



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	31268	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MERLIN BONTRAGER AND REGINA BONTRAGER		
PROPERTY ADDRESS:	13405 COUNTY ROAD 28		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA, ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	04/02/2024	EFFECTIVE DATE:	04/01/2024
NAME(S) SEARCHED:	MERLIN BONTRAGER		
ADDRESS/PARCEL SEARCHED:	13405 COUNTY ROAD 28, MIDDLEBURY, INDIANA, 46540/20-08-33-200-027.000-034/20-08-33-200-028.000-034/20-08-33-200-040.000-034		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MERLIN BONTRAGER AND REGINA BONTRAGER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	MERLIN BONTRAGERM, SURVIVING SPOUSE OF ROBIN BONTRAGER, DECEASED
DATED DATE:	05/02/2008	GRANTEE:	MERLIN BONTRAGER AND REGINA BONTRAGER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/07/2008
INSTRUMENT NO:	2008-11192		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MIDDLEBURY
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### ADDITIONAL NOTES

DEATH CERTIFICATE NOT FOUND FOR "ROBIN BONTRAGER"
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### LEGAL DESCRIPTION

TRACT 1: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP IS 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 580.91 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, TO A REBAR; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS EAST, 470.95 FEET, TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED BEARING, 620.31 FEET, TO A SPINDLE IN THE CENTER OF COUNTY ROAD 28; THENCE SOUTH 62 DEGREES, 26 MINUTES, 49 SECONDS WEST, 220.0 FEET, ALONG THE CENTERLINE OF COUNTY ROAD 28, TO A P.K. NAIL; THENCE NORTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST, 719.51 FEET, TO A REBAR; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 195.09 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 385.82 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE AND BEARING, 195.09 FEET, TO A REBAR; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS EAST, 470.95 FEET, TO A REBAR; THENCE SOUTH 89 DEGREES, 14 MINUTES, 56 SECONDS WEST, 195.09 FEET, TO A REBAR; THENCE NORTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST 470.95 FEET, TO THE POINT OF BEGINNING.

### PARCEL III

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 386.27 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE NORTHWEST CORNER OF LAND CONVEYED TO MERLIN AND ROBIN BONTRAGER IN DEED RECORD 97-024716 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID BONTRAGER LAND, A DISTANCE OF 1190.46 FEET TO A PK NAIL IN THE CENTER OF COUNTY ROAD 28; THENCE SOUTH 62 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG THE CENTERLINE OF COUNTY ROAD 28, A DISTANCE OF 9.02 FEET TO A SURVEY MARK NAIL JUSTICE 900004); THENCE NORTH 00 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 759.18 FEET TO A CAPPED REBAR (JUSTICE 8090004); THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, PARALLEL WITH THE NORTHLINE OF SAID QUARTER SECTION, A DISTANCE OF 378.23 FEET TO A CAPPED REBAR (JUSTICE 80900004) ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 435.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 4.00 ACRES, MORE OR LESS

20-08-33-200-027.000-034

BONTRAGER MERLIN & REGIN

13405 COUNTY RD 28

101, Cash Grain/General Farm

3459999-AG parcels entire

1/4

General Information

Parcel Number 20-08-33-200-027.000-034
Local Parcel Number 08-33-200-027-034

Tax ID:

Routing Number

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County Elkhart
02/22/2023

Township MIDDLEBURY TOWNSHIP

District 034 (Local 034) MIDDLEBURY TOWNSHIP

School Corp 2275 MIDDLEBURY COMMUNITY

Neighborhood 3459999-034
3459999-AG parcels entire TD (034)

Section/Plat

Location Address (1)
13405 COUNTY RD 28
MIDDLEBURY, IN 46540

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2022

Ownership

BONTRAGER MERLIN & REGINA
13405 County Road 28
Middlebury, IN 465408512

Legal

385.82FT E NW COR NE1/4 195.09 X470.95FT
SEC 33 2.11A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates of 01/01/1900 to BONTRAGER MERLI.

Notes

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show pricing details for different land parcels.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (2.11), Actual Frontage (0), Developer Discount, Parcel Acreage (2.11), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (1.11), Farmland Value (\$1,980), Measured Acreage (1.11), Avg Farmland Value/Acre (1784), Value of Farmland (\$1,980), Classified Total (\$0), Farm / Classified Value (\$2,000), Homesite(s) Value (\$26,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$2,000), CAP 3 Value (\$0), Total Value (\$28,900).

Data Source External Only

Collector 01/03/2023 James

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 5170 sqft  
 Make

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

**Exterior Features**

Description	Area	Value
Porch, Open Frame	102	\$4,900
Patio, Concrete	256	\$1,400

**Plumbing**

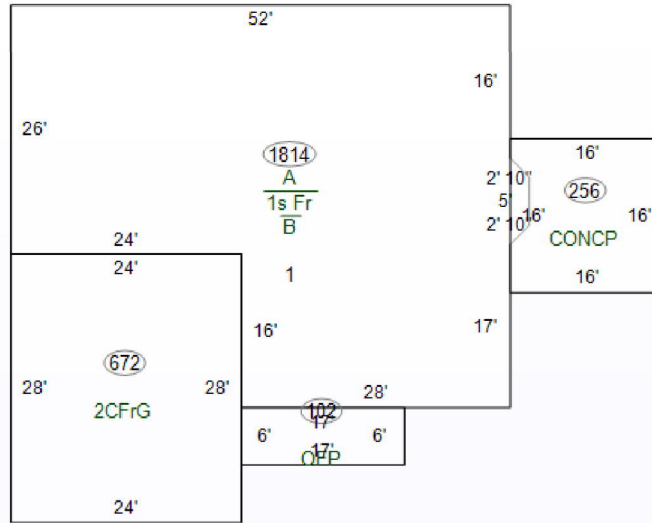
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>6</b>	<b>14</b>

**Accommodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
2		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	1Fr	1814	1814	\$117,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic	1814	1814		\$26,400
Bsmt	1814	1542		\$80,500
Crawl				
Slab				
<b>Total Base</b>				\$224,500
<b>Adjustments</b>			<b>1 Row Type Adj. x 1.00</b>	\$224,500
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PS:1 PO:1 \$4,700
No Heating (-)				\$0
A/C (+)				1:1814 A:1814 \$5,200
No Elec (-)				\$0
Plumbing (+ / -)				14 - 5 = 9 x \$800 \$7,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
<b>Sub-Total, One Unit</b>				\$241,600
<b>Sub-Total, 1 Units</b>				
Exterior Features (+)			\$6,300	\$247,900
Garages (+) 672 sqft			\$19,600	\$267,500
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
<b>Replacement Cost</b>				\$246,100

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	100%	1	Wood Frame	C	2003	2003	20	A		0.92		5,442 sqft	\$246,100	20%	\$196,880	0%	100%	2.030	1.0000	\$399,700
2: Utility Shed	0%	1		D	2001	2001	22	A	\$26.02	0.92	\$19.15	8'x10'	\$1,532	55%	\$690	0%	100%	2.030	1.0000	\$1,400

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 2  
 Style N/A  
 Finished Area 1260 sqft  
 Make

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Frame	360	\$11,700

**Plumbing**

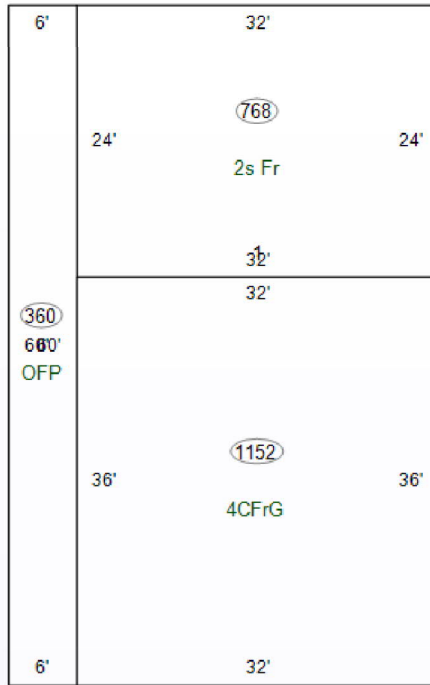
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	768	768	\$66,600	
2	1Fr	768	492	\$34,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$101,000

**Adjustments** 1 Row Type Adj. x 1.00 \$101,000

Unfin Int (-) 2:276 (\$7,400)

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) \$0

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

**Sub-Total, One Unit** \$93,600

**Sub-Total, 1 Units**

Exterior Features (+) \$11,700 \$105,300

Garages (+) 1152 sqft \$30,900 \$136,200

Quality and Design Factor (Grade) 0.90

Location Multiplier 0.92

**Replacement Cost** \$112,774

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Residential Dwelling	0%	2	Wood Frame	D+2	1998	1998	25	A		0.92		1,536 sqft	\$112,774	26%	\$83,450	0%	100%	2.030	1.0000	\$169,400



General Information

Parcel Number 20-08-33-200-028.000-034
Local Parcel Number 08-33-200-028-034

Tax ID: 0800P

Routing Number

Property Class 100 Vacant Land

Year: 2023

Location Information

County Elkhart

Township MIDDLEBURY TOWNSHIP

District 034 (Local 034) MIDDLEBURY TOWNSHIP

School Corp 2275 MIDDLEBURY COMMUNITY

Neighborhood 3459999-034 3459999-AG parcels entire TD (034)

Section/Plat

Location Address (1) COUNTY RD 28 MIDDLEBURY, IN 46540

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2022

Ownership

BONTRAGER MERLIN & REGINA 13405 County Road 28 Middlebury, IN 465408512

Legal

580.91FT E 470.95FT S NW COR NE1/4 620.31X220X719.51X195.09 FT SEC 33 3.00A



Transfer of Ownership

Date 01/01/2000 Owner BONTRAGER MERLI Doc ID Code Book/Page Adj Sale Price V/I

Notes

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with 7 columns: Assessment Year (2023-2019), Reason For Change (AA), As Of Date (01/01/2023-2019), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$4,600, \$3,700, \$3,200, \$3,100, \$3,800).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with 14 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (3.00, 0, etc.).





20-08-33-200-040.000-034

BONTRAGER MERLIN & REGIN

COUNTY ROAD 28

199, Other Agricultural Use

3459999-AG parcels entire

1/2

General Information

Parcel Number 20-08-33-200-040.000-034
Local Parcel Number 08-33-200-040-034

Tax ID: 0800P

Routing Number

Property Class 199 Other Agricultural Use

Year: 2023

Location Information

County Elkhart

Township MIDDLEBURY TOWNSHIP

District 034 (Local 034) MIDDLEBURY TOWNSHIP

School Corp 2275 MIDDLEBURY COMMUNITY

Neighborhood 3459999-034 3459999-AG parcels entire TD (034)

Section/Plat

Location Address (1) COUNTY ROAD 28 Middlebury, IN 46540

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2022

Ownership

BONTRAGER MERLIN & REGINA 13405 County Road 28 Middlebury, IN 465408512

Legal

PT W1/2 NW1/4 NE1/4 SEC 33 4.00A



Transfer of Ownership

Date 01/01/1900 Owner BONTRAGER MERLI Doc ID Code Book/Page Adj Sale Price V/I

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns for Assessment Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

Table with columns for Land Pricing, Soil, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source Aerial

Collector 04/21/2022 Rod

Appraiser

**General Information**

**Occupancy** Canopy (free standing)  
**Description** Canopy- Roof Extensi  
**Story Height** 0  
**Style** N/A  
**Finished Area**  
**Make**

**Floor Finish**

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

**Wall Finish**

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

**Roofing**

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Slate
- Tile
- Other

**Exterior Features**

Description	Area	Value
Canopy, Roof Extension	144	\$1,600

**Plumbing**

# TF  
**Full Bath**  
**Half Bath**  
**Kitchen Sinks**  
**Water Heaters**  
**Add Fixtures**  
**Total**

**Accommodations**

**Bedrooms**  
**Living Rooms**  
**Dining Rooms**  
**Family Rooms**  
**Total Rooms**

**Heat Type**

4 1 3 2

**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr Base Finish Value Totals  
 1  
 2  
 3  
 4  
 1/4  
 1/2  
 3/4  
 Attic  
 Bsmt  
 Crawl  
 Slab

**Total Base**

**Adjustments Row Type Adj.**

- Unfin Int (-)
- Ex Liv Units (+)
- Rec Room (+)
- Loft (+)
- Fireplace (+)
- No Heating (-)
- A/C (+)
- No Elec (-)
- Plumbing (+ / -)
- Spec Plumb (+)
- Elevator (+)

Sub-Total, One Unit \$0

**Sub-Total, 1 Units**

Exterior Features (+) \$1,600 \$1,600  
 Garages (+) 0 sqft \$0 \$1,600  
 Quality and Design Factor (Grade)  
 Location Multiplier 0.92  
**Replacement Cost \$1,472**

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Canopy- Roof Extensio	0%	1			C 2009	2009	14	A		0.92		6'x24'	\$1,472	13%	\$1,280	0%	100%	2.030	1.0000	\$2,600
2: Canopy- Roof Extensio	0%	1			C 2009	2009	14	A		0.92		6'x48'	\$2,576	13%	\$2,240	0%	100%	2.030	1.0000	\$4,500
3: Lean-To	0%	1	Earth Floor		D 2008	2008	15	A	\$3.80	0.92		8'x12' x 6'	\$268	30%	\$190	0%	100%	1.000	1.0000	\$200
4: Type 3 Barn	0%	1	T3AW		C 2009	2009	14	A	\$17.55	0.92		36' x 48' x 14'	\$37,978	30%	\$26,580	0%	100%	1.000	1.0000	\$26,600

2008-11192  
ELKHART COUNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD  
AS PRESENTED  
2008 MAY -7 P 3:49

**QUIT-CLAIM DEED**

19856

This indenture witnesseth that MERLIN BONTRAGER, surviving spouse of Robin Bontrager, deceased ("Grantor"), of Elkhart County in the State of Indiana, releases and quit-claims to MERLIN BONTRAGER and REGINA BONTRAGER, husband and wife ("Grantee"), of Elkhart County in the State of Indiana, whose mailing address is 13405 County Road 28, Middlebury, Indiana 46540-8512, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

RETURN TO:  
YAUB

3

20-  
CX

Tract #1: A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 580.91 feet, along the North line of said Northeast Quarter, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar at the point of beginning of this description; thence continuing along the last described bearing, 620.31 feet, to a spindle in the center of County Road #28; thence South 62 degrees, 26 minutes, 49 seconds West, 220.0 feet, along the centerline of County Road 28, to a P.K. nail; thence North 00 degrees, 00 minutes, 47 seconds West, 719.51 feet, to a rebar; thence North 89 degrees, 14 minutes, 56 seconds East, 195.09 feet to the point of beginning.

Being tax code number: 20-08-33-200-028.000-034.

DISCLOSURE FEE NOT REQUIRED  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
5-7 2008  
D. J. [Signature] AUDITOR  
001150  
TRANSFER FEE 10.00  
PARCEL NO. 20-08-33-200-027/028.000-034

2008-11192

Tract #2: A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 385.82 feet, along the North line of said Northeast Quarter, to a rebar at the point of beginning of this description; thence continuing along the last described line and bearing, 195.09 feet, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar; thence South 89 degrees, 14 minutes, 56 seconds West, 195.09 feet, to a rebar; thence North 00 degrees, 00 minutes, 47 seconds West 470.95 feet, to the point of beginning.

Being tax code number 20-08-33-200-027.000-034.

Grantor, Merlin Bontrager, certifies that he is the surviving spouse of Robin Bontrager, deceased, who died on May 4, 2000. Grantor further certifies that they were husband and wife continuously from date of acquiring title to the aforescribed real estate until the date of her death, and that no death or inheritances taxes are due or owing as a result of her death.

IN WITNESS WHEREOF, the Grantor has executed this Quit-Claim Deed this 2<sup>nd</sup> day of May, 2008.

  
Merlin Bontrager

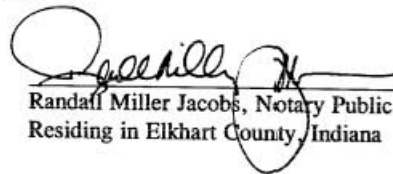
2008-11192

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ELKHART )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Merlin Bontrager, surviving spouse of Robin Bontrager, deceased, and acknowledged the execution of the foregoing Quit-Claim Deed this 2<sup>nd</sup> day of May, 2008.

WITNESS my hand and notarial seal.



  
Randall Miller Jacobs, Notary Public  
Residing in Elkhart County, Indiana

Prepared by Randall M. Jacobs, Yoder, Ainlay, Ulmer & Buckingham, LLP  
130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

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. Randall M. Jacobs, 130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

Mail Tax Statements To: 13405 County Road 28, Middlebury, IN 46540  
Return Deed To: Randall M. Jacobs, 130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

97 024716

2

SEP 26 2 35 PM '97

ELKHART COUNTY RECORDER  
SERENA A. COUPE  
FILE FOR RECORD

WARRANTY DEED

This indenture witnesseth that Merlin D. Miller and Lila J. Miller, husband and wife, of Elkhart County in the State of Indiana, convey and warrant to Merlin Bontrager and Robin Bontrager, husband and wife, whose mailing address is 63502 CR 33, GOSHEN IN 46528, of Elkhart County in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

Tract #1

③  
ACK

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 580.91 feet, along the North line of said Northeast Quarter, to a rebar; thence South 00 degrees, 00 minutes 47 seconds East, 470.95 feet, to a rebar at the point of beginning of this description; thence continuing along the last described bearing, 620.31 feet, to a spindle in the center of County Road #28; thence <sup>south</sup> 62 degrees, 26 minutes, 49 seconds West, 220.0 feet, along the centerline of County Road 28, to a P.K. nail; thence North 00 degrees, 00 minutes, 47 seconds West, 719.51 feet, to a rebar; thence North 89 degrees, 14 minutes, 56 seconds East, 195.09 feet to the point of beginning.

DISCLOSURE FEE PAID

... OF ...  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Sept. 26 19 97  
...  
004520  
... 1.00 pd ...  
ENCLOSURE Plot

→ 14 State Bk ...

ELKHART COUNTY INDIANA 97-24716 PAGE 1 OF 3

**97 024716**

Tract #2

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:

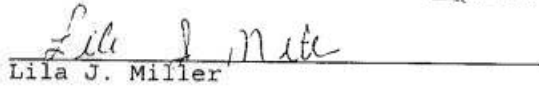
Commencing at a stone marking the Northwest corner of said Northeast Quarter; thence North 89 degrees, 14 minutes, 56 seconds East, 385.82 feet, along the North line of said Northeast Quarter, to a rebar at the point of beginning of this description; thence continuing along the last described line and bearing, 195.09 feet, to a rebar; thence South 00 degrees, 00 minutes, 47 seconds East, 470.95 feet, to a rebar; thence South 89 degrees, 14 minutes, 56 seconds West, 195.09 feet, to a rebar; thence North 00 degrees, 00 minutes, 47 seconds West 470.95 feet, to the point of beginning.

Being part of tax code number 11-08-33-200-010.

Subject to current taxes, easements, and restrictions of record.

Dated this 15th day of August, 1997.

  
Merlin D. Miller

  
Lila J. Miller

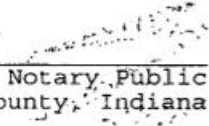
97 024716

State of Indiana, Elkhart County, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Merlin D. Miller and Lila J. Miller, husband and wife, and acknowledged the execution of the foregoing Warranty Deed this 15th day of August, 1997.

WITNESS my hand and notarial seal.

*Mary Dunker*  
 \_\_\_\_\_  
 Mary Dunker Notary Public  
 Residing in ~~Elkhart~~ LAGRANGE County, Indiana



My Commission Expires:

3-20-01

Prepared by B. Douglas Hayes, Yoder, Ainlay, Ulmer & Buckingham  
130 North Main Street, P.O. Box 575, Goshen, IN 46527-0575



2006 00806

ELKHART COUNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD  
AS PRESENTED

2006 JAN 12 P 1:28

**WARRANTY DEED**

This indenture witnesseth that MAYNARD R. MILLER and DARLENE K. MILLER, husband and wife ("Grantor"), of Elkhart County in the State of Indiana, convey and warrant to MERLIN BONTRAGER and REGINA BONTRAGER, husband and wife ("Grantee"), of Elkhart County in the State of Indiana, whose mailing address is \_\_\_\_\_

*13*  
*18*  
*4*  
*20*  
*12*  
13405 County Rd 28, Middlebury, IN 46540, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

A part of the northwest quarter of the northeast quarter of Section 33, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and being more particularly described as follows:

Beginning at a stone marking the northwest corner of the northeast quarter of Section 33, Township 37 North, Range 7 East; thence north 89 degrees 16 minutes 48 seconds east, along the north line of said quarter section, a distance of 386.27 feet to a capped rebar (Justice 80900004) at the northwest corner of land conveyed to Merlin and Robin Bontrager in Deed Record 97 024716 in the office of the Recorder of Elkhart County, Indiana; thence south 00 degrees 02 minutes 24 seconds west, along the west line of said Bontrager land, a distance of 1190.46 feet to a PK nail in the center of County Road 28; thence south 62 degrees 27 minutes 48 seconds west, along the centerline of County Road 28, a distance of 9.02 feet to a survey mark nail (Justice 900004); thence north 00 degrees 02 minutes 24 seconds east, a distance of 759.18 feet to a capped rebar (Justice 80900004); thence south 89 degrees 16 minutes 48 seconds west, parallel with the north line of said quarter section, a distance of 378.23 feet to a capped rebar (Justice 80900004) on the west line of said quarter section; thence north 00

**DISCLOSURE FEE PAID**

*Buy*  
*First State Bank of Middlebury*

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
1-12 2006  
David F. Wilson AUDITOR  
**008393**  
TRANSFER FEE 5.00 per  
PARCEL NO. PT. of

2006 00806

degrees 02 minutes 06 seconds east, along the west line of said quarter section, a distance of 435.35 feet to the point of beginning of this description, containing 4.00 acres, more or less.

Subject to public rights-of-way and all easements and restrictions of record.

Being tax code number 20-08-33-200-020.000-034. *pt. of.*

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed this 23rd day of December, 2005.

*Maynard R. Miller*  
\_\_\_\_\_  
Maynard R. Miller

*Darlene K. Miller*  
\_\_\_\_\_  
Darlene K. Miller

STATE OF INDIANA     )  
                                  )SS:  
COUNTY OF ELKHART    )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the above named Maynard R. Miller and Darlene K. Miller, husband and wife, and acknowledged the execution of the foregoing Warranty Deed this 23rd day of December, 2005.

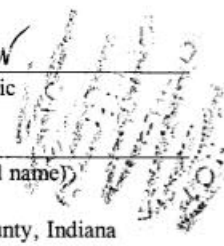
2006 00806

WITNESS my hand and notarial seal.

Mary Dunker  
 Notary Public

Mary Dunker  
 (printed or typed name)

Residing in Lagrange County, Indiana



My Commission Expires:  
3/20/09

Prepared by Gordon Lord, Yoder, Ainlay, Ulmer & Buckingham, LLP  
130 N. Main St., P.O. Box 575, Goshen, IN 46527-0575

Mail Tax Statements To: Merlin R Bontrager, 13405 County Rd 28, Middlebury, IN 46540  
Return Deed To: Merlin R Bontrager, 13405 County Rd 28, Middlebury, IN 46540

2006 00806

Prescribed by the  
State Board of Accounts  
(2005)

County Form 170

**Declaration**

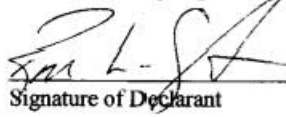
This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers.

2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the forgoing declarations are true.

  
\_\_\_\_\_  
Signature of Declarant

Ron L Yoder, Vice President  
Printed Name of Declarant

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/26/1997	08/15/1997	97-24716	WARRANTY...	BONTRAGER MERLIN		GRANTEE
06/11/1996	06/05/1996	96-14125	WARRANTY...	BONTRAGER MERLIN		GRANTEE
06/24/1994	06/23/1994	94-16396	RELEASE ...	BONTRAGER MERLIN R		GRANTEE
06/20/1994	06/18/1994	94-15903	WARRANTY...	BONTRAGER MERLIN R		GRANTOR
05/05/1994	05/04/1994	94-11533	WARRANTY...	BONTRAGER MERLIN R		GRANTEE
06/10/1992	06/08/1992	92-13953	RELEASE ...	BONTRAGER MERLIN R		GRANTEE
06/09/1992	05/30/1992	92-13770	MORTGAGE	BONTRAGER MERLIN R		MORTGAGOR
05/30/1991	05/30/1991	91-09226	MORTGAGE	BONTRAGER MERLIN R		MORTGAGOR
05/30/1991	05/30/1991	91-09225	WARRANTY...	BONTRAGER MERLIN R		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/18/2011	05/16/2011	2011-09134	WARRANTY...	BONTRAGER MERLIN E		GRANTEE
05/13/2011	05/11/2011	2011-08853	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
05/11/2011	05/09/2011	2011-08726	WARRANTY...	BONTRAGER MERLIN E		GRANTOR
05/07/2008	05/02/2008	2008-11192	QUIT CLA...	BONTRAGER MERLIN		GRANTEE
05/07/2008	05/02/2008	2008-11192	QUIT CLA...	BONTRAGER MERLIN		GRANTOR
08/13/2007	08/06/2007	2007-22325	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
01/12/2006	12/23/2005	2006-00806	WARRANTY...	BONTRAGER MERLIN		GRANTEE
08/29/2005	08/26/2005	2005-27448	QUIT CLA...	BONTRAGER MERLIN E		GRANTEE
08/29/2005	08/26/2005	2005-27448	QUIT CLA...	BONTRAGER MERLIN E		GRANTOR
05/26/2004	05/24/2004	2004-17788	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
05/26/2004	05/24/2004	2004-17787	WARRANTY...	BONTRAGER MERLIN E		GRANTEE
10/15/2003	10/15/2003	2003-44164	WAIVER	BONTRAGER MERLIN		GRANTOR
10/15/2003	10/15/2003	2003-44163	WAIVER	BONTRAGER MERLIN		GRANTOR
09/12/2003	09/12/2003	2003-38970	MECHANIC...	BONTRAGER MERLIN R		GRANTEE
06/01/1998	05/29/1998	98-17078	WARRANTY...	BONTRAGER MERLIN		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/14/2021	09/30/2021	2021-27650	CONTRACT	BONTRAGER MERLIN		GRANTEE
09/22/2021	09/20/2021	2021-25400	WARRANTY...	BONTRAGER MERLIN E		GRANTOR
07/08/2021	07/08/2021	2021-17856	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
06/24/2021	06/24/2021	2021-16666	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
02/05/2020	02/05/2020	2020-02752	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
01/17/2020	01/13/2020	2020-01398	SUBORDIN...	BONTRAGER MERLIN E		GRANTOR
01/17/2020	01/13/2020	2020-01397	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
02/04/2019	01/28/2019	2019-02304	AFFIDAVI...	BONTRAGER MERLIN		GRANTOR
02/01/2019	01/28/2019	2019-01912	AFFIDAVI...	BONTRAGER MERLIN E		GRANTOR
01/29/2019	01/28/2019	2019-01828	AFFIDAVI...	BONTRAGER MERLIN E		GRANTOR
06/09/2014	05/13/2014	2014-10015	AGREEMEN...	BONTRAGER MERLIN E		GRANTOR
04/23/2014	04/18/2014	2014-06895	MORTGAGE	BONTRAGER MERLIN		MORTGAGOR
10/21/2011	10/11/2011	2011-19768	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR
05/20/2011	05/16/2011	2011-09370	RELEASE ...	BONTRAGER MERLIN E		GRANTEE
05/18/2011	05/16/2011	2011-09135	MORTGAGE	BONTRAGER MERLIN E		MORTGAGOR