



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-00756	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MARK A MILLER		
PROPERTY ADDRESS:	1190 N HWY 1, DUNKIRK, IN 47336		
CITY, STATE AND COUNTY:	DUNKIRK, INDIANA (IN), JAY		

### SEARCH INFORMATION

SEARCH DATE:	08/29/2024	EFFECTIVE DATE:	08/28/2024
NAME(S) SEARCHED:	MARK A MILLER		
ADDRESS/PARCEL SEARCHED:	1190 N HWY 1, DUNKIRK, IN 47336/38-05-11-400-012.000-025		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MARK A. MILLER	
COMMENTS:	

### VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	MAX J. MILLER
DATED DATE:	08/23/2022	GRANTEE:	MARK A. MILLER
BOOK/PAGE:	N/A	RECORDED DATE:	08/25/2022
INSTRUMENT NO:	202202518		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

A PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 23 NORTH, RANGE 12 EAST, JAY COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION II, TOWNSHIP 23 NORTH, RANGE 12 EAST, JAY COUNTY, INDIANA, SAID POINT BEING 001°25'41"E(ASSUMED BEARING). 786.08 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE CONTINUING N01°25'41"E, ALONG SAID EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 550.06 FEET; THENCE N89°30'11"W, A DISTANCE OF 280.09 FEET; THENCE S01°25'41"W, PARALLEL WITH SAID EAST LINE OF THE SOUTHEAST QUARTER, A DISTANCE OF 532.66 FEET TO A STEEL POST; THENCE S85°56'45"E, A DISTANCE OF 280.35 FEET TO THE POINT OF BEGINNING, CONTAINING 3.48 ACRES MORE OR LESS.

# Jay County, Indiana

generated on 8/29/2024 12:13:30 PM EDT

## Taxes

Data Retrieved: 8/29/2024

Parcelid	Property Type	Taxing Unit	Tax Year
38-05-11-400-012.000-025	800	KNOX TWP	2023 Pay 2024
<b>Name/ Address</b> MILLER MARK A 1190 N HWY 1 DUNKIRK IN 47336  <b>Location:</b> 1190 N 1 HWY , DUNKIRK IN 47336  <b>Legal Description</b> S 1/2 SE 1/4 3.48A S11 T23 R12			
SUMMARY OF YOUR TAXES			
Assessed Value And Tax Summary			2023 Pay 2024
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)			0
1b. Gross AV of residential property and farmland (capped at 2%)			88,100
1c. Gross AV of all other property, including personal property (capped at 3%)			9,500
<b>2. Equals Total Gross Assessed Value of Property</b>			97,600
2a. Minus Deductions			- 0
<b>3. Equals Subtotal of Net Assessed Value of Property</b>			97,600
3a. Multiplied by Your Local Tax Rate			1.7501
<b>4. Equals Gross Tax Liability</b>			1,708.10
4a. Minus Local Property Tax Credits			- 471.66
4b. Minus Savings Due to Property Tax Cap			- 0.00
4c. Minus Savings Due to 65 Years & Older Cap			- 0.00
<b>5. Total Property Tax Liability</b>			1,236.44
PROPERTY TAX CAP INFORMATION			
Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)			2,047.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).			54.46
<b>Maximum Tax That May Be Imposed Under Cap</b>			2,101.46
GROSS PROPERTY TAX DISTRIBUTION AMOUNTS			
Taxing Authority			2023 Pay 2024
County			602.00
Township			28.40
School District			1,008.01
City			0.00
Library			69.69
Tax Increment			0.00
Special District			0.00
Total			1,708.10
OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2023 Pay 2024	Type of Deduction	2023 Pay 2024
BROOKS CREEK	20.00	Blind/Disabled	0

		Geothermal	0
		Homestead/Standard	0
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	0
		Other	0
<b>TOTAL OTHER CHARGES</b>	20.00	<b>TOTAL DEDUCTIONS</b>	0

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Friday, May 10, 2024		Delinquent After Tuesday, November 12, 2024	
Current Property Tax	618.22	Current Property Tax	618.22
Other Charges (See Table 4)	20.00	Other Charges (See Table 4)	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	-638.22	LESS PREPAYMENTS	-618.22
<b>Amount Due for SPRING</b>	<b>0.00</b>	<b>Amount Due for FALL</b>	<b>0.00</b>

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2022 PAY 2023 (\* As of Nov 13, 2023 )

TAX DETAILS	
Gross Assessed Value of Land	22,100
Gross Assessed Value of Improvements	76,400
Total Deduction Amount	72,880
Tax Rate	1.7549
Gross Tax Liability	449.60
Minus Total Credit Amount (State, Local and Circuit Breaker)	379.04
Net Tax	70.56

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Property Tax Amount	35.28	Property Tax Amount	35.28
Other Charges	20.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	55.28	Amount Paid	35.28
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00

08/25/2022

*Emily J. Frank*

AUDITOR JAY COUNTY



# QUIT CLAIM DEED

**THIS INDENTURE WITNESSETH**, That Max J. Miller, (**Grantor**) of Jay County in the State of Indiana **QUIT CLAIMS to Mark A. Miller (Grantee)** of Jay County in the State of Indiana for in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Jay County, in the State of Indiana:

A part of the Southeast Quarter of Section 11, Township 23 North, Range 12 East, Jay County, Indiana, being more particularly described as follows:

Beginning at a point on the east line of the Southeast Quarter of Section II, Township 23 North, Range 12 East, Jay County, Indiana, said point being N01°25'41"E(assumed bearing). 786.08 feet from the southeast corner of said Southeast Quarter; thence continuing N01°25'41"E, along said east line of the Southeast Quarter, a distance of 550.06 feet; thence N89°30'11"W, a distance of 280.09 feet; thence S01°25'41"W, parallel with said east line of the Southeast Quarter, a distance of 532.66 feet to a steel post; thence S85°56'45"E, a distance of 280.35 feet to the point of beginning, containing 3.48 acres more or less.

Subject to: All legal easements and Right of Ways of record.

Grantor Recites that Max J. Miller and Linda E. Miller were married when they took title and remained married continuously until the passing of Linda E. Miller on December 18, 2016

Subject to all real estate taxes which are due and payable.

There is no consideration in this transaction for sales disclosure purposes.

Dated this 23<sup>rd</sup> day of August, 2022.

*Max J. Miller*  
\_\_\_\_\_  
Max J. Miller, Grantor

STATE OF INDIANA  
COUNTY OF Allen, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 23<sup>rd</sup> day of August, 2022, personally appeared Max J. Miller, Grantor herein, and acknowledged the execution of the foregoing deed and swore that the representations therein contained were true.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

04/23/2030

Resident of Allen County

Natasha Corinne Robertson

Notary Public



**NATASHA CORINNE ROBERTSON, Notary Public**  
**Allen County, State of Indiana**  
**Commission Number NP0653000**  
**My Commission Expires April 23, 2030**

This instrument prepared by Wesley A. Schemenaur of Hinkle, Racster & Schemenaur, Attorneys at Law, Portland, Indiana. Attorney Identification No. 25384-38

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. Wesley Schemenaur

Address of Grantee: 1190 N HWY 1 Pennville IN 47369

# Search Results for:

**NAME: Miller, Mark (Super Search)**



**REGION: Jay County, IN**

**DOCUMENTS VALIDATED THROUGH: 08/28/2024 2:08 PM**

Showing 18 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">200103334</a>	Jay	09/11/2001	DEED : QUIT CLAIM DEED	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> LAMB, DOROTHA F MILLER <a href="#">Search</a> MILLER, JILLIAN D	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200104025</a>	Jay	10/30/2001	DEED : QUIT CLAIM DEED	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> LAMB, DOROTHA F MILLER <a href="#">Search</a> MILLER, DOROTHY F <a href="#">Search</a> MILLER, JILLIAN D	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200104156</a>	Jay	11/06/2001	MORT : MORTGAGES	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> MILLER, JILLIAN D <a href="#">Search</a> UNION BANK AND TRUST	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200302083</a>	Jay	05/15/2003	MORT : MORTGAGES	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> MILLER, JILLIAN D <a href="#">Search</a> MAINSOURCE BANK	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200302250</a>	Jay	05/27/2003	REL : RELEASE - MORTGAGE	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> UNION BANK AND TRUST <a href="#">Search</a> MILLER, JILLIAN D	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200802575</a>	Jay	09/19/2008	DEED : QUIT CLAIM DEED	<b>MILLER, MARK S</b> <a href="#">Search</a> <a href="#">Search</a> POORE, JEREMY <a href="#">Search</a> POORE, JILLIAN	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">200802707</a>	Jay	10/02/2008	MISC : AFFIDAVIT	<b>MILLER, MARK A</b> <a href="#">Search</a>	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD

Document Details	County	Date	Type	Name	Legal
<a href="#">200802708</a>	Jay	10/02/2008	DEED : WARRANTY DEED	<b>MILLER, MARK A</b> <a href="#">Search</a>  <a href="#">Search</a> BEESON, JAMES <a href="#">Search</a> BEESON, JANET	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD
<a href="#">200802709</a>	Jay	10/02/2008	MORT : MORTGAGES	<b>MILLER, MARK A</b> <a href="#">Search</a>  <a href="#">Search</a> METLIFE HOME LOANS <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD
<a href="#">201103082</a>	Jay	12/12/2011	ASGN : ASSIGNMENT	<b>MILLER, MARK A</b> <a href="#">Search</a>  <a href="#">Search</a> METLIFE HOME LOANS <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC <a href="#">Search</a> METLIFE HOME LOANS	Non-land
<a href="#">201301604</a>	Jay	06/06/2013	LIEN : SEWER LIEN	<b>MILLER, MARK</b> <a href="#">Search</a>  <a href="#">Search</a> DUNKIRK CITY OF	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD
<a href="#">201302509</a>	Jay	08/22/2013	DEED : SHERIFF / MARSHALL DEED	<b>MILLER, MARK A</b> <a href="#">Search</a>  <a href="#">Search</a> JPMORGAN CHASE BANK NA	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD
<a href="#">201302583</a>	Jay	08/28/2013	REL : RELEASE - MISCELLANEOUS	<b>MILLER, MARK</b> <a href="#">Search</a>  <a href="#">Search</a> DUNKIRK CITY OF	<a href="#">Search</a> Lot 134 MTAUBURN ADD <a href="#">Search</a> Lot 135 MTAUBURN ADD
<a href="#">201501975</a>	Jay	07/20/2015	DEED : SHERIFF / MARSHALL DEED	<b>MILLER, MARK S</b> <a href="#">Search</a>  <a href="#">Search</a> MILLER, JILLIAN D <a href="#">Search</a> POORE, JILLIAN D <a href="#">Search</a> NEW AMERICAN REAL ESTATE LLC	<a href="#">Search</a> Lot 90 SILVERDALE ADD <a href="#">Search</a> Lot 91 SILVERDALE ADD
<a href="#">201701706</a>	Jay	06/21/2017	DEED : WARRANTY DEED	<b>MILLER, MARK</b> <a href="#">Search</a>  <a href="#">Search</a> CLEMMONS PROPERTIES LLC <a href="#">Search</a> JUENGEL, ANDRIA	<a href="#">Search</a> Lot 2 Block 5 ORIGINAL PLAT OF DUNKIRK
<a href="#">201702270</a>	Jay	08/23/2017	DEED : WARRANTY DEED	<b>MILLER, MARK</b> <a href="#">Search</a>  <a href="#">Search</a> CLEMMONS PROPERTIES LLC <a href="#">Search</a> JUENGEL, ANDRIA	<a href="#">Search</a> Lot 2 Block 5 ORIGINAL PLAT OF DUNKIRK

Document Details	County	Date	Type	Name	Legal
<a href="#">202202518</a>	Jay	08/25/2022	DEED : QUIT CLAIM DEED	<b>MILLER, MARK A</b> <a href="#">Search</a> <b>MILLER, LINDA E</b> <a href="#">Search</a> <b>MILLER, MAX J</b>	<a href="#">Search</a> 11-23-12 SE
<a href="#">202401144</a>	Jay	05/28/2024	DEED : DEED AFFIDAVIT	<b>MILLER, MARK</b> <a href="#">Search</a> <a href="#">Search</a> JUENGEL, ANDRIA <a href="#">Search</a> MILLER, MARK	<a href="#">Search</a> Lot 2 Block 5 ORIGINAL PLAT OF DUNKIRK

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