



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00416	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CODY BROCKLEMAN		
PROPERTY ADDRESS:	54700 COUNTY ROAD 8, MIDDLEBURY, IN 46540		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	06/26/2024	EFFECTIVE DATE:	06/25/2024
NAME(S) SEARCHED:	CODY BROCKLEMAN		
ADDRESS/PARCEL SEARCHED:	54700 COUNTY ROAD 8, MIDDLEBURY, IN 46540/20-04-33-426-024.000-032		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

CODY A. BROCKLEMAN	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DOYLE A. YODER
DATED DATE:	11/19/2021	GRANTEE:	CODY A. BROCKLEMAN
BOOK/PAGE:	N/A	RECORDED DATE:	11/22/2021
INSTRUMENT NO:	2021-31490		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF YORK
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA; THENCE RUNNING SOUTH 0 DEGREES 08 MINUTES EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 167.20 FEET; THENCE RUNNING NORTH 89 DEGREES 34 MINUTES WEST, A DISTANCE OF 1369.98 FEET TO A POINT LOCATED ON THE CENTERLINE OF COUNTY ROAD NUMBERED 8; THENCE RUNNING SOUTH 18 DEGREES 54 MINUTES EAST ALONG SAID CENTERLINE OF COUNTY ROAD #8, A DISTANCE OF 887.71 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE RUNNING NORTH 71 DEGREES 06 MINUTES 00 SECONDS EAST A DISTANCE OF 300.00 FEET; THENCE RUNNING SOUTH 16 DEGREES 06 MINUTES 15 SECONDS EAST, A DISTANCE OF 243.03 FEET; THENCE RUNNING SOUTH 77 DEGREES 35 MINUTES WEST, A DISTANCE OF 290.00 FEET TO A POINT LOCATED ON THE CENTERLINE OF AFOREMENTIONED COUNTY ROAD NUMBERED 8; THENCE RUNNING NORTH 18 DEGREES 54 MINUTES WEST ALONG SAID CENTERLINE OF COUNTY ROAD NUMBERED 8, A DISTANCE OF 210.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

20-04-33-426-024.000-032

BROCKLEMAN CODY A

54700 COUNTY RD 8

511, 1 Family Dwell - Unplatted (0 to 9.9

3250000-Residential Acrea 1/2

General Information

Parcel Number 20-04-33-426-024.000-032
Local Parcel Number 04-33-426-024-032
Tax ID: 0433H
Routing Number

Ownership

BROCKLEMAN CODY A
54700 COUNTY ROAD 8
MIDDLEBURY, IN 46540

Legal

PT SE 1/4 EX ETC EX 1.30A SEC 33
1.53A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/22/2021 to 01/01/1900.

Notes

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

Year: 2024

Location Information

County Elkhart
Township YORK TOWNSHIP
District 032 (Local 032) YORK TOWNSHIP
School Corp 2275 MIDDLEBURY COMMUNITY
Neighborhood 3250000-032
3250000-Residential Acreage defau
Section/Plat
Location Address (1) 54700 COUNTY RD 8 MIDDLEBURY, IN 46540



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (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. Rows for Land Type 9 and 91.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2021

Data Source Aerial

Collector 11/30/2021 Kayla

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (1.53), Actual Frontage (0), Developer Discount, Parcel Acreage (1.53), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.53), 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 (\$26,900), 91/92 Value (\$8,000), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$8,000), CAP 3 Value (\$0), Total Value (\$34,900).

**General Information**

**Occupancy** Single-Family  
**Description** Residential Dwelling  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1482 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	190	\$7,600
Porch, Open Frame	96	\$4,900
Wood Deck	120	\$2,500
Patio, Concrete	90	\$600

**Plumbing**

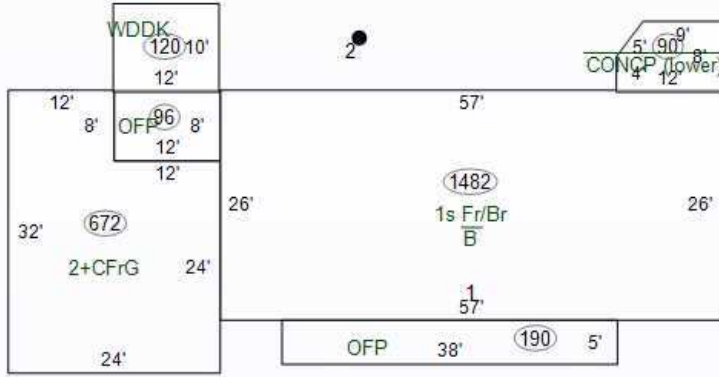
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	2	4
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	6	12

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1482	1482	\$102,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1482	0	\$33,900	
Crawl				
Slab				

**Total Base** \$136,500

**Adjustments** 1 Row Type Adj. x 1.00 \$136,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:1334	\$9,800
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1482	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$155,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,600	\$171,100
Garages (+) 672 sqft	\$19,600	\$190,700
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92

**Replacement Cost** \$166,672

**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	1	1/6 Maso	C-1	1992	1992	32	A		0.92		2,964 sqft	\$166,672	26%	\$123,340	0%	100%	1.980	1.000	100.00	0.00	0.00	\$244,200
2: Utility Shed	1		C	2021	2021	3	A	\$20.94	0.92	\$19.26	14'x12'	\$3,236	15%	\$2,750	0%	100%	1.980	1.000	100.00	0.00	0.00	\$5,400

**2021-31490**

**ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
11/22/2021 03:32 PM  
AS PRESENTED**

TAX ID NUMBER(S)  
State ID Number Only 20-04-33-426-024.000-032

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**WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Doyle A. Yoder**

**CONVEY(S) AND WARRANT(S) TO**

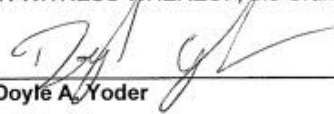
**Cody A. Brockleman**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 19<sup>th</sup> day of NOVEMBER, 2021.

  
\_\_\_\_\_  
**Doyle A. Yoder**

MTC File No.: 21-40009 (UD)

HC

SD

**DISCLOSURE FEE PAID**  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Nov 22 2021  
PATRICIA A. PICKENS, AUDITOR  
**07079**  
**10.00**

Page 1 of 3

State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Doyle A. Yoder** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 19<sup>th</sup> day of NOVEMBER, 2021.

My Commission Expires:

Commission No.

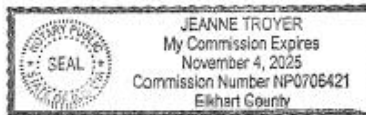
Notary Public County and State of Residence

**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
54700 CR 8  
Middlebury, IN 46540

Signature of Notary Public

Printed Name of Notary



**Grantee's Address and Mail Tax Statements To:**

PROPERTY

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. Andrew R. Drake

**EXHIBIT A**

A part of the Southeast Quarter (SE 1/4) of Section 33, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana and being more particularly described as follows, to-wit:

Commencing at the Northeast corner of the Southeast Quarter of Section 33, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana; thence running South 0 degrees 08 minutes East along the East line of the Southeast Quarter of said Section 33, a distance of 167.20 feet; thence running North 89 degrees 34 minutes West, a distance of 1369.98 feet to a point located on the centerline of County Road Numbered 8; thence running South 18 degrees 54 minutes East along said centerline of County Road #8, a distance of 887.71 feet to the point of beginning of this description; thence running North 71 degrees 06 minutes 00 seconds East a distance of 300.00 feet; thence running South 16 degrees 06 minutes 15 seconds East, a distance of 243.03 feet; thence running South 77 degrees 35 minutes West, a distance of 290.00 feet to a point located on the centerline of aforementioned County Road Numbered 8; thence running North 18 degrees 54 minutes West along said centerline of County Road Numbered 8, a distance of 210.00 feet to the aforementioned point of beginning.

Criteria: Party Name = BROCKLEMAN CODY

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/22/2021	11/19/2021	2021-31491	MORTGAGE	BROCKLEMAN CODY A		MORTGAGOR
11/22/2021	11/19/2021	2021-31490	WARRANTY...	BROCKLEMAN CODY A		GRANTEE