

Legal and Vesting Product Cover Sheet

	ORDER INF	FORMATION			
FILE/ORDER NUMBER:	LL-ICU-00317	PRODUCT NAME:	LEGAL AND VESTING		
BORROWER NAME(S): CHRISTOPHER HUDDLESTON					
PROPERTY ADDRESS:	16938 CENTREVILLE CONSTANTIN	IE RD			
CITY, STATE AND COUNTY:	CONSTANTINE, MICHIGAN, ST JOS	SEPH			
	SEARCH IN	FORMATION			
SEARCH DATE:	05/14/2024	EFFECTIVE DATE:	05/13/2024		
NAME(S) SEARCHED:	CHRISTOPHER HUDDLESTON				
ADDRESS/PARCEL SEARCHED:	16938 CENTREVILLE CONSTANTIN	E RD, CONSTANTINE	, MICHIGAN / 006 040 014 00		
	ASSESSMENT	INFORMATION			
COMMENTS:					
	CURRENT OW	VNER VESTING			
CHRISTOPHER HUDDLES	TON AND MERCEDES HUDDLESTON	I, A MARRIED COUPL	E, AS TENANTS BY THE ENTIRETIES		
COMMENTS:					
	VESTIN	NG DEED			
DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	CHRISTOPHER HUDDLESTON, A MARRIED MAN		
DATED DATE:	05/13/2022	GRANTEE:	CHRISTOPHER HUDDLESTON AND MERCEDES HUDDLESTON, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES		
BOOK/PAGE:	N/A	RECORDED DATE:	05/20/2022		
INSTRUMENT NO:	2022004845				
COMMENTS:					
	FOR PR	EAMBLE			
CITY/TOWNSHIP/PARISH:	CITY OF CONSTANTINE				
	ADDITION	NAL NOTES			
	LEGAL DE	ESCRIPTION			
LAND SITUATE IN THE TO FOLLOWS:	OWNSHIP OF FLORENCE, COUNTY O	PF ST. JOSEPH, STATE	OF MICHIGAN, IS DESCRIBED AS		
LOT 14, EXCEPT THE WES RECORDED IN LIBER 4 OF		ON, ACCORDING TO	THE RECORDED PLAT THEREOF, AS		

FetchGIS



St. Joseph GIS Parcel Report: 006 040 014 00

5/15/2024 5:23:18 AM



Property Address

16938 CENTREVILLE CONSTANTINE RD

CONSTANTINE, MI, 49042

Owner Address

HUDDLESTON CHRISTOPH	ER & MERCEDES	Unit:	006					
-		Unit Name:	FLORENCE					
16938 CENTREVILLE CONSTANTINE RD								
CONSTANTINE, MI 49042								
General Information for 20	General Information for 2024 Tax Year							
Parcel Number:	006 040 014 00	Assessed Value:	\$111,100					
Property Class:	401	Taxable Value:	\$60,084					
Class Name:	RESIDENTIAL	State Equalized Value:	\$111,100					
School Dist Code:	75050							
School Dist Name:	CONSTANTINE							
PRE 2023:	100%							
PRE 2024:	100%							

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$101,300	\$101,300	\$57,223
2022	\$84,300	\$84,300	\$54,499

Land Information

Acreage:

Tax Description

LOT 14 EXC W 21 FT MASTERMAN SUB. SEC 18 T7S R11W. ALSO ABANDONED R/W DESC IN L716 P511 BNDED BY SIDE LOT LNS EXTD

Sales Information

Sale Date: 05-13-2022

Sale Price: 0 Instrument: QC Grantor: HUDDLESTON CHRISTOPHER Grantee: HUDDLESTON CHRISTOPHER & MERCEDES Terms of Sale: 21-NOT USED/OTHER Liber/Page: 2022004845

0

Sale Date: 05-06-2022

Sale Price: 170000 Instrument: WD Grantor: STAUFFER MENNO & FAITH REV TRUST Grantee: HUDDLESTON CHRISTOPHER Terms of Sale: 03-ARM'S LENGTH Liber/Page: 2022004519

Sale Date: 12-19-2013

Sale Price: 0 Instrument: QC Grantor: STAUFFER SCOTT & MELISSA L Grantee: STAUFFER MENNO & FAITH REV TRUST Terms of Sale: 21-NOT USED/OTHER Liber/Page: 1730/542

Sale Date: 02-14-2011

Sale Price: 105000 Instrument: WD Grantor: CHUPP PAUL D & ELIZABETH A TRUST Grantee: STAUFFER SCOTT & MELISSA L Terms of Sale: 03-ARM'S LENGTH Liber/Page: 1604/985

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5/15/24, 5:23 AM Sale Date: 09-04-2003

> Sale Price: 0 Instrument: WD Grantor: CHUPP ELIZABETH A TRUST Grantee: CHUPP PAUL D & ELIZABETH A TRUST Terms of Sale: 03-ARM'S LENGTH Liber/Page: 1181/764

Sale Date: 09-04-2003

Sale Price: 0 Instrument: WD Grantor: YODER AMANDA TRUST Grantee: CHUPP PAUL D & ELIZABETH A TRUST Terms of Sale: 03-ARM'S LENGTH Liber/Page: 1181/768

Sale Date: 11-22-2000

Sale Price: 0 Instrument: LC Grantor: CHUPP PAUL D & ELIZABETH A TRUST Grantee: STAUFFER SCOTT-CTR Terms of Sale: 03-ARM'S LENGTH Liber/Page: 1564/746

Sale Date: 01-01-1901

Sale Price: 0 Instrument: WD Grantor: Grantee: Terms of Sale: 03-ARM'S LENGTH Liber/Page: 0533/943

Delinquent Tax Information as of 5/10/2024

*DOES NOT include unpaid taxes on PERSONAL PROPERTY Tax Year: 1999 Base Tax: 1008.69 Base Tax Due: 0

Base Tax Paid: 1008.69 Total Due: 0 Last Paid: 02/26/2001

Tax History *Total Due as of settlement date

Tax Details 2023 Winter

/24, 5:23 AM		FetchGIS	
School Dist. Code:	75050	Assessed Value:	\$101,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$57,223
Property Class:	401	State Equalized Value:	\$101,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%
Last Payment Date:	January 8, 2024		
Base Tax:	\$908.79	Base Paid:	\$908.79
Admin Fees:	\$9.08	Admin Fees Paid:	\$9.08
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$917.87	Total Paid:	\$917.87
Tax Items 2023 Winter			
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9077	51.94	\$51.94
COUNTY COA	0.7456	42.66	\$42.66
COUNTY 911	0.9942	56.89	\$56.89
COUNTY ROAD	0.9942	56.89	\$56.89
COUNTY TRANSPORT	0.33	18.88	\$18.88
COUNTY PARKS	0.2492	14.25	\$14.25
LOCAL SCHOOL OP	17.6468	0.00	\$0.00
LOCAL SCH DEBT	5	286.11	\$286.11
ST JOE ISD OP	0.2267	12.97	\$12.97
ST JOE ISD SP ED	2.4383	139.52	\$139.52
ST JOE ISD SP EV	0.2925	16.73	\$16.73
ST JOE ISD CTE	0.9932	56.83	\$56.83
GLEN OAKS CC	2.7109	155.12	\$155.12
SCHOOL OPER FC	17.6468	0.00	\$0.00
Tax Details 2023 Sumn	ner		
School Dist. Code:	75050	Assessed Value:	\$101,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$57,223
Property Class:	401	State Equalized Value:	\$101,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%
Last Payment Date:	September 14, 2023		
Base Tax:	\$602.07	Base Paid:	\$602.07
Admin Fees:	\$6.02	Admin Fees Paid:	\$6.02
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$608.09	Total Paid:	\$608.09
Tax Items 2023 Summ	er		
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	343.33	\$343.33

ax Details 2022 Winter chool Dist. Code: 75050 Kasessed Value: 584,300 chool Dist. Name: CONSTANTINE Taxable Value: 584,300 isas Name: RESIDENTIAL Exemption Percent: 100% ast Payment Date: December 28,2022 ast Tax: 5963.52 Base Paid: 51.92.5 ast Tax: 5963.52 Base Paid: 51.92.5 dmin Fees: 597.31.5 Total Paid: 51.92.5 terest Fees: 50.00 Interest Fees Paid: 51.92.5 terest Fees: 50.00 Total Paid: 51.92.5 atterest Fees: 50.00 Total Paid: 51.92.5 terest Fees: 50.00 Total Paid: 51.92.5 terest Fees: 50.00 Total Paid: 51.94.50 axa tterms 2022 Winter atterest Fees: 0.00.7 49.46 S40.53 S41.18 S54.18	/24, 5:23 AM			FetchGIS	
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A Details 2022 Summerchool Dist. Code:75050Assessed Value:\$84,300chool Dist. Name:CONSTANTINETaxable Value:\$54,499roperty Class:401State Equalized Value:\$84,300dass Name:RESIDENTIALExemption Percent:100%ast Payment Date:September 14,2022	GLEN OAKS CC		2.7109	147.74	\$147.74
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roperty Class:401State Equalized Value:\$84,300class Name:RESIDENTIALExemption Percent:100%ast Payment Date:September 14, 2022Image: September 14, 2022September 14, 2022ase Tax:\$573.41Base Paid:\$573.41dmin Fees:\$5.73Admin Fees Paid:\$5.73terest Fees:\$0.00Interest Fees Paid:\$0total Tax & Fees:\$579.14Total Paid:\$579.14	School Dist. Code:	75050		Assessed Value:	\$84,300
Plass Name:RESIDENTIALExemption Percent:100%ast Payment Date:September 14, 2022September 14, 2022ase Tax:\$573.41Base Paid:\$573.41idmin Fees:\$5.73Admin Fees Paid:\$5.73iterest Fees:\$0.00Interest Fees Paid:\$0iterest Fees:\$579.14Total Paid:\$579.14	School Dist. Name:		NE		
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Admin Fees: \$5.73 Admin Fees Paid: \$5.73 Interest Fees: \$0.00 Interest Fees Paid: \$0 otal Tax & Fees: \$579.14 Total Paid: \$579.14	Last Payment Date:	September 1	4, 2022		
Admin Fees: \$5.73 Admin Fees Paid: \$5.73 Interest Fees: \$0.00 Interest Fees Paid: \$0 otal Tax & Fees: \$579.14 Total Paid: \$579.14	Base Tax:	\$573.41		Base Paid:	\$573.41
Interest Fees: \$0.00 Interest Fees Paid: \$0 iotal Tax & Fees: \$579.14 Total Paid: \$579.14	Admin Fees:				
	Interest Fees:				
ax Items 2022 Summer	Total Tax & Fees:	\$579.14		Total Paid:	\$579.14
	Tax Items 2022 Summe	er			

Tax Source		Millage Rate		Tax Amt.	Base Amt. Paid
STATE EDUCATION		6		326.99	\$326.99
COUNTY OPERATING		4.5217		246.42	\$246.42
ax Details 2021 Winter					
School Dist. Code:	75050		Assesse	d Value:	\$77,300
School Dist. Name:	CONSTANTI	NE	Taxable	Value:	\$52,758
Property Class:	401		State Equ	ualized Value:	\$77,300
Class Name:	RESIDENTIA	L	Exemptio	on Percent:	0%
ast Payment Date:	February 28,	2022			
Base Tax:	\$1,865.42		Base Pai	d:	\$1,865.42
Admin Fees:	\$18.65		Admin Fe	ees Paid:	\$18.65
nterest Fees:	\$0.00		Interest F	Fees Paid:	\$0
Total Tax & Fees:	\$1,884.07		Total Pai	id:	\$1,884.07
ax Items 2021 Winter					
Tax Source		Millage Rate		Tax Amt.	Base Amt. Paid
JNIT OPERATING		0.9077		47.88	\$47.88
COUNTY COA		0.748		39.46	\$39.46
COUNTY 911		0.9974		52.62	\$52.62
COUNTY ROAD		0.9974		52.62	\$52.62
COUNTY TRANSPORT		0.3291		17.36	\$17.36
		0.2493		13.15	\$13.15
COUNTY PARKS					
		17.6468		931.00	\$931.00
LOCAL SCHOOL OP				931.00 358.75	\$931.00 \$358.75
LOCAL SCHOOL OP LOCAL SCH DEBT		17.6468			
COUNTY PARKS LOCAL SCHOOL OP LOCAL SCH DEBT ST JOE ISD OP ST JOE ISD SP ED		17.6468 6.8		358.75	\$358.75
LOCAL SCHOOL OP LOCAL SCH DEBT ST JOE ISD OP		17.6468 6.8 0.2275		358.75 12.00	\$358.75 \$12.00
LOCAL SCHOOL OP LOCAL SCH DEBT ST JOE ISD OP ST JOE ISD SP ED		17.6468 6.8 0.2275 2.4471		358.75 12.00 129.10	\$358.75 \$12.00 \$129.10
LOCAL SCHOOL OP LOCAL SCH DEBT ST JOE ISD OP ST JOE ISD SP ED ST JOE ISD SP EV		17.6468 6.8 0.2275 2.4471 0.2936		358.75 12.00 129.10 15.48	\$358.75 \$12.00 \$129.10 \$15.48

5/24, 5:23 AM		FetchGIS		
School Dist. Code:	75050	Assessed Value:	\$77,300	
School Dist. Name:	CONSTANTINE	Taxable Value:	\$52,758	
Property Class:	401	State Equalized Value:	\$77,300	
Class Name:	RESIDENTIAL	Exemption Percent:	0%	
Last Payment Date:	September 14, 2021			
Base Tax:	\$555.86	Base Paid:	\$555.86	
Admin Fees:	\$5.55	Admin Fees Paid:	\$5.55	
Interest Fees:	\$0.00	Interest Fees Paid:	\$0	
Total Tax & Fees:	\$561.41	Total Paid:	\$561.41	
Tax Items 2021 Summ	ner			
Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid	
STATE EDUCATION	6	316.54	\$316.54	
COUNTY OPERATING	4.5363	239.32	\$239.32	

Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on St. Joseph County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. St. Joseph County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

GIS/Mapping:

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Tx:4054432 5/19/2022 1:00:00 PM

2022004845 FILED FOR RECORD IN ST JOSEPH COUNTY MICHIGAN LINDSAY OSWALD, REGISTER OF DEEDS 05/20/2022 09:19:42 AM PAGES: 3

QUIT CLAIM DEED

Drafted By: Christopher Huddleston 16938 Centreville Constantine Constantine, MI 49042

Recording Fee: \$30.00

Return To: Christopher Huddleston 16938 Centreville Constantine Constantine, MI 49042

State Transfer Tax: \$0.00 County Transfer Tax: \$0.00 Send Tax Bills To: Christopher Huddleston 16938 Centreville Constantine Constantine, MI 49042

Tax Parcel No.: 75-006-040-014-00

Know All Persons by These Presents: That Christopher Huddleston, a married man, whose address is 16938 Centreville Constantine, Constantine, MI 49042

Quit Claim(s) to: Christopher Huddleston and Mercedes Huddleston, a married couple, as tenants by the entireties, whose address is 16938 Centreville Constantine, Constantine, MI 49042

the following described premises situated in the Township of Lockport, County of St. Joseph, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: 16938 Centreville Constantine, Constantine, MI 49042 For the full consideration of: One and 00/100 dollars (\$1.00) Exempt from County Transfer Tax under MCL 207.505 (a). Exempt from State Transfer Tax under MCL 207.526 (a).

Dated this 13th day of May, 2022.

Har Bitte Dista (Attached to and becoming a part of Quit Claim Deed dated: 13th day of May, 2022 between Christopher Huddleston, a married man as Grantor(s) and Christopher Huddleston and Mercedes Huddleston, a married couple as tenants by the entireties as Grantee(s).)

Signed:

Christopher Huddleston

State of Michigan County of St. Joseph The foregoing instrument was acknowledged before me \checkmark this <u>1345</u> day of May, 2022 by Christopher Huddleston, a married man.

a^y

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Notary Public: Notary County/State: / County Acting In: Commission Expires:

HOLLEY WELTON-SANGALLI Notary Public, State of Michigan County of St. Joseph My Commission Expires Oct. 25, 2025 Acting in the County of St. TDSLED

4

(Attached to and becoming a part of document dated: May 132, 2022)

EXHIBIT A

Land situated in the Township of Florence, County of St. Joseph, State of Michigan, is described as follows:

Lot 14, Except the West 21 feet, MASTERMAN SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 4 of Plats, Page 64.

Tax Parcel Number(s): 75-006-040-014-00

File Number: 4044-38626

St. Joseph County Treasurer's Office 05/11/2022 SEC. 135 ACT 206, 1893, as Amended-Sec. C.L. 1929 I hereby certify that there are no tax liens of titles held by the state on the lands described below, and that there are no tax liens or titles held by individuals on said lands for five years preceding the 1st day of May and that the taxes for said period of five years are paid. This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

Kathy Humphreys, County Treasurer / KP 75-006-040-014-00 2022004519 FILED FOR RECORD IN ST JOSEPH COUNTY MICHIGAN LINDSAY OSWALD, REGISTER OF DEEDS 05/11/2022 01:22:29 PM PAGES: 3



WARRANTY DEED

(Platted/Condominium)

Drafted By: Michael R. Rossman, Esq (P79513) drafted without opinion as to title. 932 Spring St, Suite 101 Petoskey, MI 49770

Return To:
Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Send Tax Bills To: Christopher Huddleston 16938 Centreville Constantine Constantine, MI 49042

Recording Fee: \$35.00 File Number: 4044-38626 State Transfer Tax: \$1,275.00 Tax Parce County Transfer Tax: \$187.00

Tax Parcel No.: 75-006-040-014-00

Know All Persons by These Presents: That Menno & Faith Stauffer Rev Trust, dated October 17, 2011 whose address is 16938 Centreville Constantine, Constantine, MI 49042

Convey(s) and Warrant(s) to Christopher Huddleston, a married man whose address is 65083 Youngs Prairie Rd, Constantine, MI 49042

the following described premises situated in the Township of Florence, County of St. Joseph, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **16938 Centreville Constantine, Constantine, MI 49042** For the full consideration of: **one hundred seventy thousand** Dollars (\$170,000.00)

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



West Michigan Realtors Title Company, LLC dba Title REsource Agency

38626

(Attached to and becoming a part of Warranty Deed dated: May 06, 2022 between Menno & Faith Stauffer Rev Trust, dated October 17, 2011, as Seller(s) and Christopher Huddleston, a married man, as Purchaser(s).)

Dated this May 06, 2022.

Seller(s):

Menno & Faith Stauffer Rev Trust

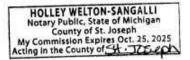
Mime &

Menno J. Stauffer, Trustee

Stoper - Truster Stareffer - truster

Faith Ann Stauffer, Trustee

State of Michigan County of St. Joseph



The foregoing instrument was acknowledged before me this May 06, 2022 by Menno & Faith Stauffer Rev Trust, dated October 17, 2011. MENNO J Stauffer, Trustag and Faith Ann Stauffer,

Trustee

Notary Public: Notary County/State: / County Acting In: Commission Expires:

(Attached to and becoming a part of Warranty Deed dated: May 06, 2022 between Menno & Faith Stauffer Rev Trust, dated October 17, 2011, as Seller(s) and Christopher Huddleston, a married man, as Purchaser(s).)

EXHIBIT A

Land situated in the Township of Florence, County of St. Joseph, State of Michigan, described as follows:

Lot 14, Except the West 21 feet, MASTERMAN SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 4 of Plats, Page 64.

Tax Parcel Number: 75-006-040-014-00

Criteria: Party Name = HUDDLESTON

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Last Indexed Date: 05/13/2024 Last Verified Date: 05/13/2024

Displaying page: 1 of 5

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/20/2022	05/13/2022	2022004845	QUIT CLA	HUDDLESTON CHRISTOPH		GRANTEE
05/20/2022	05/13/2022	2022004845	QUIT CLA	HUDDLESTON CHRISTOPH		GRANTOR
05/20/2022	05/13/2022	2022004845	QUIT CLA	HUDDLESTON MERCEDES		GRANTEE
05/11/2022	05/06/2022	2022004520	MORTGAGE	HUDDLESTON CHRISTOPH		MORTGAGOR
05/11/2022	05/06/2022	2022004519	WARRANTY	HUDDLESTON CHRISTOPH		GRANTEE
05/11/2022	05/05/2022	2022004477	WARRANTY	HUDDLESTON CHRISTOPH		GRANTOR
05/09/2022	05/09/2022	2022004411	MORTGAGE	HUDDLESTON CHRISTOPH		GRANTEE
05/09/2022	05/09/2022	2022004411	MORTGAGE	HUDDLESTON MERCEDES		GRANTEE
03/12/2021	03/09/2021	2021002468	MORTGAGE	HUDDLESTON CHRISTOPH		GRANTEE
03/09/2021	03/02/2021	2021002269	MORTGAGE	HUDDLESTON CHRISTOPH		MORTGAGOR
03/09/2021	03/02/2021	2021002269	MORTGAGE	HUDDLESTON MERCEDES		MORTGAGOR
07/26/2019	07/26/2019	1968-0053	WARRANTY	HUDDLESTON CHRISTOPH		GRANTOR
06/21/2019	06/21/2019	1963-0875	MORTGAGE	HUDDLESTON CHRISTOPH		GRANTEE
06/18/2019	06/18/2019	1963-0283	MORTGAGE	HUDDLESTON CHRISTOPH		GRANTOR
06/18/2019	06/18/2019	1963-0280	DEED - G	HUDDLESTON CHRISTOPH		GRANTEE

PRINT RESULTS

Results found: 62

NEW