/2) interest.

9. That the recording of this Affidavit is exempt from requirement for a sales disclosure form and that upon presentation of this Affidavit for recording, the County Auditor must endorse the Affidavit and record the title transfer.

10. That any person may rely upon this Affidavit made in good faith as evidence of the effective transfer of title to the subject real estate as defined in Indiana Code, I.C. 32-20-3-1.

11. That this document is exempt from the filing of an Indiana Sales Disclosure form.

Dated: October 16, 2024


TAMARA L. LEVERICH

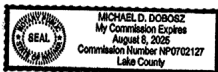
STATE OF INDIANA

COUNTY OF LAKE

)} SS:

Before me, the undersigned, a Notary Public for Lake County, State of Indiana, personally appeared TAMARA L. LEVERICH, known to me to be this person, over the age of majority, who after taking oath, swore under the penalties of perjury that she read and understands the terms of the above affidavit, and acknowledged the execution thereof as her free and voluntary act on page #3 of this four (4) page document.

Witness my hand and Notarial Seal this 16th day of October, 2024.




Notary Public Signature

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THIS INSTRUMENT PREPARED BY:
MICHAEL D. DOBOSZ, ATTORNEY
AT LAW (ATTY #14539-45) HILBRICH
CUNNINGHAM DOBOSZ VINOVIKH &
SANDOVAL, LLP 2637-45TH ST.,
HIGHLAND, IN 46322
PH: 219/924-2427 FAX: 219/924-2481

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.

Michael D. Dobosz, Attorney

Last Will and Testament of Jeanette K. Jones

I, JEANETTE K. JONES, a widow and not remarried, presently of Schererville, Lake County, Indiana, being of sound mind and memory, and considering the uncertainty of life, do therefore make, ordain, publish and declare this to be my Last Will and Testament, and do hereby revoke all former Wills and Codicils by me made.

I. PAYMENT OF DEBTS

1.01 I direct that all of my debts, funeral expenses, including the expense of my last illness, settlement expenses and inheritance and estate taxes be paid from my general estate by my Personal Representative, as soon as practical.

II. GIFTS, DEVICES AND BEQUESTS

2.01 At the time of the execution of this instrument, I am a widow. My beloved husband, THOMAS E. JONES, predeceased me on January 1, 2019. I have two (2) children, both of whom are living, namely: TAMARA L. LEVERICH and TRICIA J. WOOD. I further have three (3) stepchildren (my husband's children), all of whom are living, namely: THOMAS E. JONES, JR., TIMOTHY D. JONES and TERRY L. JONES.

2.02 I have deliberately made no provision herein for the benefit of my stepson (my husband's son), THOMAS E. JONES, JR., and his descendants, if any.

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2.03 I give and bequeath all of my tools to my following named stepsons (my husband's sons), TIMOTHY D. JONES and TERRY L. JONES, in equal shares or solely to the survivor of them. In the event that I am not survived by either such stepson, this gift shall lapse. I have deliberately made no additional provision herein for the benefit of my said stepsons, TIMOTHY D. JONES and TERRY L. JONES.

2.04 I give all my personal and household effects not otherwise effectively disposed of, such as jewelry, clothing, automobiles, furniture, furnishings, silver, books and pictures, including policies of insurance thereon, to such of my children, TAMARA L. LEVERICH and TRICIA J. WOOD, who survive me for thirty (30) days, in equal shares, to be divided as they agree or, if they fail to agree within six (6) months after my death, as my Personal Representative determines.

2.05 I give, devise, and bequeath all of my residuary estate, real, personal, and mixed, wheresoever situate of which I may die, in possession or expectancy, in fee simple, to have and to hold, absolutely and forever, to my children, TAMARA L. LEVERICH and TRICIA J. WOOD, in equal shares. If either such child of mine shall not so survive me, the share of such deceased child shall be divided and distributed among the descendants, if any, of such deceased child, per stirpes; but if she is without descendants, then to my descendants, per stirpes.

2.06 In the event that I am not survived by any issue, I direct that my residuary estate, both real and personal and wheresoever situate, be distributed to my heirs at law.

III. PERSONAL REPRESENTATIVE

3.01 I hereby nominate and appoint my daughter, TAMARA L. LEVERICH, to be sole Personal Representative of this my Last Will and Testament. However, if she is unable to so act, I then appoint my daughter, TRICIA J. WOOD, to act as Personal Representative herein, and direct that either of them shall serve without bond.

IV. PERSONAL REPRESENTATIVE'S POWERS

4.01 I hereby empower and authorize my Personal Representative to do all things which she may deem desirable or expedient for the advantageous control of the estate without court authorization, direction, confirmation or approval, and in the exercise of such authority, such Personal Representative shall have the rights, powers and duties by way of illustration and not by way of limitation as follows:

A. To sell, convey or exchange, without court authorization, direction, confirmation or approval, real or personal property of the estate; and any sale or exchange of property may be accomplished publicly or privately, for cash or on such terms and conditions as such Personal Representative shall consider proper, without being required to report such action to court or to obtain court confirmation thereof; and no person purchasing property shall be required to see to the proper application of the proceeds of the sale by such Personal Representative.

B. My Personal Representative shall have the power to access, use, modify, delete or control digital assets that I can access, use, modify, delete or control during my lifetime or in the future. "Digital Assets" means electronic information, electronic

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communications, electronic content, and any catalog of electronic communications that is inscribed on a tangible medium or that is stored in an electronic device or other medium and is retrievable in perceivable form, regardless of the ownership of the physical device upon which the digital asset is stored. "Digital Assets" includes, but is not limited to, emails and email accounts, digital videos, digital pictures, digital music, software licenses, social network and social media content and accounts, file sharing accounts, financial accounts, domain registrations, web hosting accounts, on-line store accounts, tax preparation service accounts, frequent flyer and similar bonus programs, digital assets or similar assets which exist now or in the future, and any contractual rights necessary to access the digital assets. I consent to my Personal Representative's access to, and management of, my digital assets and furthermore give consent to any service providers to disclose the contents of any communications. My Personal Representative's access to my digital assets will not, by itself, be deemed a violation of any terms of a service agreement or deemed an unauthorized transfer of an account.

C. I direct that, at the option of my Personal Representative, my estate may be administered without court supervision pursuant to the provisions of Indiana Code 29-1-7.5-1 et seq. and amendments thereto for unsupervised administration of decedent's estates.

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IN WITNESS WHEREOF, I have signed my name at Highland, Indiana, to this my Last Will and Testament, consisting of six (6) typewritten pages, the next page included, on the 29th day of May, 2019.

Jeanette K. Jones
JEANETTE K. JONES

The above and foregoing instrument was on the aforesaid day signed, sealed, published and declared by the Testatrix, as and for her Last Will and Testament, in the presence of us, who at her request, and in her presence, and in the presence of each other, have hereunto subscribed our names as witnesses thereto.

Michelle A. Pramick residing at Griffith, Indiana
Witness

Jessica Pawlakis residing at Schererville, Indiana
Witness

UNDER THE PENALTIES FOR PERJURY, WE, the Testatrix and the witnesses, respectively, whose names are signed to the attached Last Will and Testament, hereby solemnly, sincerely and truly declare and affirm:

1. That the Testatrix executed the instrument as her Will;
2. That, in the presence of both witnesses, she signed or acknowledged her signature already made or directed another to sign for her in her presence;
3. That she executed the Will as her free and voluntary act and for the purposes expressed in it;
4. That each of the witnesses, in the presence of the Testatrix, and of each other, signed the Will as Witness;
5. That the Testatrix was of sound mind; and

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6. That to the best of their knowledge, the Testatrix was at the time eighteen (18) or more years of age, or was a member of the Armed Forces or of the Merchant Marine of the United States or its allies.

Jeanette K. Jones
Testatrix

Michelle A. Pramuk
Witness

Jessica Pawlakis
Witness

Property of Lake County Recorder

THIS INSTRUMENT PREPARED BY:

Michael D. Dobosz, Esq. (#14539-45)

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