



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	44338968	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	CRAIG KINSEY		
PROPERTY ADDRESS:	66520 COUNTY ROAD 19, GOSHEN, INDIANA, 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	02/16/2024	EFFECTIVE DATE:	02/15/2024
NAME(S) SEARCHED:	CRAIG KINSEY		
ADDRESS/PARCEL SEARCHED:	66520 COUNTY ROAD 19, GOSHEN, INDIANA, 46526/20-11-32-300-022.000-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

CRAIG S. KINSEY AND JAMA J. KINSEY, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KEITH E. HOCHSTETLER AND GLENDA S. HOCHSTETLER, HUSBAND AND WIFE
DATED DATE:	10/26/2023	GRANTEE:	CRAIG S. KINSEY AND JAMA J. KINSEY, HUSBAND AND WIFE
BOOK/PAGE:		RECORDED DATE:	10/30/2023
INSTRUMENT NO:	2023-18167		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

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A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, ELKHART TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A 2X2 COUNTY SECTION CORNER MONUMENT MONUMENTING THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 32. SAID POINT BEING THE POINT OF BEGINNING: THENCE SOUTH 0 DEGREES 24 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32. A DISTANCE OF 270.00 FEET TO A MAG-NAIL WITH BRASS WASHER (DORIOT 890028); THENCE SOUTH 89 DEGREES 31 MINUTES 57 SECONDS EAST, A DISTANCE OF 1312.37 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028) AN THE LONG HELD, MONUMENTED AND OCCUPIED EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE NORTH 0 DEGREES 42 MINUTES 48 SECONDS EAST ALONG SAID LONG HELD, MONUMENTED AND OCCUPIED EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32. A DISTANCE OF 270.00 FEET TO A 3/4" IRON PINCH PIPE AT THE TONG HELD, MONUMENTED AND OCCUPIED NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32; THENCE NORTH 89 DEGREES 31 MINUTES 57 SECONDS WEST, A DISTANCE OF 1313.77 FEET TO THE POINT OF BEGINNING.

General Information

Parcel Number 20-11-32-300-022.000-014
Local Parcel Number 11-32-300-022-014

Tax ID: 11000

Routing Number

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

Year: 2023

Location Information

County Elkhart
02/22/2023

Township ELKHART TOWNSHIP

District 014 (Local 014) ELKHART TOWNSHIP

School Corp 2315 GOSHEN COMMUNITY

Neighborhood 1450000-014
1450000-Sec#19,20,21,28,29,30,31

Section/Plat

Location Address (1)
66520 COUNTY RD 19
Goshen, IN 46526

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 2019

Ownership

HOCHSTETLER KEITH E & GLENDA
66520 COUNTY ROAD 19
GOSHEN, IN 46526

Legal

IN NW COR SW1/4 SEC 32
8.14A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/04/2015 to 01/01/1900.

Notes

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), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

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. Rows for lots 9, 91, 3, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (8.14), Actual Frontage (0), Developer Discount, Parcel Acreage (8.14), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.19), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (6.95), 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 (\$31,000), 91/92 Value (\$43,900), Supp. Page Land Value, CAP 1 Value (\$31,000), CAP 2 Value (\$0), CAP 3 Value (\$43,900), Total Value (\$74,900).

Data Source Aerial

Collector 10/05/2019 Shelly

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 2  
 Style N/A  
 Finished Area 3549 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
Patio, Concrete	710	\$3,600
Stoop, Masonry	94	\$2,500
Canopy, Roof Extension	105	\$1,200

**Plumbing**

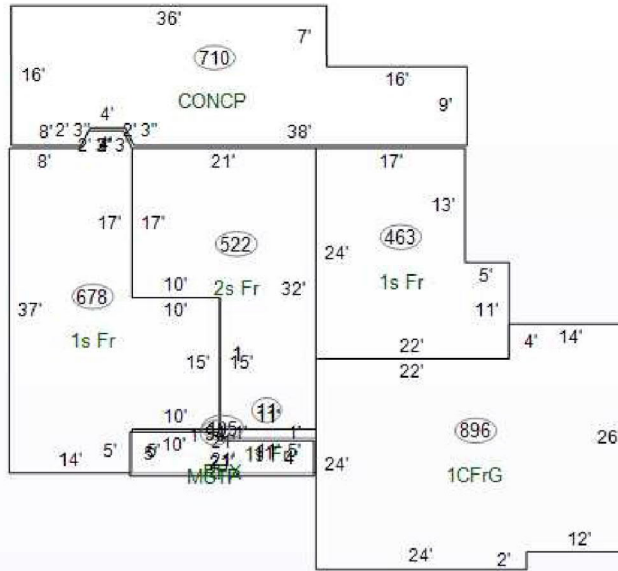
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
<b>Total</b>	<b>9</b>	<b>16</b>

**Accommodations**

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>12</b>

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1663	1663	\$111,900	
2 1Fr	533	533	\$27,800	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1663	1353	\$73,800	
Crawl				
Slab				

**Total Base** \$213,500

**Adjustments 1 Row Type Adj. x 1.00** \$213,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:2 PO:2	\$9,400
No Heating (-)		\$0
A/C (+)	1:1663 2:533	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	16 - 5 = 11 x \$800	\$8,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$236,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,300	\$243,900
Garages (+) 896 sqft	\$25,000	\$268,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$272,127</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Residential Dwelling	100%	2	1/6 Masonry	C+2	2006	2006	17	A		0.92		3,859 sqft	\$272,127	16%	\$228,590	0%	100%	2.130	1.0000	\$486,900
2: Detached Garage/Boat	0%	1	Pole	C	2015	2015	8	A	\$14.23	0.92	\$13.09	48'x50'	\$31,420	7%	\$29,220	0%	100%	2.130	1.0000	\$62,200
3: Utility Shed	0%	1		C	2015	2015	8	A	\$18.20	0.92	\$16.74	12'x24'	\$4,822	25%	\$3,620	0%	100%	2.130	1.0000	\$7,700

2023-18167

ELKHART COUNTY RECORDER  
KAALA BAKER  
FILED FOR RECORD ON  
10/30/2023 02:06 PM  
AS PRESENTED

TAX ID NUMBER(S)  
State ID Number Only 20-11-32-300-022.000-014

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Keith E. Hochstetler and Glenda S. Hochstetler, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

Craig S. Kinsey and Jama J. Kinsey, 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:

SEE ATTACHED EXHIBIT "A"

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 26<sup>th</sup> day of OCTOBER, 2023.

  
\_\_\_\_\_  
Keith E. Hochstetler

  
\_\_\_\_\_  
Glenda S. Hochstetler

MTC File No.: 23-20190 (UD)

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DISCLOSURE FEE PAID  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Oct 30 2023  
PATRICIA A. PICKENS, AUDITOR  
04726  
10.00

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 **Keith E. Hochstetler and Glenda S. Hochstetler** 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 26<sup>th</sup> day of OCTOBER, 2023.

My Commission Expires:

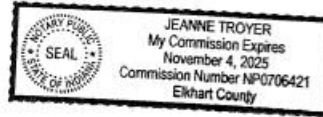
Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence

**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Ste. 250, Zionsville, IN 46077



**Property Address:**  
66520 CR 19  
Goshen, IN 46526

**Grantee's Address and Mail Tax Statements To:**

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**

A part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 36 North, Range 6 East, Second Principal Meridian, Elkhart Township, Elkhart County, Indiana, more particularly described as follows: Commencing at a 2X2 County Section Corner Monument monumenting the Northwest corner of said Southwest Quarter of Section 32, said point being the Point of Beginning; thence South 0 degrees 24 minutes 54 seconds West along the West line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a Mag-Nail with Brass Washer (DORIOT 890028); thence South 89 degrees 31 minutes 57 seconds East, a distance of 1312.37 feet to an iron rebar with cap (DORIOT 890028) on the long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 0 degrees 42 minutes 48 seconds East along said long held, monumented and occupied East line of said Northwest Quarter of the Southwest Quarter of Section 32, a distance of 270.00 feet to a ¼" Iron Pinch Pipe at the long held, monumented and occupied Northeast corner of said Northwest Quarter of the Southwest Quarter of Section 32; thence North 89°31'57" West, a distance of 1313.77 feet to the point of beginning.

2015-02417

ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
AS PRESENTED  
02/04/2015 12:28 PM

Tax ID Number(s):  
State ID Number Only 20-11-32-300-022.000-014

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Stephen S. Johnson and Angela D. Johnson, Husband and Wife

CONVEY(S) AND WARRANT(S) TO


Keith E. Hochstetler and Glenda S. Hochstetler, 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:

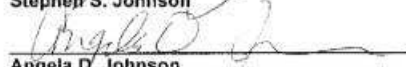
SEE ATTACHED EXHIBIT "A"

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 3 day of February, 2015

  
\_\_\_\_\_  
Stephen S. Johnson

  
\_\_\_\_\_  
Angela D. Johnson

DISCLOSURE FEE PAID  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Feb 04 2015  
PAULINE GRAFF, AUDITOR  
6562  
5.00

MTC File No.: 15-1661 (UD)

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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 **Stephen S. Johnson and Angela D. Johnson** 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 3 day of February, 2015.

My Commission Expires: 10-4-15

Kristin K. Stickel  
Signature of Notary Public

Kristin K Stickel  
Printed Name of Notary Public

St. Joseph Indiana  
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:**  
66520 CR 19  
Goshen, IN 46526

**Grantee's Address and Mail Tax Statements To:**  
66520 CR 19  
Goshen IN 46526

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

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Criteria: Party Name = KINSEY CRAIG

INDEXED THROUGH:

02/15/2024

VERIFIED THROUGH:

02/15/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/16/2023	11/16/2023	2023-19306	RELEASE ...	KINSEY CRAIG S		GRANTEE
10/30/2023	10/26/2023	2023-18172	WARRANTY...	KINSEY CRAIG S		GRANTOR
10/30/2023	10/26/2023	2023-18168	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
10/30/2023	10/26/2023	2023-18167	WARRANTY...	KINSEY CRAIG S		GRANTEE
05/26/2023	05/22/2023	2023-08256	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
09/30/2015	09/30/2015	2015-20253	RELEASE ...	KINSEY CRAIG S		GRANTEE
07/07/2006	06/30/2006	2006-19580	MORTGAGE	KINSEY CRAIG S		MORTGAGOR
07/07/2006	06/29/2006	2006-19579	WARRANTY...	KINSEY CRAIG S		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/17/2023	11/17/2023	2023-19421	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
10/30/2023	10/26/2023	2023-18167	WARRANTY...	HOCHSTETLER KEITH E		GRANTOR
08/10/2020	08/07/2020	2020-17601	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
06/23/2020	06/18/2020	2020-13413	MORTGAGE	HOCHSTETLER KEITH E		MORTGAGOR
02/23/2017	02/22/2017	2017-03755	RELEASE ...	HOCHSTETLER KEITH A		GRANTEE
01/30/2017	01/24/2017	2017-02222	MORTGAGE	HOCHSTETLER KEITH A		MORTGAGOR
02/06/2015	02/05/2015	2015-02634	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
02/06/2015	02/05/2015	2015-02633	RELEASE ...	HOCHSTETLER KEITH E		GRANTEE
02/04/2015	02/03/2015	2015-02418	MORTGAGE	HOCHSTETLER KEITH E		MORTGAGOR
02/04/2015	02/03/2015	2015-02417	WARRANTY...	HOCHSTETLER KEITH E		GRANTEE
02/04/2015	02/02/2015	2015-02383	WARRANTY...	HOCHSTETLER KEITH E		GRANTOR
09/03/2013	08/30/2013	2013-21626	AFFIDAVI...	HOCHSTETLER KEITH E		GRANTOR
08/26/2013	07/15/2013	2013-20936	WARRANTY...	HOCHSTETLER KEITH		GRANTOR
04/30/2013	04/29/2013	2013-10164	RELEASE ...	HOCHSTETLER KEITH		GRANTEE
04/30/2013	04/29/2013	2013-10159	RELEASE ...	HOCHSTETLER KEITH		GRANTEE