



## LIEN SEARCH Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-01878	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	DOUGLAS REED AND CAROL REED		
PROPERTY ADDRESS:	247 N DEPOT STREET, ROSEDALE, IN 47874		
CITY, STATE AND COUNTY:	ROSEDALE, INDIANA (IN) AND PARKE		

### SEARCH INFORMATION

SEARCH DATE:	04/03/2025	EFFECTIVE DATE:	04/01/2025
NAME(S) SEARCHED:	DOUGLAS REED AND CAROL REED		
ADDRESS/PARCEL SEARCHED:	247 N DEPOT STREET, ROSEDALE, IN 47874/61-14-27-405-019.000-004		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

DOUGLAS REED AND CAROL REED, HUSBAND AND WIFE
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COMMENTS:	
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### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	CLEO OLDHAM AND PENNY OLDHAM N/K/A PENNY AKERS
DATED DATE:	11/08/2023	GRANTEE:	DOUGLAS REED AND CAROL REED, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	11/14/2023
INSTRUMENT NO:	20231986		
COMMENTS:			

### CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025 (SPRING)	TAX YEAR:	2025 (FALL)
TAX AMOUNT:	\$244.73	TAX AMOUNT:	\$244.73
TAX STATUS:	UNPAID	TAX STATUS:	UNPAID
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

### VOLUNTARY LIENS

#### SECURITY INSTRUMENT

DOC NAME		AMOUNT:	
DATED DATE:		RECORDED DATE	
INSTRUMENT NO:		BOOK/PAGE:	
OPEN/CLOSED:		SUBJECT LIEN (YES/NO):	
BORROWER:			
LENDER:			
TRUSTEE:			
COMMENTS:	NO OPEN MORTGAGE FOUND.		

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWN OF ROSEDALE
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### ADDITIONAL NOTES

QUITCLAIM DEED RECORDED ON 03/14/2022 IN INSTRUMENT NO. 20220617. QUITCLAIM DEED RECORDED ON 07/27/2018 IN INSTRUMENT NO. 20181561. WARRANTY DEED RECORDED ON 10/01/2004 IN INSTRUMENT NO. 20043226.
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### LEGAL DESCRIPTION

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

LOT NUMBER 19 IN JOHN SINCLAIR'S ADDITION TO THE TOWN OF ROSEDALE, INDIANA, AS RECORDED IN PLAT BOOK 1, PAGE 276, IN THE OFFICE OF THE RECORDER OF PARKE COUNTY, INDIANA.

61-14-27-405-019.000-004

General Information

Parcel Number  
61-14-27-405-019.000-004

Local Parcel Number  
0160028200

Tax ID:

Routing Number  
1401427Q401019

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Parke

Township  
FLORIDA TOWNSHIP

District 004 (Local 016)  
ROSEDALE TOWN

School Corp 6260  
SOUTHWEST PARKE COMMUNIT

Neighborhood 162706-004  
Sinclair

Section/Plat  
27

Location Address (1)  
247 N Depot St  
ROSEDALE, IN 47874

Zoning

Subdivision

Lot

Market Model  
162706-004 - Residential

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads

TIF  
☐

Neighborhood Life Cycle Stage  
Static

Printed Wednesday, August 14, 2024

Review Group 3

Reed, Douglas & Carol H/W

Ownership

Douglas & Carol Reed  
PO Box 293  
ROSEDALE, IN 47874

Legal

016-00282-00 SINCLAIR LOT 19  
-8 27-14



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	Annual Adj	Annual Adj	Annual Adj	Annual Adj
02/24/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$5,800	Land	\$5,800	\$5,800	\$5,800	\$5,300	\$5,000
\$5,800	Land Res (1)	\$5,800	\$5,800	\$5,800	\$5,300	\$5,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$104,300	Improvement	\$104,300	\$93,900	\$87,800	\$71,900	\$69,100
\$104,300	Imp Res (1)	\$104,300	\$93,900	\$87,800	\$71,900	\$69,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$110,100	Total	\$110,100	\$99,700	\$93,600	\$77,200	\$74,100
\$110,100	Total Res (1)	\$110,100	\$99,700	\$93,600	\$77,200	\$74,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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
F	F		54	54x120	1.00	\$108	\$108	\$5,832	0%	1.0000	100.00	0.00	0.00	\$5,830

247 N Depot St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/14/2023	Douglas & Carol Reed	20231986	Fi	/	\$82,900	I
03/14/2022	Oldham, Cleo & Penny	20220617	Qu	/		I
07/27/2018	Oldham, Cleo W	20181561	Qu	/	\$6,525	I
10/01/2004	Carnes, Christine D &	214/656	WD	/	\$67,500	I
01/01/1900	SOUTH, SHAY L & A		WD	/		I

510, 1 Family Dwell - Platted Lot

Res

Sinclair

/16270

1/2

Notes

Land Computations

Calculated Acreage	0.15
Actual Frontage	54
Developer Discount	<input type="checkbox"/>
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	\$5,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,800

Data Source N/A

Collector 11/17/2021 TYLER

Appraiser 01/01/2023 TYLER



Collector	Parcel Number	District	Year	Type
Parke County, IN	61-14-27-405-019.000-004	004	2024	Current Tax

Last Updated 4/2/2025

Owner	Owner Address	Property Address
Douglas & Carol Reed	PO Box 293 ROSEDALE, IN	247 N Depot St ROSEDALE, IN 47874-0000

[Map](#)

Legal Description
016-00282-00 SINCLAIR LOT 19 27-14-8
Assessed Value
110,100.00

First Installment		
Base Due	244.73	Due Date 05/12/2025
Net	244.73	
Total Due	244.73	

Second Installment		
Base Due	244.73	Due Date 11/10/2025
Net	244.73	
Total Due	244.73	

Totals	
Base Due	489.46
Net	489.46
Total Due	489.46

Web Payments		
CoreLogic Tax Services-ROCKET MORTGAGE LLC - 0011088 - 43740305	222.10	Paid on 11/14/2023
CoreLogic Tax Services-ROCKET MORTGAGE LLC - 0011088 - 43740305	222.10	Paid on 4/28/2023



[Larger Map](#)

11/14/2023 KL  
Duly Entered For Taxation

14 Day NOV 2023

Mary Alice Gregg  
Auditor Parke County

20231986 WD \$25.00

11/14/2023 11:58:36A 2 PGS

Mary Alice Gregg

Parke County Recorder IN

Recorded as Presented



**WARRANTY DEED**

***THIS INDENTURE WITNESSETH, That Cleo Oldham and Penny Oldham n/k/a Penny Akers, of Parke County, Indiana, convey and warrant to Douglas Reed and Carol Reed, husband and wife, of Parke County, Indiana, for valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Parke County, in the State of Indiana, to-wit:***

Lot Number 19 in John Sinclair's Addition to the Town of Rosedale, Indiana, as recorded in Plat Book 1, page 276, in the Office of the Recorder of Parke County, Indiana.

Subject to rights-of-way, conditions, restrictions and other easements of record.

Commonly known as: 247 N Depot St., Rosedale IN 47874

IN WITNESS WHEREOF, The said Cleo Oldham and Penny Oldham n/k/a Penny Akers have hereunto executed this Warranty Deed on the 14th day of November, 2023.

Cleo Oldham

Penny Oldham n/k/a Penny Akers

STATE OF INDIANA, COUNTY OF Vigo, SS:

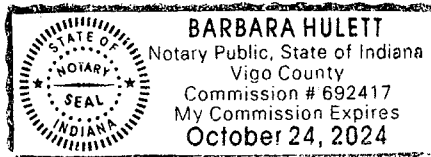
Before me, the undersigned, a Notary Public in and for said County and State, on this 8th day of November, 2023, personally appeared **Cleo Oldham and Penny Oldham**, who acknowledged the execution of the foregoing Warranty Deed.

WITNESS my hand and official seal.

My Commission expires: 10/24/2024

Resident of Vigo County, IN

Barbara Hulett  
Notary Public



MAIL TAXES TO: 9950 Country Lane 115  
Carthage, MO 64834

I affirm under penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Gary G. Hanner

PREPARED BY: Gary G. Hanner, HANNER LAW, Old Parke State Bank Bldg.,  
P. O. Box 122, Rockville IN 47872 765-569-3122 [www.hannerlaw.com](http://www.hannerlaw.com)

Mar 11, 2022

SDS

*Laura J. Fisher*  
Auditor Parke County, Indiana

20220617 QC \$25.00  
3/14/2022 8:17:12 AM 3 PGS  
Mary Alice Gregg  
Parke County Recorder IN  
Recorded as Presented



**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH, that CLEO W. OLDHAM (Grantor) QUITCLAIM(S) to CLEO OLDHAM AND PENNY OLDHAM, HUSBAND AND WIFE (Grantee), for no consideration, the following described real estate in Parke County, Indiana:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 61-14-27-405-019.000-004

Subject to all legal highways, rights-of-way, easements and restrictions of record.

Subject to all taxes now a lien and to become a lien thereon.

IN WITNESS WHEREOF, Grantor has executed this Deed this 1<sup>st</sup> day of March, 2022.

*Cleo W. Oldham*  
Cleo W. Oldham

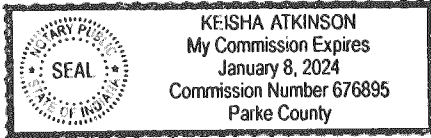


STATE OF INDIANA

COUNTY OF Parke

Before me, a Notary Public in and for said County and State, personally appeared Cleo W. Oldham, who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 1st day of March, 2022.



Keisha Atkinson  
Notary Public - Signature  
Keisha Atkinson  
Printed Name  
Resident of Parke County  
My Commission expires: 1-8-24

Tax mailing address: 247 N Depot St Rosedale IN 47874

Grantee mailing address: Same

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, Ben Comer, Attorney-at-Law, Comer Law Office, LLC.

This instrument was prepared by Ben Comer, Attorney-at-Law, Comer Law Office, LLC, 71 West Marion Street, Danville, IN 46122, telephone: (317) 745-4300

## **EXHIBIT A**

Lot Number 19 in John Sinclair's Addition to the Town of Rosedale, Indiana, as recorded in Plat Book 1, page 276, in the Office of the Recorder of Parke County, Indiana.

The subject real estate is commonly known as: 247 N Depot St, Rosedale, IN 47874.

Duly Entered For Taxation  
27 Day July 2018  
Pam Adams/mk  
Auditor Parke County

20181561 QC \$25.00  
07/27/2018 10:15:03A 1 PGS

Mary Alice Gregg  
Parke County Recorder IN  
Recorded as Presented



## QUIT CLAIM DEED

THIS INDENTURE WITNESSETH that Christine Oldham, RELEASES AND QUILTS CLAIM to Cleo Oldham, of Parke County, in the State of Indiana, for the sum of ~~One Dollar (\$1.00)~~ 46524.92, and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate commonly known as 247 N Depot Rd, Rosedale, IN, Parke County, in the State of Indiana:

*Lot Number 19 in John Sinclair's Addition to the Town of Rosedale, Indiana.*

Subject to easements, covenant, restrictions, leases and other matters of record affecting title to the subject real estate.

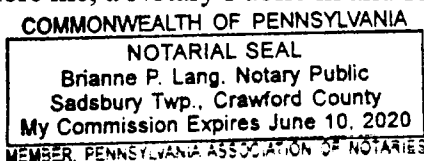
This deed is executed pursuant to the Divorce Decree in Cause Number 61C01-1709-DN-000370.

IN WITNESS WHEREOF, Christine Oldham has hereunto set her hand and seal this 3 day of March, 2018.

Christine Oldham

STATE OF IN )  
 ) SS:  
COUNTY OF Crawford )

I hereby attest that Christine Oldham personally appeared before me and affixed his signature to the foregoing Quit Claim Deed, and that same was SUBSCRIBED AND SWORN TO before me, a Notary Public in and for said County and State, this 27<sup>th</sup> day of April, 2018.



Brienne P. Lang, Notary Public

My Commission Expires: 6/10/2020

Resident of Pennsylvania County, Crawford

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.

Michael S. Brewer

CHRISTINE OLDHAM IS AKA  
CHRISTINE D CARVES

PREPARED BY  
ROWDY WILLIAMS  
LAW FIRM

Duly Entered For Taxation

.....1.....Day Oct 2004  
.....Diana L. Hazlett.....lw

Auditor Parke County

CARL HUXFORD 1P  
PARKE COUNTY RECORDER  
I 20043226 D 214/565  
DLC Date 10/01/2004 Time 09:33:55  
Recording Fees: 14.00

Mail Taxes To: P.O. Box 357  
Rosedale, IN 47874

WARRANTY DEED

THIS INDENTURE WITNESSETH, That *Shay L. South and Amy South*, Husband and Wife, of Parke County, Indiana convey and warrant to *Christine D. Carnes* of Parke, County, Indiana and *Cleo W. Oldham* of Parke, County, Indiana, as joint tenants with rights of survivorship, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Parke County, in the State of Indiana, to-wit:

Lot Number 19 in John Sinclair's Addition to the Town of Rosedale, Indiana.

IN WITNESS WHEREOF, The said *Shay L. South and Amy South* have hereunto set their hands and seal, this 30<sup>th</sup> day of September, 2004.

*Shay L. South* (SEAL)  
Shay L. South

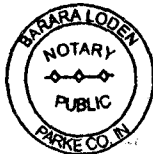
*Amy South* (SEAL)  
Amy South

STATE OF INDIANA, PARKE COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, this 30<sup>th</sup> day of September, 2004 came *Shay L. South and Amy South* and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

My Commission expires:



BARBARA LODEN  
NOTARY PUBLIC - INDIANA  
PARKE COUNTY  
My Commission Expires  
March 24, 2007

*Barbara Loden*  
Notary Public  
Resident of Parke County, Indiana

THIS INSTRUMENT PREPARED BY Gary G. Hanner #8151-61, HANNER HANNER & HANNER, Old Parke State Bank Bldg., P.O. Box 122, Rockville, IN 47872 765/569-3122

c:\deeds\south

Search Results for:

NAME: REED CAROL  
REGION: Parke County, IN  
DOCUMENTS VALIDATED THROUGH: 04/1/2025 3:31 PM

Showing 1 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">20231986</a>	Parke	11/14/2023	DEED : WARRANTY DEED	<b>REED, CAROL</b> <a href="#">Search</a>  <a href="#">Search</a> AKERS, PENNY <a href="#">Search</a> OLDHAM, CLEO <a href="#">Search</a> OLDHAM, PENNY <a href="#">see details for more</a>	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION

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LOT: 19  
SUBDIVISION: JOHN F. SINCLAIR ADDITION  
REGION: Parke County, IN  
DOCUMENTS VALIDATED THROUGH: 04/1/2025 3:31 PM

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Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">9409007</a>	Parke	07/20/1994	LIEN : SEWER LIEN	<a href="#">Search</a> PERRY, DANNY <a href="#">Search</a> TOWN OF ROSEDALE	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">9702023</a>	Parke	07/31/1997	MORT : MORTGAGE	<a href="#">Search</a> SOUTH, AMY <a href="#">Search</a> SOUTH, SHAY L <a href="#">Search</a> MERCHANTS NATIONAL BANK	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">9803622</a>	Parke	01/21/1998	DEED : QUIET TITLE	<a href="#">Search</a> PARKE CIRCUIT COURT <a href="#">Search</a> SOUTH, AMY <a href="#">Search</a> SOUTH, SHAY L	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">9805126</a>	Parke	06/15/1998	MORT : MORTGAGE	<a href="#">Search</a> SOUTH, AMY R <a href="#">Search</a> SOUTH, SHAY L <a href="#">Search</a> MERCHANTS NATIONAL BANK	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">9805172</a>	Parke	06/18/1998	MORT : MORTGAGE	<a href="#">Search</a> SOUTH, AMY R <a href="#">Search</a> SOUTH, SHAY L <a href="#">Search</a> MERCHANTS NATIONAL BANK	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20043226</a>	Parke	10/01/2004	DEED : WARRANTY DEED	<a href="#">Search</a> SOUTH, AMY <a href="#">Search</a> SOUTH, SHAY L <a href="#">Search</a> CARNES, CHRISTINE D <a href="#">Search</a> OLDHAM, CLEO W	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20043227</a>	Parke	10/01/2004	MORT : MORTGAGE	<a href="#">Search</a> CARNES, CHRISTINE D <a href="#">Search</a> OLDHAM, CLEO W <a href="#">Search</a> WELLS FARGO BANK NA	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20161182</a>	Parke	06/14/2016	MORT : MORTGAGE	<a href="#">Search</a> CARNES, CHRISTINE D <a href="#">Search</a> OLDHAM, CLEO W <a href="#">Search</a> WELLS FARGO BANK NA	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION

Document Details	County	Date	Type	Name	Legal
<a href="#">20181561</a>	Parke	07/27/2018	DEED : QUIT CLAIM DEED	<a href="#">Search</a> CARNES, CHRISTINE D <a href="#">Search</a> OLDHAM, CHRISTINE <a href="#">Search</a> OLDHAM, CLEO W	Non-land <a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20182212</a>	Parke	10/30/2018	MORT : MORTGAGE	<a href="#">Search</a> OLDHAM, CLEO W <a href="#">Search</a> WELLS FARGO BANK NA	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20220617</a>	Parke	03/14/2022	DEED : QUIT CLAIM DEED	<a href="#">Search</a> OLDHAM, CLEO W <a href="#">Search</a> OLDHAM, CLEO <a href="#">Search</a> OLDHAM, PENNY	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20220618</a>	Parke	03/14/2022	MORT : MORTGAGE	<a href="#">Search</a> OLDHAM, CLEO <a href="#">Search</a> OLDHAM, PENNY <a href="#">Search</a> QUICKEN LOANS LLC <a href="#">Search</a> ROCKET MORTGAGE LLC	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION
<a href="#">20230129</a>	Parke	01/20/2023	PLAT : SURVEY - OVERSIZED	<a href="#">Search</a> BUFFINGTON, ZEREK <a href="#">Search</a> BUFFINGTON, ZEREK C <a href="#">Search</a> ERVIN, ADAIRE A <a href="#">Search</a> LANHAM, JAMES G JR <a href="#">see details for more</a>	<a href="#">Search</a> Lot 18 JOHN F. SINCLAIR ADDITION <a href="#">Search</a> Lot 17 JOHN F. SINCLAIR ADDITION <a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION <a href="#">Search</a> Lot 9 JOHN F. SINCLAIR ADDITION <a href="#">see details for more</a>
<a href="#">20231986</a>	Parke	11/14/2023	DEED : WARRANTY DEED	<a href="#">Search</a> AKERS, PENNY <a href="#">Search</a> OLDHAM, CLEO <a href="#">Search</a> OLDHAM, PENNY <a href="#">Search</a> REED, CAROL <a href="#">see details for more</a>	<a href="#">Search</a> Lot 19 JOHN F. SINCLAIR ADDITION

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