



Legal and Vesting  
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	26966768	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	ERIC LUCAS		
PROPERTY ADDRESS:	19791 COUNTY ROAD 18, GOSHEN, INDIANA, 46528		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	12/12/2023	EFFECTIVE DATE:	12/11/2023
NAME(S) SEARCHED:	ERIC LUCAS		
ADDRESS/PARCEL SEARCHED:	19791 COUNTY ROAD 18, GOSHEN, INDIANA, 46528/20-07-16-151-003.000-019		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ERIC E. LUCAS AND KIMBERLY LUCAS, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HENRY M. MAST AND LINDA C. MAST OF THE MAST FAMILY TRUST DATED JANUARY 13, 1992.
DATED DATE:	05/15/2000	GRANTEE:	ERIC E. LUCAS AND KIMBERLY LUCAS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/17/2000
INSTRUMENT NO:	2000-13311		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 6 EAST, JEFFERSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, ALONG THE SOUTH LINE OF SAID QUARTER SECTION, ONE THOUSAND ONE HUNDRED EIGHTEEN AND SIXTY-ONE HUNDREDTHS (1118.61) FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH ZERO (0) DEGREE TWENTY-FOUR (24) MINUTES WEST, TWO HUNDRED (200) FEET; THENCE SOUTH EIGHTY-NINE (89) DEGREES FIFTY-THREE (53) MINUTES EAST, TWO HUNDRED (200) FEET; THENCE SOUTH ZERO (0) DEGREES TWENTY-FOUR (24) MINUTES EAST, TWO HUNDRED (200) FEET; THENCE NORTH EIGHTY-NINE (89) DEGREE, FIFTY-THREE (53) MINUTES WEST, TWO HUNDRED (200) FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION.

20-07-16-151-003.000-019

LUCAS ERIC E & KIMBERLY

19791 COUNTY ROAD 18

511, 1 Family Dwell - Unplatted (0 to 9.9

1950000-Residential default

1/2

General Information

Parcel Number
20-07-16-151-003.000-019
Local Parcel Number
07-16-151-003-019

Tax ID:
0716A

Routing Number

Property Class 511

1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
Elkhart

Township
JEFFERSON TOWNSHIP

District 019 (Local 019)
JEFFERSON TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 1950000-019
1950000-Residential default-1 (019)

Section/Plat

Location Address (1)
19791 COUNTY ROAD 18
GOSHEN, IN 46528

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2019

Ownership

LUCAS ERIC E & KIMBERLY
19791 County Road 18
Goshen, IN 465287041

Legal

200X200 - 1118.61FT E SW COR NW1/4 SEC
16 .918A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 10/18/2004 and 01/01/1900.

Notes

Res

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.92), Parcel Acreage (0.92), Total Acres Farmland (0.00), and Total Value (\$26,200).

Data Source Left Door Hanger Collector 03/12/2019 Kayla

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 1429 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, Enclosed Masonry	264	\$13,800
Porch, Open Frame	120	\$5,800

**Plumbing**

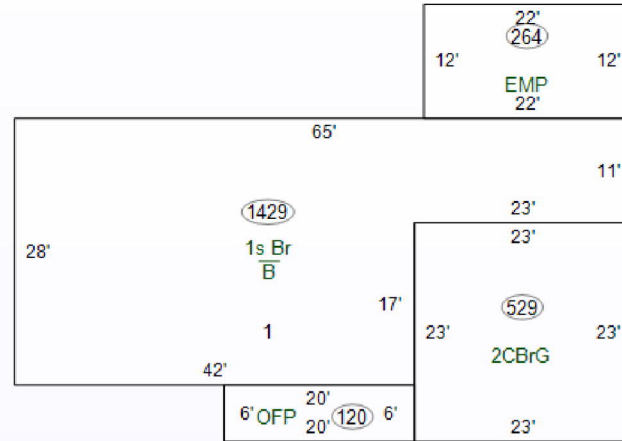
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1429	1429	\$109,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1429	0	\$33,200	
6 Crawl					
Slab					
		<b>Total Base</b>			\$142,200
3 Adjustments		<b>1 Row Type Adj. x 1.00</b>			\$142,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
2 Rec Room (+)			2:1071		\$8,400
Loft (+)					\$0
Fireplace (+)			MS:1 MO:1		\$4,500
5 No Heating (-)					\$0
A/C (+)			1:1429		\$3,500
No Elec (-)					\$0
Plumbing (+ / -)			7 - 5 = 2 x \$800		\$1,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
		<b>Sub-Total, One Unit</b>			\$160,200
		<b>Sub-Total, 1 Units</b>			
Exterior Features (+)			\$19,600		\$179,800
Garages (+) 529 sqft			\$16,800		\$196,600
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.92	
		<b>Replacement Cost</b>			\$189,916

**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	100%	1	Brick	C+1	1974	1974	49	A		0.92		2,858 sqft	\$189,916	35%	\$123,450	0%	100%	1.810	1.0000	\$223,400
2: Canopy- Roof Extensio	0%	1		C	2000	2000	23	A		0.92		10'x12'	\$1,288	22%	\$1,000	0%	100%	1.810	1.0000	\$1,800
3: Detached Garage/Boat	0%	1	Wood Frame	C	2000	2000	23	A	\$25.66	0.92	\$23.61	1,032 sqft	\$24,363	22%	\$19,000	0%	100%	1.810	1.0000	\$34,400
4: Gazebo - Ave Quality	0%	1		C	1990	1990	33	A	\$35.29	0.92	\$32.47	8'x8'	\$2,078	55%	\$940	0%	100%	1.810	1.0000	\$1,700
5: Patio- Concrete- At gra	0%	1		C	2000	2000	23	A		0.92		10'x12'	\$736	22%	\$570	0%	100%	1.810	1.0000	\$1,000
6: Utility Shed	0%	1		D	1984	1984	39	A	\$19.35	0.92	\$14.24	12'x22'	\$3,760	65%	\$1,320	0%	100%	1.810	1.0000	\$2,400

2000-13311

MAY 17 8 42 AM '00

ELKHART COUNTY RECORDER  
SUSAN M. GUIPE  
FILED FOR RECORD

09-07-16-154-003

**WARRANTY DEED**

Case No: 00010615

*This Indenture Witnesseth*, That Henry M. Mast and Linda C. Mast of the Mast Family Trust dated JANUARY 13, 1992

(Grantor) of ELKHART County, in the State of Indiana, *Conveys and Warrants* to Eric E. Lucas Kimberly Lucas, husband and wife

(Grantee) of ELKHART County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, in the State of Indiana:

A part of the Northwest Quarter of Section 16, Township 37 north, Range 6 East, Jefferson Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at the Southwest Corner of said Northwest Quarter; thence South eighty-nine (89) degrees fifty-three (53) minutes East, along the South line of said Quarter Section, one thousand one hundred eighteen and sixty-one hundredths (1118.61) feet to the place of beginning of this description; thence north zero (0) degree twenty-four (24) minutes West, two hundred (200) feet; thence South eighty-nine (89) degrees fifty-three (53) minutes East, two hundred (200) feet; thence

Continued on next page

*Subject To* any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 19791 C.R. 18 Goshen, IN 46528

*In Witness Whereof*, Grantor has executed this deed this 15TH day of MAY 2000 .

Henry M. Mast (Seal) Linda C. Mast (Seal)  
Henry M. Mast and Linda C. Mast  
\_\_\_\_\_(Seal) \_\_\_\_\_(Seal)

STATE OF INDIANA, ELKHART COUNTY ss: ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared Henry M. Mast and Linda C. Mast of the Mast Family Trust dated who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 15th day of May 2000 .  
My commission expires: 04/23/07  
Signature Constance J. Currier  
CONSTANCE J. CURRIER Notary Public  
Residing in ELKHART CO. County, Indiana

THIS INSTRUMENT PREPARED BY: Mary A. Roy, Attorney at Law 15891-49,

CRUISE TITLE / CLOSING

16-24

2000-13311

Case No: 00010615

## CONTINUATION OF WARRANTY DEED

South zero (0) degrees twenty-four (24) minutes East, two hundred (200) feet; thence north eighty-nine (89) degrees fifty-three (53) minutes West, two hundred (200) feet to the place of beginning of this description.



DataSource: Elkhart, IN

Criteria: Party Name = LUCAS ERIC

INDEXED THROUGH:  
12/11/2023VERIFIED THROUGH:  
12/11/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/01/2019	01/28/2019	2019-02054	AFFIDAVI...	LUCAS ERIC E		GRANTOR
09/23/2016	09/20/2016	2016-19487	RELEASE ...	LUCAS ERIC E		GRANTEE
09/22/2016	09/15/2016	2016-19336	SUBORDIN...	LUCAS ERIC E		GRANTOR
09/22/2016	09/15/2016	2016-19335	ASSIGNME...	LUCAS ERIC E		GRANTOR
09/22/2016	09/15/2016	2016-19334	MORTGAGE	LUCAS ERIC E		MORTGAGOR
12/13/2013	12/06/2013	2013-29610	MORTGAGE	LUCAS ERIC E		MORTGAGOR
10/11/2011	10/10/2011	2011-18974	RELEASE ...	LUCAS ERIC E		GRANTEE
10/05/2011	09/29/2011	2011-18447	MORTGAGE	LUCAS ERIC E		MORTGAGOR
12/30/2008	12/22/2008	2008-30128	MORTGAGE	LUCAS ERIC E		MORTGAGOR
12/30/2008	12/16/2008	2008-30127	RELEASE ...	LUCAS ERIC E		GRANTEE
12/30/2008	12/16/2008	2008-30126	RELEASE ...	LUCAS ERIC E		GRANTEE
06/28/2007	06/22/2007	2007-17832	MORTGAGE	LUCAS ERIC E		GRANTOR
08/02/2005	07/19/2005	2005-24248	RELEASE ...	LUCAS ERIC EDGAR		GRANTEE
11/10/2004	10/06/2004	2004-37866	POWER OF...	LUCAS ERIC EDGAR		GRANTEE
01/03/2003	01/03/2003	2003-00267	RELEASE ...	LUCAS ERIC E		GRANTEE

DataSource: Elkhart, IN

Criteria: Party Name = LUCAS ERIC

INDEXED THROUGH:  
12/11/2023VERIFIED THROUGH:  
12/11/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/16/2002	12/06/2002	2002-46263	MORTGAGE	LUCAS ERIC E		MORTGAGOR
02/09/2001	02/09/2001	2001-03407	RELEASE ...	LUCAS ERIC E		GRANTEE
01/31/2001	01/25/2001	2001-02428	MORTGAGE	LUCAS ERIC E		MORTGAGOR
07/25/2000	07/12/2000	2000-19973	RELEASE ...	LUCAS ERIC E		GRANTEE
07/17/2000	07/15/2000	2000-19246	RELEASE ...	LUCAS ERIC E		GRANTEE
07/12/2000	07/07/2000	2000-18766	WARRANTY...	LUCAS ERIC E		GRANTOR
05/17/2000	05/15/2000	2000-13312	MORTGAGE	LUCAS ERIC E		MORTGAGOR
05/17/2000	05/15/2000	2000-13311	WARRANTY...	LUCAS ERIC E		GRANTEE
05/16/2000	05/10/2000	2000-13306	MORTGAGE	LUCAS ERIC E		MORTGAGOR
05/04/1994	04/12/1994	94-11276	RELEASE ...	LUCAS ERIC E		GRANTEE
01/11/1994	12/14/1993	94-00850	MORTGAGE	LUCAS ERIC E		MORTGAGOR
01/11/1994	12/14/1993	94-00849	WARRANTY...	LUCAS ERIC E		GRANTEE
01/11/1994	12/14/1993	94-00849	WARRANTY...	LUCAS ERIC E		GRANTOR
04/19/1991	04/19/1991	91-06345	ASSIGNME...	LUCAS ERIC E		GRANTOR
12/21/1990	12/21/1990	90-23589	MORTGAGE	LUCAS ERIC E		MORTGAGOR