



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00317	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CHRISTOPHER HUDDLESTON		
PROPERTY ADDRESS:	16938 CENTREVILLE CONSTANTINE RD		
CITY, STATE AND COUNTY:	CONSTANTINE, MICHIGAN, ST JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	05/14/2024	EFFECTIVE DATE:	05/13/2024
NAME(S) SEARCHED:	CHRISTOPHER HUDDLESTON		
ADDRESS/PARCEL SEARCHED:	16938 CENTREVILLE CONSTANTINE RD, CONSTANTINE, MICHIGAN / 006 040 014 00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHRISTOPHER HUDDLESTON AND MERCEDES HUDDLESTON, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	CHRISTOPHER HUDDLESTON, A MARRIED MAN
DATED DATE:	05/13/2022	GRANTEE:	CHRISTOPHER HUDDLESTON AND MERCEDES HUDDLESTON, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES
BOOK/PAGE:	N/A	RECORDED DATE:	05/20/2022
INSTRUMENT NO:	2022004845		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CONSTANTINE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LAND SITUATE IN THE TOWNSHIP OF FLORENCE, COUNTY OF ST. JOSEPH, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

LOT 14, EXCEPT THE WEST 21 FEET, MASTERMAN SUBDIVISION, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 4 OF PLATS, PAGE 64.



St. Joseph GIS

Parcel Report: 006 040 014 00

5/15/2024

5:23:18 AM



Property Address

16938 CENTREVILLE CONSTANTINE RD
CONSTANTINE, MI, 49042

Owner Address

HUDDLESTON CHRISTOPHER & MERCEDES

Unit: 006

-

Unit Name: FLORENCE

16938 CENTREVILLE CONSTANTINE RD
CONSTANTINE, MI 49042

General Information for 2024 Tax Year

Parcel Number:	006 040 014 00	Assessed Value:	\$111,100
Property Class:	401	Taxable Value:	\$60,084
Class Name:	RESIDENTIAL	State Equalized Value:	\$111,100
School Dist Code:	75050		
School Dist Name:	CONSTANTINE		
PRE 2023:	100%		
PRE 2024:	100%		

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$101,300	\$101,300	\$57,223
2022	\$84,300	\$84,300	\$54,499

Land Information

Acreage: 0

Tax Description

LOT 14 EXC W 21 FT MASTERMAN SUB. SEC 18 T7S R11W. ALSO ABANDONED R/W DESC IN L716 P511
BNDED BY SIDE LOT LNS EXTD

Sales Information

Sale Date: 05-13-2022

Sale Price: 0

Instrument: QC

Grantor: HUDDLESTON CHRISTOPHER

Grantee: HUDDLESTON CHRISTOPHER & MERCEDES

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2022004845

Sale Date: 05-06-2022

Sale Price: 170000

Instrument: WD

Grantor: STAUFFER MENNO & FAITH REV TRUST

Grantee: HUDDLESTON CHRISTOPHER

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 2022004519

Sale Date: 12-19-2013

Sale Price: 0

Instrument: QC

Grantor: STAUFFER SCOTT & MELISSA L

Grantee: STAUFFER MENNO & FAITH REV TRUST

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 1730/542

Sale Date: 02-14-2011

Sale Price: 105000

Instrument: WD

Grantor: CHUPP PAUL D & ELIZABETH A TRUST

Grantee: STAUFFER SCOTT & MELISSA L

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 1604/985

Sale Date: 09-04-2003

Sale Price: 0
Instrument: WD
Grantor: CHUPP ELIZABETH A TRUST
Grantee: CHUPP PAUL D & ELIZABETH A TRUST
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 1181/764

Sale Date: 09-04-2003

Sale Price: 0
Instrument: WD
Grantor: YODER AMANDA TRUST
Grantee: CHUPP PAUL D & ELIZABETH A TRUST
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 1181/768

Sale Date: 11-22-2000

Sale Price: 0
Instrument: LC
Grantor: CHUPP PAUL D & ELIZABETH A TRUST
Grantee: STAUFFER SCOTT-CTR
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 1564/746

Sale Date: 01-01-1901

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0533/943

Delinquent Tax Information as of 5/10/2024

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 1999
Base Tax: 1008.69
Base Tax Due: 0
Base Tax Paid: 1008.69
Total Due: 0
Last Paid: 02/26/2001

Tax History *Total Due as of settlement date

Tax Details 2023 Winter

School Dist. Code:	75050	Assessed Value:	\$101,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$57,223
Property Class:	401	State Equalized Value:	\$101,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%

Last Payment Date:	January 8, 2024
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Base Tax:	\$908.79	Base Paid:	\$908.79
Admin Fees:	\$9.08	Admin Fees Paid:	\$9.08
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$917.87	Total Paid:	\$917.87

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9077	51.94	\$51.94
COUNTY COA	0.7456	42.66	\$42.66
COUNTY 911	0.9942	56.89	\$56.89
COUNTY ROAD	0.9942	56.89	\$56.89
COUNTY TRANSPORT	0.33	18.88	\$18.88
COUNTY PARKS	0.2492	14.25	\$14.25
LOCAL SCHOOL OP	17.6468	0.00	\$0.00
LOCAL SCH DEBT	5	286.11	\$286.11
ST JOE ISD OP	0.2267	12.97	\$12.97
ST JOE ISD SP ED	2.4383	139.52	\$139.52
ST JOE ISD SP EV	0.2925	16.73	\$16.73
ST JOE ISD CTE	0.9932	56.83	\$56.83
GLEN OAKS CC	2.7109	155.12	\$155.12
SCHOOL OPER FC	17.6468	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	75050	Assessed Value:	\$101,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$57,223
Property Class:	401	State Equalized Value:	\$101,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%

Last Payment Date:	September 14, 2023
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Base Tax:	\$602.07	Base Paid:	\$602.07
Admin Fees:	\$6.02	Admin Fees Paid:	\$6.02
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$608.09	Total Paid:	\$608.09

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	343.33	\$343.33

COUNTY OPERATING	4.5217	258.74	\$258.74
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Tax Details 2022 Winter

School Dist. Code:	75050	Assessed Value:	\$84,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$54,499
Property Class:	401	State Equalized Value:	\$84,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%

Last Payment Date:	December 28, 2022
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Base Tax:	\$963.52	Base Paid:	\$1,925.25
Admin Fees:	\$9.63	Admin Fees Paid:	\$19.25
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$973.15	Total Paid:	\$1,944.50

Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9077	49.46	\$49.46
COUNTY COA	0.7456	40.63	\$40.63
COUNTY 911	0.9942	54.18	\$54.18
COUNTY ROAD	0.9942	54.18	\$54.18
COUNTY TRANSPORT	0.328	17.87	\$17.87
COUNTY PARKS	0.2492	13.58	\$13.58
LOCAL SCHOOL OP	17.6468	0.00	\$961.73
LOCAL SCH DEBT	6.8	370.59	\$370.59
ST JOE ISD OP	0.2267	12.35	\$12.35
ST JOE ISD SP ED	2.4383	132.88	\$132.88
ST JOE ISD SP EV	0.2925	15.94	\$15.94
ST JOE ISD CTE	0.9932	54.12	\$54.12
GLEN OAKS CC	2.7109	147.74	\$147.74
SCHOOL OPER FC	17.6468	0.00	\$0.00

Tax Details 2022 Summer

School Dist. Code:	75050	Assessed Value:	\$84,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$54,499
Property Class:	401	State Equalized Value:	\$84,300
Class Name:	RESIDENTIAL	Exemption Percent:	100%

Last Payment Date:	September 14, 2022
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Base Tax:	\$573.41	Base Paid:	\$573.41
Admin Fees:	\$5.73	Admin Fees Paid:	\$5.73
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$579.14	Total Paid:	\$579.14

Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	326.99	\$326.99
COUNTY OPERATING	4.5217	246.42	\$246.42

Tax Details 2021 Winter

School Dist. Code:	75050	Assessed Value:	\$77,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$52,758
Property Class:	401	State Equalized Value:	\$77,300
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: February 28, 2022

Base Tax:	\$1,865.42	Base Paid:	\$1,865.42
Admin Fees:	\$18.65	Admin Fees Paid:	\$18.65
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,884.07	Total Paid:	\$1,884.07

Tax Items 2021 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9077	47.88	\$47.88
COUNTY COA	0.748	39.46	\$39.46
COUNTY 911	0.9974	52.62	\$52.62
COUNTY ROAD	0.9974	52.62	\$52.62
COUNTY TRANSPORT	0.3291	17.36	\$17.36
COUNTY PARKS	0.2493	13.15	\$13.15
LOCAL SCHOOL OP	17.6468	931.00	\$931.00
LOCAL SCH DEBT	6.8	358.75	\$358.75
ST JOE ISD OP	0.2275	12.00	\$12.00
ST JOE ISD SP ED	2.4471	129.10	\$129.10
ST JOE ISD SP EV	0.2936	15.48	\$15.48
ST JOE ISD CTE	0.9967	52.58	\$52.58
GLEN OAKS CC	2.7186	143.42	\$143.42
SCHOOL OPER FC	17.6468	0.00	\$0.00

Tax Details 2021 Summer

School Dist. Code:	75050	Assessed Value:	\$77,300
School Dist. Name:	CONSTANTINE	Taxable Value:	\$52,758
Property Class:	401	State Equalized Value:	\$77,300
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: September 14, 2021

Base Tax:	\$555.86	Base Paid:	\$555.86
Admin Fees:	\$5.55	Admin Fees Paid:	\$5.55
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$561.41	Total Paid:	\$561.41

Tax Items 2021 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	316.54	\$316.54
COUNTY OPERATING	4.5363	239.32	\$239.32

Application Use:

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GIS/Mapping:

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DocId:8062716

Tx:4054432

5/19/2022 1:00:00 PM

2022004845
FILED FOR RECORD IN
ST JOSEPH COUNTY MICHIGAN
LINDSAY OSWALD, REGISTER OF DEEDS
05/20/2022 09:19:42 AM
PAGES: 3

QUIT CLAIM DEED

Drafted By: ✓
Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Return To:
Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Send Tax Bills To:
Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Recording Fee: \$30.00

State Transfer Tax: \$0.00
County Transfer Tax: \$0.00

Tax Parcel No.: 75-006-040-014-00

Know All Persons by These Presents: That **Christopher Huddleston, a married man**, whose address is 16938 Centreville Constantine, Constantine, MI 49042

Quit Claim(s) to: **Christopher Huddleston and Mercedes Huddleston, a married couple, as tenants by the entireties**, whose address is 16938 Centreville Constantine, Constantine, MI 49042 ✓

the following described premises situated in the Township of **Lockport**, County of **St. Joseph**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **16938 Centreville Constantine, Constantine, MI 49042**

For the full consideration of: **One and 00/100 dollars (\$1.00)**

Exempt from County Transfer Tax under MCL 207.505 (a). ✓

Exempt from State Transfer Tax under MCL 207.526 (a). ✓

Dated this 13th day of May, 2022.

(Attached to and becoming a part of Quit Claim Deed dated: 13th day of May, 2022 between Christopher Huddleston, a married man as Grantor(s) and Christopher Huddleston and Mercedes Huddleston, a married couple as tenants by the entireties as Grantee(s).)

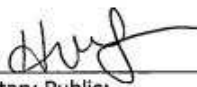
Signed:



Christopher Huddleston

State of Michigan
County of St. Joseph

The foregoing instrument was acknowledged before me ✓
this 13th day of May, 2022 by Christopher Huddleston, a
married man.



Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

HOLLEY WELTON-SANGALLI
Notary Public, State of Michigan
County of St. Joseph
My Commission Expires Oct. 25, 2025
Acting in the County of St. Joseph

(Attached to and becoming a part of document dated: May 13th 2022)

EXHIBIT A

Land situated in the Township of Florence, County of St. Joseph, State of Michigan, is described as follows:

Lot 14, Except the West 21 feet, MASTERMAN SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 4 of Plats, Page 64. ✓

Tax Parcel Number(s): 75-006-040-014-00

File Number: 4044-38626

St. Joseph County Treasurer's Office 05/11/2022

SEC. 135 ACT 206, 1893, as Amended-Sec. C.L. 1929

I hereby certify that there are no tax liens of titles held by the state on the lands described below, and that there are no tax liens or titles held by individuals on said lands for five years preceding the 1st day of May and that the taxes for said period of five years are paid.

This certificate does not apply to taxes if any now in process of collection by township, city or village collecting officers.

Kathy Humphreys, County Treasurer / KP

75-006-040-014-00

2022004519

FILED FOR RECORD IN
ST JOSEPH COUNTY MICHIGAN
LINDSAY OSWALD, REGISTER OF DEEDS
05/11/2022 01:22:29 PM
PAGES: 3

STATE OF MICHIGAN
ST JOSEPH COUNTY, MI
05/11/2022
2022004519



REAL ESTATE
TRANSFER TAX
187.00 CO
1,275.00 ST
TX # 4053541

WARRANTY DEED

(Platted/Condominium)

Drafted By:

Michael R. Rossman, Esq (P79513)
drafted without opinion as to title.
932 Spring St, Suite 101
Petoskey, MI 49770

Return To:

Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Send Tax Bills To:

Christopher Huddleston
16938 Centreville Constantine
Constantine, MI 49042

Recording Fee: \$35.00
File Number: 4044-38626

State Transfer Tax: \$1,275.00
County Transfer Tax: \$187.00

Tax Parcel No.: 75-006-040-014-00

Know All Persons by These Presents: That **Menno & Faith Stauffer Rev Trust, dated October 17, 2011** whose address is 16938 Centreville Constantine, Constantine, MI 49042

Convey(s) and Warrant(s) to **Christopher Huddleston, a married man** whose address is 65083 Youngs Prairie Rd, Constantine , MI 49042

the following described premises situated in the Township of **Florence**, County of **St. Joseph**, State of Michigan, to wit:

(SEE ATTACHED EXHIBIT A)

More commonly known as: **16938 Centreville Constantine, Constantine, MI 49042**

For the full consideration of: **one hundred seventy thousand** Dollars (\$170,000.00)

Subject To:

Existing building and use restrictions, easements of record, and zoning ordinances, if any.



West Michigan Realtors Title Company, LLC dba Title Resource Agency

38626

(Attached to and becoming a part of Warranty Deed dated: May 06, 2022 between Menno & Faith Stauffer Rev Trust, dated October 17, 2011, as Seller(s) and Christopher Huddleston, a married man, as Purchaser(s).)

Dated this May 06, 2022.

Seller(s):

Menno & Faith Stauffer Rev Trust

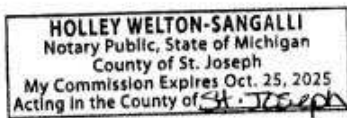
Menno J. Stauffer - Trustee

Menno J. Stauffer, Trustee

Faith Ann Stauffer - trustee

Faith Ann Stauffer, Trustee

State of Michigan
County of St. Joseph



The foregoing instrument was acknowledged before me this May 06, 2022 by Menno & Faith Stauffer Rev Trust, dated October 17, 2011. **MENNO J Stauffer, Trustee and Faith Ann Stauffer, Trustee**

[Signature]

Notary Public:
Notary County/State: /
County Acting In:
Commission Expires:

(Attached to and becoming a part of Warranty Deed dated: May 06, 2022 between Menno & Faith Stauffer Rev Trust, dated October 17, 2011, as Seller(s) and Christopher Huddleston, a married man, as Purchaser(s).)

EXHIBIT A

Land situated in the Township of Florence, County of St. Joseph, State of Michigan, described as follows:

Lot 14, Except the West 21 feet, MASTERMAN SUBDIVISION, according to the recorded plat thereof, as recorded in Liber 4 of Plats, Page 64.

Tax Parcel Number: 75-006-040-014-00

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/20/2022	05/13/2022	2022004845	QUIT CLA...	HUDDLESTON CHRISTOPH...		GRANTEE
05/20/2022	05/13/2022	2022004845	QUIT CLA...	HUDDLESTON CHRISTOPH...		GRANTOR
05/20/2022	05/13/2022	2022004845	QUIT CLA...	HUDDLESTON MERCEDES		GRANTEE
05/11/2022	05/06/2022	2022004520	MORTGAGE	HUDDLESTON CHRISTOPH...		MORTGAGOR
05/11/2022	05/06/2022	2022004519	WARRANTY...	HUDDLESTON CHRISTOPH...		GRANTEE
05/11/2022	05/05/2022	2022004477	WARRANTY...	HUDDLESTON CHRISTOPH...		GRANTOR
05/09/2022	05/09/2022	2022004411	MORTGAGE...	HUDDLESTON CHRISTOPH...		GRANTEE
05/09/2022	05/09/2022	2022004411	MORTGAGE...	HUDDLESTON MERCEDES		GRANTEE
03/12/2021	03/09/2021	2021002468	MORTGAGE...	HUDDLESTON CHRISTOPH...		GRANTEE
03/09/2021	03/02/2021	2021002269	MORTGAGE	HUDDLESTON CHRISTOPH...		MORTGAGOR
03/09/2021	03/02/2021	2021002269	MORTGAGE	HUDDLESTON MERCEDES		MORTGAGOR
07/26/2019	07/26/2019	1968-0053	WARRANTY...	HUDDLESTON CHRISTOPH...		GRANTOR
06/21/2019	06/21/2019	1963-0875	MORTGAGE...	HUDDLESTON CHRISTOPH...		GRANTEE
06/18/2019	06/18/2019	1963-0283	MORTGAGE	HUDDLESTON CHRISTOPH...		GRANTOR
06/18/2019	06/18/2019	1963-0280	DEED - G...	HUDDLESTON CHRISTOPH...		GRANTEE

