



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00230	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	YULIANA LEON		
PROPERTY ADDRESS:	834 COLONIAL MANOR DR		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/19/2024	EFFECTIVE DATE:	04/18/2024
NAME(S) SEARCHED:	YULIANA LEON		
ADDRESS/PARCEL SEARCHED:	834 COLONIAL MANOR DR, GOSHEN, INDIANA, 46526 / 20-11-06-453-004.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

EMMANUEL E. PEREZ-HERNANDEZ AND YULIANA LEON, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	NELIDA LOPEZ
DATED DATE:	09/27/2019	GRANTEE:	EMMANUEL E. PEREZ-HERNANDEZ AND YULIANA LEON, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	09/30/2019
INSTRUMENT NO:	2019-20165		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN ELKHART COUNTY, INDIANA, TO-WIT:

LOT NUMBERED SIX (6) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF COLONIAL MANOR, SECTION THREE, SAID PLAT BEING RECORDED IN PLAT BOOK 22, PAGE 23, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

General Information

Parcel Number 20-11-06-453-004.000-015
Local Parcel Number 11-06-453-004-015

Tax ID: 1106G

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart

Township ELKHART TOWNSHIP

District 015 (Local 015) GOSHEN CORP

School Corp 2315 GOSHEN COMMUNITY

Neighborhood 1550604-015 1550604-Colonial Manor (015)

Section/Plat

Location Address (1) 834 COLONIAL MANOR 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, Sidewalk TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 20, 2023

Review Group 2019

Ownership

PEREZ-HERNANDEZ EMMANUEL E H&W 834 COLONIAL MANOR GOSHEN, IN 46526

Legal

COLONIAL MANOR SECTION 3 LOT 6

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/30/2019 to 01/01/1900.

Notes



Res

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

Table with columns: Year (2019-2023), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 80' X 175', CI 80' X 175')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.23), Actual Frontage (0), Developer Discount, Parcel Acreage (0.23), 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 (0.23), 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 (\$12,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,500).

Data Source External Only

Collector 05/14/2019 Kayla

Appraiser

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 990 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
Porch, Open Frame	120	\$5,800
Patio, Concrete	120	\$800

Plumbing

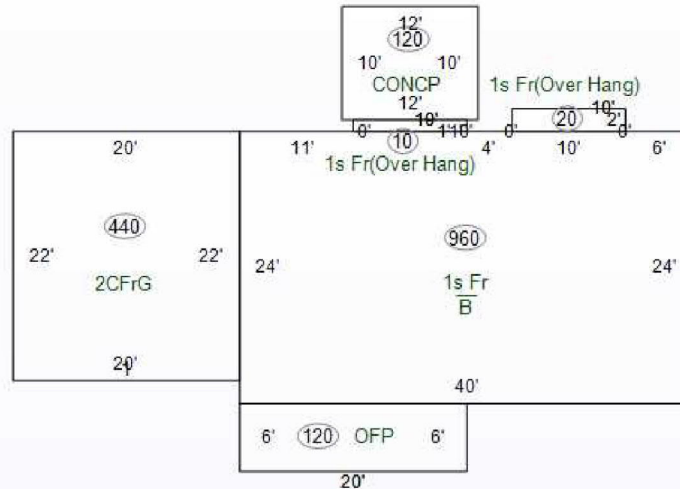
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	990	990	\$80,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		960	0	\$25,800	
Crawl					
Slab					

Total Base \$106,300

Adjustments 1 Row Type Adj. x 1.00 \$106,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:216	\$2,400
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:990	\$2,900
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$114,000

Sub-Total, 1 Units

Exterior Features (+)	\$6,600	\$120,600
Garages (+) 440 sqft	\$14,300	\$134,900
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92

Replacement Cost \$117,903

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	C-1	1996	1996	27 A		0.92		1,950 sqft	\$117,903	24%	\$89,610	0%	100%	1.710	1.0000	\$153,200

2019-20165

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
09/30/2019 01:02 PM
AS PRESENTED

NEAR NORTH TITLE GROUP

Warranty Deed

This Indenture Witnesseth, that Nelida Lopez ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to Emmanuel E. Perez-Hernandez and Yuliana Leon, husband and wife ("Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 834 Colonial Manor Dr, Goshen, IN 46526, and more particularly described as:

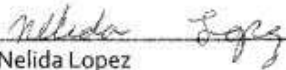
Lot Number Six (6) as the said lot is known and designated on the Plat of Colonial Manor, Section Three, said plat being recorded in Plat Book 22, Page 23, in the Office of the Recorder of Elkhart County, Indiana.

Parcel No.: 20-11-06-453-004.000-015

Subject to taxes for 2019 payable 2020, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 27 day of September, 2019.



Nelida Lopez

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Sep 30 2019
PATRICIA A. PICKENS, AUDITOR
05266
10.00

MC
KB

STATE OF INDIANA)
)
COUNTY OF Elkhart)

Before me, a Notary Public in and for said County and State, personally appeared Nelida Lopez, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 27 day of September, 2019.



Signature: Caitlin Mcnerney, Notary Public
Printed: _____

My Commission Expires:
My County Of Residence is:
IN1908593

Prepared by and return deed to:
Wendy K. Walker, Esq.
Near North Title Group, 1001 Parkway Avenue, Suite 1, 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, Wendy K. Walker.

Grantee mailing address and please send tax statements/notices to:
Property address

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/30/2019	09/27/2019	2019-20166	MORTGAGE	LEON YULIANA		MORTGAGOR
09/30/2019	09/27/2019	2019-20165	WARRANTY...	LEON YULIANA		GRANTEE
12/07/2015	12/04/2015	2015-25003	RELEASE ...	LEON YULIANA		GRANTEE
11/18/2015	11/17/2015	2015-23822	WARRANTY...	LEON YULIANA		GRANTOR
12/10/2009	11/19/2009	2009-28986	MORTGAGE	LEON YULIANA		MORTGAGOR
12/10/2009	11/18/2009	2009-28985	WARRANTY...	LEON YULIANA		GRANTEE
07/09/2007	06/26/2007	2007-18610	RELEASE ...	LEON YULIANA		GRANTEE
06/12/2007	06/08/2007	2007-15866	WARRANTY...	LEON YULIANA		GRANTOR
05/17/2004	05/14/2004	2004-16361	MORTGAGE	LEON YULIANA		MORTGAGOR
05/17/2004	05/14/2004	2004-16360	WARRANTY...	LEON YULIANA		GRANTEE