



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00467	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	THOMAS REID		
PROPERTY ADDRESS:	252 W CENTENNIAL ST, NAPPANEE, IN 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	07/10/2024	EFFECTIVE DATE:	07/09/2024
NAME(S) SEARCHED:	THOMAS REID AND NICOLE REID		
ADDRESS/PARCEL SEARCHED:	252 W CENTENNIAL ST, NAPPANEE, IN 46550/20-13-36-279-005.000-021		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

THOMAS N. REID AND NICOLE S. REID, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JOSHUA D. HURST
DATED DATE:	10/29/2015	GRANTEE:	THOMAS N. REID AND NICOLE S. REID, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	11/03/2015
INSTRUMENT NO:	2015-22731		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, STATE OF INDIANA, AND MORE PARTICULARLY DESCRIBED AS:

FIFTY (50) FEET OFF THE EAST END OF LOTS SEVEN (7) AND EIGHT (8) IN ESHLEMAN'S ADDITION TO THE TOWN, NOW CITY OF NAPPANEE, INDIANA; SAID PLAT BEING RECORDED IN DEED RECORD 85, PAGE 251, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-13-36-279-005.000-021

REID THOMAS N & NICOLE S RE

252 W CENTENNIAL

510, 1 Family Dwell - Platted Lot

2153622-West downtown N 1/2

General Information

Parcel Number 20-13-36-279-005.000-021
Local Parcel Number 13-36-279-005-021

Tax ID: 1336D

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Elkhart

Township LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2153622-021
2153622-West downtown Nappane

Section/Plat

Location Address (1)
252 W CENTENNIAL
NAPPANEE, IN 46550

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2023

Ownership

REID THOMAS N & NICOLE S REID H
252 W CENTENNIAL
NAPPANEE, IN 46550

Legal

ESHLMANS 50FT E END LOTS 7 & 8



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/03/2015, 01/01/1900, 01/01/1900.

Notes

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/03/2015, 01/01/1900, 01/01/1900.

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 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.15), Actual Frontage (0), Developer Discount, Parcel Acreage (0.15), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.15), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,000).

Data Source Aerial

Collector 06/15/2023 Rod

Appraiser

General Information

Occupancy	Single-Family
Description	Residential Dwelling
Story Height	1 1/2
Style	N/A
Finished Area	1512 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<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"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Open Frame	64	\$4,100
Patio, Brick	350	\$4,400
Porch, Enclosed Frame	140	\$8,900
Porch, Open Masonry	160	\$6,700

Plumbing

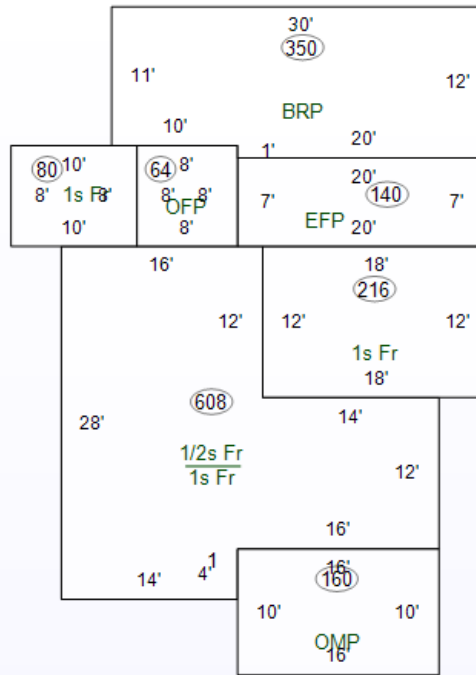
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	904	904	\$74,300	
2					
3					
4					
1/4					
1/2	1Fr	608	608	\$23,100	
3/4					
Attic					
Bsmt		824	0	\$23,900	
Crawl		80	0	\$2,600	
Slab					

Total Base \$123,900

Adjustments 1 Row Type Adj. x 1.00 \$123,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:904 1/2:608	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$127,900

Sub-Total, 1 Units

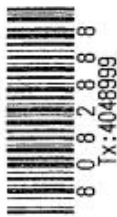
Exterior Features (+)	\$24,100	\$152,000
Garages (+) 0 sqft	\$0	\$152,000
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$139,840

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 1/2	Wood Fr	C	1900	1955	69	A			0.92		2,336 sqft	\$139,840	42%	\$81,110	0%	100%	1.890	1.000	100.00	0.00	0.00	\$153,300
2: Utility Shed	1		C	2014	2008	16	A		\$23.66	0.92	\$21.77	8'x12'	\$2,090	45%	\$1,150	0%	100%	1.890	1.000	0.00	0.00	100.00	\$2,200

2015-22731

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
11/03/2015 11:32 AM



① Warranty Deed

This Indenture Witnesseth, that Joshua D. Hurst ("Grantor") of Elkhart County, State of Indiana, CONVEYS AND WARRANTS to Thomas N. Reid and Nicole S. Reid, husband and wife (collectively, "Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 252 W. Centennial St., Nappanee, IN 46550-1604, and more particularly described as:

Fifty (50) feet off the East end of Lots Seven (7) and Eight (8) in Eshleman's Addition to the town, now City of Nappanee, Indiana; said plat being recorded in Deed Record 85, page 251, in the Office of the Recorder of Elkhart County, Indiana.

Parcel No.: 20-13-36-279-005.000-021

Taxes for 2015 payable 2016, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

Subject to the following mortgage(s) which shall be paid in full from the proceeds of the sale and/or released:

Mortgage from Joshua D. Hurst to Farmers State Bank dated June 22, 2015 and recorded August 24, 2015 as Instrument No. 2015-17292 in the Office of the Recorder of Elkhart County, Indiana.

In Witness Whereof, Grantor has caused this deed to be executed this 29 day of OCTOBER, 2015.

Joshua D. Hurst

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
11-3 2015
Pauline E. Kroff AUDITOR
5021
TRANSFER FEE 5
PARCEL NO. ✓

PPV

STATE OF INDIANA)
)
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Joshua D. Hurst 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 29 day of OCTOBER, 2015.

MERI JESSUP
Notary Public, State of Indiana
County of Elkhart
Commission Expires: 5-6-19
Signature: Meri Jessup, Notary Public
Printed: _____

My Commission Expires:
My County Of Residence is:
15-2222

Prepared by and return deed to:
Jennifer J. Wallander, Esq.
Hamilton National Title LLC, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Jennifer J. Wallander.

Grantee mailing address ~~and~~ please send tax statements/notices to: **FFSB**
252 W Centennial St., Napanee, IN 46550 **301 E 9th St**
Rochester, IN 46975

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:

07/09/2024

VERIFIED THROUGH:

07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/24/2018	01/24/2018	2018-01723	RELEASE ...	REID THOMAS		GRANTEE
01/11/2016	01/04/2016	2016-00589	DELINQUE...	REID THOMAS		GRANTOR
11/03/2015	10/29/2015	2015-22732	MORTGAGE	REID THOMAS N		MORTGAGOR
11/03/2015	10/29/2015	2015-22731	WARRANTY...	REID THOMAS N		GRANTEE
04/03/2003	03/27/2003	2003-13499	RELEASE ...	REID THOMAS L JR		GRANTEE
01/21/1997	01/04/1994	97-01385	ASSIGNME...	REID THOMAS L JR		GRANTOR
02/08/1994	02/01/1994	94-03711	RELEASE ...	REID THOMAS L		GRANTEE
09/27/1993	07/21/1993	93-25110	RELEASE ...	REID THOMAS L JR		GRANTEE
09/10/1993	09/09/1993	93-23571	MORTGAGE	REID THOMAS L JR		MORTGAGOR
09/10/1993	09/02/1993	93-23558	RELEASE ...	REID THOMAS L JR		GRANTEE
07/22/1993	07/15/1993	93-18560	ASSIGNME...	REID THOMAS L JR		GRANTOR
07/22/1993	07/15/1993	93-18559	MORTGAGE	REID THOMAS L JR		MORTGAGOR
03/05/1991	03/05/1991	91-03344	MORTGAGE	REID THOMAS L JR		MORTGAGOR
12/21/1988	12/21/1988	88-24035	RELEASE ...	REID THOMAS L JR		GRANTEE
12/09/1988	12/09/1988	88-23278	WARRANTY...	REID THOMAS L JR		GRANTOR

Results found: 33

Displaying page: 1 of 3

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:

07/09/2024

VERIFIED THROUGH:

07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/22/1988	11/22/1988	88-22167	MORTGAGE	REID THOMAS L JR		MORTGAGOR
11/22/1988	11/22/1988	88-22166	WARRANTY...	REID THOMAS L JR		GRANTEE
09/06/1988	09/06/1988	88-16531	RELEASE ...	REID THOMAS L		GRANTEE
09/02/1988	09/02/1988	88-16426	WARRANTY...	REID THOMAS L		GRANTOR
11/13/1986	10/23/1986	R00066-00816	RELEASE ...	REID THOMAS		GRANTEE
10/02/1986	09/22/1986	M00589-00513	MORTGAGE	REID THOMAS L JR		MORTGAGOR
10/02/1986	09/22/1986	D00426-01029	WARRANTY...	REID THOMAS L JR		GRANTEE
10/02/1986	09/22/1986	D00426-01029	WARRANTY...	REID THOMAS L SR		GRANTOR
08/22/1984	08/10/1984	M00540-00282	MORTGAGE	REID THOMAS L JR		MORTGAGOR
08/22/1984	08/10/1984	M00540-00282	MORTGAGE	REID THOMAS L SR		MORTGAGOR
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L JR		GRANTEE
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L JR		GRANTOR
08/22/1984	08/10/1984	D00410-00939	WARRANTY...	REID THOMAS L SR		GRANTEE
08/22/1984	07/30/1984	D00410-00937	DEED	REID THOMAS L JR		GRANTEE
05/14/1984	05/12/1984	R00055-00806	RELEASE ...	REID THOMAS L		GRANTEE

Criteria: Party Name = REID THOMAS

INDEXED THROUGH:

07/09/2024

VERIFIED THROUGH:

07/09/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/14/1984	05/08/1984	M00533-00846	MORTGAGE	REID THOMAS L		MORTGAGOR
09/29/1972	09/26/1972	M00383-00001	MORTGAGE	REID THOMAS L		MORTGAGOR
09/29/1972	09/18/1972	D00327-00035	WARRANTY...	REID THOMAS L		GRANTEE