



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00213	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	PAUL GAYLER		
PROPERTY ADDRESS:	304 KINDER DR, MIDDLEBURY, IN 46540		
CITY, STATE AND COUNTY:	MIDDLEBURY, IN, ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	04/10/2024	EFFECTIVE DATE:	04/08/2024
NAME(S) SEARCHED:	PAUL GAYLER		
ADDRESS/PARCEL SEARCHED:			

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

PAUL M. GAYIER AND PAULA A. GAYLER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL D. GANGER AND KAREN J. GANGER, HUSBAND AND WIFE
DATED DATE:	08/24/2015	GRANTEE:	PAUL M. GAYIER AND PAULA A. GAYLER, HUSBAND AND WIFE
BOOK/PAGE:		RECORDED DATE:	08/27/2015
INSTRUMENT NO:	2015-17590		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	MIDDLEBURY
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

LOT NUMBERED 26 AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF HIGHLAND PARK SECTION THREE, A SUBDIVISION IN MIDDLEBURY TOWNSHIP; SAID PLAT BEING RECORDED IN FLAT BOOK 21, PAGE 93. IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

EXCEPTING THEREFROM THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT NUMBER TWENTY-SIX (26); THENCE CLUE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 38.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE EAST ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 49.13 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 07 SECONDS WEST, A DISTANCE OF 2.78 FEET; THENCE NORTH 88 DEGREES 42 MINUTES 31 SECONDS WEST, A DISTANCE OF 39.63 FEET; THENCE NORTH 78 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.66 FEET TO THE POINT OF BEGINNING.

# Assessed Value Search

The information provided in these databases is public record and available through public information requests. The Department of Local Government Finance has compiled this information in an easy-to-use format to assist Hoosiers in obtaining information about property taxes.

When looking for an assessed value, keep in mind that the assessed value for a particular year (for instance 2015) is the value upon which taxes are based in the following year (i.e. 2016). In other words, for the tax bill you received and paid in 2016, the assessed value is listed as the 2015 assessed value. In most cases, the most important value to note in the table listed in the search is the line marked "Assessed Value Total Land and Improvements." This line will be highlighted in yellow and is the equivalent of the property's gross assessed value as shown on the Notice of Assessment or Tax Bill.

Once you have entered information, click the "Search" button. To view an individual record, click the "Details" box. To view the information in an Excel file, click "Download."

The data contained in these searches come directly from each county, so the format in the database may vary. If your search is not yielding results, try a partial search by using just the street name without direction or type. (For example, if the address is "123 Main St.", try inputting "123 Main".) You can also try using part of your last name instead of your full first and last name. If you are still unable to access the information, please contact the Department's Data Analysis team at [Data@dlgf.in.gov](mailto:Data@dlgf.in.gov) (<mailto:Data@dlgf.in.gov>). Bulk datasets containing countywide information may be found on Gateway's Download Data page at <https://gateway.ifionline.org/public/download.aspx> (<https://gateway.ifionline.org/public/download.aspx>).

[Back to Search](#)**Parcel Detail**

<b>Parcel</b>	200810101038000035
<b>State Assigned District Number</b>	035
<b>Assessment Year</b>	2023
<b>Neighborhood Identifier</b>	3551001-035
<b>Owner</b>	GAYLER PAUL M & PAULA A GAYLER H&W
<b>Property Address</b>	304 KRIDER DR
<b>Property City</b>	MIDDLEBURY
<b>Property Zip</b>	46540-0000
<b>Property Class Code</b>	510
<b>Legal Description</b>	HIGHLAND PARK SEC 3 LOT 26 EX N 49.13X2.78FT
<b>Owner Address</b>	304 KRIDER DR
<b>Owner City</b>	MIDDLEBURY
<b>Owner State</b>	IN
<b>Owner Zip</b>	46540-0000
<b>Date Transferred to Owner</b>	08/27/2015
<b>Current Assessed Value Total Land</b>	\$41,700.00
<b>Current Assessed Value Total Improvements</b>	\$405,600.00
<b>Assessed Value Total Land and Improvements</b>	\$447,300.00
<b>Appraisal Date</b>	1/1/2023 12:00:00 AM

Tax ID Number(s):  
State ID Number Only 20-08-10-101-038.000-035

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Michael D. Ganger and Karen J. Ganger, Husband and Wife

CONVEY(S) AND WARRANT(S) TO

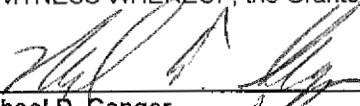
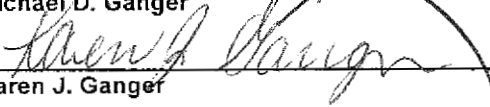
Paul M. Gayler and Paula A. Gayler, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

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 24 day of August 2015.

  
\_\_\_\_\_  
Michael D. Ganger  
  
\_\_\_\_\_  
Karen J. Ganger

MTC File No.: 15-5548 (UD)

DISCLOSURE FEE PAID

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DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 27 2015

PAULINE GRAFF, AUDITOR

3543

5.00

MC

EL

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 D. Ganger and Karen J. Ganger** 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 24 day of August 2015.

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

Signature of Notary Public

Printed Name of Notary Public \_\_\_\_\_

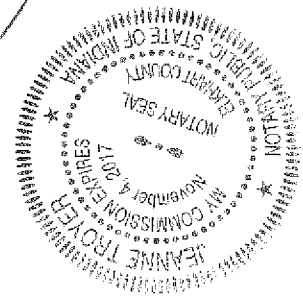
Notary Public County and State of Residence \_\_\_\_\_

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

**Property Address:**  
304 Krider Drive  
Middlebury, IN 46540

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

Property Address



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**

Lot Numbered 26 as the said Lot is known and designated on the recorded Plat of Highland Park Section Three, a Subdivision in Middlebury Township; said Plat being recorded in Plat Book 21, page 93, in the Office of the Recorder of Elkhart County, Indiana.

Excepting therefrom the following: Commencing at the Northwest corner of said Lot Number Twenty-six (26); thence due East along the North line of said Lot, a distance of 38.72 feet to the point of beginning; thence continuing due East along the North line of said Lot, a distance of 49.13 feet; thence South 00 degrees 42 minutes 07 second West, a distance of 2.78 feet; thence North 88 degrees 42 minutes 31 seconds West, a distance of 39.63 feet; thence North 78 degrees 44 minutes 42 seconds West, a distance of 9.66 feet to the point of beginning.



**TAPESTRY**  
Land Records via the Internet

DataSource: Elkhart, IN

Session :\$ 11.75 [Receipt](#)

Criteria: Party Name = GAYLER PAUL

INDEXED THROUGH:  
04/08/2024  
VERIFIED THROUGH:  
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/27/2015	08/24/2015	2015-17591	MORTGAGE	GAYLER PAUL M		MORTGAGOR
08/27/2015	08/24/2015	2015-17591	MORTGAGE	GAYLER PAULA A		MORTGAGOR
08/27/2015	08/24/2015	2015-17590	WARRANTY...	GAYLER PAUL M		GRANTEE
08/27/2015	08/24/2015	2015-17590	WARRANTY...	GAYLER PAULA A		GRANTEE
07/13/2015	07/13/2015	2015-13977	RELEASE ...	GAYLER PAUL M		GRANTEE
07/13/2015	07/13/2015	2015-13977	RELEASE ...	GAYLER PAULA A		GRANTEE
07/07/2015	06/25/2015	2015-13407	WARRANTY...	GAYLER PAUL M		GRANTOR
07/07/2015	06/25/2015	2015-13407	WARRANTY...	GAYLER PAULA A		GRANTOR
05/29/2012	05/18/2012	2012-12081	RELEASE ...	GAYLER PAUL M		GRANTEE
05/29/2012	05/18/2012	2012-12081	RELEASE ...	GAYLER PAULA A		GRANTEE
05/17/2012	05/04/2012	2012-11323	RELEASE ...	GAYLER PAUL M		GRANTEE
05/17/2012	05/04/2012	2012-11323	RELEASE ...	GAYLER PAULA A		GRANTEE
04/24/2012	04/16/2012	2012-08902	MORTGAGE	GAYLER PAUL M		MORTGAGOR
04/24/2012	04/16/2012	2012-08902	MORTGAGE	GAYLER PAULA A		MORTGAGOR
12/08/2011	12/07/2011	2011-23297	PARTNERS...	GAYLER PAUL		GRANTOR

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Criteria: Party Name = GAYLER PAUL

INDEXED THROUGH:  
04/08/2024

VERIFIED THROUGH:  
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/04/2019	02/28/2019	2019-04209	RELEASE ...	GAYLER PAULA A		GRANTEE
02/28/2019	02/16/2019	2019-04010	MORTGAGE	GAYLER PAUL M		MORTGAGOR
02/28/2019	02/16/2019	2019-04010	MORTGAGE	GAYLER PAULA A		MORTGAGOR
12/02/2016	11/07/2016	2016-25105	MORTGAGE	GAYLER PAUL		MORTGAGOR
12/02/2016	11/07/2016	2016-25105	MORTGAGE	GAYLER PAUL M		MORTGAGOR
12/02/2016	11/07/2016	2016-25105	MORTGAGE	GAYLER PAULA		MORTGAGOR
12/02/2016	11/07/2016	2016-25105	MORTGAGE	GAYLER PAULA A		MORTGAGOR
06/17/2016	06/17/2016	2016-11515	RELEASE ...	GAYLER PAUL M		GRANTEE
06/17/2016	06/17/2016	2016-11515	RELEASE ...	GAYLER PAULA A		GRANTEE
06/17/2016	06/17/2016	2016-11513	RELEASE ...	GAYLER PAUL M		GRANTEE
06/17/2016	06/17/2016	2016-11513	RELEASE ...	GAYLER PAULA A		GRANTEE
06/13/2016	06/08/2016	2016-11150	MORTGAGE	GAYLER PAUL M		MORTGAGOR
06/13/2016	06/08/2016	2016-11150	MORTGAGE	GAYLER PAULA A		MORTGAGOR
08/27/2015	08/24/2015	2015-17592	MORTGAGE	GAYLER PAUL M		MORTGAGOR
08/27/2015	08/24/2015	2015-17592	MORTGAGE	GAYLER PAULA A		MORTGAGOR

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Criteria: Party Name = GAYLER PAUL

INDEXED THROUGH:  
04/08/2024

VERIFIED THROUGH:  
04/08/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/08/2022	06/21/2022	2022-14585	MORTGAGE	GAYLER PAUL M		MORTGAGOR
07/08/2022	06/21/2022	2022-14585	MORTGAGE	GAYLER PAULA A		MORTGAGOR
07/26/2021	07/23/2021	2021-19798	RELEASE ...	GAYLER PAUL M		GRANTEE
07/26/2021	07/23/2021	2021-19798	RELEASE ...	GAYLER PAULA A		GRANTEE
07/22/2021	07/18/2021	2021-19366	MORTGAGE	GAYLER PAUL M		MORTGAGOR
07/22/2021	07/18/2021	2021-19366	MORTGAGE	GAYLER PAULA A		MORTGAGOR
06/26/2020	06/26/2020	2020-13825	RELEASE ...	GAYLER PAUL M		GRANTEE
06/26/2020	06/26/2020	2020-13825	RELEASE ...	GAYLER PAULA A		GRANTEE
06/01/2020	05/27/2020	2020-11414	RELEASE ...	GAYLER PAUL M		GRANTEE
06/01/2020	05/27/2020	2020-11414	RELEASE ...	GAYLER PAULA A		GRANTEE
05/26/2020	05/19/2020	2020-10717	MORTGAGE	GAYLER PAUL M		MORTGAGOR
05/26/2020	05/19/2020	2020-10717	MORTGAGE	GAYLER PAULA A		MORTGAGOR
03/04/2019	02/28/2019	2019-04209	RELEASE ...	GAYLER PAUL		GRANTEE
03/04/2019	02/28/2019	2019-04209	RELEASE ...	GAYLER PAUL M		GRANTEE
03/04/2019	02/28/2019	2019-04209	RELEASE ...	GAYLER PAULA		GRANTEE

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