



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00401	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JOHN SCHROCK		
PROPERTY ADDRESS:	19135 COUNTY ROAD 48, NEW PARIS, IN 46553		
CITY, STATE AND COUNTY:	NEW PARIS, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	06/20/2024	EFFECTIVE DATE:	06/19/2024
NAME(S) SEARCHED:	JOHN SCHROCK AND ANGELA SCHROCK		
ADDRESS/PARCEL SEARCHED:	19135 COUNTY ROAD 48, NEW PARIS, IN 46553 / 20-15-16-400-016.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JOHN D. SCHROCK AND ANGELA E. SCHROCK, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LINDA K. WEIRICH AND WANDA S. GALL, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
DATED DATE:	01/09/2015	GRANTEE:	JOHN D. SCHROCK AND ANGELA E. SCHROCK, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	01/13/2015
INSTRUMENT NO:	2015-00718		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NEW PARIS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER (SE ¼) OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 6 EAST, SITUATE IN JACKSON TOWNSHIP, ELKHART COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A REBAR MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 16; THENCE NORTH 90° WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 16, A DISTANCE OF 392.57 FEET TO A GEAR MARKING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90° WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE ¼) OF SAID SECTION 16, A DISTANCE OF 626.13 FEET TO A GEAR; THENCE NORTH 0° EAST, A DISTANCE OF 208.71 FEET TO AN IRON STAKE; THENCE SOUTH 90° EAST A DISTANCE OF 626.13 FEET TO AN IRON STAKE; THENCE SOUTH 0° WEST A DISTANCE OF 208.71 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION. LESS AND EXCEPTING THE WEST 256 FEET OF SAID TRACT.

20-15-16-400-016.000-018

SCHROCK JOHN D & ANGELA E

19135 COUNTY RD 48

511, 1 Family Dwell - Unplatted (0 to 9.9

1850000-Residential default 1/2

General Information

Parcel Number 20-15-16-400-016.000-018
Local Parcel Number 15-16-400-016-018

Tax ID: 1500J
Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Elkhart
Township JACKSON TOWNSHIP
District 018 (Local 018) JACKSON TOWNSHIP
School Corp 2155 FAIRFIELD COMMUNITY
Neighborhood 1850000-018 1850000-Residential default-1 (018)
Section/Plat
Location Address (1) 19135 COUNTY RD 48 NEW PARIS, IN 46553

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 Thursday, April 25, 2024
Review Group 2023

Ownership

SCHROCK JOHN D & ANGELA E SCH
19135 COUNTY RD 48
NEW PARIS, IN 46553

Legal

PT IN SE SE1/4 PT OF LOTS 4 & 5 EX W PT
EX .801A SEC 16 1.773A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/13/2015 and 01/01/1900.

Notes

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.

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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1
Style	N/A
Finished Area	1668 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Open Frame	108	\$4,900
Wood Deck	360	\$5,400
Porch, Open Frame	70	\$4,100

Plumbing

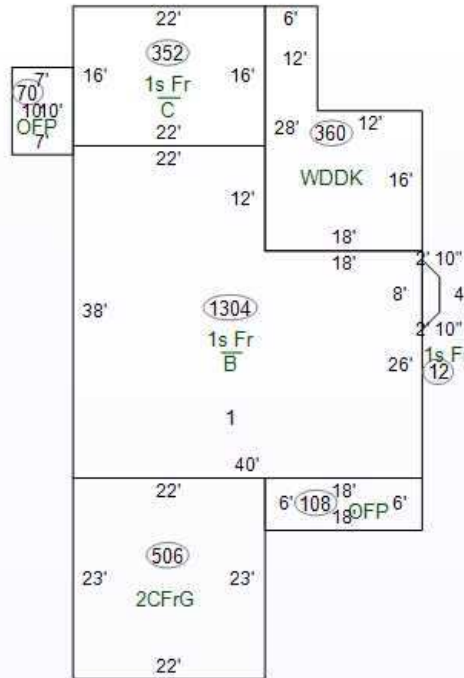
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1668	1668	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1304	0	\$31,500	
Crawl	352	0	\$3,800	
Slab				

Total Base \$145,300
Adjustments 1 Row Type Adj. x 1.00 \$145,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$153,000

Sub-Total, 1 Units	
Exterior Features (+)	\$14,400 \$167,400
Garages (+) 506 sqft	\$15,200 \$182,600
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.92
Replacement Cost	\$176,392

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: Residential Dwelling	1	Wood Fr	C+1	1993	1993	31	A		0.92		2,972 sqft	\$176,392	26%	\$130,530	0%	100%	1.950	1.000	100.00	0.00	0.00	\$254,500
2: Utility Shed	1		D	1998	1998	26	A	\$21.43	0.92	\$15.77	10'x16'	\$2,524	55%	\$1,140	0%	100%	1.950	1.000	100.00	0.00	0.00	\$2,200
3: Utility Shed	1	SV	D	2001	2001	23	A		0.92		8'x10'		55%		0%	100%	1.950	1.000	0.00	100.00	0.00	\$100
4: Utility Shed	1		D	2001	2001	23	A	\$20.44	0.92	\$15.04	10'x20'	\$3,009	55%	\$1,350	0%	100%	1.950	1.000	100.00	0.00	0.00	\$2,600

2015-00718

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
01/13/2015 10:52 AM

Tax ID Number(s):
20-15-16-400-016.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Linda K. Weirich and Wanda S. Gall, as Joint Tenants with Rights of Survivorship

CONVEY(S) AND WARRANT(S) TO

John D. Schrock and Angela E. Schrock, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

Part of the Southeast Quarter (SE 1/4) of Section 16, Township 35 North, Range 6 East, situate in Jackson Township, Elkhart County, State of Indiana, described as follows:

Commencing at a rebar marking the Southeast corner of the Southeast Quarter (SE 1/4) of said Section 16; thence North 90' West along the South line of the Southeast Quarter (SE 1/4) of said Section 16, a distance of 392.57 feet to a gear marking the PLACE OF BEGINNING of this description; thence continuing North 90' West along the South line of the Southeast Quarter (SE 1/4) of said Section 16, a distance of 626.13 feet to a gear; thence North 0' East, a distance of 208.71 feet to an iron stake; thence South 90' East a distance of 626.13 feet to an iron stake; thence South 0' West a distance of 208.71 feet to the place of beginning of this description. LESS AND EXCEPTING the West 256 feet of said tract.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this deed this 9th day of January, 2015

Linda K. Weirich
Linda K. Weirich
Wanda S. Gall
Wanda S. Gall

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jan 13 2015
PAULINE GRAFF, AUDITOR
6206
5.00

Page 1 of 3

MTC File No.: 14CUTS3598 (WD)

PW

JS

State of Indiana, County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Linda K. Weirich and Wanda S. Gall** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 9th day of January 2015

My Commission Expires: _____



Printed Name of Notary Public _____

[Handwritten Signature]

Signature of Notary Public

Notary Public County and State of Residence _____

This instrument was prepared by:
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:
19135 County Road 48
New Paris, IN 46553

Grantee's Address and Mail Tax Statements To:
Same as Property

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. Andrew R. Drake

EXHIBIT "A"

Property Address: 19135 County Road 48, New Paris, IN 46553
File No.: 14CUTS3598

Part of the Southeast Quarter (SE 1/4) of Section 16, Township 35 North, Range 6 East, situate in Jackson Township, Elkhart County, State of Indiana, described as follows:

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Tax ID Number(s):
20-15-16-400-016.000-018

Criteria: Party Name = SCHROCK JOHN

INDEXED THROUGH:
06/19/2024

Recorded Date >= 01/01/2000 and Recorded Date <= 6/20/2024

VERIFIED THROUGH:
06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/03/2024	05/01/2024	2024-06969	RELEASE ...	SCHROCK JOHN A		GRANTEE
04/22/2024	04/17/2024	2024-06314	MORTGAGE	SCHROCK JOHN A		MORTGAGOR
04/15/2024	04/12/2024	2024-05961	TRANSFER...	SCHROCK JOHN L		GRANTOR
04/04/2024	04/04/2024	2024-05364	RELEASE ...	SCHROCK JOHN THOMAS		GRANTEE
02/05/2024	02/02/2024	2024-01913	WARRANTY...	SCHROCK JOHN		GRANTOR
07/28/2023	07/27/2023	2023-12306	DELINQUE...	SCHROCK JOHN A		GRANTOR
01/05/2023	01/05/2023	2023-00245	RELEASE ...	SCHROCK JOHN A		GRANTEE
12/20/2022	12/15/2022	2022-26340	MORTGAGE	SCHROCK JOHN A		MORTGAGOR
08/08/2022	08/03/2022	2022-17049	MORTGAGE	SCHROCK JOHN L		MORTGAGOR
08/04/2022	08/03/2022	2022-16846	WARRANTY...	SCHROCK JOHN		GRANTEE
04/11/2022	03/31/2022	2022-07725	RELEASE ...	SCHROCK JOHN A		GRANTEE
03/23/2022	03/23/2022	2022-06275	WARRANTY...	SCHROCK JOHN A		GRANTEE
03/16/2022	03/15/2022	2022-05719	RELEASE ...	SCHROCK JOHN A		GRANTOR
03/14/2022	03/09/2022	2022-05549	RELEASE ...	SCHROCK JOHN A		GRANTEE
03/07/2022	03/04/2022	2022-04840	WARRANTY...	SCHROCK JOHN		GRANTOR

Results found: 139

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Criteria: Party Name = SCHROCK JOHN

INDEXED THROUGH:
06/19/2024

Recorded Date >= 01/01/2000 and Recorded Date <= 6/20/2024

VERIFIED THROUGH:
06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/08/2021	06/24/2021	2021-17846	MORTGAGE	SCHROCK JOHN A		MORTGAGOR
09/18/2020	09/16/2020	2020-21531	RELEASE ...	SCHROCK JOHN L		GRANTEE
09/01/2020	08/26/2020	2020-19807	MORTGAGE	SCHROCK JOHN L		MORTGAGOR
08/21/2020	08/21/2020	2020-18952	RELEASE ...	SCHROCK JOHN D		GRANTEE
08/04/2020	07/22/2020	2020-17083	CONTRACT	SCHROCK JOHN E		GRANTEE
07/17/2020	07/07/2020	2020-15576	RELEASE ...	SCHROCK JOHN D		GRANTEE
06/22/2020	06/16/2020	2020-13287	MORTGAGE	SCHROCK JOHN D		MORTGAGOR
12/05/2019	12/05/2019	2019-25466	MISCELLA...	SCHROCK JOHN		GRANTOR
02/05/2019	02/05/2019	2019-02351	AFFIDAVI...	SCHROCK JOHN THOMAS		GRANTOR
01/22/2019	01/22/2019	2019-01303	AFFIDAVI...	SCHROCK JOHN THOMAS		GRANTOR
09/20/2018	09/15/2018	2018-19497	MORTGAGE	SCHROCK JOHN D		MORTGAGOR
07/12/2018	07/11/2018	2018-13976	RELEASE ...	SCHROCK JOHN L		GRANTEE
07/12/2018	07/11/2018	2018-13975	RELEASE ...	SCHROCK JOHN L		GRANTEE
07/05/2018	07/03/2018	2018-13448	WARRANTY...	SCHROCK JOHN L		GRANTOR
06/25/2018	06/22/2018	2018-12627	MORTGAGE	SCHROCK JOHN L		MORTGAGOR



DataSource: Elkhart, IN

Criteria: Party Name = SCHROCK JOHN

INDEXED THROUGH:
06/19/2024

Recorded Date >= 01/01/2000 and Recorded Date <= 6/20/2024

VERIFIED THROUGH:
06/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/25/2018	06/22/2018	2018-12626	WARRANTY...	SCHROCK JOHN L		GRANTEE
01/08/2018	01/04/2018	2018-00438	RELEASE ...	SCHROCK JOHN A		GRANTEE
01/02/2018	12/26/2017	2018-00016	MORTGAGE	SCHROCK JOHN A		MORTGAGOR
05/04/2017	05/04/2017	2017-09031	WARRANTY...	SCHROCK JOHN		GRANTEE
04/21/2017	04/20/2017	2017-07955	RELEASE ...	SCHROCK JOHN THOMAS		GRANTEE
04/05/2017	03/30/2017	2017-06828	RELEASE ...	SCHROCK JOHN A		GRANTEE
04/05/2017	03/30/2017	2017-06827	RELEASE ...	SCHROCK JOHN A		GRANTEE
04/05/2017	03/30/2017	2017-06826	RELEASE ...	SCHROCK JOHN A		GRANTEE
03/30/2017	03/28/2017	2017-06383	MORTGAGE	SCHROCK JOHN A		MORTGAGEE
03/30/2017	03/28/2017	2017-06381	WARRANTY...	SCHROCK JOHN A		GRANTOR
01/19/2017	01/17/2017	2017-01270	RELEASE ...	SCHROCK JOHN A		GRANTEE
12/28/2016	12/21/2016	2016-27134	MISCELLA...	SCHROCK JOHN		GRANTOR
12/07/2016	12/02/2016	2016-25523	MORTGAGE	SCHROCK JOHN A		MORTGAGOR
10/28/2016	10/27/2016	2016-22526	PARTIAL ...	SCHROCK JOHN A		GRANTEE
07/11/2016	07/08/2016	2016-13201	WARRANTY...	SCHROCK JOHN E		GRANTOR

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NEW

PRINT