



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|--|---------------|------------------------|
| FILE/ORDER NUMBER: | 33691369 | PRODUCT NAME: | LEGAL & VESTING REPORT |
| BORROWER NAME(S) | NINA DOMRICHEVA | | |
| PROPERTY ADDRESS: | 3436 GRADY BLVD, ELKHART, INDIANA, 46516 | | |
| CITY, STATE AND COUNTY: | ELKHART, INDIANA (IN) AND ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 12/08/2023 | EFFECTIVE DATE: | 12/07/2023 |
| NAME(S) SEARCHED: | NINA DOMRICHEVA | | |
| ADDRESS/PARCEL SEARCHED: | 3436 GRADY BLVD, ELKHART, INDIANA, 46516/20-06-02-104-019.000-012 | | |

ASSESSMENT INFORMATION

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

CURRENT OWNER VESTING

NINA Y. DOMRICHEVA, A SINGLE WOMAN

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

VESTING DEED

| | | | |
|----------------|---------------|----------------|--|
| DEED TYPE: | TRUSTEES DEED | GRANTOR: | JEFFREY WARNER, TRUSTEE OF THE BETTY G. KAEHR TRUST, DATED APRIL 7, 2004 |
| DATED DATE: | 12/29/2015 | GRANTEE: | NINA Y. DOMRICHEVA, A SINGLE WOMAN |
| BOOK/PAGE: | N/A | RECORDED DATE: | 01/07/2016 |
| INSTRUMENT NO: | 2016-00343 | | |
| COMMENTS: | | | |

FOR PREAMBLE

| | |
|-----------------------|-----------------|
| CITY/TOWNSHIP/PARISH: | CITY OF ELKHART |
|-----------------------|-----------------|

ADDITIONAL NOTES

LEGAL DESCRIPTION

PARCEL I: LOTS NUMBERED 93 AND 94 AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GORDON TERRACE SUBDIVISION, AN ADDITION TO THE CITY OF ELKHART, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 150 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA. EXCEPT THE FOLLOWING: A PART OF LOT NUMBER 94 AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GORDON TERRACE, AN ADDITION IN THE CITY OF ELKHART; SAID PLAT BEING RECORDED IN PLAT BOOK 2, PAGE 150 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ASSUMING THE EAST LINE OF SAID LOT TO HAVE A BEARING OF DUE NORTH AND SOUTH, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH 83 DEGREE 20 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 10 FEET TO AN IRON STAKE MARKING THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 83 DEGREE 20 MINUTES EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 37.26 FEET; THENCE NORTH 85 DEGREE 17 MINUTES WEST, A DISTANCE OF 37.33 FEET TO AN IRON STAKE; THENCE DUE NORTH, A DISTANCE OF 1.30 FEET TO THE PLACE OF BEGINNING.

PARCEL II: A PART OF LOTS NUMBERED 5 AND 6 AS THE SAID LOTS ARE KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GORDON TERRACE, AN ADDITION IN THE CITY OF ELKHART, SAID PLAT BEING RECORDED IN PLAT BOOK 2, PAGE 150 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ASSUMING THE EAST LINE OF SAID LOT NUMBER 6 TO HAVE A BEARING OF DUE NORTH AND SOUTH, BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT

NUMBER 6; THENCE NORTH 83 DEGREE 20 MINUTES WEST, ALONG THE SOUTH LINE OF SAID LOTS NUMBERED 6 AND 5, A DISTANCE OF 58.57 FEET; THENCE SOUTH 85 DEGREE 17 MINUTES EAST A DISTANCE OF 58.37 FEET TO AN IRON STAKE LOCATED ON THE EAST LINE OF SAID LOT NUMBER 6; THENCE DUE SOUTH, ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 2.00 FEET TO THE PLACE OF BEGINNING.

20-06-02-104-019.000-012

DOMRICHEVA NINA Y

3436 GRADY BLVD

510, 1 Family Dwell - Platted Lot

1250405-N: Jackson S: RR

1/2

General Information

Parcel Number 20-06-02-104-019.000-012
Local Parcel Number 06-02-104-019-012

Tax ID: 06-02A

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart
01/31/2023

Township CONCORD TOWNSHIP

District 012 (Local 012)
EC CONCORD

School Corp 2305
ELKHART COMMUNITY

Neighborhood 1250405-012
1250405-N: Jackson S: RR tracks E

Section/Plat

Location Address (1)
3436 GRADY BLVD
ELKHART, IN 46516

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 20, 2023

Review Group 2021

Ownership

DOMRICHEVA NINA Y
3436 GRADY BLVD
ELKHART, IN 46516

Legal

GORDON TERRACE LOT 93, SE COR LOT 5, S PT
LOT 6 & LOT 94 EX PT IN NW COR



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transactions from 01/07/2016 to 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-rows for Land Res (1, 2, 3) and Imp Res (1, 2, 3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 61' X 150', CI 61' X 150')

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 (0.37), Actual Frontage (0), Developer Discount, Parcel Acreage (0.38), 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 (0.38), 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 (\$26,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,800).

Data Source External Only

Collector 05/24/2021 Rod

Appraiser

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1977 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 |
|------------------------|------|---------|
| Stoop, Masonry | 60 | \$1,800 |
| Canopy, Roof Extension | 60 | \$800 |
| Porch, Open Frame | 28 | \$2,700 |
| Patio, Concrete | 340 | \$1,900 |

Plumbing

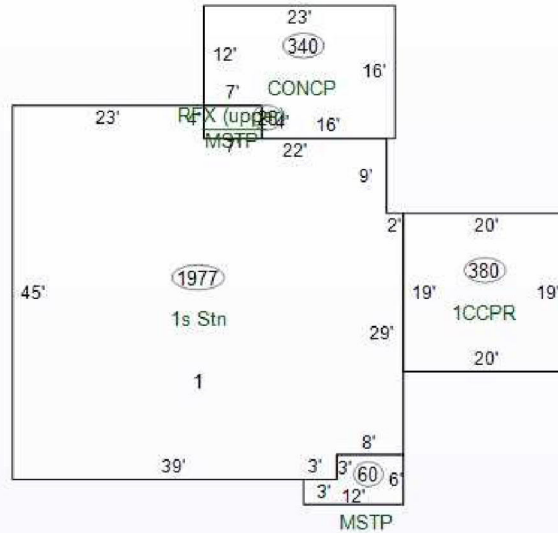
| | # | TF |
|----------------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 0 | 0 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 4 | 8 |

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 8 | 1977 | 1977 | \$136,800 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$136,800

Adjustments 1 Row Type Adj. x 1.00 \$136,800

| | | |
|------------------|-------------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1977 | \$4,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$148,100

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------|
| Exterior Features (+) | \$7,200 | \$155,300 |
| Garages (+) 380 sqft | \$4,600 | \$159,900 |
| Quality and Design Factor (Grade) | | 1.05 |
| Location Multiplier | | 0.92 |

Replacement Cost \$154,463

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 | Stone | C+1 | 1953 | 1953 | 70 | A | | 0.92 | | 1,977 sqft | \$154,463 | 42% | \$89,590 | 0% | 100% | 1.830 | 1.0000 | \$163,900 |
| 2: Utility Shed | 0% | 1 | | D | 1990 | 1990 | 33 | F | \$23.66 | 0.92 | \$17.41 | 8'x12' | \$1,672 | 70% | \$500 | 0% | 100% | 1.830 | 1.0000 | \$900 |

DISCLOSURE FEE PAID
 DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
 Jan 07 2016
 PAULINE GRAFF, AUDITOR
 0093
 5.00

2016-00343
 ELKHART COUNTY RECORDER
 JENNIFER L. DORIOT
 FILED FOR RECORD ON
 AS PRESENTED
 01/07/2016 11:04 AM

TRUSTEES' DEED

THIS INDENTURE WITNESSETH, that JEFFREY WARNER, Trustee of the BETTY G. KAEHR TRUST, dated April 7, 2004, ("Grantor"), CONVEYS and WARRANTS to NINA Y. DOMRICHEVA, a single woman, having an address of 3436 GRADY BLVD
ELKHART, IN 46516, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Elkhart County, State of Indiana, and more particularly described as:

Parcel I: Lots Numbered 93 and 94 as the said Lots are known and designated on the recorded Plat of Gordon Terrace Subdivision, an Addition to the City of Elkhart, as per plat thereof recorded in Plat Book 2, page 150 in the Office of the Recorder of Elkhart County, Indiana. EXCEPT the following: A part of Lot Number 94 as the said Lot is known and designated on the recorded Plat of Gordon Terrace, an Addition in the City of Elkhart; said Plat being recorded in Plat Book 2, page 150 in the Office of the Recorder of Elkhart County, Indiana, being more particularly described as follows: Assuming the East line of said lot to have a bearing of due North and South, commencing at the Northwest corner of said Lot; thence South 83°20' East, along the North line of said Lot, a distance of 10 feet to an iron stake marking the place of beginning of this description; thence continuing South 83°20' East, along the North line of said Lot, a distance of 37.26 feet; thence North 85°17' West, a distance of 37.33 feet to an iron stake; thence due North, a distance of 1.30 feet to the place of beginning.

Parcel II: A part of Lots Numbered 5 and 6 as the said Lots are known and designated on the recorded Plat of Gordon Terrace, an Addition in the City of Elkhart; said Plat being recorded in Plat Book 2, page 150 in the Office of the Recorder of Elkhart County, Indiana, being more particularly described as follows: Assuming the East line of said Lot Number 6 to have a bearing of due North and South, beginning at the Southeast corner of said Lot Number 6; thence North 83°20' West, along the South line of said Lots Numbered 6 and 5, a distance of 58.57 feet; thence South 85°17' East a distance of 58.37 feet to an iron stake located on the East line of said Lot Number 6; thence due South, along the East line of said Lot, a distance of 2.00 feet to the place of beginning

Parcel Number: 20-06-02-104-019-000.012

Commonly known as: 3436 Grady Blvd., Elkhart, Indiana 46516

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

DM

PP

★

The undersigned persons executing this deed on behalf of Betty G. Kaehr Trust, dated April 7, 2004, represent and certify that they are duly authorized and have been fully empowered by the trust document to execute and deliver this deed; that said Trust has not been amended and is still in full force and effect.

IN WITNESS WHEREOF, Grantor has executed this deed this 29th day of December, 2015.

BETTY G. KAEHR TRUST

By: *Jeffrey Warner*
JEFFREY WARNER, Trustee

STATE OF Florida)
~~INDIANA~~) SS:
COUNTY OF Collier)

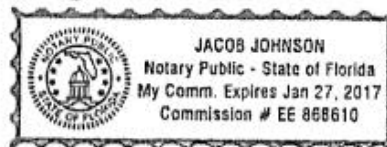
Before me, a Notary Public in and for said County and State, personally appeared JEFFREY WARNER, Trustee of the Betty G. Kaehr Trust, dated April 7, 2004, who acknowledged the execution of the foregoing Trustee's Deed.

WITNESS, my hand and Notarial Seal this 29 day of December, 2015.

Jacob Johnson
Notary Public

JACOB JOHNSON
Printed Signature

My Commission Expires: 1/27/17
My County of Residence: Collier



This instrument prepared by Scott J. Fandre, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545 on behalf of Title REsource Agency.

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. Scott J. Fandre

SEND TAX STATEMENTS TO: Nina Y. Domricheva
3436 Grady Blvd.

Elkhart, Indiana 46516

RETURN DEED TO: Title REsource Title Agency
501 South Centerville Street

DataSource: Elkhart, IN

Criteria: Party Name = DOMRICHEVA

INDEXED THROUGH:
12/07/2023VERIFIED THROUGH:
12/07/2023

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|-------------------|------------|------------|
| 09/21/2020 | 09/18/2020 | 2020-21629 | RELEASE ... | DOMRICHEVA NINA Y | | GRANTEE |
| 09/17/2020 | 09/16/2020 | 2020-21309 | RELEASE ... | DOMRICHEVA NINA Y | | GRANTEE |
| 09/08/2020 | 09/01/2020 | 2020-20393 | MORTGAGE | DOMRICHEVA NINA Y | | MORTGAGOR |
| 02/25/2019 | 12/06/2018 | 2019-03652 | MORTGAGE | DOMRICHEVA NINA Y | | MORTGAGOR |
| 01/19/2018 | 01/16/2018 | 2018-01349 | RELEASE ... | DOMRICHEVA NINA | | GRANTEE |
| 01/07/2016 | 12/30/2015 | 2016-00345 | MORTGAGE | DOMRICHEVA NINA | | MORTGAGOR |
| 01/07/2016 | 12/30/2015 | 2016-00344 | MORTGAGE | DOMRICHEVA NINA Y | | MORTGAGOR |
| 01/07/2016 | 12/29/2015 | 2016-00343 | DEED | DOMRICHEVA NINA Y | | GRANTEE |
| 02/05/2009 | 01/30/2009 | 2009-02433 | MORTGAGE | DOMRICHEVA NINA G | | MORTGAGOR |
| 06/09/2006 | 05/25/2006 | 2006-16726 | MORTGAGE | DOMRICHEVA NINA G | | MORTGAGOR |
| 06/09/2006 | 05/25/2006 | 2006-16725 | WARRANTY... | DOMRICHEVA NINA G | | GRANTEE |