



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00920	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KEITH SPITZLEY		
PROPERTY ADDRESS:	224 E WABASH AVE, WAKARUSA, IN 46573		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	09/27/2024	EFFECTIVE DATE:	09/26/2024
NAME(S) SEARCHED:	KEITH SPITZLEY AND JOANN SPITZLEY		
ADDRESS/PARCEL SEARCHED:	224 E WABASH AVE, WAKARUSA, IN 46573/20-09-36-153-014.000-025		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KEITH L. SPITZLEY AND JOANN H. SPITZLEY, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BATHOLOMEW A. MARSHALL
DATED DATE:	10/23/2020	GRANTEE:	KEITH L. SPITZLEY AND JOANN H. SPITZLEY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/26/2020
INSTRUMENT NO:	2020-25146		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWN OF WAKARUSA
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOTS NUMBERED FORTY-SIX (46) AND FORTY-SEVEN (47) IN SENSENICH AND WHISLERS ADDITION TO WAKARUSA, INDIANA; AS RECORDED IN DEED RECORD 87, PAGE 390, ELKHART COUNTY RECORDS.

ALSO: A PART OF LOT H IN SENSENICH AND WHISLERS ADDITION TO THE TOWN OF WAKARUSA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWEST LINE OF SAID LOT (WHICH LOT IS A TRIANGLE) DIRECTLY OPPOSITE TO AND IN PROLONGATION OF THE NORTHWEST LINE OF LOT FORTY-SIX (46) IN SAID ADDITION WHERE SAID PROLONGED LINE INTERSECTS SAID SOUTHWEST LINE OF LOT H; THENCE CONTINUING ON SAID PROLONGED NORTHWEST LINE OF LOT FORTY-SIX (46) TO A POINT ON THE EAST LINE OF LOT H; THENCE SOUTH ON THE EAST LINE OF LOT H TO THE SOUTH CORNER OR ANGLE OF SAID LOT H; THENCE NORTHWEST ALONG THE NORTHWEST LINE OF LOT H TO THE POINT OF BEGINNING.

ALSO: ALL THAT PART OF A VACATED ALLEY LYING BETWEEN THE ABOVE TRACT.

20-09-36-153-014.000-025

SPITZLEY KEITH L & JOANN H

224 E WABASH AVENUE

510, 1 Family Dwell - Platted Lot

2553601-Links, Lutz, Sense

General Information

Parcel Number 20-09-36-153-014.000-025
Local Parcel Number 09-36-153-014-025
Tax ID: 09-36A
Routing Number

Ownership

SPITZLEY KEITH L & JOANN H SPIT
224 E WABASH AVENUE
WAKARUSA, IN 46573

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/26/2020 to 11/19/2004.

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County Elkhart
Township OLIVE TOWNSHIP
District 025 (Local 025) WAKARUSA OLIVE
School Corp 2285 WA-NEE COMMUNITY
Neighborhood 2553601-025 2553601-Links, Lutz, Sensenich&W
Section/Plat
Location Address (1) 224 E WABASH AVENUE WAKARUSA, IN 46573

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 150', CI 175' Base Lot: Res 70' X 150', CI 66' X 175')

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.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

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

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2022

Data Source Aerial

Collector 08/11/2022 Rod

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.29), Actual Frontage (0), Developer Discount, Parcel Acreage (0.35), 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 (0.35), 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 (\$29,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$29,100).

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 2
Style N/A
Finished Area 1380 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, Enclosed Frame	84	\$6,100
Porch, Enclosed Masonry	162	\$9,700
Wood Deck	224	\$3,900
Balcony	84	\$1,900

Plumbing

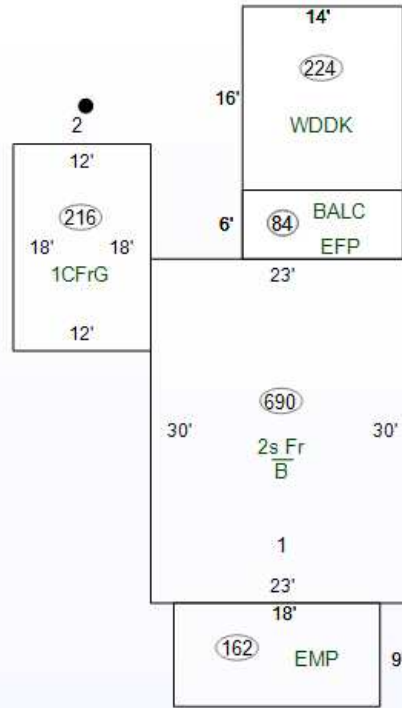
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	690	690	\$62,200	
2	1Fr	690	690	\$32,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		690	0	\$22,100	
Crawl					
Slab					

Total Base \$117,100

Adjustments 1 Row Type Adj. x 1.00 \$117,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:690 2:690 \$4,700
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,400

Sub-Total, 1 Units

Exterior Features (+)	\$21,600	\$145,000
Garages (+) 216 sqft	\$8,700	\$153,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$141,404

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	2	Wood Fr	C	1918	1954	70	G		0.92		2,070 sqft	\$141,404	37%	\$89,080	0%	100%	1.930	1.000	100.00	0.00	0.00	\$171,900
2: Lean-to	1	Earth Flo	D	1918	1918	106	F	\$4.69	0.92		6'x12' x 8'	\$249	70%	\$70	0%	100%	1.930	1.000	100.00	0.00	0.00	\$100

2020-25146

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
10/26/2020 10:06 AM
AS PRESENTED**

WARRANTY DEED

This Indenture Witnesseth, that Bartholomew A. Marshall ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to **Keith L. Spitzley and Joann H. Spitzley, husband and wife** ("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 224 E. Wabash Ave, Wakarusa, IN 46573, and more particularly described as:

See attached Exhibit "A"

Subject to taxes for 2019 payable 2020 and taxes for 2020 payable 2021, now a lien, not yet due and payable.

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

In Witness Whereof, Grantor has caused this deed to be executed this 23 day of October, 2020.



Bartholomew A. Marshall

20-09-36-153-014.000-025

MH
SD

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Oct 26 2020
PATRICIA A. PICKENS, AUDITOR
05799
10.00

STATE OF INDIANA)
COUNTY OF Elkhart)

Before me, a Notary Public in and for said County and State, personally appeared Bartholomew A. Marshall, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

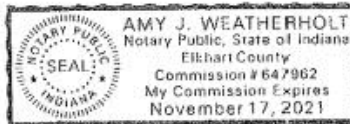
Witness my hand and Notarial Seal this 23 day of October, 2020.

Signature *Amy J. Weatherholt* Notary Public
Printed: _____

My Commission Expires:

My County of Residence is:

NNTG File No.: IN2012568



WITNESS to the signature(s) executed and delivered in my presence on the foregoing instrument to which this Proof is attached:

Charlene Albrey
Witness Signature

Charlene Albrey
Witness Name (must be typed / printed)

STATE OF INDIANA)
COUNTY OF Elkhart)

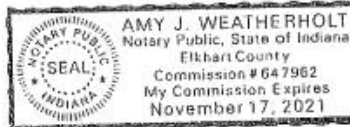
Before me, a Notary Public in and for said County and State, on 10-23, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Bartholomew A. Marshall to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Bartholomew A. Marshall execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 23 day of October, 2020.

Signature [Handwritten Signature], Notary Public
Printed: _____

My Commission Expires:

My County of Residence is:



NNTG File No.: IN2012568

Prepared by and return deed to:
Adrienne M. McCollister, Esq.
Near North Title Group, 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, Adrienne M. McCollister, Esq.

Grantee mailing address and please send tax statements/notices to:
Property address

EXHIBIT "A"

Lots Numbered Forty-six (46) and Forty-seven (47) in SENSENICH & WHISLER'S ADDITION to Wakarusa, Indiana; as recorded in Deed Record 87, page 390, Elkhart County Records.

ALSO: A part of Lot H in SENSENICH AND WHISLER'S ADDITION to the Town of Wakarusa, described as follows:

Beginning at a point on the Southwest line of said Lot (which lot is a triangle) directly opposite to and in prolongation of the Northwest line of Lot Forty-six (46) in said Addition where said prolonged line intersects said Southwest line of Lot H; thence continuing on said prolonged Northwest line of Lot Forty-six (46) to a point on the East line of Lot H; thence South on the East line of Lot H to the South corner or angle of said Lot H; thence Northwest along the Northwest line of Lot H to the point of beginning.

ALSO: All that part of a vacated alley lying between the above tracts.

Parcel No.: 20-09-36-153-014.000-025

Criteria: Party Name = SPITZLEY KEITH

INDEXED THROUGH:

09/26/2024

VERIFIED THROUGH:

09/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/06/2024	07/10/2024	2024-12650	WARRANTY...	SPITZLEY KEITH L		GRANTOR
07/16/2024	07/16/2024	2024-11399	RELEASE ...	SPITZLEY KEITH L		GRANTEE
03/01/2021	02/23/2021	2021-05146	MORTGAGE	SPITZLEY KEITH L		MORTGAGOR
10/26/2020	10/23/2020	2020-25147	MORTGAGE	SPITZLEY KEITH L		MORTGAGOR
10/26/2020	10/23/2020	2020-25146	WARRANTY...	SPITZLEY KEITH L		GRANTEE
03/19/2015	03/18/2015	2015-05200	WARRANTY...	SPITZLEY KEITH L		GRANTOR
10/10/2013	10/10/2013	2013-25027	RELEASE ...	SPITZLEY KEITH L		GRANTEE
08/03/2011	07/28/2011	2011-14274	MORTGAGE	SPITZLEY KEITH L		MORTGAGOR
08/03/2011	07/28/2011	2011-14273	WARRANTY...	SPITZLEY KEITH L		GRANTEE
11/14/2005	02/01/2005	2005-36094	CONTRACT	SPITZLEY KEITH L		GRANTOR
04/12/2001	04/10/2001	2001-09756	MORTGAGE	SPITZLEY KEITH L		MORTGAGOR
11/27/2000	11/22/2000	2000-32185	QUIT CLA...	SPITZLEY KEITH L		GRANTEE
04/19/2000	04/19/2000	2000-10583	PARTNERS...	SPITZLEY KEITH		GRANTOR
02/08/2000	12/08/1999	2000-03534	RELEASE ...	SPITZLEY KEITH L		GRANTEE
10/19/1999	10/13/1999	99-34444	MORTGAGE	SPITZLEY KEITH L		MORTGAGOR

Results found: 17

NEW

PRINT

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