



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	51669	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CONNOR VANOVER		
PROPERTY ADDRESS:	551 S ELM STREET, NAPPANEE, INDIANA, 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	01/05/2024	EFFECTIVE DATE:	01/04/2024
NAME(S) SEARCHED:	CONNOR VANOVER, GOOD KNIGHT CORPORATION AND JBS REAL ESTATE LLC.		
ADDRESS/PARCEL SEARCHED:	551 S ELM STREET, NAPPANEE, INDIANA, 46550/20-14-31-352-003.000-029		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CONNOR VANOVER AND SIDNEY C. VANOVER, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	GOOD KNIGHT CORPORATION, AN INDIANA CORPORATION
DATED DATE:	06/30/2022	GRANTEE:	CONNOR VANOVER AND SIDNEY C. VANOVER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/01/2022
INSTRUMENT NO:	2022-14088		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA, TO-WIT:

LET NUMBERED 385 IN HARTMANS SECOND SOUTH ADDITION TO NAPPANEE, INDIANA, SOMETIMES DESCRIBED AS HARTMAN BROTHERS SECOND SOUTH ADDITION TO NAPPANEE, INDIANA, AS RECORDED IN DEED RECORD 75 PAGE 566 OF THE RECORDS IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-14-31-352-003.000-029

General Information

Parcel Number
20-14-31-352-003.000-029

Local Parcel Number
14-31-352-003-029

Tax ID:
1431E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
UNION TOWNSHIP

District 029 (Local 029)
NAPPANEE UNION

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2953113-029
2953113-Eastside 1920's homes (0

Section/Plat

Location Address (1)
551 S ELM ST.
NAPPANEE, IN 46550

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
Friday, April 21, 2023
Review Group 2022

VANOVER CONNOR & SIDNEY C

Ownership

VANOVER CONNOR & SIDNEY C VA
551 S ELM ST.
NAPPANEE, IN 46550

Legal

HARTMANS 2ND S LOT 365

551 S ELM ST.

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/01/2022	VANOVER CONNOR	03432	CW	/	\$155,000	V
07/01/2022	GOOD KNIGHT CORP	03431	CW	/	\$100,000	I
08/02/2019	JBS REAL ESTATE LL	04040	WD	/	\$25,000	I
01/01/1900	TUSING STEVE & SH		CO	/	\$0	I

510, 1 Family Dwell - Platted Lot

2953113-Eastside 1920's h

1/2

Notes



Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/22/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	04/09/2019
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"/>
\$13,200	Land	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200
\$13,200	Land Res (1)	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$122,500	Improvement	\$122,500	\$115,900	\$96,200	\$90,000	\$78,200
\$121,900	Imp Res (1)	\$121,900	\$115,300	\$95,800	\$89,600	\$77,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$600	Imp Non Res (3)	\$600	\$600	\$400	\$400	\$300
\$135,700	Total	\$135,700	\$129,100	\$109,400	\$103,200	\$91,400
\$135,100	Total Res (1)	\$135,100	\$128,500	\$109,000	\$102,800	\$91,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$600	Total Non Res (3)	\$600	\$600	\$400	\$400	\$300

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 70' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	66x132	1.00	\$200	\$200	\$13,200	0%	100%	1.0000	\$13,200

Land Computations

Calculated Acreage	0.20
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.20
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	0.20
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	\$13,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,200

Data Source External Only Collector 10/05/2022 James Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1278 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 type="checkbox"/> Metal	<input checked="" 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, Enclosed Frame	112	\$7,200
Porch, Enclosed Frame	60	\$4,900
Wood Deck	180	\$3,200

Plumbing

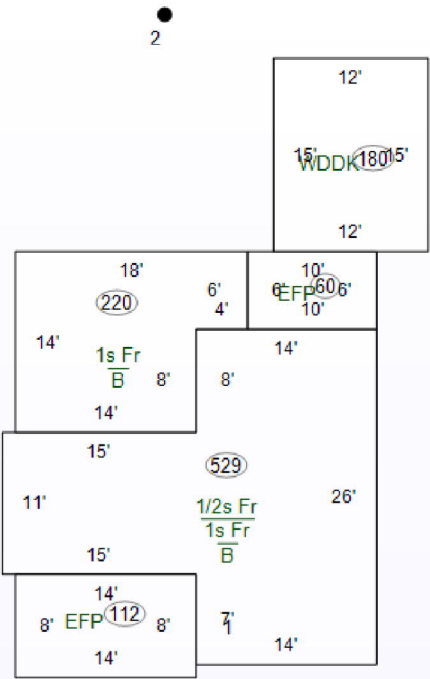
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	749	749	\$65,100	
2					
3					
4					
1/4					
1/2	1Fr	529	529	\$21,000	
3/4					
Attic					
Bsmt		749	0	\$22,800	
Crawl					
Slab					

Total Base \$108,900

Adjustments 1 Row Type Adj. x 1.00 \$108,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$108,900

Sub-Total, 1 Units

Exterior Features (+)	\$15,300	\$124,200
Garages (+) 0 sqft	\$0	\$124,200
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$114,264

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 1/2	Wood Frame	C	1890	1951	72	A		0.92		2,027 sqft	\$114,264	45%	\$62,850	0%	100%	1.940	1.0000	\$121,900
2: Utility Shed	0%	1		D	1979	1979	44	P	\$26.02	0.92	\$19.15	10'x8'	\$1,532	80%	\$310	0%	100%	1.940	1.0000	\$600

2022-14088

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/01/2022 12:05 PM
AS PRESENTED**

CORPORATE WARRANTY DEED

Property Address:	551 S. Elm St, Nappanee, IN 46550	Mail Tax Statements To:	551 S. Elm St. Nappanee, IN 46550
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-14-31-352-003.000-029

THIS INDENTURE WITNESSETH, THAT:

Good Knight Corporation, an Indiana corporation

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Connor Vanover and Sidney C. Vanover, husband and wife

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Numbered 365 in Hartman's Second South Addition to Nappanee, Indiana, sometimes described as Hartman Brothers Second South Addition to Nappanee, Indiana, as recorded in Deed Record 75 page 566 of the records in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

The undersigned person executing this Deed on behalf of the Grantor represents that he is a duly authorized officer of the Grantor and has been fully empowered by proper resolution of the Board of Directors of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate herein described; and that all necessary corporate action for the making of such conveyance has been taken or done.

Grantor further certifies that there is no Indiana Gross Income Tax due at this time as a result of this transaction.

JM

AL

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul 01 2022
PATRICIA A. PICKENS, AUDITOR
03432
10.00

IN WITNESS WHEREOF, Grantor has executed this Deed this 30th day of June, 2022.

Good Knight Corporation, an Indiana corporation

BY: 

Rob Rohena
President

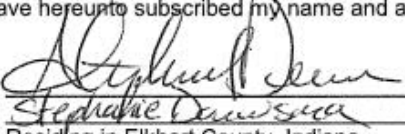
STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 30th day of June, 2022, personally appeared **Rob Rohena, President of Good Knight Corporation, an Indiana corporation** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.





Residing in Elkhart County, Indiana

NOTARY PUBLIC

My Commission Expires:

Grantee Address: 551 S. Elm St, Nappanee, IN 46550

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

2022-14087

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/01/2022 12:05 PM
AS PRESENTED**

CORPORATE WARRANTY DEED

Property Address:	551 S. Elm St, Nappanee, IN 46550	Mail Tax Statements To:	<i>207 E. Market St. Nappanee, IN 46550</i>
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-14-31-352-003.000-029

THIS INDENTURE WITNESSETH, THAT:

JBS Real Estate LLC, an Indiana limited liability company

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Good Knight Corporation, an Indiana corporation

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Numbered 365 in Hartman's Second South Addition to Nappanee, Indiana, sometimes described as Hartman Brothers Second South Addition to Nappanee, Indiana, as recorded in Deed Record 75 page 566 of the records in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

The undersigned person executing this Deed on behalf of the Grantor represents that he is a duly authorized officer of the Grantor and has been fully empowered by proper resolution of the Board of Directors of Grantor to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate herein described; and that all necessary corporate action for the making of such conveyance has been taken or done.

Grantor further certifies that there is no Indiana Gross Income Tax due at this time as a result of this transaction.

JM
AL

**DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul 01 2022
PATRICIA A. PICKENS, AUDITOR
03431
10.00**

IN WITNESS WHEREOF, Grantor has executed this Deed this 30th day of June, 2022.

JBS Real Estate LLC, an Indiana limited liability company

BY: 

Marlin Miller, authorized signatory

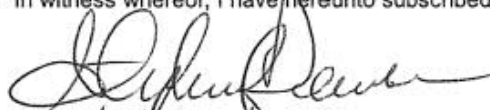
STATE OF INDIANA

)
) SS:
)

COUNTY OF ELKHART

Before me, the undersigned Notary Public in and for said county and State, this ~~24th~~ ^{30th} day of June, 2022, personally appeared **Marlin Miller, authorized signatory for JBS Real Estate LLC, an Indiana limited liability company** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.




Stephanie Douwsma
Residing in Elkhart County, Indiana

NOTARY PUBLIC

My Commission Expires: _____

Grantee Address: 207 E. Market Street, Nappanee, IN 46550

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

2019-15504**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
08/02/2019 12:28 PM
AS PRESENTED****WARRANTY DEED**

Property Address:	551 S. Elm St., Nappanee, IN 46550	Mail Tax Statements To:	158 North Main St. Nappanee, IN 46550
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-14-31-352-003.000-029

THIS INDENTURE WITNESSETH, THAT:

Steve Tusing and Sharon Tusing, husband and wife

of Elkhart County, in the State of Indiana,

CONVEY AND WARRANT TO:

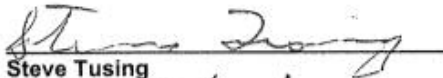
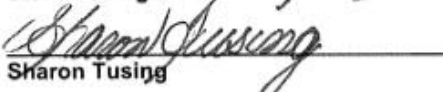
JBS Real Estate LLC, an Indiana limited liability company

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Numbered 365 in Hartman's Second South Addition to Nappanee, Indiana, sometimes described as Hartman Brothers Second South Addition to Nappanee, Indiana, as recorded in Deed Record 75 page 566 of the records in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantors have executed this Deed this 1st day of August, 2019.


Steve Tusing

Sharon Tusing**DISCLOSURE FEE PAID**

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2019

PATRICIA A. PICKENS, AUDITOR

04040**10.00**

MC

KB

ELKHART COUNTY INDIANA 2019-15504 PAGE 1 OF 2

STATE OF INDIANA

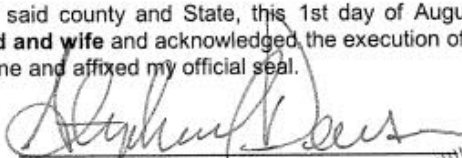
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) SS:

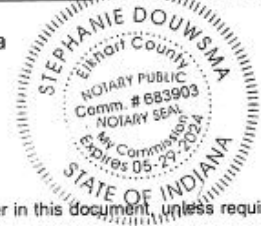
COUNTY OF ELKHART

)

Before me, the undersigned Notary Public in and for said county and State, this 1st day of August, 2019, personally appeared **Steve Tusing and Sharon Tusing, husband and wife** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.


Stephanie Douwsma
Residing in Elkhart County, Indiana

NOTARY PUBLIC



My Commission Expires: May 29, 2024

Grantee Address: 158 North Main St., Nappanee, IN 46550

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

Criteria: Party Name = VANOVER CONNOR

INDEXED THROUGH:

01/04/2024

VERIFIED THROUGH:

01/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/01/2022	06/30/2022	2022-14089	MORTGAGE	VANOVER CONNOR		MORTGAGOR
07/01/2022	06/30/2022	2022-14088	WARRANTY...	VANOVER CONNOR		GRANTEE

Criteria: Party Name = GOOD KNIGHT CORP

INDEXED THROUGH:
01/04/2024

VERIFIED THROUGH:
01/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/01/2022	06/30/2022	2022-14088	WARRANTY...	GOOD KNIGHT CORPORAT...		GRANTOR
07/01/2022	06/30/2022	2022-14087	WARRANTY...	GOOD KNIGHT CORPORAT...		GRANTEE

DataSource: Elkhart, IN

Criteria: Party Name = JBS REAL ESTATE

INDEXED THROUGH:
01/04/2024VERIFIED THROUGH:
01/04/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/30/2022	11/22/2022	2022-24985	ASSIGNME...	JBS REAL ESTATE LLC		GRANTOR
11/30/2022	11/22/2022	2022-24984	MORTGAGE	JBS REAL ESTATE LLC		MORTGAGOR
07/01/2022	06/30/2022	2022-14087	WARRANTY...	JBS REAL ESTATE LLC		GRANTOR
12/04/2020	12/03/2020	2020-29050	WARRANTY...	JBS REAL ESTATE LLC		GRANTEE
08/02/2019	08/01/2019	2019-15504	WARRANTY...	JBS REAL ESTATE LLC		GRANTEE