

A202400085711

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR

10/18/2024 03:55 PM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

001308

2024 OCT 18 P 3:33

FEE: \$ 35.00

PAGES: 3
By: JN

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

The document has been recorded and no further action is necessary.

This page has been added for recording purposes to provide space for the necessary Recorder and/or Assessor stamps and/or recording requirements.

IC 36-2-11-16.5 Requirements for instrument or document presented for recording

Sec. 16.5 (a) This section does not apply to the following:

- (1) A judgment, an order, or a writ of a court.
- (2) A will or death certificate.
- (3) A plat.
- (4) A survey.

(b) The county recorder may receive for record an instrument or a document if:

- (1) the instrument or document consists of at least one (1) individual page measuring not more than eight and one-half (8 1/2) inches by fourteen (14) inches that is not permanently bound and is not a continuous form;
- (2) the instrument or document is on white paper of at least twenty (20) pound weight and has clean margins:
 - (A) on the first and last pages of at least two (2) inches on the top and bottom and one-half (1/2) inch on each side; and
 - (B) on each additional page of at least one-half (1/2) inch on the top, bottom, and each side; and
- (3) the instrument or document is typewritten or computer generated in black ink in at least 10-point type.

IC 36-2-11-15 Instruments that may be received for record or filing; name of person or governmental agency that prepared instrument

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. This instrument is prepared by:

Kate Marie Pitts Cf/k/a Osborne (printed name of individual)



STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN RE: WILMA J. VAUGHN,
DECEDENT

SURVIVORSHIP AFFIDAVIT

Kate Marie Pitts (f/k/a Osborne), being of legal age and duly sworn upon her oath, deposes and states as follows:

That she is a co-owner with her grandfather, James C. Vaughn in fee simple title of the following described real estate in the City of Indianapolis, County of Marion, State of Indiana. Said parcel is more particularly described as follows, to-wit;

Lot 14 and the North Half of Lot 15 in Fye's Addition, an addition to the Town of Oaklandon in Marion County, Indiana as per plat thereof recorded in Plat Book 22, pages 207 and 208 in the Office of the Recorder of Marion County, Indiana.

Commonly known as: 6440 Maple St., Indianapolis, Indiana 46236

← Tax
Statements

The affiant further states that Kate Marie Pitts (f/k/a Osborne), James C. Vaughn and Wilma J. Vaughn acquired title as joint tenants with rights to survivorship to said real estate by a Warranty Deed dated the 31st day of December, 2018 and recorded on the 3rd day of January, 2019, as Instrument No. A20190000110 in the office of the Recorder of Marion County, Indiana.

Wilma J. Vaughn died on February 9, 2022 in Charlotte County, Florida.

That no administration has been held upon the estate of Wilma J. Vaughn and none is contemplated, and her estate was not subject to any Federal Estate Tax.

The affiant makes this Affidavit for the purpose of causing the proper transfer of the real estate in the office of the Auditor of Marion County, Indiana.

Kate M. Pitts
Kate Marie Pitts (f/k/a Osborne)

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OCT 18 2024

Marion County Assessor

STATE OF INDIANA)
) SS
COUNTY OF MARION)

Personally appeared before me, a Notary Public in and for said County and State, Kate Marie Pitts (f/k/a Osborne) who, having first been duly sworn upon his or her oath, to me known and known to me to be the person who executed the foregoing and acknowledged that the facts and representations contained therein are true and, further, and that Kate Marie Pitts (f/k/a Osborne) signed the same as his or her free and voluntary act and deed for the uses and purposes herein mentioned.

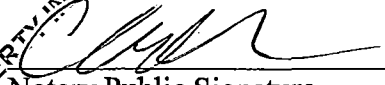
Sworn and subscribed before me this 10th day of October, 2024.

My Commission Expires:

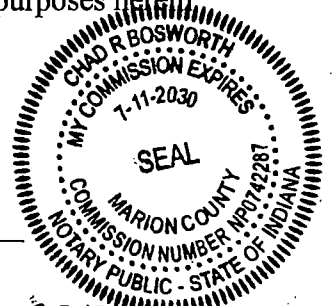
7-11-30

County of Residence:

Marion


Notary Public Signature

Chad R Bosworth NPO 79287
Notary Public Printed Name/Commission Number



THE DOCUMENT PREPARED BY:

George A. Simpson (#14655-29)
Attorney at Law
P.O. Box 36992
Indianapolis, IN 46236
(317) 826-3988

