



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00233	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BRANDON STRAUB		
PROPERTY ADDRESS:	30746 OAKSPRINGS DR		
CITY, STATE AND COUNTY:	GRANGER, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/23/2024	EFFECTIVE DATE:	04/22/2024
NAME(S) SEARCHED:	BRANDON STRAUB		
ADDRESS/PARCEL SEARCHED:	30746 OAKSPRINGS DR, GRANGER, INDIANA,46530/ 20-01-27-351-014.000-005		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MADISON E. MANN AND BRANDON A. STRAUB, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

COMMENTS:	
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VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	DEBRA A. MANN AND MADISON E. MANN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP
DATED DATE:	05/22/2014	GRANTEE:	MADISON E. MANN AND BRANDON A. STRAUB, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	05/30/2014
INSTRUMENT NO:	2014-09348		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GRANGER
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED NINETEEN (19), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GLEN HAVEN ESTATES, A REPLAT OF OAK SPRINGS ESTATES, A SUBDIVISION IN CLEVELAND TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOA 18, PAGE 91, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-01-27-351-014.000-005

MANN MADISON E & BRANDON

30746 OAK SPRINGS

540, Mobile or Manufactured Home - Pla

0554000-MH priced as stick 1/2

General Information

Parcel Number 20-01-27-351-014.000-005
Local Parcel Number 01-27-351-014-005
Tax ID: 0127E
Routing Number

Ownership

MANN MADISON E & BRANDON A ST
30746 Oak Springs Dr
Granger, IN 465309391

Legal

GLEN HAVEN ESTATES LOT 19

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/30/2014 to 01/01/1900 and owners like MANN MADISON E & MANN DEBRA A & M.

Notes

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2023

Location Information

County Elkhart
Township CLEVELAND TOWNSHIP
District 005 (Local 005) CLEVELAND TOWNSHIP
School Corp 2305 ELKHART COMMUNITY
Neighborhood 554000-005
0554000-MH priced as stick-built (0)
Section/Plat
Location Address (1) 30746 OAK SPRINGS GRANGER, IN 46530

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), 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 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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. Row 1: 9 OV, 0, 0.345000, 1.00, \$17,780, \$17,780, \$17,780, 0%, 100%, 1.0000, \$17,780.

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 Other

Printed Thursday, April 20, 2023

Review Group 2020

Data Source External Only

Collector 03/04/2020 Kayla

Appraiser

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.34), Actual Frontage (0), Developer Discount, Parcel Acreage (0.35), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.34), 91/92 Acres (0.00), 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 (\$17,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$17,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,800).

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 1782 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
Porch, Open Frame	120	\$5,800
Patio, Concrete	240	\$1,400

Plumbing

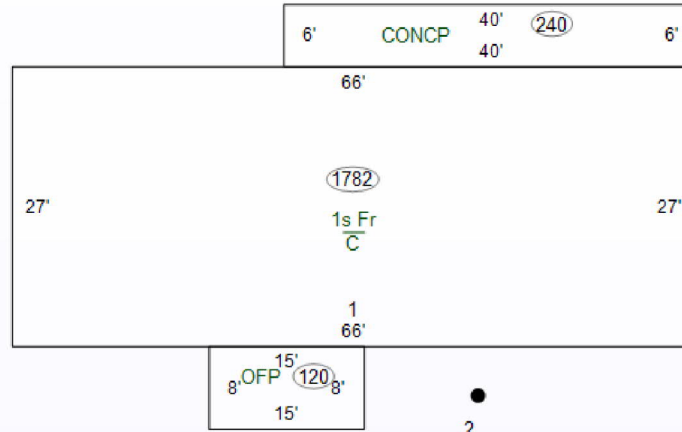
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1782	1782	\$115,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1782	0	\$7,800	
Slab					

Total Base \$122,900

Adjustments 1 Row Type Adj. x 1.00 \$122,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1782 \$4,100
No Elec (-)	\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800 \$4,800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$131,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,200	\$139,000
Garages (+) 0 sqft	\$0	\$139,000
Quality and Design Factor (Grade)		0.70
Location Multiplier		0.92
Replacement Cost		\$89,516

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%	1	Wood Frame	D-1	1995	1995	28	A		0.92		1,782 sqft	\$89,516	28%	\$64,450	0%	100%	1.930	1.0000	\$124,400
2: Detached Garage/Boat	100%	1	Wood Frame	C	1995	1995	28	A	\$27.92	0.92	\$25.69	20'x40'	\$20,549	24%	\$15,620	0%	100%	1.930	1.0000	\$30,100

2014-09348

ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
05/30/2014 10:28 AM

Fidelity National
Title Company LLC

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Debra A. Mann and Madison E. Mann, Joint Tenants with Full Rights of Survivorship (Grantor) QUITCLAIMS to Madison E. Mann and Brandon A. Straub, Joint Tenants with Full Rights of Survivorship (Grantee), for no consideration the following described real estate in Elkhart County, State of Indiana:

LOT NUMBERED NINETEEN (19), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GLEN HAVEN ESTATES, A REPLAT OF OAK SPRINGS ESTATES, A SUBDIVISION IN CLEVELAND TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 18, PAGE 91, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Property Address: 30746 Oak Springs Drive, Granger, IN 46530

Tax ID No.: 20-01-27-351-014.000-005

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantor has executed this deed this 22 day of May, 2014.

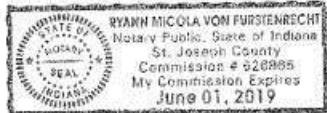
Debra A. Mann
Debra A. Mann

Madison E. Mann
Madison E. Mann

STATE OF INDIANA)
COUNTY OF Elkhart) s.

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

Witness my hand and notarial seal on this 22 day of May, 2014.



Ryann von Furstenrecht
(Signature of Notary Public)
Printed Name of Notary Public: _____
Resident of _____ County, Indiana
My Commission expires: _____

Prepared by:
Edward W. Hardig, Jr., Attorney at Law, IN#19199-71/MI# P60319, 401 W. High St., Elkhart, IN 46516 klb

Grantee's Address and Tax Billing Address:

proposed

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Sharon Demitruk File No. 511401562

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

MC
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 30 2014
PAULINE GRAFF, AUDITOR
1604
\$5.00
NO SALES DISCLOSURE REQUIRED
AW

KB

2010-03771

File No: 940001669

EXHIBIT A - LEGAL DESCRIPTION

Lot Numbered Nineteen (19), as the said Lot is known and designated on the recorded Plat of Glen Haven Estates, a Replat of Oak Springs Estates, a Subdivision in Cleveland Township; said Plat being recorded in Plat Book 18, page 91, in the Office of the Recorder of Elkhart County, Indiana.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/25/2021	03/05/2021	2021-07575	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
03/18/2021	03/17/2021	2021-07036	RELEASE ...	MANN DEBRA LYNN		GRANTEE
02/25/2020	02/12/2020	2020-04109	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
02/20/2020	02/19/2020	2020-03892	RELEASE ...	MANN DEBRA LYNN		GRANTEE
05/10/2019	05/06/2019	2019-08918	RELEASE ...	MANN DEBRA LYNN		GRANTEE
05/01/2019	04/23/2019	2019-08204	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/16/2016	11/18/2016	2016-26304	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/05/2016	11/30/2016	2016-25208	RELEASE ...	MANN DEBRA LYNN		GRANTEE
07/23/2014	07/21/2014	2014-13326	MORTGAGE	MANN DEBRA A		MORTGAGOR
07/23/2014	07/21/2014	2014-13325	WARRANTY...	MANN DEBRA A		GRANTEE
07/11/2014	06/09/2014	2014-12401	RELEASE ...	MANN DEBRA A		GRANTEE
05/30/2014	05/22/2014	2014-09348	QUIT CLA...	MANN DEBRA A		GRANTOR
09/04/2013	08/29/2013	2013-21802	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
09/04/2013	08/30/2013	2013-21801	WARRANTY...	MANN DEBRA LYNN		GRANTEE
06/17/2010	06/01/2010	2010-11717	RELEASE ...	MANN DEBRA A		GRANTEE

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/02/2010	02/12/2010	2010-04136	QUIT CLA...	MANN DEBRA A		GRANTOR
02/25/2010	02/18/2010	2010-03772	MORTGAGE	MANN DEBRA A		MORTGAGOR
02/25/2010	02/18/2010	2010-03771	WARRANTY...	MANN DEBRA A		GRANTEE
10/05/2007	09/26/2007	2007-27973	RELEASE ...	MANN DEBRA A		GRANTEE
08/16/2007	08/09/2007	2007-22737	MORTGAGE	MANN DEBRA A		MORTGAGOR
10/30/2006	09/18/2006	2006-32090	MORTGAGE	MANN DEBRA A		MORTGAGOR
10/16/2006	10/11/2006	2006-30379	RELEASE ...	MANN DEBRA A		GRANTEE
01/07/2000	12/28/1999	2000-00937	ASSIGNME...	MANN DEBRA A		GRANTOR
07/29/1999	07/23/1999	99-24831	ASSIGNME...	MANN DEBRA A		GRANTOR
07/29/1999	07/23/1999	99-24830	MORTGAGE	MANN DEBRA A		MORTGAGOR
07/29/1999	07/23/1999	99-24829	QUIT CLA...	MANN DEBRA A		GRANTEE
07/29/1999	07/23/1999	99-24829	QUIT CLA...	MANN DEBRA A		GRANTOR