



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00315	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	WADE SNIDER		
PROPERTY ADDRESS:	1300 MCCORMICK DR		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA, KOSCIUSKO		

SEARCH INFORMATION

SEARCH DATE:	05/14/2024	EFFECTIVE DATE:	05/13/2024
NAME(S) SEARCHED:	WADE SNIDER AND JANE SNIDER		
ADDRESS/PARCEL SEARCHED:	1300 MCCORMICK DR, NAPPANEE, INDIANA, 46550 / 008-029-013.AA10		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

WADE W. SNIDER AND JANE E. SNIDER, HUSBAND AND WIFE AND EACH OVER THE AGE OF EIGHTEEN (18)

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DAVID LANTZ, AN ADULT AND OVER THE AGE OF EIGHTEEN (18)
DATED DATE:	09/01/2021	GRANTEE:	WADE W. SNIDER AND JANE E. SNIDER, HUSBAND AND WIFE AND EACH OVER THE AGE OF EIGHTEEN (18)
BOOK/PAGE:	N/A	RECORDED DATE:	09/03/2021
INSTRUMENT NO:	2021090135		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN KOSCIUSKO COUNTY IN THE STATE OF INDIANA, TO-WIT:

UNIT 10 IN THE MARSH HARBOR CONDOMINIUMS HORIZONTAL PROPERTY REGIME ACCORDING TO THE DECLARATION THEREOF AS RECORDED IN MISCELLANEOUS RECORD 78, PAGE 232, UNDER DATE OF MAY 18, 1988, IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES OF MARSH HARBOR CONDOMINIUMS.

43-04-08-100-529.000-026

SNIDER WADE W & JANE E

510 S HARKLESS DRIVE #10

550, Condominium Unit - Platted Lot

CONDO MARSH HARBOR/ 1/2

General Information

Parcel Number 43-04-08-100-529.000-026
Local Parcel Number 0870400155

Tax ID:

Routing Number 008-029-013.AA10

Property Class 550 Condominium Unit - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township TURKEY CREEK

District 026 (Local 026) SYRACUSE TOWN

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 810401-026 CONDO MARSH HARBOR

Section/Plat 8-34-7

Location Address (1) 510 S HARKLESS DRIVE #10 SYRACUSE, In 46567

Zoning COMMERCIAL COMMERCIAL

Subdivision Marsh Harbor Condos

Lot 10

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 13, 2024

Review Group 2026

Ownership

SNIDER WADE W & JANE E 1300 MCCORMICK DR NAPPANEE, IN 46550

Legal

8-29-13.AA10 MARSH HARBOR UNIT 10 6.5%



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/03/2021 to 08/20/1997.

Notes

11/5/2021 REA: 2022 ADJ EFF AGE OF COMMON PORCH
11/21/2017 REA: 2018 CHANGED LOT DEPTH PER HPR
8/30/2010 PIER: PIER 689-A040-10
7/16/2009 MEM: MARSH HARBOR UNIT 10

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res, Land Non Res, and Imp Non Res.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.05), Actual Frontage (9), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$19,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,600).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style N/A
 Finished Area 700 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, Enclosed Frame	98	\$7,200

Plumbing

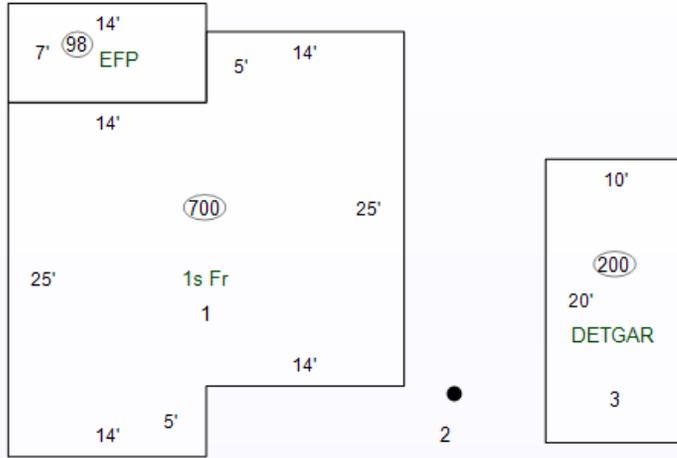
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	1
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	700	700	\$62,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

Total Base \$62,200

Adjustments 1 Row Type Adj. x 1.00 \$62,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:700 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$65,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$73,000
Garages (+) 0 sqft	\$0	\$73,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$67,160

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	C	1988	2000	24	A		0.92		700 sqft	\$67,160	22%	\$52,380	0%	100%	3.080	1.000	100.00	0.00	0.00	\$161,300
2: COMMON PORCH	1	SV	C	1988	1995	29	A	\$26.70	0.92	\$24.56	54 sqft	\$1,326	60%	\$530	0%	100%	3.080	1.000	100.00	0.00	0.00	\$1,600
3: Detached Garage	1	Wood Fr	C	1988	1988	36	A	\$51.90	0.92	\$47.75	10'x20'	\$9,550	28%	\$6,880	0%	100%	3.080	1.000	100.00	0.00	0.00	\$21,200

Sep 03 2021

Michelle L. Pusate HB
Auditor of Kosciusko County

2021090135 DEED \$25.00
09/03/2021 08:25:09AM 2 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, that **David Lantz**, an adult and over the age of eighteen (18), conveys and warrants to **Wade W. Snider and Jane E. Snider**, husband and wife and each over the age of eighteen (18), for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Kosciusko County in the State of Indiana, to-wit:

Unit 10 in the Marsh Harbor Condominiums Horizontal Property Regime according to the Declaration thereof as recorded in Miscellaneous record 78, page 232, under date of May 18, 1988, in the Office of the Recorder of Kosciusko County, Indiana, together with an undivided interest in the common areas and facilities of Marsh Harbor Condominiums.

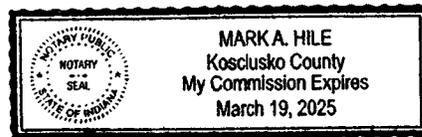
This conveyance subject to all real estate taxes, easements, restrictions, rights-of-way and limitations of record.

Dated this 1st day of September, 2021.

David Lantz

David Lantz

STATE OF INDIANA)
) SS:
COUNTY OF Kosciusko)



BEFORE ME, a Notary Public in and for said County and State, personally appeared **David Lantz**, an adult and over the age of eighteen (18), and acknowledged execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 1st day of September, 2021.

My Commission Expires:
03/19/2025

Mark A. Hile

Mark A. Hile, Notary Public
Resident of Kosciusko County, Indiana
Commission No. _____

METROPOLITAN TITLE OF IN, LLC
801 N HUNTINGTON ST, SUITE 6
SYRACUSE, IN 46567 192725

The mailing address to which tax statements should be mailed under IC 6-1.1-22-8.1 is _____
1300 McCormick Dr., Nappanee, IN 46550

The mailing address of the grantee is 1300 McCormick Dr., Nappanee, IN 46550.

The property address is 510 S. Harkless Drive, #10, Syracuse, Indiana 46567.

This instrument prepared by Randall L. Morgan, Attorney at Law #18087-49

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 L. Morgan)

Search Results for:

NAME: Snider, Wade (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 05/13/2024 3:50 PM

Showing 1 results

Filter:

Document Details	County	Date	Type	Name	Legal
2021090135	Kosciusko	09/03/2021	DEED : DEED	SNIDER, WADE W Search Search LANTZ, DAVID Search SNIDER, JANE E	Search Lot 10 MARSH HARBOR CONDOMINIUMS

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Search Results for:

NAME: SNIDER, JANE (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 05/13/2024 3:50 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
2021090135	Kosciusko	09/03/2021	DEED : DEED	SNIDER, JANE E Search Search LANTZ, DAVID Search SNIDER, WADE W	Search Lot 10 MARSH HARBOR CONDOMINIUMS
2018040139	Kosciusko	04/04/2018	MORT : MORTGAGE	SNIDER, NANCY JANE Search Search SNIDER FAMILY TRUST Search SNIDER, NANCY F Search SNIDER, NANCY JANE FRIBLEY see details for more	Search Lot 23A SILVER FOX RIDGE SECOND
2018070639	Kosciusko	07/16/2018	REL : MORTGAGE RELEASE	SNIDER, NANCY JANE Search Search SNIDER FAMILY TRUST Search SNIDER, NANCY F Search SNIDER, NANCY JANE FRIBLEY see details for more	

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