



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00528	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KATHRYN A LANDIS		
PROPERTY ADDRESS:	609 CHERRYDALE DR, MONTICELLO, IN 47960		
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA (IN), WHITE		

SEARCH INFORMATION

SEARCH DATE:	07/22/2024	EFFECTIVE DATE:	07/19/2024
NAME(S) SEARCHED:	KATHRYN A LANDIS		
ADDRESS/PARCEL SEARCHED:	609 CHERRYDALE DR, MONTICELLO, IN 47960/91-63-04-000-031.800-021		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KATHRYN A LANDIS	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	TSCR, LLC
DATED DATE:	06/16/2010	GRANTEE:	KATHRYN A LANDIS
BOOK/PAGE:	N/A	RECORDED DATE:	06/17/2010
INSTRUMENT NO:	100602720		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MONTICELLO
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ADDITIONAL NOTES

TRANSFER ON DEATH DEED RECORDED ON 07/21/2022 IN INSTRUMENT NO. 2022R3732.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN WHITE COUNTY, STATE OF INDIANA:

LOT NUMBER FIVE (5) IN BAY RIDGE SUBDIVISION TO THE TOWN, NOW CITY OF MONTICELLO, WHITE COUNTY, INDIANA.

White County, Indiana

generated on 7/22/2024 1:53:15 PM EST

Parcel

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-63-04-000-031.800-021	609 CHERRYDALE DR	\$139,800	11/29/2023 2:45:00 PM		

Owner Information

Owner Name	Landis Kathryn A TOD Claire Ann Landis
Owner Address	609 Cherrydale Dr Monticello IN 47960
Transfer Date	07/20/2022

Location / Description

Taxing Unit	Section & Plat
021	
Township	Routing #
011	15
Parcel Address	Parcel Address
609 CHERRYDALE DR	609 CHERRYDALE DR
	Legal Desc.
	BAY RIDGE SUB LOT 5

Parcel Type	Topography	Services
Property Class Code	Level Ground	Water
510	Y	Y
Neighborhood Code	High	Sewer
213501	N	Y
Neighborhood Factor	Low	Natural Gas
155.00	N	Y
Street / Road Code	Rolling	Electricity
A	N	Y
	Swampy	Sidewalk
	N	N
		Alley
		N

Assessment Information

Current Land Value	\$14,100	Residential Land	\$14,100	Deeded Acreage	.0000
Current Imp. Value	\$125,700	Residential Imp.	\$125,400	Average Value / Acre	\$0
Current Total Value	\$139,800	Residential Total	\$139,500	Appraisal Date	3/1/1995
Commercial Land	\$0	Non-Res Land	\$0	Reason For Change	55
Commercial Imp.	\$0	Non-Res Imp.	\$300	Prior Land Value	\$14,100
Commercial Total	\$0	Non-Res Total	\$300	Prior Imp. Value	\$113,600
Dwelling Value	\$125,400	Classified Land Value	\$0	Adjustment Factor	0.00
Farmland Value	\$0	Homesite Value	\$0		

White County, Indiana

generated on 7/22/2024 1:53:42 PM EST

Sales Disclosure

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-63-04-000-031.800-021	609 CHERRYDALE DR	\$139,800	11/29/2023 2:45:00 PM		

Sales Disclosure

Sale Information for 07/20/2022

Land - AV	\$14,100.00	Exempt Transaction	Y	Relationship	N
Improve - AV	\$113,600.00	Exempt Code	9	Personal Prop	N
Total - AV	\$127,700.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	07/20/2022	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type	D	Splits			

Sale Information for 06/17/2010

Land - AV	\$12,400.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$42,600.00	Exempt Code	9	Personal Prop	N
Total - AV	\$55,000.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	06/17/2010	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$95,000.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			

Sale Information for 03/16/2005

Land - AV	\$20,400.00	Exempt Transaction	Y	Relationship	N
Improve - AV	\$61,800.00	Exempt Code	9	Personal Prop	N
Total - AV	\$82,200.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	03/16/2005	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			

Sale Information for 01/25/2005

Land - AV	\$20,400.00	Exempt Transaction	Y	Relationship	N
Improve - AV	\$64,400.00	Exempt Code	9	Personal Prop	N
Total - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	01/25/2005	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$53,500.00	Significant Change	N	Adjoining Land	N
Deed Type	S	Splits			

Sale Information for 07/13/2004

Land - AV	\$20,400.00	Exempt Transaction	Y	Relationship	N
Improve - AV	\$64,400.00	Exempt Code	9	Personal Prop	N
Total - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	07/13/2004	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			

Sale Information for 06/10/2004

Land - AV	\$20,400.00	Exempt Transaction	Y	Relationship	N
Improve - AV	\$64,400.00	Exempt Code	9	Personal Prop	N
Total - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	06/10/2004	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type	S	Splits			

Sale Information for 03/19/2001

Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	03/19/2001	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$79,900.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			

Sale Information for 05/24/1999

Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	05/24/1999	Real Prop Exchange	N	Condo Sale	N

Total Sale Price	\$46,000.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			
Sale Information for 04/20/1994					
Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	04/20/1994	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits			
Sale Information for 08/18/1992					
Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	08/18/1992	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits			
Sale Information for 01/01/1970					
Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop	\$0.00
Sale Date	01/01/1970	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits			



DocId:8043599
Tx:4025997

2022R3732
RECORDED AS PRESENTED ON
07/21/2022 03:26:36 PM
FEE: 25.00
PAGES: 2
LORI L. AUSTIN
WHITE COUNTY RECORDER

Tax Key No. 91-63-04-000-031.800-021

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that **KATHRYN ANN LANDIS**, an adult, of White County, in the State of Indiana, "Owner" **CONVEYS AND WARRANTS** to owner, **KATHRYN ANN LANDIS**, of White County, in the State of Indiana, **TRANSFERS ON DEATH** for no consideration, to **CLAIRE ANN LANDIS**, of White County, in the State of Indiana, any interest Owner ownS at Owner's death in the following described real estate in White County, Indiana:

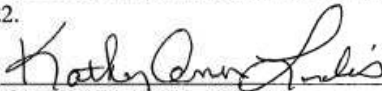
Lot Number Five (5) in Bay Ridge Subdivision to the Town, now City of Monticello, White County, Indiana.

More commonly known as: 609 Cherrydale Drive, Monticello, IN 47960

Upon the death of **KATHRYN ANN LANDIS**, title to the above described real estate shall vest in the above-named beneficiary, **CLAIRE ANN LANDIS**.

If the Primary Beneficiary shall not survive the Owner, then the interest transferred on Owner's death to the deceased Primary Beneficiary shall be distributed to the predeceased Primary Beneficiary's LDPS.

IN WITNESS WHEREOF, the said **KATHRYN ANN LANDIS**, an adult, has hereunto set her hand and seal this 20 day of July, 2022.


KATHRYN ANN LANDIS

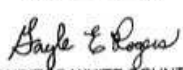
STATE OF INDIANA)
) SS:
COUNTY OF WHITE)

BEFORE ME, a Notary Public in and for said County and State, personally appeared

DULY ENTERED FOR TAXATION **RECEIVED**

JUL 21 2022

JUL 21 2022

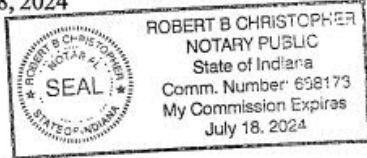

AUDITOR WHITE COUNTY

Lisa M. Downey
White County Assessor

KATHRYN ANN LANDIS, an adult, and acknowledged the execution of said deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS, my hand and notarial seal this 20th day of July, 2022.

My commission expires:
July 18, 2024



Robert B. Christopher
ROBERT B. CHRISTOPHER, Notary Public
Residing in White County, IN

Mail Tax Bills To:
609 Cherrydale Drive
Monticello, IN 47960

Owner's Address:
609 Cherrydale Drive
Monticello, IN 47960

Beneficiary's Address:
Claire Ann Landis
609 Cherrydale Drive
Monticello, IN 47960

THIS INSTRUMENT WAS PREPARED BY ROBERT B. CHRISTOPHER, ATTORNEY AT LAW, 107 W. BROADWAY, P.O. BOX 617, MONTICELLO, INDIANA 47960 (574) 583-4862 AT THE SPECIFIC REQUEST OF OWNER OR BENEFICIARY AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT OR BENEFICIARY'S ACCEPTANCE.

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert B. Christopher, Esq.

c:\data\data\deeds\Landis2Landis.TOD

DULY
ENTERED FOR TAXATION

JUL 21 2022

Gayle E. Rogers
AUDITOR WHITE COUNTY

2022R3732 2 of 2

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/21/2022	07/20/2022	2022R3732	TRANSFER...	LANDIS KATHRYN ANN		GRANTEE
07/21/2022	07/20/2022	2022R3732	TRANSFER...	LANDIS KATHRYN ANN		GRANTOR
11/17/2020	11/16/2020	200406031	MORTGAGE...	LANDIS KATHRYN A		MORTGAGOR
11/04/2020	10/29/2020	200405717	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
08/04/2014	07/29/2014	140804500	MORTGAGE...	LANDIS KATHRYN A		MORTGAGOR
07/29/2014	07/23/2014	140704438	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
06/17/2010	06/16/2010	100602721	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
06/17/2010	06/16/2010	100602720	WARRANTY...	LANDIS KATHRYN A		GRANTEE
06/10/1994	06/06/1994	940602691	QUIT CLA...	LANDIS KATHRYN A		GRANTOR

