

Osborn, Jay	Case #	Date	
	E-80-118	4/15/1982	Request to remain on docket
Smith, Lewis Lutz			Attorney
Osborn, Esther			Heir
Case, Helen F			Heir
Osborn, John W			Heir
Osborn, Gerald			Heir
Osborn, Jerry C			Heir
Spangler, Anna			Appraiser
		5/14/1982	Amended Inventory #1 Filed
			Petition to sell real estate
Osborn, Esther F			Heir
Osborn, John W			Heir
Osborn, Gerald			Heir
Osborn, Jerry C			Heir
Case, Helen F			Heir

MONDAY, MAY 17, 1982

ESTATE OF )

ESTATE NO. E-80-118

JAY OSBORN, DECEASED )

Personal representative's amended inventory #1 filed, examined and approved. Petition to sell real estate filed in the following words and figures, to wit:

STATE OF INDIANA     )  
                              ) SS:  
COUNTY OF ADAMS    )

IN THE ADAMS CIRCUIT COURT  
ESTATE DOCKET E-80-118

IN THE MATTER OF THE SUPER-  
VISED ESTATE OF JAY OSBORN,  
DECEASED

PETITION TO SELL REAL ESTATE

Comes now, Esther F. Osborn, as administratrix of the Estate of Jay Osborn, deceased, who being duly sworn upon her oath respectfully shows to the Court as follows:

1. That your petitioner is the duly qualified and acting Administratrix of the Estate of Jay Osborn, deceased.

2. That the decedent herein died the owner of a certain parcel of real estate in Adams County, Indiana, more particularly described as follows:

See Exhibit "A" attached

3. That the Fair Market Value of said real estate is Seven Thousand (\$7,000.00) Dollars, as shown by the inventory filed in said estate which is part of the Court's records.

4. That the persons interested in said sale of real estate as heirs of decedent's estate are:

Esther F. Osborn, Rural Route #3, Decatur, Indiana, 46733, surviving spouse  
John W. Osborn, Rural Route #3, Decatur, Indiana, 46733, son  
Gerald Osborn, Rural Route #5, Decatur, Indiana, 46733, son  
Jerry C. Osborn, 714 Anderson Avenue, Fort Wayne, Indiana, 46806, son  
Helen F. Case, Rural Route #2, Ohio City, Ohio, 45874.

That the above named parties have (A. given their consent to sale of said real estate, which consent is attached hereto pursuant to the provisions of Indiana Code I. C. 29-1-15-11.

5. That it is necessary for your administratrix to sell said real estate for the following purposes, namely,

A. for the payment of claims and expenses of administration, and/or

B. for the payment of taxes assessed or to be assessed against the estate, and /or

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Page 1.

FILED ADAMS COUNTY  
CIRCUIT COURT  
NANCY KAY LINN, CLERK

C. for the payment of allowances made to the decedent's surviving spouse, and/or

D. ~~such sale~~ is in the best interest of the estate.

WHEREFORE, said Administratrix prays that the Court enter an order authorizing the sale of said real estate without further notice at private sale for not less than the fair market value, and for all relief which is proper in the premises.

Esther F. Osborn

Esther F. Osborn, Administratrix of  
the Estate of Jay Osborn, Deceased

Subscribed and Affirmed to before me, a Notary Public this 17  
day of May, 1982.

My commission expires:

6/25/82

Mary Ann Fulton  
Mary Ann Fulton

Who resides in Adams County, Indiana

Heirs' waiver and consent to sale of real property filed by Esther F. Osborn; John W. Osborn; Gerald Osborn; Jerry C. Osborn, and Helen F. Case in the following words and figures, to wit;

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ADAMS )

IN THE ADAMS CIRCUIT COURT  
ESTATE DOCKET E-80-118

IN THE MATTER OF THE SUPER-  
VISED ESTATE OF JAY OSBORN,  
DECEASED

HEIR'S WAIVER AND CONSENT TO SALE  
OF REAL PROPERTY

The undersigned being duly affirmed, says:

That each is an heir in the above captioned estate, and that each is an adult, namely: Esther F. Osborn, Rural Route #3, Decatur, Indiana; John W. Osborn, Rural Route #3, Decatur, Indiana; Gerald Osborn, Rural Route #5, Decatur, Indiana; Jerry C. Osborn, 714 Anderson Avenue, Fort Wayne, Indiana; and Helen F. Case, Rural Route #2, Ohio City, Ohio; and that they have read the Administratrix's Petition to Sell Real Property and acquiesces in the statements contained therein, and consents to the sale of said real property and waives notice of hearing on the same.

Esther F. Osborn  
Esther F. Osborn

John W. Osborn  
John W. Osborn

Gerald Osborn  
Gerald Osborn

Jerry C. Osborn  
Jerry C. Osborn

Helen F. Case  
Helen F. Case

Subscribed and affirmed to before me, a notary public, this 17  
day of May, 1982.

My commission expires:

6/25/82

Mary Ann Fulton  
Mary Ann Fulton

Notary Public, who resides in Adams  
County, Indiana

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said petition to sell real estate is now submitted, examined and approved; which Order Approving Petition to Sell Real Estate is in the following words and figures, to wit;

STATE OF INDIANA }  
COUNTY OF ADAMS } SS: IN THE ADAMS CIRCUIT COURT  
ESTATE DOCKET E-80-118

IN THE MATTER OF THE SUPER-  
VISED ESTATE OF JAY OSBORN,  
DECEASED

ORDER APPROVING PETITION TO SELL REAL ESTATE

Comes now, Esther F. Osborn, administratrix of the Estate of Jay Osborn, deceased, and submits her verified Petition to sell Real Estate, which petition is in the words and figures following, to-wit:


(H.I.)

And the Court having examined said petition, and being duly advised in the premises, and,

A. Consents from all heirs having been secured, and no formal objections having been filed to said petition, the Court now finds that it would be in the best interest of the estate that said Administratrix be authorized to sell said real estate at private sale for not less than the fair market value.

IT IS THEREFORE, ORDERED, ADJUDGED AND DECREED by the Court that said, Esther F. Osborn, as Administratrix is hereby authorized to sell said real estate, as more particularly described in said petition for a consideration of not less than the fair market value of Seven Thousand (\$7,000.00) Dollars, at private sale, for cash, pursuant to the provisions of Indiana Code I. C. 29-1-15-5 and I. C. 29-15-11, and said administratrix is authorized to pay all necessary costs and expense in connection with said sale and to make due report of her activities, dated this 17th day of May, 1982.



  
Robert S. Anderson, Judge of Adams  
Circuit Court

Report of sale of real estate filed in the following words and figures, to wit;

STATE OF INDIANA )  
 ) SS:  
 COUNTY OF ADAMS )

IN THE ADAMS CIRCUIT COURT  
 ESTATE DOCKET # E-80-118

IN THE MATTER OF THE SUPER-  
 VISED ESTATE OF JAY OSBORN,  
 DECEASED

REPORT OF SALE OF REAL ESTATE

Comes now, Esther F. Osborn, as Administratrix of the Estate of Jay Osborn, deceased, and files her verified Report of Sale of Real Estate and respectfully shows the Court as follows:

1. Pursuant to the order of this Court entered on the 17th day of May, 1982, authorizing her to sell a certain parcel of real estate located in the County of Adams, State of Indiana, more particularly described as follows:

See Exhibit "A" attached

said Administratrix, in compliance with said Order, sold at private sale said real estate to Everett Dale Currie and Brenda J. Currie, husband and wife, of Adams County, Indiana; for the sum of Seven Thousand (\$7,000.00) Dollars, for cash, that being equal to or more than the Fair Market Value of said real estate, and said purchasers being the offerors of the highest sum for said real estate.

2. That the Administratrix did not acquire, either directly or indirectly, any beneficial interest in said real estate.

3. That said offer to purchase was made on the basis of (A. a total cash payment in the amount of Seven Thousand (\$7,000.00) Dollars.

4. That said purchasers (A. have complied in all things with the terms of said sale.

5. That the Administratrix submits herewith for approval (A. her proposed deed to said purchasers.

6. That the Administratrix believes the sale herein reported to be in the best interests of the estate and the same should be approved.

WHEREFORE, said Administratrix submits this Report of Sale of said real estate pursuant to the provisions of Indiana Code, I. C. 19-1-15-16 and prays that said sale and this report be approved.

Esther F. Osborn  
 Esther F. Osborn, Administratrix  
 of the Estate of Jay Osborn, deceased

Subscribed and affirmed to before me, a Notary Public, this 17 day of May, 1982

My Commission Expires:

6/25/82

Mary Ann Fulton  
 Mary Ann FULTON

20 : 11 Notary Public, who resides in Adams County

FILED ADAMS COUNTY  
 CIRCUIT COURT  
 NANCY KAY LIND, CLERK

said report of sale of real estate is now submitted, examined and approved; which order approving report of sale of real estate is in the following words and figures, to wit;

STATE OF INDIANA ) IN THE ADAMS CIRCUIT COURT  
 ) SS:  
 COUNTY OF ADAMS ) ESTATE DOCKET # E-80-118

IN THE MATTER OF THE SUPER-  
 VISED ESTATE OF JAY OSBORN,  
 DECEASED

ORDER APPROVING REPORT OF SALE OF REAL ESTATE

Comes now, Esther F. Osborn, as Administratrix of the Estate of Jay Osborn, deceased, and submits his verified Report of Sale of the following described real estate in the County of Adams, State of Indiana, to-wit:

SEE SCHEDULE "A" ATTACHED

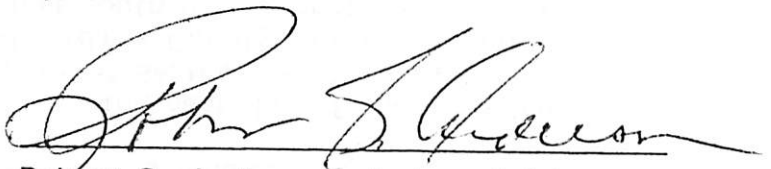
which report of sale is in the words and figures following, to-wit:

(H.I.)

And the Court having examined said report and being fully advised in the premises, finds that the sale of said real estate has been at the price and terms most advantageous to the estate and was in all respects made in conformity with the law and should be confirmed.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the Report of Sale of said real estate by said Administratrix be, and the same is, in all things hereby approved;

And said administratrix is authorized to deliver said deed to the purchaser upon receiving the full amount of the purchase price. All of which is ordered this 17th day of May, 1982.

  
 Robert S. Anderson, Judge of Adams  
 Circuit Court

Deed ordered; deed reported, examined and approved; deed ordered delivered upon payment of purchase price in full; which administratrix's deed is in the following words and figures, to wit;



## ADMINISTRATRIX'S DEED

Esther F. Osborn, as personal representative of the estate of Jay Osborn, deceased, which estate is under the supervision of the Adams Circuit Court of Adams County, under Cause Number E-80-118, in the Office of the Clerk of the Adams Circuit Court of Adams County, Indiana, pursuant to an order of the Adams Circuit Court of Adams County, Indiana, dated on the 17th day of May, 1982, for good and sufficient consideration, conveys to: Everett Dale Currie and Brenda J. Currie, husband and wife, the following described real estate in Adams County, Indiana, to-wit:

A portion of the northwest quarter of Section 25, Township 28 North Range 14 East, Adams County, Indiana, more particularly described as follows:

Commencing at a point on the east line of the west half of the northwest quarter of Section 25, Township 28 North, Range 14 East, Adams County, Indiana, said point located 409.00 feet south of the northeast corner of said half; thence southerly on and upon said east line 655.00 feet; thence westerly parallel with the north line of said quarter 355.00 feet; thence northwesterly deflecting  $36^{\circ} 11' 12''$  right 242.47 feet to the true point of beginning; thence northwesterly on and upon the extension of the last described course 83.53 feet; thence northerly deflecting  $22^{\circ} 47' 14''$  right 95.00 feet; thence northwesterly deflecting  $33^{\circ} 58' 26''$  left 449.80 feet to the southeast corner of the parcel of land described in Deed Record 121 on page 318 of the Adams County Recorder's Records; thence northerly parallel with the west line of said quarter 190.99 feet; thence easterly parallel with the north line of said quarter 560.20 feet to the southwest corner of the parcel of land described in Deed Record 145 on page 200 of said Records; thence southerly deflecting  $94^{\circ} 20' 43''$  right 513.26 feet to the point of beginning;

## EXCEPT THEREFROM:

Commencing at a point on the east line of the west half of the northwest quarter of Section 25, Township 28 North, Range 14 East, Adams County, Indiana, said point located 409.00 feet south of the northeast corner of said half; thence southerly on and upon said east line 655.00 feet; thence westerly parallel with the north line of said quarter 355.00 feet; thence northwesterly deflecting  $36^{\circ} 11' 12''$  right 326.00 feet; thence northerly deflecting  $22^{\circ} 47' 14''$  right 95.00 feet; thence northwesterly deflecting  $33^{\circ} 58' 26''$  left 449.80 feet to the southeast corner of the parcel of land described in Deed Record 121 on page 318 of the Adams County Recorder's Records; thence northerly parallel with

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the west line of said quarter 190.99 feet; thence easterly parallel with the north line of said quarter 536.83 feet to the true point of beginning; thence easterly parallel with the north line of said quarter 23.37 feet to the southwest corner of the parcel of land described in Deed Record 145 on page 200 of said Records; thence southerly deflecting 94° 20' 43" right 513.26 feet; thence northwesterly deflecting 121° 50' 29" right 66.00 feet; thence northerly deflecting 62° 05' 26" right 477.80 feet to the point of beginning;

Containing, after said exception: 3.67 acres,  
Subject to : all legal easements.

ALSO:  
A perpetual right of way and easement of way with full rights of ingress and egress therein and thereon, over and along the following described real estate, situated in Adams County, Indiana, to-wit:

Commencing 600 feet south of the northwest corner of the northwest quarter of Section Twenty-five (25), Township Twenty-eight (28) North, Range fourteen (14) East, thence east parallel with the north line of said quarter section 300 feet, thence south parallel with the west line of said quarter section 50 feet, thence west parallel with the north line of said quarter section 300 feet to the west line of said quarter section, thence north on said west line 50 feet to the place of beginning.

Grantor agrees to pay spring installment due and payable in May, 1982 and the Grantees herein assume and agree to pay all subsequent taxes and assessments.  
STATE OF INDIANA, COUNTY OF ADAMS) SS:  
Executed this 17 day of May, 1982.

Before me, the undersigned, a Notary Public in and for said County and State this 17 day of May, 1982 personally appeared, Esther F. Osborn, of legal age and acknowledged the execution of the foregoing deed.

Esther F. Osborn  
Esther F. Osborn  
Administratrix of the Estate of  
Jay Osborn, deceased

In Witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 7/27/82

Mary Ann Fulton  
Mary Ann Fulton  
Typed or printed name, who resides in  
Adams County



Examined and approved  
this 17th day of May 19 82  
Robert S. Anderson  
Robert S. Anderson, Judge  
Adams Circuit Court

ESTATE OF )  
JAY OSBORN, DECEASED )

FILED ADAMS COUNTY  
CIRCUIT COURT  
NANCEE KAY LINN, CLERK

ESTATE NO. E-80-118

Comes now Lewis Lutz Smith, Attorney for the Estate and now files Petition To Remain On Docket, which Petition To Remain On Docket is in the following words and figures, to wit:

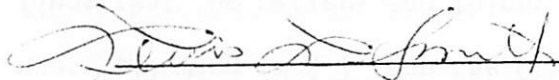
STATE OF INDIANA ) IN THE ADAMS CIRCUIT COURT  
 ) SS:  
COUNTY OF ADAMS ) ESTATE DOCKET E-80-118

IN THE MATTER OF THE  
ESTATE OF JAY OSBORN,  
DECEASED

PETITION TO REMAIN ON DOCKET

Comes now, Lewis L. Smith, Attorney for the above captioned estate and respectfully requests the Court to cause said estate to remain pending in this Court.

The docket entry of March 22, 1982 has alerted your petitioner that there is further action necessary to properly administer the estate.



Lewis L. Smith,

and the Court now having seen and inspected said petition and being duly advised in the premises now orders that said cause of action should not be removed from the docket and the said cause of action is hereby left on the docket.

The Clerk of the Adams Circuit Court is hereby ordered to mail a certified copy of this Entry to Lewis Lutz Smith, attorney for the Estate, for his information and appropriate action.

Proof of mailing of notice to all persons interested in said estate in the matter of the determination of inheritance tax filed in the following words and figures, to wit;

Notice by the Circuit Court in the Matter of Appraiser's report  
E-80-118

Cause No. \_\_\_\_\_

In the Circuit Court, County of ADAMS, State of Indiana.

I hereby give notice that, pursuant to Indiana Code 6-4.1-5-9,

I shall on the 27th day of APRIL, 1981, hear the report of

ANNA SPANGLER

JAY OSBORN

appraiser, in the matter of the estate of \_\_\_\_\_

\_\_\_\_\_, deceased; that at the time so fixed I shall proceed to determine the cash value of such estate and fix the amount of tax for which the same is liable.

Dated at DECATUR, Indiana, APRIL 3, 1981.

MYLES E. PARRISH

Judge of the ADAMS Circuit Court.

Attest. NANCEE KAY LINN

Clerk of the ADAMS Circuit Court.

This notice shall be given twenty days before the time fixed for hearing.

State of Indiana

County of Adams, SS:

I, NANCEE KAY LINN Clerk of the Adams Circuit Court, Adams County, Indiana,

hereby certify that the above and foregoing is a true copy of the notices mailed this #RD day of

APRIL

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Esther

Osborn; Helen F. Case; John W. Osborn; Gerald Osborn; Jerry C. Osborn

Witness my hand and seal this 3rd day of MARCH, 1981.

*Nancee Kay Linn*  
Clerk, Adams Circuit Court.

Inheritance tax appraiser's report submitted, finding the net value of said estate to be \$19,722.88 and that there is tax due in the total sum of \$51.48; it is further ordered that Adams County, Indiana shall be allowed the sum of \$4.12 as inheritance tax appraiser's fees to be certified to the County Treasurer being 8% of the total tax that is due and payable in said estate.

S/ Robert S. Anderson  
Robert S. Anderson, Judge Adams Circuit Court