



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	919-69	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	DAISY MILLER		
PROPERTY ADDRESS:	24084 HIMEBAUGH AVE		
CITY, STATE AND COUNTY:	ELKHART, INDIANA, ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	02/28/2024	EFFECTIVE DATE:	02/27/2024
NAME(S) SEARCHED:	DAISY MILLER		
ADDRESS/PARCEL SEARCHED:	24084 HIMEBAUGH AVE, ELKHART, INDIANA, 46516		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

DAISY C. MILLER	
COMMENTS:	

### VESTING DEED

DEED TYPE:	TRUSTEES DEED	GRANTOR:	WILLIAM B. SWIHART LIVING TRUST, DATED JULY 8, 2014.
DATED DATE:	02/08/2018	GRANTEE:	DAISY C. MILLER
BOOK/PAGE:	N/A	RECORDED DATE:	02/12/2018
INSTRUMENT NO:	2018-030321		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

SIXTY-TWO (62) FEET OFF THE NORTH SIDE OF LOT NUMBERED TWENTY-FIVE (25) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SUNNYSIDE SUBDIVISION IN CONCORD TOWNSHIP, SAID PLAT BEING RECORDED IN PLAT BOOK 2, PAGE 33 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-06-22-429-003.000-009

MILLER DAISY C

24084 HIMEBAUGH

510, 1 Family Dwell - Platted Lot

0950190-Waterman, Sunny

1/2

**General Information**

**Parcel Number**  
20-06-22-429-003.000-009

**Local Parcel Number**  
06-22-429-003-009

**Tax ID:**  
06-22H

**Routing Number**

**Ownership**

MILLER DAISY C  
24084 HIMEBAUGH  
ELKHART, IN 46516

**Legal**

SUNNYSIDE SD N 62FT LOT 25

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/12/2018	MILLER DAISY C	00663	TD	/	\$41,500	V
02/12/2018	SWIHART DAVID L T	00662	TD	/	\$0	I
03/28/2016	SWIHART WILLIAM B	0	CO	/	\$0	I
08/05/2014	SWIHART WILLIAM B	2989	TD	/	\$0	I
10/18/2004	SWIHART WILLIAM B		CO	/	\$39,000	I
01/01/1900	SHOFFNER JESS H		CO	/	\$39,000	I

**Notes**

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

Year: 2023

**Location Information**

**County**  
Elkhart

**Township**  
CONCORD TOWNSHIP

**District 009 (Local 009)**  
CONCORD TOWNSHIP

**School Corp 2270**  
CONCORD COMMUNITY

**Neighborhood 950190-009**  
0950190-Waterman, Sunnyside, Lai

**Section/Plat**

**Location Address (1)**  
24084 HIMEBAUGH  
ELKHART, IN 46516

**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 2020

Data Source Aerial

Collector 08/11/2020 Tim B

Appraiser

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
01/07/2023	<b>As Of Date</b>	01/01/2023	01/01/2022	01/01/2021	01/01/2020	04/09/2019
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$9,100</b>	<b>Land</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>	<b>\$9,100</b>
\$9,100	Land Res (1)	\$9,100	\$9,100	\$9,100	\$9,100	\$9,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$42,400</b>	<b>Improvement</b>	<b>\$42,400</b>	<b>\$42,400</b>	<b>\$40,300</b>	<b>\$40,300</b>	<b>\$24,500</b>
\$41,000	Imp Res (1)	\$41,000	\$41,000	\$39,100	\$39,100	\$23,300
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,400	Imp Non Res (3)	\$1,400	\$1,400	\$1,200	\$1,200	\$1,200
<b>\$51,500</b>	<b>Total</b>	<b>\$51,500</b>	<b>\$51,500</b>	<b>\$49,400</b>	<b>\$49,400</b>	<b>\$33,600</b>
\$50,100	Total Res (1)	\$50,100	\$50,100	\$48,200	\$48,200	\$32,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,400	Total Non Res (3)	\$1,400	\$1,400	\$1,200	\$1,200	\$1,200

**Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 70' X 150', CI 70' X 150')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	100x62	0.63	\$170	\$107	\$10,700	-15%	100%	1.0000	\$9,100

**Land Computations**

Calculated Acreage	0.14
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.14
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	0.14
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	\$9,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$9,100</b>

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 520 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

**Plumbing**

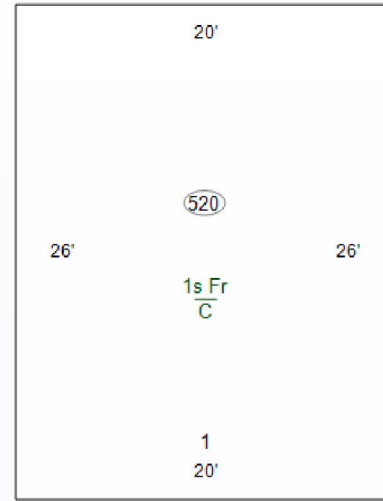
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	1
Living Rooms	1
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>3</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	520	520	\$51,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		520	0	\$4,600	
Slab					

**Total Base** \$56,100

**Adjustments** 1 Row Type Adj. x 1.00 \$56,100

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** \$56,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$56,100
Garages (+) 0 sqft	\$0	\$56,100
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.92	
<b>Replacement Cost</b>		<b>\$36,128</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%	1	Wood Frame	D-1	1951	1951	72	Ex		0.92		520 sqft	\$36,128	40%	\$21,680	0%	100%	1.420	1.0000	\$30,800
2: Detached Garage/Boat	100%	1	Wood Frame	C	1951	1951	72	A	\$39.23	0.92	\$36.09	18'x20'	\$12,993	45%	\$7,150	0%	100%	1.420	1.0000	\$10,200
3: Utility Shed	0%	1		D	2003	2003	20	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	50%	\$970	0%	100%	1.420	1.0000	\$1,400

2018-03021

ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
AS PRESENTED  
02/12/2018 04:30 PM

Tax ID Number(s):  
State ID Number Only 20-06-22-429-003.000-009

TRUSTEE'S DEED

THIS INDENTURE WITNESSETH THAT

William B. Swihart Living Trust, dated July 8, 2014, and any amendments thereto

CONVEY(S) AND WARRANT(S) TO

Daisy C. Miller, 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.

The undersigned person(s) executing this deed on behalf of Grantor represent and certify that he/she/they is/are duly authorized and has/have been fully empowered, by the trust document to execute and deliver this deed; that said Trust has not been amended and said Trust is still in force and effect.

The grantor warrants under oath that William B. Swihart (Life Estate Interest Holder), died October 17, 2017 in Elkhart County, Indiana.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 8th day of February, 2018

William B. Swihart Living Trust, dated July 8, 2014

David L Swihart  
By: David L Swihart  
Title: Trustee

DISCLOSURE FEE PAID  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Feb 12 2018  
PAULINE GRAFF, AUDITOR  
00663  
5.00

MTC File No.: 18-1504 (UD)

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DM

MC

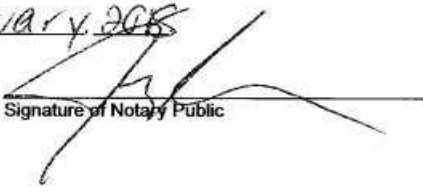
State of INDIANA, County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named David Swihart, Trustee of William B. Swihart Living Trust, dated July 8, 2014 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 8th day of February 2018

My Commission Expires: \_\_\_\_\_

Signature of Notary Public



Printed Name of Notary Public

Notary Public County and State of Residence



**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
24084 Himebaugh Avenue  
Elkhart, IN 46516

**Grantee's Address and Mail Tax Statements To:**  
24084 Himebaugh Ave.  
Elkhart, IN 46516

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**

Sixty-two (62) feet off the North side of Lot Numbered Twenty-five (25) as the said Lot is known and designated on the recorded Plat of Sunnyside Subdivision in Concord Township; Said Plat being recorded in Plat Book 2, page 33 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 18-1504 (UD)

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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/12/2018	02/09/2018	2018-03022	MORTGAGE	MILLER DAISY C		MORTGAGOR
02/12/2018	02/08/2018	2018-03021	DEED	MILLER DAISY C		GRANTEE
05/05/2005	05/03/2005	2005-13481	RELEASE ...	MILLER DAISY C		GRANTEE
05/02/2005	04/29/2005	2005-13030	WARRANTY...	MILLER DAISY C		GRANTOR
07/22/2004	07/16/2004	2004-24903	MORTGAGE	MILLER DAISY C		MORTGAGOR
07/06/2004	07/02/2004	2004-22798	WARRANTY...	MILLER DAISY		GRANTOR
11/03/2003	10/28/2003	2003-46866	RELEASE ...	MILLER DAISY C		GRANTEE
10/30/2003	10/28/2003	2003-46287	RELEASE ...	MILLER DAISY C		GRANTEE
09/18/2001	09/13/2001	2001-29797	WARRANTY...	MILLER DAISY B		GRANTOR
08/20/2001	08/13/2001	2001-26084	MORTGAGE	MILLER DAISY C		MORTGAGOR
08/16/2001	08/08/2001	2001-25534	MORTGAGE	MILLER DAISY C		MORTGAGOR
08/10/2001	05/03/2001	2001-24742	QUIT CLA...	MILLER DAISY		GRANTEE
07/12/2001	07/11/2001	2001-20874	WARRANTY...	MILLER DAISY		GRANTEE
07/22/1999	07/21/1999	99-24128	RELEASE ...	MILLER DAISY C		GRANTEE
05/13/1999	05/03/1999	99-15849	WARRANTY...	MILLER DAISY C		GRANTOR