



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00698	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KENNETH BEARSS		
PROPERTY ADDRESS:	1851 WATERFALL DR, NAPPANEE, IN 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	08/20/2024	EFFECTIVE DATE:	08/19/2024
NAME(S) SEARCHED:	KENNETH BEARSS		
ADDRESS/PARCEL SEARCHED:	1851 WATERFALL DR, NAPPANEE, IN 46550/20-14-29-301-035.000-029		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

KENNETH J BEARSS AND CARLIE N BEARSS, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	TODD J HOCHSTETLER AND ROCHELLE D HOCHSTETLER, HUSBAND AND WIFE
DATED DATE:	11/09/2023	GRANTEE:	KENNETH J BEARSS AND CARLIE N BEARSS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	11/09/2023
INSTRUMENT NO:	2023-18944		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA, TO-WIT:

LOT NUMBERED EIGHT (8) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF HERITAGE FARMS PHASE 2; SAID PLAT BEING RECORDED IN PLAT BOOK 27, PAGE 72 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-14-29-301-035.000-029

BEARSS KENNETH J & CARLIE

1851 WATERFALL DR

510, 1 Family Dwell - Platted Lot

2952910-Heritage Farms (0

General Information

Parcel Number 20-14-29-301-035.000-029
Local Parcel Number 14-29-301-035-029

Tax ID: 1429E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Elkhart

Township UNION TOWNSHIP

District 029 (Local 029)
NAPPANEE UNION

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2952910-029
2952910-Heritage Farms (029)

Section/Plat

Location Address (1)
1851 WATERFALL DR
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 2022

Ownership

BEARSS KENNETH J & CARLIE N BE
1851 WATERFALL DR
NAPPANEE, IN 46550

Legal

HERITAGE FARMS RESIDENTIAL PLANNED
DEVELOPMENT PHASE 2 LOT 8 (TIF 100)



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/09/2023 to 01/01/1900.

Notes

Notes section (currently empty)

Res

Valuation Records

Table with columns: Assessment Year (2021-2024), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes monetary values for various categories.

Land Data (Standard Depth: Res 132', CI 120' Base Lot: Res 100' X 132', CI 100' X 120')

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 items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Data Source External Only

Collector 10/12/2022 James

Appraiser

Total Value \$34,200

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	3714 sqft
<b>Make</b>	

**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
Wood Deck	372	\$5,700
Porch, Open Masonry	80	\$4,400

**Plumbing**

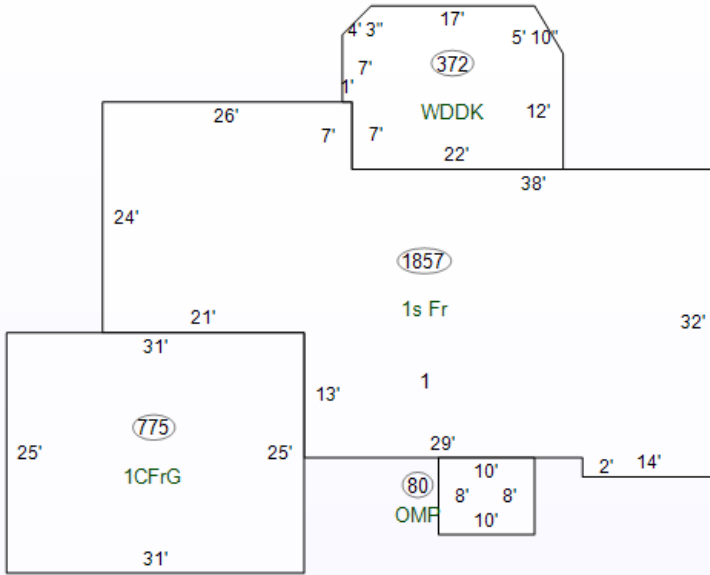
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	3	3
<b>Total</b>	8	14

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1857	1857	\$122,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1857	1857	\$87,600	
Crawl					
Slab					

**Total Base** \$210,300

**Adjustments** 1 Row Type Adj. x 1.00 \$210,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1857	\$4,300
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$221,800

**Sub-Total, 1 Units**

Exterior Features (+) \$10,100 \$231,900

Garages (+) 775 sqft \$22,800 \$254,700

Quality and Design Factor (Grade) 1.20

Location Multiplier 0.92

**Replacement Cost** \$281,189

**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	2/6 Maso	B	2003	2003	21	A		0.92		3,714 sqft	\$281,189	19%	\$227,760	0%	100%	1.690	1.000	100.00	0.00	0.00	\$384,900

**2023-18944**

**ELKHART COUNTY RECORDER  
KAALA BAKER  
FILED FOR RECORD ON  
11/09/2023 03:28 PM  
AS PRESENTED**

**WARRANTY DEED**

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Property Address:	1851 Waterfall Drive, Nappanee, IN 46550	Mail Tax Statements To:	1851 Waterfall Drive Nappanee, IN 46550
Return to:	Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156	Parcel No.:	20-14-29-301-035.000-029

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THIS INDENTURE WITNESSETH, THAT:

**Todd J Hochstetler and Rochelle D Hochstetler, husband and wife**

of Elkhart County, in the State of Indiana,

CONVEY AND WARRANT TO:

**Kenneth J Bearss and Carlie N Bearss, husband and wife**

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Numbered Eight (8) as the said Lot is known and designated on the recorded Plat of Heritage Farms Phase 2; said Plat being recorded in Plat Book 27, page 72 in the Office of the Recorder of Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

IN WITNESS WHEREOF, Grantors have executed this Deed this 9th day of November, 2023.

  
\_\_\_\_\_  
**Todd J Hochstetler**

  
\_\_\_\_\_  
**Rochelle D Hochstetler**

JM

KK

**DISCLOSURE FEE PAID  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Nov 09 2023  
PATRICIA A. PICKENS, AUDITOR  
04970  
10.00**

STATE OF INDIANA )  
 ) SS:  
COUNTY OF ELKHART )

Before me, the undersigned Notary Public in and for said county and State, this 9th day of November, 2023, personally appeared **Todd J Hochstetler and Rochelle D Hochstetler, husband and wife** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



*Stephanie Douwsma*  
\_\_\_\_\_  
NOTARY PUBLIC  
Residing in Elkhart County, Indiana

My Commission Expires:

Grantee Address: 1851 Waterfall Drive, Nappanee, IN 46550

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.

Criteria: Party Name = BEARSS KENNETH

INDEXED THROUGH:

08/19/2024

VERIFIED THROUGH:

08/19/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/27/2023	11/24/2023	2023-19773	RELEASE ...	BEARSS KENNETH J		GRANTEE
11/21/2023	11/21/2023	2023-19585	RELEASE ...	BEARSS KENNETH J		GRANTEE
11/13/2023	11/09/2023	2023-19034	WARRANTY...	BEARSS KENNETH J		GRANTOR
11/09/2023	11/09/2023	2023-18945	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
11/09/2023	11/09/2023	2023-18944	WARRANTY...	BEARSS KENNETH J		GRANTEE
08/31/2022	08/26/2022	2022-18775	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/02/2021	03/02/2021	2021-05407	RELEASE ...	BEARSS KENNETH J		GRANTEE
02/18/2021	02/12/2021	2021-04305	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/03/2020	02/28/2020	2020-04728	MORTGAGE	BEARSS KENNETH J		MORTGAGOR
03/03/2020	02/28/2020	2020-04727	WARRANTY...	BEARSS KENNETH J		GRANTEE