



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00265	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	ANGEL DAILEY AND CLARENCE R. ANDREWS		
PROPERTY ADDRESS:	13350 VISTULA DR, BRISTOL, IN 46507		
CITY, STATE AND COUNTY:	BRISTOL, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	05/06/2024	EFFECTIVE DATE:	05/03/2024
NAME(S) SEARCHED:	ANGEL DAILEY AND CLARENCE R. ANDREWS		
ADDRESS/PARCEL SEARCHED:	13350 VISTULA DR, BRISTOL, IN 46507/20-04-16-201-030.000-032		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ANGEL DAILEY, A MARRIED PERSON	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	ANGEL DAILEY F/K/A ANGEL BAINTEK AND CLARENCE R. ANDREWS, TENANTS IN COMMON
DATED DATE:	05/14/2018	GRANTEE:	ANGEL DAILEY, A MARRIED PERSON
BOOK/PAGE:	N/A	RECORDED DATE:	05/22/2018
INSTRUMENT NO:	2018-09891		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	BRISTOL
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

A PART OF THE NORTHEAST GUTTER (NE1/4) OF SECTION 16. TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

ASSUME THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA TO HAVING A BEARING OF DUE NORTH AND SOUTH.

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER (ALSO KNOWN AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA (BEING A FOUND P.K. NAIL);

THENCE RUNNING SOUTH 88 DEGREES 31 MINUTES 33 SECONDS EAST (CALCULATED) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 1326.34 FEET (CALCULATED) (BEING A SET CAPPED IRON ROD);

THENCE RUNNING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (CALCULATED) (PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 16), A DISTANCE OF 1027.20 FEET (CALCULATED) TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD (BEING A SET CAPPED IRON ROD);

THENCE RUNNING SOUTH 65 DEGREES 09 MINUTES 30 SECONDS WEST (CALCULATED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 585.00 FEET (CALCULATED) TO THE POINT OF BEGINNING OF THIS DESCRIPTION (BEING A SET CAPPED IRON ROD);

THENCE CONTINUING SOUTH 65 DEGREES 09 MINUTES 30 SECONDS WEST (CALCULATED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 270.00 FEET (CALCULATED) TO A POINT (BEING A SET CAPPED IRON ROD);

THENCE RUNNING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST (CALCULATED) (PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4)), A DISTANCE OF 585.38 FEET (CALCULATED) TO A POINT LOCATED ON A CURVE TO THE LEFT (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT RIGHT-OF-WAY)

THENCE RUNNING NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE (RADIUS 1300.00 FEET, ARC 250.73 FEET, CHORD 250.34 FEET CHORD BEARING-NORTH 78 DEGREES 09 MINUTES 38 SECONDS EAST) TO A POINT (BEING A SET IRON CAPPED IRON ROD);

THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (CALCULATED) (PARALLEL WITH THE AFOREMENTIONED WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4)), A DISTANCE OF 523.23 FEET (CALCULATED) TO THE AFOREMENTIONED POINT OF BEGINNING

[Return to previous page](#)

Search Results

Please review your results below and select invoices to Pay. Click [here](#) if you would like to search again.
[Need help selecting an invoice?](#)

Select	Tax Year	Invoice No.	Owner	Due Date	Original Bill Total	Balance Due	
<input type="checkbox"/>	2023	2023-RE-04-16-201-030-032-2	DAILEY ANGEL	11/12/2024	\$1,014.08	\$1,014.08	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2023	2023-RE-04-16-201-030-032-1	DAILEY ANGEL	5/10/2024	\$1,014.08	\$1,014.08	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2022	2022-RE-04-16-201-030-032-2	DAILEY ANGEL	5/10/2024	\$1,016.53	\$0.00	View Invoice Related Invoices Remind Me
<input type="checkbox"/>	2022	2022-RE-04-16-201-030-032-1	DAILEY ANGEL	5/10/2023	\$1,016.53	\$0.00	View Invoice Related Invoices Remind Me

[+ Add Selected Invoices](#)

[Register Customer](#)

Need Help?

You may reach us at (574) 535-6759.
You may email your questions to treasurer@elkhartcounty.com.

[Email Us](#)

IMPORTANT NOTE: The payment amount presented on this website may not include penalties if paying after the due date.

Please contact the Treasurer's Office for the correct payment amount. **CLICK ON THE 'VIEW INVOICE' LINK FOR THE NEXT DUE DATE FOR CURRENT BALANCE AMOUNT**

COUNTY:20-Elkhart County

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-04-16-201-030.000-032	COUNTY PARCEL NUMBER 04-16-201-030-032	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 032/032 YORK	LEGAL DESCRIPTION PT W1/2 NE1/4 SEC 16 3.09A		

PROPERTY ADDRESS
13350 VISTULA DRIVE

SPRING AMOUNT DUE BY May 10, 2024 **\$1,014.08**



DAILEY ANGEL
13350 VISTULA DRIVE
BRISTOL, IN 46507

Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0416201030032 000000101408

COUNTY:20-Elkhart County

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-04-16-201-030.000-032	COUNTY PARCEL NUMBER 04-16-201-030-032	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 032/032 YORK	LEGAL DESCRIPTION PT W1/2 NE1/4 SEC 16 3.09A		

PROPERTY ADDRESS
13350 VISTULA DRIVE

FALL AMOUNT DUE BY November 12, 2024 **\$1,014.08**



DAILEY ANGEL
13350 VISTULA DRIVE
BRISTOL, IN 46507

Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0416201030032 000000101408

COUNTY:20-Elkhart County

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 20-04-16-201-030.000-032	COUNTY PARCEL NUMBER 04-16-201-030-032	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 032/032 YORK	LEGAL DESCRIPTION PT W1/2 NE1/4 SEC 16 3.09A		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT:5/6/2024

PROPERTY ADDRESS 13350 VISTULA DRIVE		
PROPERTY TYPE Real Estate	TOWNSHIP 016-YORK	
ACRES 3.09	COUNTY SPECIFIC RATE/CREDIT	BILL CODE 036

DAILEY ANGEL
13350 VISTULA DRIVE
BRISTOL, IN 46507

TOTAL DUE FOR 2023 Payable 2024: \$2,028.16

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,006.58	\$1,006.58
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$7.50	\$7.50
Amount Due	\$1,014.08	\$1,014.08
Payments Received	\$0.00	\$0.00
Balance Due	\$1,014.08	\$1,014.08

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction is no longer available beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
DAILEY ANGEL 13350 VISTULA DRIVE BRISTOL, IN 46507	May 6, 2024	May 10, 2024 November 12, 2024	04-16-201-030-032 20-04-16-201-030.000-032	032/032 YORK
	<u>Property Address:</u>	13350 VISTULA DRIVE		
	<u>Legal Description:</u>	PT W1/2 NE1/4 SEC 16		3.09A

Spring installment due on or before May 10, 2024 and Fall installment due on or before November 12, 2024.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2022 Pay 2023	2023 Pay 2024
1a. Gross assessed value of homestead property	\$174,800	\$190,900
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$36,300	\$37,000
2. Equals total gross assessed value of property	\$211,100	\$227,900
2a. Minus deductions (see Table 5 below)	\$93,430	\$105,160
3. Equals subtotal of net assessed value of property	\$117,670	\$122,740
3a. Multiplied by your local tax rate	1.806300	1.747200
4. Equals gross tax liability (see Table 3 below)	\$2,125.50	\$2,144.50
4a. Minus local property tax credits	\$107.44	\$131.34
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit ¹	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$2,018.06	\$2,013.16

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$2,837.00	\$3,019.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$2,837.00	\$3,019.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2023	TAX RATE 2024	TAX AMOUNT 2023	TAX AMOUNT 2024	DIFFERENCE 2023-2024	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4191	0.4115	\$493.15	\$505.08	\$11.93	2.42 %
TOWNSHIP	0.0914	0.0882	\$107.55	\$108.26	\$0.71	0.66 %
SCHOOL	1.2500	1.2031	\$1,470.91	\$1,476.66	\$5.75	0.39 %
LIBRARY	0.0458	0.0444	\$53.89	\$54.50	\$0.61	1.13 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.8063	1.7472	\$2,125.50	\$2,144.50	\$19.00	0.89 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2023	2024	% Change
Storm Water	\$15.00	\$15.00	0.00 %
TOTAL ADJUSTMENTS	\$15.00	\$15.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2023	2024
Standard Deduction \ Homestead	\$45,000.00	\$48,000.00
Supplemental	\$45,430.00	\$57,160.00
Mortgage	\$3,000.00	\$0.00
TOTAL DEDUCTIONS	\$93,430.00	\$105,160.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indian Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2022 Pay 2023 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2023 Pay 2024 – The summary of calculations based on this year’s tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit** – Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2023 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2023.

Tax Rate 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2023 – The amount of taxes for this property allocated to each taxing authority for 2023.

Tax Amount 2024 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2023-2024 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year’s tax amount and this year’s tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2023 – The total amount of other charges added to your tax bill in 2023.

Amount 2024 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (574) 535-6710 or visit <http://www.elkhartin.elevatemaps.io>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2023 – The amount deducted from your bill in 2023 for each benefit.

Amount 2024 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <http://www.elkhartin.elevatemaps.io>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2024, for mobile homes assessed under IC 6-1.1-7 and January 1, 2023, for real property).

2018-09891

**ELKHART COUNTY RECORDS
JENNIFER L. DORiot
FILED FOR RECORD ON
AS PRESENTED
05/22/2018 12:12 PM**

Return To:
CLOSING USA, LLC
903 ELMGROVE ROAD
ROCHESTER, NY 14624
CL1800/4700LD

Space Above This Line For Recording Data

QUITCLAIM DEED

THIS QUITCLAIM DEED, Executed this 14 day of May, 2018, by first party **ANGEL DAILEY F/K/A ANGEL BAINTER AND CLARENCE R. ANDREWS, TENANTS IN COMMON** to second party **ANGEL DAILEY, A MARRIED PERSON** whose mailing address is 13350 VISTULA DR, BRISTOL, IN 46507.

WITNESSETH, That the said first party, for good consideration paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the City of BRISTOL, County of ELKHART, State of INDIANA to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 20-04-16-201-030.000-032

PROPERTY ADDRESS: 13350 VISTULA DR, BRISTOL, IN 46507

Pursuant to IC 6-1.1-5.5, a Sales Disclosure Form is not required due to "no valuable consideration".

NO SALES DISCLOSURE REQUIRED - LM
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
May 22 2018
PAULINE GRAFF, AUDITOR
02673
5.00

DM

MC

1 of 3

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Angel Dailey
ANGEL DAILEY

F/K/A Angel Bainter
F/K/A ANGEL BANTER

STATE OF INDIANA)
COUNTY OF ELKHART) SS.

I, Judith A Bowen (Notary Public) hereby certify that **ANGEL DAILEY, F/K/A ANGEL BANTER**, whose name(s) is/are signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date. Given under my hand this 14th day of May, 2018.

(seal)



Judith A. Bowen
NOTARY PUBLIC STATE OF INDIANA
ELKHART COUNTY
MY COMMISSION EXPIRES:
MARCH 4, 2019
COMMISSION #624629

[Signature]
Notary Public
Printed Name: Judith A. Bowen
My Commission Expires: 03/04/2019

This instrument was prepared by:
HEATHER SPITZ, BC LAW
1181 CALIFORNIA AVE., Suite 185
CORONA, CA 92881

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. HEATHER SPITZ

Send tax bills to: Send tax bills to: ANGEL DAILEY, 13350 VISTULA DR, BRISTOL, IN 46507

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

Clarence R. Andrews
CLARENCE R. ANDREWS

STATE OF MISSOURI)
~~INDIANA~~)
COUNTY OF LAFAYETTE) SS.

I, ALISA K GAUSE (Notary Public) hereby certify that **CLARENCE R. ANDREWS** whose name ~~is~~ ~~are~~ signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/~~she~~/~~they~~ executed the same voluntarily on the day the same bears date. Given under my hand this 14th day of MAY, 2018.

(seal)

ALISA K. GAUSE
Notary Public - Notary Seal
STATE OF MISSOURI
Comm. Number 14437953
Jackson County
My Commission Expires: Feb. 14, 2022

Alisa K. Gause
Notary Public
Printed Name: ALISA K GAUSE
My Commission Expires: 2/14/22

This instrument was prepared by:
HEATHER SPITZ, BC LAW
1181 CALIFORNIA AVE., Suite 185
CORONA, CA 92881

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. HEATHER SPITZ

Send tax bills to: Send tax bills to: ANGEL DAILEY, 13350 VISTULA DR, BRISTOL, IN 46507

LEGAL DESCRIPTION

The following described real estate in Elkhart County, in the State of Indiana:

A part of the Northeast Quarter (NE1/4) of Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana, and being more fully described as follows, to-wit:

Assume the West line of the Northeast Quarter (NE1/4) of Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana to having a bearing of due North and South.

Commencing at the North Quarter (N1/4) Corner (also known as the Northwest Corner of the Northeast Quarter (NE1/4) of Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana (being a found P.K. Nail);

THENCE running South 88 degrees 31 minutes 33 seconds East (calculated) along the North line of said Northeast Quarter (NE1/4), a distance of 1326.34 feet (calculated) (being a set capped iron rod);

THENCE running South 0 degrees 00 minutes 00 seconds West (calculated) (parallel with the West line of the Northeast Quarter (NE 1/4) of said section 16), a distance of 1027.20 feet (calculated) to a point located on the Northerly right-of-way line of a railroad (being a set capped iron rod);

THENCE running South 65 degrees 09 minutes 30 seconds West (calculated) along said Northerly right-of-way line of said railroad, a distance of 585.00 feet (calculated) to the point of beginning of this description (being a set capped iron rod);

THENCE continuing South 65 degrees 09 minutes 30 seconds West (calculated) along said Northerly right-of-way line of said railroad, a distance of 270.00 feet (calculated) to a point (being a set capped iron rod);

THENCE running North 0 degrees 00 minutes 00 seconds East (calculated) (parallel with the West line of said Northeast Quarter (NE 1/4)), a distance of 585.36 feet (calculated) to a point located on a curve to the left (also being the southerly right-of-way line of a 50 foot right-of-way)

THENCE running Northeasterly along said curve to the left and along said right-of-way line (radius 1300.00 feet, arc 250.73 feet, chord 250.34 feet chord bearing-North 78 degrees 09 minutes 38 seconds East) to a point (being a set iron capped iron rod);

THENCE running South 00 degrees 00 minutes 00 seconds West (calculated) (parallel with the aforementioned West line of said northeast quarter (NE 1/4)), a distance of 523.29 feet (calculated) to the aforementioned point of beginning

Tax ID/APN#: 20-04-16-201-030.000-032

2000-1605

JUN 13 8 52 AM '00

ELKHART COUNTY RECORDER
SUSAN M. GUIPE
FILED FOR RECORD

16-04-16-201
Case No: 00010786

WARRANTY DEED

16-18
16-19
CRIPE TITLE / CLOSING

This Indenture Witnesseth, That Leroy Nisley

(Grantor) of Elkhart County, in the State of Indiana, *Conveys and Warrants* to Angel Bainter and Clarence R. Andrews, tenants in common

(Grantee) of Elkhart County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, in the State of Indiana:

A part of the Northeast Quarter (NE 1/4) of Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana and being more particularly described as follows, to-wit:

Assume the West line of the Northeast Quarter (NE 1/4) of Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana to have a bearing of due North and South.

Commencing at the North Quarter (N 1/4) Corner (also known as the Northwest Corner of the Northeast Quarter (NE 1/4) of
Continued on next page

Subject To any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 13350 Vistula Dr. Bristol, IN 46507

In Witness Whereof, Grantor has executed this deed this day of **JUN 08 2000**

Leroy Nisley (Seal) _____ (Seal)
Leroy Nisley

(Seal) _____ (Seal)

STATE OF INDIANA, ELKHART COUNTY ss: ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared Leroy Nisley

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 day of **JUN 08 2000**

My commission expires:
CASSIE M SCHEIDEL
Notary Public State of Indiana
Elkhart County
My Commission Expires April 7 2008

Signature Cassie M. Scheidel
Notary Public

Residing in _____ County, Indiana



THIS INSTRUMENT PREPARED BY: Mary A. Roy, Attorney at Law 1589

Information from: Cripe Title & Escrow

Send tax bills to:

00010786

DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
June 13 2000
Steph A. McLean AUDITOR
002326
 TRANSFER FEE 3⁰⁰ pd
 PARCEL NO. ✓

ELKHART COUNTY INDIANA 2000-16051 PAGE 1 OF 2 DISCLOSURE FEE PAID

2000-1605

Case No: 00010786

CONTINUATION OF WARRANTY DEED

Section 16, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana (being a found P.K. Nail); thence running south 88 degrees 31 minutes 31 seconds East (calculated) along the North line of said Northeast Quarter (NE 1/4), a distance of 1326.34 feet (calculated) (being a set capped iron rod); thence running South 0 degrees 00 minutes 00 seconds West (calculated) (parallel with the West line of the Northeast Quarter (NE 1/4) of said Section 16), a distance of 1027.20 feet (calculated) to a point located on the Northerly Right-of-Way Line of a Railroad (being a set capped iron rod); thence running South 65 degrees 09 minutes 30 seconds West (calculated) along said Northerly Right-of-Way Line of said Railroad, a distance of 585.00 feet (calculated) to the point of beginning of this description (being a set capped iron rod; thence continuing South 65 degrees 09 minutes 30 seconds West (calculated) along said Northerly Right-of-Way Line of said Railroad, a distance of 270.00 feet (calculated) to a point (being a set capped iron rod); thence running North 0 degrees 00 minutes 00 seconds East (calculated) (parallel with the West line of said Northeast Quarter (NE 1/4)), a distance of 585.36 feet (calculated) to a point located on a curve to the left (also being the Southerly Right-of-Way Line of a 50 foot Right-of-Way) thence running northeasterly along said curve to the left and along said Right-of-Way Line (radius 1300.00 feet, arc 250.73 feet, chord 250.34 feet chord bearing-North 78 degrees 09 minutes 38 seconds East) to a point (being a set iron capped iron rod); thence running south 00 degrees 00 minutes 00 seconds West (calculated) (parallel with the aforementioned West line of said Northeast Quarter (NE 1/4)), a distance of 523.29 feet (calculated) to the aforementioned POINT OF BEGINNING.

ELKHART COUNTY INDIANA 2000-16051 PAGE 2 OF 2

Criteria: Party Name = DAILEY ANGEL

INDEXED THROUGH:

05/03/2024

VERIFIED THROUGH:

05/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/09/2019	05/04/2019	2019-08791	MORTGAGE	DAILEY ANGEL		MORTGAGOR
05/29/2018	05/25/2018	2018-10281	RELEASE ...	DAILEY ANGEL		GRANTEE
05/22/2018	05/14/2018	2018-09892	MORTGAGE	DAILEY ANGEL		MORTGAGOR
05/22/2018	05/14/2018	2018-09891	QUIT CLA...	DAILEY ANGEL		GRANTEE
05/22/2018	05/14/2018	2018-09891	QUIT CLA...	DAILEY ANGEL		GRANTOR
09/16/2004	08/09/2004	2004-31345	MORTGAGE	DAILEY ANGEL		MORTGAGOR

DataSource: Elkhart, IN

Criteria: Party Name = ANDREWS CLARENCE

INDEXED THROUGH:
05/03/2024

VERIFIED THROUGH:
05/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/29/2018	05/25/2018	2018-10281	RELEASE ...	ANDREWS CLARENCE R		GRANTEE
05/22/2018	05/14/2018	2018-09891	QUIT CLA...	ANDREWS CLARENCE R		GRANTOR
06/11/2014	06/10/2014	2014-10156	RELEASE ...	ANDREWS CLARENCE RAY		GRANTEE
06/02/2014	06/02/2014	2014-09545	WARRANTY...	ANDREWS CLARENCE RAY		GRANTOR
11/14/2005	01/03/2005	2005-36111	BOND	ANDREWS CLARENCE RAY		GRANTOR
01/06/2005	12/29/2004	2005-00369	RELEASE ...	ANDREWS CLARENCE RAY		GRANTEE
09/24/2004	09/10/2004	2004-32381	RELEASE ...	ANDREWS CLARENCE R		GRANTEE
09/16/2004	08/09/2004	2004-31345	MORTGAGE	ANDREWS CLARENCE R		MORTGAGOR
06/16/2003	05/12/2003	2003-24730	ASSIGNME...	ANDREWS CLARENCE R		GRANTOR
03/26/2003	03/24/2003	2003-12376	PARTIAL ...	ANDREWS CLARENCE R		GRANTEE
12/05/2002	12/27/2001	2002-44691	BOND	ANDREWS CLARENCE RAY		GRANTOR
09/24/2001	09/10/2001	2001-30423	MODIFICA...	ANDREWS CLARENCE RAY		GRANTOR
10/03/2000	08/17/2000	2000-27133	BOND	ANDREWS CLARENCE RAY		GRANTOR
06/13/2000	06/08/2000	2000-16052	MORTGAGE	ANDREWS CLARENCE R		MORTGAGOR
06/13/2000	06/08/2000	2000-16051	WARRANTY...	ANDREWS CLARENCE R		GRANTEE

DataSource: Elkhart, IN

Criteria: Party Name = ANDREWS CLARENCE

INDEXED THROUGH:
05/03/2024

VERIFIED THROUGH:
05/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/13/1999	09/17/1999	99-33821	BOND	ANDREWS CLARENCE RAY		GRANTOR
08/18/1998	07/08/1998	98-26770	MORTGAGE	ANDREWS CLARENCE RAY		MORTGAGOR
10/01/1997	09/26/1997	97-25096	NOTICE	ANDREWS CLARENCE R		GRANTOR
09/29/1997	07/31/1997	97-24776	QUIT CLA...	ANDREWS CLARENCE RAY		GRANTEE
08/22/1997	07/16/1997	97-21220	BOND	ANDREWS CLARENCE RAY		GRANTOR
10/23/1996	10/21/1996	96-26800	BOND	ANDREWS CLARENCE RAY		GRANTOR
09/05/1995	08/21/1995	95-19298	BOND	ANDREWS CLARENCE RAY		GRANTOR
12/09/1994	08/22/1994	94-29788	BOND	ANDREWS CLARENCE RAY		GRANTOR
12/10/1993	12/07/1993	93-32980	MODIFICA...	ANDREWS CLARENCE RAY		GRANTOR
08/16/1993	08/10/1993	93-20849	BOND	ANDREWS CLARENCE RAY		GRANTOR
08/14/1992	03/13/1992	92-19653	QUIT CLA...	ANDREWS CLARENCE RAY		GRANTEE
08/14/1992	03/13/1992	92-19653	QUIT CLA...	ANDREWS CLARENCE RAY		GRANTOR
08/04/1992	07/17/1992	92-18664	BOND	ANDREWS CLARENCE RAY		GRANTOR
02/14/1992	02/07/1992	92-03268	MORTGAGE	ANDREWS CLARENCE RAY		MORTGAGOR
02/14/1992	02/12/1992	92-03267	RELEASE ...	ANDREWS CLARENCE RAY		GRANTEE

DataSource: Elkhart, IN

Criteria: Party Name = ANDREWS CLARENCE

INDEXED THROUGH:
05/03/2024

VERIFIED THROUGH:
05/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/07/1991	08/07/1991	91-14250	BOND	ANDREWS CLARENCE RAY		GRANTOR
10/05/1990	10/05/1990	90-18881	BOND	ANDREWS CLARENCE RAY		GRANTOR
07/05/1989	07/05/1989	89-12020	MORTGAGE	ANDREWS CLARENCE RAY		GRANTOR
07/05/1989	07/05/1989	89-12019	RELEASE ...	ANDREWS CLARENCE RAY		GRANTEE
06/23/1989	06/23/1989	89-11167	QUIT CLA...	ANDREWS CLARENCE RAY		GRANTEE
11/09/1978	11/08/1978	R00041-00253A	RELEASE ...	ANDREWS CLARENCE RAY		GRANTEE
11/09/1978	11/04/1978	M00464-00419	MORTGAGE	ANDREWS CLARENCE RAY		MORTGAGOR
10/19/1966	10/15/1966	M00319-00241	MORTGAGE	ANDREWS CLARENCE RAY		MORTGAGOR
10/17/1966	10/15/1966	D00273-00321	WARRANTY...	ANDREWS CLARENCE RAY		GRANTEE
03/21/1944	03/17/1944	D00173-00543	DEED	ANDREWS CLARENCE E		GRANTOR
04/28/1903	03/02/1903	D00108-00359A	QUIT CLA...	ANDREWS CLARENCE E		GRANTOR