



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	31841669	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	JEREMY KLINEDINST		
PROPERTY ADDRESS:	68146 COUNTY ROAD 25		
CITY, STATE AND COUNTY:	NEW PARIS , INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	03/06/2024	EFFECTIVE DATE:	03/05/2024
NAME(S) SEARCHED:	JEREMY KLINEDINST		
ADDRESS/PARCEL SEARCHED:	68146 COUNTY ROAD 25, NEW PARIS , INDIANA, 46553/20-15-10-200-012.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

COURTNEY D. TAYLOR KLINEDINST AND JEREMY DAVID KLINEDINST, WIFE AND HUSBAND	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL DUANE WAKELAND
DATED DATE:	06/24/2019	GRANTEE:	COURTNEY D. TAYLOR KLINEDINST AND JEREMY DAVID KLINEDINST, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	07/16/2019
INSTRUMENT NO:	2019-13998		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NEW PARIS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 6 EAST, SECOND PRINCIPAL MERIDIAN, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT A PK NAIL COUNTY MONUMENT MONUMENTING THE SOUTHEAST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, AND THE WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10 TO HAVE A RECORDED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE SOUTH 69 DEGREES 49 MINUTES 54 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, A DISTANCE OF 1329.53 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10; THENCE NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF SAID EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10; A DISTANCE OF 1661.73 FEET TO A MAG-NAIL WITH BRASS WASHER (DORIOT 890028) BEING THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, A DISTANCE OF 409.78 FEET TO A MAG-NAIL WITH BRASS WASHER (DORIOT 890028) ON SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10; THENCE NORTH 89 DEGREES 49 MINUTES 54 SECONDS EAST A DISTANCE OF 341.00 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 409.78 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE SOUTH 89 DEGREES 49 MINUTES 54 SECONDS WEST; A DISTANCE OF 341.00 FEET TO THE POINT OF BEGINNING.

20-15-10-200-012.000-018

KLINEDINST COURTNEY D TAY

68146 COUNTY ROAD 25

511, 1 Family Dwell - Unplatted (0 to 9.9

1851000-Residential default

1/2

General Information

Parcel Number 20-15-10-200-012.000-018
Local Parcel Number 15-10-200-012-018

Tax ID: 1500D

Routing Number

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

Year: 2023

Location Information

County Elkhart
02/22/2023

Township JACKSON TOWNSHIP

District 018 (Local 018) JACKSON TOWNSHIP

School Corp 2155 FAIRFIELD COMMUNITY

Neighborhood 1851000-018
1851000-Residential default-2 (018)

Section/Plat

Location Address (1)
68146 COUNTY ROAD 25
NEW PARIS, IN 46553

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 Friday, April 21, 2023

Review Group 2019

Ownership

KLINEDINST COURTNEY D TAYLOR
KLINEDINST W & H
68146 COUNTY ROAD 25
NEW PARIS, IN 46553

Legal

1329.53FT W 1661.73FT N SE COR E1/2 NE1/4
409.78X341FT SEC 10 3.21A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 07/16/2019 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), 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, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (3.21), Actual Frontage (0), Developer Discount, Parcel Acreage (3.21), 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 (2.02), 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 (\$26,900), 91/92 Value (\$22,200), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$22,200), Total Value (\$49,100).

Data Source Left Door Hanger Collector 04/01/2019 Nicole

Appraiser

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 2
 Style N/A
 Finished Area 2804 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
- Metal
- Asphalt
- Wood Shingle
- Slate
- Tile
- Other

Exterior Features

Description	Area	Value
Porch, Open Frame	90	\$4,900
Porch, Open Frame	110	\$4,900
Porch, Open Frame	144	\$6,400

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	9

Heat Type

Hot Water or Steam



Description	Count	Value
Specialty Plumbing	3	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1594	1594	\$117,100	
2	7	832	832	\$42,800	
3					
4					
1/4					
1/2					
3/4					
Attic		378	378	\$9,000	
Bsmt		832	0	\$23,900	
Crawl		378	0	\$3,900	
Slab					

Total Base \$196,700

Adjustments 1 Row Type Adj. x 1.00 \$196,700

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

Sub-Total, One Unit \$199,100

Sub-Total, 1 Units

Exterior Features (+)	\$16,200	\$215,300
Garages (+) 0 sqft	\$0	\$215,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
Replacement Cost		\$207,980

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%	2	Brick	C+1	1860	1860	163	A		0.92		3,636 sqft	\$207,980	45%	\$114,390	0%	100%	1.970	1.0000	\$225,300
2: Canopy- Roof Extensio	0%	1		C	1929	1929	94	F		0.92		7'x36'	\$2,208	50%	\$1,100	0%	100%	1.970	1.0000	\$2,200
3: Detached Garage/Boat	100%	1	Wood Frame	D	1945	1945	78	F	\$33.35	0.92	\$24.55	20'x24'	\$11,782	65%	\$4,120	0%	100%	1.970	1.0000	\$8,100
4: Detached Garage/Boat	100%	1	Wood Frame	C	1950	1950	73	A	\$31.48	0.92	\$28.96	20'x30'	\$17,377	45%	\$9,560	0%	100%	1.970	1.0000	\$18,800
5: Lean-to	0%	1	Concrete Floor	D	1900	1900	123	P	\$8.36	0.92		6'x10' x 7'	\$369	80%	\$70	0%	100%	1.970	1.0000	\$100
6: Silo	0%	1	SV	C	1900	1900	123	P		0.92		10' x 32'		80%		0%	100%	1.970	1.0000	\$100
7: Type 2 Barn	0%	1		C	1929	1929	94	F	\$32.12	0.92		36' x 74' x 16'	\$85,077	70%	\$25,520	0%	100%	1.970	1.0000	\$50,300
8: Type 3 Barn	0%	1	T3AW	C	1900	1900	123	F	\$25.62	0.92		18' x 22' x 13'	\$9,140	70%	\$2,740	0%	100%	1.970	1.0000	\$5,400
9: Utility Shed	0%	1		D	1900	1900	123	P	\$17.96	0.92	\$13.22	12'x30'	\$4,759	80%	\$950	0%	100%	1.970	1.0000	\$1,900

2019-13998

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/16/2019 11:00 AM
AS PRESENTED

Tax ID Number(s):
State ID Number Only 20-15-10-200-012.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Michael Duane Wakeland

CONVEY(S) AND WARRANT(S) TO

Courtney D. Taylor Klinedinst and Jeremy David Klinedinst, Wife and Husband, 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 24th day of JUNE, 2019.

Michael Duane Wakeland

DISCLOSURE FEE PAID

Page 1 of 3

MTC File No.: 19-20413 (UD)

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

JUL 16 2019
PATRICIA A. PICKENS, AUDITOR
03643
10.00

EL
AL

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 **Michael Duane Wakeland** 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 24th day of JUNE 2019.

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
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Grantee's Address and Mail Tax Statements To:

Property Address:
68146 CR 25
New Paris, IN 46553

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

MTC File No.: 19-20413 (UD)

Page 2 of 3

EXHIBIT A

A part of the East Half of the Northeast Quarter of Section 10, Township 35 North, Range 6 East, Second Principal Meridian, Jackson Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a PK Nail County Monument monumenting the Southeast corner of said East Half of the Northeast Quarter of Section 10, and the West line of said East Half of the Northeast Quarter of Section 10 to have a recorded bearing of North 90 degrees 00 minutes 00 seconds East; thence South 89 degrees 49 minutes 54 seconds West along the South line of said East Half of the Northeast Quarter of Section 10, a distance of 1329.53 feet to the Southwest corner of said East Half of the Northeast Quarter of Section 10; thence North 0 degrees 00 minutes 00 seconds East along said West line of said East Half of the Northeast Quarter of Section 10, a distance of 1661.73 feet to a Mag-Nail with Brass Washer (Doriot 890028) being the Point of Beginning of this description; thence continuing North 0 degrees 00 minutes 00 seconds East along said West line of the East half of the Northeast Quarter of Section 10, a distance of 409.78 feet to a Mag-Nail with Brass Washer (Doriot 890028) on said West line of the East Half of the Northeast Quarter of Section 10; thence North 89 degrees 49 minutes 54 seconds East, a distance of 341.00 feet to an iron rebar with cap (Doriot 890028); thence South 0 degrees 00 minutes 00 seconds East, a distance of 409.78 feet to an iron rebar with cap (Doriot 890028); thence South 89 degrees 49 minutes 54 seconds West, a distance of 341.00 feet to the Point of Beginning.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/08/2022	12/08/2022	2022-25631	RELEASE ...	KLINEDINST CHERYL		GRANTEE
12/08/2022	12/08/2022	2022-25631	RELEASE ...	KLINEDINST DAVID		GRANTEE
11/17/2022	11/12/2022	2022-24292	MORTGAGE	KLINEDINST CHERYL		MORTGAGOR
11/17/2022	11/12/2022	2022-24292	MORTGAGE	KLINEDINST DAVID		MORTGAGOR
09/17/2021	09/14/2021	2021-24957	RELEASE ...	KLINEDINST CHERYL		GRANTEE
09/17/2021	09/14/2021	2021-24957	RELEASE ...	KLINEDINST DAVID		GRANTEE
03/30/2021	03/30/2021	2021-08113	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
03/30/2021	03/30/2021	2021-08113	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
03/23/2021	03/16/2021	2021-07397	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
03/23/2021	03/16/2021	2021-07397	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
11/03/2020	11/02/2020	2020-26001	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
11/03/2020	11/02/2020	2020-26001	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
11/06/2019	11/06/2019	2019-23264	RELEASE ...	KLINEDINST COURTNEY ...		GRANTEE
11/06/2019	11/06/2019	2019-23264	RELEASE ...	KLINEDINST JEREMY D		GRANTEE
10/14/2019	10/11/2019	2019-21362	WARRANTY...	KLINEDINST COURTNEY ...		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/14/2019	10/11/2019	2019-21362	WARRANTY...	KLINEDINST JEREMY D		GRANTOR
07/16/2019	07/12/2019	2019-13999	MORTGAGE	KLINEDINST COURTNEY ...		MORTGAGOR
07/16/2019	07/12/2019	2019-13999	MORTGAGE	KLINEDINST JEREMY DA...		MORTGAGOR
07/16/2019	06/24/2019	2019-13998	WARRANTY...	KLINEDINST COURTNEY ...		GRANTEE
07/16/2019	06/24/2019	2019-13998	WARRANTY...	KLINEDINST JEREMY DA...		GRANTEE
10/23/2018	10/19/2018	2018-21964	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
10/23/2018	10/19/2018	2018-21964	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
10/23/2018	10/19/2018	2018-21963	MORTGAGE	KLINEDINST CHRISTINE...		MORTGAGOR
10/23/2018	10/19/2018	2018-21963	MORTGAGE	KLINEDINST DAVID L J...		MORTGAGOR
10/23/2018	10/19/2018	2018-21962	WARRANTY...	KLINEDINST CHRISTINE...		GRANTEE
10/23/2018	10/19/2018	2018-21962	WARRANTY...	KLINEDINST DAVID L J...		GRANTEE
07/23/2018	07/05/2018	2018-14687	RELEASE ...	KLINEDINST CHRISTINE...		GRANTEE
07/23/2018	07/05/2018	2018-14687	RELEASE ...	KLINEDINST DAVID L J...		GRANTEE
07/23/2018	07/05/2018	2018-14686	ASSIGNME...	KLINEDINST CHRISTINE...		GRANTOR
07/23/2018	07/05/2018	2018-14686	ASSIGNME...	KLINEDINST DAVID L J...		GRANTOR