



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02472	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DONALD V SCOTT, LINDA C SCOTT		
PROPERTY ADDRESS:	7174 N 725 W, WINAMAC, IN 46996		
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	07/01/2025	EFFECTIVE DATE:	06/30/2025
NAME(S) SEARCHED:	DONALD V SCOTT, LINDA C SCOTT AND VIRGINIA WASZAK		
ADDRESS/PARCEL SEARCHED:	7174 N 725 W, WINAMAC, IN 46996/ 66-03-03-400-029.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DONALD V. SCOTT AND LINDA C. SCOTT	
COMMENTS:	

VESTING DEED

DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	BARBARA J. WEBDELL, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF GERALD OLLER
DATED DATE:	05/23/2022	GRANTEE:	VIRGINIA WASZAK
BOOK/PAGE:	N/A	RECORDED DATE:	06/09/2022
INSTRUMENT NO:	20221128		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WINAMAC
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ADDITIONAL NOTES

AFFIDAVIT OF TRANSFER OF REAL PROPERTY RECORDED ON 06/02/2025 AS INSTRUMENT NO. 20250944.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PULASKI COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 31 NORTH, RANGE 3 WEST, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF AN EXISTING DRAINAGE DITCH BEING APPROXIMATELY 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, THENCE EASTERLY, ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 340 FEET; THENCE NORTH 340 FEET; THENCE WEST 340 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER SECTION 340 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

Mail Tax Bills to:
7174 N 725 W, Winamac IN 46996

JUN 09 2022

PARCEL NO. 66-03-03-400-029.000-012

Laura Wheeler
AUDITOR OF PULASKI COUNTY, INDIANA

Personal Representative's Deed

BARBARA J. WEBDELL, as personal representative in the estate of GERALD OLLER, which estate is pending in Pulaski County Circuit Court under Cause No. 66C01-2108-EU-00018, by virtue of her power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration, and hereby distributes to VIRGINIA WASZAK of the County of Pulaski, State of Indiana, the following described real estate in Pulaski County, State of Indiana, more particularly described as follows, to-wit:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 31 North, Range 3 West, more particularly bounded and described as follows: Commencing at a point in the centerline of an existing drainage ditch being approximately 660 feet North of the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 3, thence Easterly, along said centerline of a drainage ditch, 340 feet; thence North 340 feet; thence West 340 feet; thence South along the West Line of said Quarter Quarter Section 340 feet, more or less, to the point of beginning,

Commonly known as 7174 N 725 W, Winamac, IN 46996, subject to all easements, restrictions, an rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, said Barbara J. Webdell, as Personal representative of the estate of Gerald Oller, has hereunto set her hand and seal this 23 day of May, 2022.

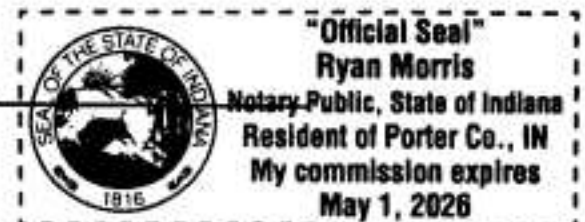
STATE OF INDIANA)
COUNTY OF LAKE) SS:

Barbara J. Webdell
Barbara J. Webdell
Personal Representative
Estate of Gerald Oller

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Barbara J. Webdell and acknowledged the execution of said Personal Representative's Deed on the 23 day of May, 2022.

My Commission Expires: May 1, 2026

[Signature]
Notary Public



County of Residence: Porter

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.

Mark A. Bates
Mark A. Bates

This Instrument Prepared By: Atty. Mark A. Bates, Attorney at Law, 2546-45th Street, Highland, IN 46322

20221128 PR \$25.00
06/09/2022 03:22:53P 1 PGS
SUSAN J. FOX
PULASKI County Recorder IN
Recorded as Presented



STATE OF INDIANA)

) SS:

COUNTY OF LAKE)

JUN 02 2025

AUDITOR PULASKI COUNTY INDIANA

IN RE: VIRGINAIA WASZAK, DECEASED

AFFIDAVIT OF TRANSFER OF REAL PROPERTY

The undersigned, DONALD V. SCOTT and LINDA C. SCOTT ("Affiant"),
being duly sworn on oath states:

1. They are the sole surviving heirs of Virginia Waszak, the decedent, who died on August 1, 2024, while domiciled in Pulaski County, Indiana.
2. The decedent acquired a One Hundred Percent (100%) interest in the real estate described in this Affidavit by a Personal Representative's Deed dated May 23, 2022, and recorded in the Office of the Recorder of Pulaski County, Indiana on June 9, 2022.
3. The last instrument recorded in the Office of the Recorder of Pulaski County, Indiana, was the Personal Representative's Deed dated May 23, 2022 and recorded on June 9, 2022, as Instrument No. 20221128.
4. At the time of her death, the decedent was not married, and did not share title to the Real Estate.
5. The Real Estate is located in Pulaski County, Indiana, and described by property tax parcel number and legal description as follows, to-wit:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 31 North, Range 3 West, more particularly bounded and described as follows: Commencing at a point in the centerline of an existing drainage ditch being approximately 660 feet North of the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 3, thence Easterly, along said centerline of a drainage ditch, 340 feet; thence North 340 feet; thence West 340 feet; thence South along the West Line of said Quarter Quarter Section 340 feet, more or less, to the point of beginning.

Commonly known as: 7174 N 725 W, Winamac, IN 46996

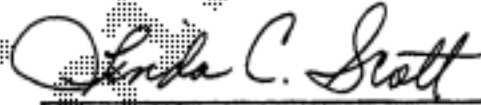
Parcel No.: 66-03-03-400-029.000-012

6. The Decedent died testate and pursuant to the Decedent's Last Will and Testament, her Title Interest shall be distributed to the Decedent's devisees by the percentages or fractions as follows:
 - 6.1 100% to Donald V. Scott and Linda C. Scott, Husband and Wife, whose address is 7174 N 725 W, Winamac, IN 46996.
7. The Decedent's Title Interests devolved to the devisees immediately and automatically as a matter of law under I.C. § 29-1-7-23 upon the Decedent's death.
8. The Decedent owed no obligations to creditors and there is no Federal estate tax due and owing as a consequence of the Decedent's death.
9. As of this date:
 - 9.1 At least seven (7) months has elapsed since the Decedent's death;
 - 9.2 No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent with the time limits specified under I.C. § 29-1-7-15.1(d);
 - 9.3 A probate court has not issued findings and an accompanying order preventing the limitations in I.C. § 29-1-7-15.1(b) from applying to the Real Estate;
 - 9.4 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 or record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under I.C. § 29-1-10-21; and,
 - 9.5 Consequently, 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 Pulaski 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 Pulaski 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 I.C. § 32.20.3-1) as stated in I.C. § 29-1-7-23(e).

We affirm under the penalties for perjury that the above and foregoing representations are true and accurate to the best of our knowledge and belief.

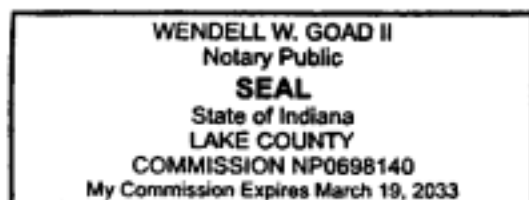

Donald V. Scott



Linda C. Scott

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, personally appeared Donald V. Scott and Linda C. Scott, who acknowledge the execution of the foregoing Affidavit.

WITNESS MY HAND AND SEAL THIS 27th DAY OF MAY, 2025.




Wendell W. Goad II, Notary Public
Resident of Lake County, Indiana

My Commission Expires: 03/19/33
My Commission No.: NP06981140

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.


Wendell W. Goad II

This Instrument prepared by: Wendell W. Goad II
Attorney at Law
300 East 90th Drive
Merrillville, in 46410
(219) 736-8080.

Search Results for:

NAME: SCOTT, LINDA (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/30/2025 3:18 PM

Showing 11 results

Filter:

Document Details	County	Date	Type	Name	Legal
20171173	Pulaski	07/11/2017	DEED : WARRANTY DEED	SCOTT, LAURA LYNN Search Search FEASEL, JOHN J Search FEASEL, LEANNE F Search SCOTT, MATTHEW WAYNE	Search 29-31-4 W NW
20171174	Pulaski	07/11/2017	MORT : MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search USAA FEDERAL SAVINGS BANK	Search 29-31-4 W NW
20210828	Pulaski	04/07/2021	MORT : MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search DEMOTTE STATE BANK	Search 29-31-4 W NW
20211725	Pulaski	07/27/2021	MORT : MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search DEMOTTE STATE BANK	Search 29-31-4 W NW
20211726	Pulaski	07/27/2021	ASGN : ASSIGNMENT / ASSUMPTION - MTG	SCOTT, LAURA LYNN Search Search DEMOTTE STATE BANK Search SCOTT, MATTHEW WAYNE Search COMMUNITY BANC MORTGAGE CORPORATION	

Document Details	County	Date	Type	Name	Legal
20211836	Pulaski	08/04/2021	REL : RELEASE OF MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search USAA FEDERAL SAVINGS BANK	
20211997	Pulaski	09/01/2021	REL : RELEASE OF MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search DEMOTTE STATE BANK	
20212090	Pulaski	09/16/2021	DEED : QUIT CLAIM DEED	SCOTT, LINDA Search Search SCOTT, DAVID Search SHEPHERD, JAMES Search SHEPHERD, MELANIE	Search Lot 2 RIVER CREST
20250944	Pulaski	06/02/2025	DEED : AFFIDAVIT TRANSFER REAL ESTATE	SCOTT, LINDA C Search Search SCOTT, DONALD V Search SCOTT, LINDA C Search SCOTT, DONALD V see details for more	Search 3-31-3 SE SE
20241456	Pulaski	08/08/2024	DEED : WARRANTY DEED	SCOTT, LINDA D Search Search KELLIE, ELIZABETH Search MCCLURE, ELIZABETH Search SCOTT, SAMUEL E	Search 18-30-1 NW
20130355	Pulaski	02/15/2013	DEED : WARRANTY DEED	SCOTT, LINDA L Search Search RUSH, DENNIS W Search RUSH, KIMBERLY A Search SCOTT, DAVID O	Search Lot 2 RIVER CREST FIRST ADDITION

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Search Results for:

NAME: WASZAK, VIRGINIA (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/30/2025 3:18 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
20221128	Pulaski	06/09/2022	DEED : PERSONAL REPRESENTATIVE'S DEED	WASZAK, VIRGINIA Search Search OLLER, GERALD Search WEBDELL, BARBARA J	Search 3-31-3 SE SE
20250944	Pulaski	06/02/2025	DEED : AFFIDAVIT TRANSFER REAL ESTATE	WASZAK, VIRGINIA Search Search SCOTT, DONALD V Search SCOTT, LINDA C Search SCOTT, DONALD V see details for more	Search 3-31-3 SE SE

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