



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00252	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MATTHEW TICE		
PROPERTY ADDRESS:	69640 W COUNTY LINE RD		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/29/2024	EFFECTIVE DATE:	04/26/2024
NAME(S) SEARCHED:	MATTHEW TICE		
ADDRESS/PARCEL SEARCHED:	69640 W COUNTY LINE RD, NAPPANEE, INDIANA, 46550 / 20-13-15-300-003.000-020		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MATTHEW W. TICE, A MARRIED MAN	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ROBERT ROSENTERETER, III, A SINGLE MAN
DATED DATE:	06/02/2017	GRANTEE:	MATTHEW W. TICE, A MARRIED MAN
BOOK/PAGE:	N/A	RECORDED DATE:	06/08/2017
INSTRUMENT NO:	2017-11638		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 4 EAST, SITUATED IN LOCKE TOWNSHIP, ELKHART COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR MARKING THE NORTHWEST CORNER OF THE WEST 30 ACRES TO THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 15 A DISTANCE OF 215 FEET TO A REBAR; THENCE SOUTH 0 DEGREE WEST PARALLEL WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 175 FEET TO A REBAR; THENCE NORTH 89 DEGREE 35 MINUTES 50 SECONDS WEST A DISTANCE OF 215 FEET TO A REBAR ON THE WEST LINE OF SOUTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 0 DEGREE EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 175 FEET TO THE PLACE OF BEGINNING.

20-13-15-300-003.000-020

TICE MATTHEW W

69640 W COUNTY LINE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

2050000-Residential Acrea

1/2

General Information

Parcel Number
20-13-15-300-003.000-020
Local Parcel Number
13-15-300-003-020
Tax ID:
1300K
Routing Number

Ownership

TICE MATTHEW W
69640 W COUNTY LINE RD
NAPPANEE, IN 46550

Legal

215X175FT NW COR OF W 30A S1/2 N1/2
SW1/4 SEC 15 .865A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/08/2017 to 01/01/1900.

Notes

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



Res

Year: 2024

Location Information

County: Elkhart
Township: LOCKE TOWNSHIP
District 020 (Local 020)
School Corp 2285
Neighborhood 2050000-020
Section/Plat
Location Address (1)
69640 W COUNTY LINE RD
NAPPANEE, IN 46550

Valuation Records

Table with columns: Assessment Year (2020-2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1, 2, 3) and Imp Res (1, 2, 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Zoning: ZO01 Residential

Subdivision

Lot

Market Model: N/A

Characteristics

Topography: Flood Hazard Level
Public Utilities: ERA
Streets or Roads: TIF
Paved

Neighborhood Life Cycle Stage: Static

Printed: Thursday, April 25, 2024

Review Group: 2023

Data Source: Aerial

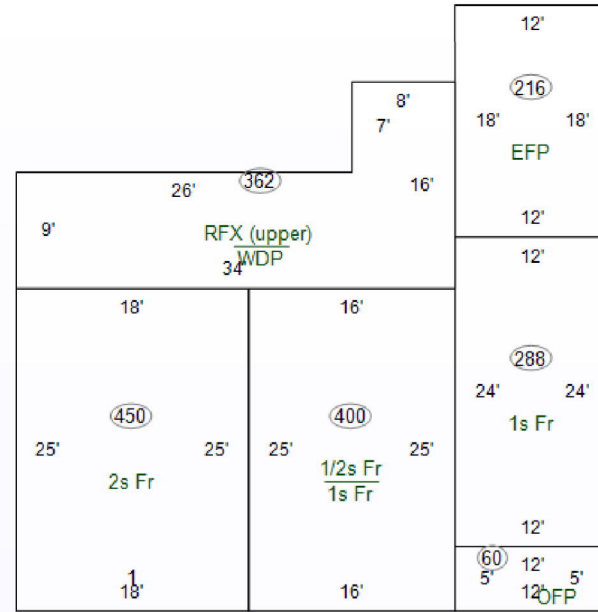
Collector: 05/22/2023 Rod

Appraiser

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.86), Actual Frontage (0), Developer Discount, Parcel Acreage (0.87), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.86), 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 (\$25,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$25,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$25,800).

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Residential Dwelling	Full Bath	2 6
Story Height	2 1/2	Half Bath	0 0
Style	N/A	Kitchen Sinks	1 1
Finished Area	1988 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	4 8
Floor Finish		Accommodations	
<input checked="" type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	3
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Dining Rooms	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	1
<input type="checkbox"/> Parquet		Total Rooms	9
Wall Finish		Heat Type	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	
Exterior Features			
Description	Area	Value	
Porch, Open Frame	60	\$3,400	
Porch, Enclosed Frame	216	\$11,400	
Patio, Treated Pine	362	\$1,800	
Canopy, Roof Extension	362	\$3,200	



Specialty Plumbing		
Description	Count	Value
2		
3		

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1138	1138	\$87,400	
2	1Fr	450	450	\$25,100	
3					
4					
1/4					
1/2	1Fr	400	400	\$17,600	
3/4					
Attic					
Bsmt					
Crawl					
Slab					
				Total Base	\$130,100
Adjustments				1 Row Type Adj. x 1.00	\$130,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
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	\$137,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$19,800	\$156,800
Garages (+) 0 sqft				\$0	\$156,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
				Replacement Cost	\$137,043

Summary of Improvements																					
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	2 1/2	Wood Fr	C-1	1900	1900	124 A		0.92		1,988 sqft	\$137,043	45%	\$75,370	0%	100%	2.030	1.000	100.00	0.00	0.00	\$153,000
2: Detached Garage/Boat H	1	Wood Fr	C	2014	2014	10 A	\$29.88	0.92	\$27.49	24'x30'	\$19,793	9%	\$18,010	0%	100%	2.030	1.000	100.00	0.00	0.00	\$36,600
3: Utility Shed	1		C	2020	2020	4 A	\$44.62	0.92	\$41.05		(\$41)	15%	(\$30)	0%	100%	2.030	1.000	100.00	0.00	0.00	(\$100)

2017-11638

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
06/08/2017 9:27 AM

WARRANTY DEED

THIS INDENTURE WITNESSETH, that ROBERT ROSENTERETER, III, a single man, with a mailing address of 69640 West County Line Road, Nappanee, Indiana 46550 ("Grantor"), CONVEYS and WARRANTS to MATTHEW W. TICE, a ~~single~~ man with a mailing address of 258 West Centennial Street, Nappanee ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Elkhart County, State of Indiana, and more particularly described on Exhibit A, attached hereto and made a part hereof.

* married
all


Parcel Number: 20-13-15-300-003.000-020

Commonly known as: 69640 West County Line Road , Nappanee, Indiana 46550

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

IN WITNESS WHEREOF, Grantor has executed this deed this 2nd day of June, 2017.

ROBERT ROSENTERETER, III



DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 08 2017

PAULINE GRAFF, AUDITOR

02971

5.00

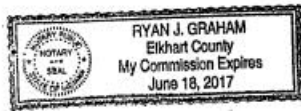
[Remainder of page left intentionally blank]

MC

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public in and for said County and State, personally appeared Robert Rosentreter, III, a single man, who acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor.

WITNESS my hand and Notarial Seal this 2 day of June, 2017.



[Handwritten Signature]
Notary Public

RYAN J GRAHAM
Printed Signature

My Commission Expires: 6-18-17

My County of Residence: ELKHART

This instrument prepared by Scott J. Fandre, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545 on behalf of Title REsource Agency.

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. Scott J. Fandre

RETURN DEED AND SEND
TAX STATEMENTS TO:

Matthew W. Tice
69640 West County Line Road
Nappanee, Indiana 46550

EXHIBIT A**Legal Description**

The Following Described Real Estate in Elkhart County, Indiana, to wit:

Part of the Southwest Quarter of Section 15, Township 35 North, Range 4 East, situated in Locke Township, Elkhart County, State of Indiana, described as follows:

Beginning at a Rebar Marking the Northwest Corner of the West 30 Acres to the South Half of the North Half of the Southwest Quarter of said Section 15; thence South 89° 35' 50" East along the North Line of the South Half of the North Half of the Southwest Quarter of said Section 15 a distance of 215 feet to a Rebar; thence South 0° West Parallel with the West Line of the Southwest Quarter of said Section 15, a Distance of 175 feet to a Rebar; thence North 89° 35' 50" West a Distance of 215 Feet to a Rebar on the West line of Southwest Quarter of said Section 15; thence North 0° East, along the West Line of the Southwest Quarter of said Section 15, a Distance of 175 Feet to the Place of Beginning.

Commonly known as: 69640 West County Line Road, Nappanee, Indiana 46550

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/01/2022	08/01/2022	2022-16485	RELEASE ...	TICE MATTHEW W		GRANTEE
07/25/2022	07/18/2022	2022-15875	MORTGAGE	TICE MATTHEW W		MORTGAGOR
06/26/2017	06/20/2017	2017-13013	RELEASE ...	TICE MATTHEW W		GRANTEE
06/08/2017	06/02/2017	2017-11639	MORTGAGE	TICE MATTHEW W		MORTGAGOR
06/08/2017	06/02/2017	2017-11638	WARRANTY...	TICE MATTHEW W		GRANTEE
06/08/2017	06/02/2017	2017-11631	WARRANTY...	TICE MATTHEW W		GRANTOR
12/01/2005	11/23/2005	2005-37996	RELEASE ...	TICE MATTHEW W		GRANTEE
12/01/2005	11/23/2005	2005-37992	RELEASE ...	TICE MATTHEW W		GRANTEE
11/22/2005	11/07/2005	2005-37216	MORTGAGE	TICE MATTHEW W		MORTGAGOR
11/22/2005	11/04/2005	2005-37215	QUIT CLA...	TICE MATTHEW W		GRANTEE
07/20/2004	12/17/2003	2004-24478	ASSIGNME...	TICE MATTHEW W		GRANTOR
01/26/2004	12/08/2003	2004-02807	MORTGAGE	TICE MATTHEW W		MORTGAGOR
01/26/2004	12/10/2003	2004-02806	DEED	TICE MATTHEW W		GRANTEE
01/26/2004	12/10/2003	2004-02806	DEED	TICE MATTHEW W		GRANTOR
08/07/2002	07/23/2002	2002-28524	RELEASE ...	TICE MATTHEW W		GRANTEE