



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCUB-0091	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	STACEY GARBER		
PROPERTY ADDRESS:	67340 BRENTWOOD DR, GOSHEN, IN, 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/02/2023	EFFECTIVE DATE:	11/01/2023
NAME(S) SEARCHED:	STACEY GARBER		
ADDRESS/PARCEL SEARCHED:	67340 BRENTWOOD DR, GOSHEN, IN, 46526/20-15-01-276-007.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

STACEY M. GARBER

COMMENTS:	
-----------	--

VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	WINDSHIRE CORP., A CORPORATION
DATED DATE:	08/11/2017	GRANTEE:	STACEY M. GARBER
BOOK/PAGE:	N/A	RECORDED DATE:	08/16/2017
INSTRUMENT NO:	2017-17474		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
-----------------------	----------------

ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED 93C IN FAIRFIELD FARMS SECOND, AS PER PLAT THEREOF RECORDED APRIL 1, 2003 IN PLAT VOLUME 28 PAGE 31 AS INSTRUMENT NUMBER 2003-13171 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-15-01-276-007.000-018

GARBER STACEY M

67340 BRENTWOOD DRIVE 510, 1 Family Dwell - Platted Lot

1850102-Fairfield Farms FF 1/2

General Information

Parcel Number 20-15-01-276-007.000-018
Local Parcel Number 15-01-276-007-018

Ownership

GARBER STACEY M
67340 BRENTWOOD DR
GOSHEN, IN 46526-5581

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/16/2017 GARBER STACEY M and 01/01/1900 WINDSHIRE CORP.

Notes

Tax ID:

Legal

FAIRFIELD FARMS SECOND LOT 93C

Routing Number

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Assessment Year (2023-2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Location Information

County Elkhart
02/22/2023

Township JACKSON TOWNSHIP

District 018 (Local 018) JACKSON TOWNSHIP

School Corp 2155 FAIRFIELD COMMUNITY

Neighborhood 1850102-018
1850102-Fairfield Farms FF pricing

Section/Plat

Location Address (1)
67340 BRENTWOOD DRIVE
GOSHEN, IN 46526

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2019

Data Source External Only

Collector 04/08/2019 Kayla

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.48), Actual Frontage (0), Developer Discount, Parcel Acreage (0.48), 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 (0.48), 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 (\$26,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,600).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1438 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input 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 checked="" type="checkbox"/> Metal	<input 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
Patio, Concrete	180	\$1,000
Patio, Concrete	361	\$1,900
Stoop, Masonry	28	\$1,500
Canopy, Roof Extension	28	\$600

Plumbing

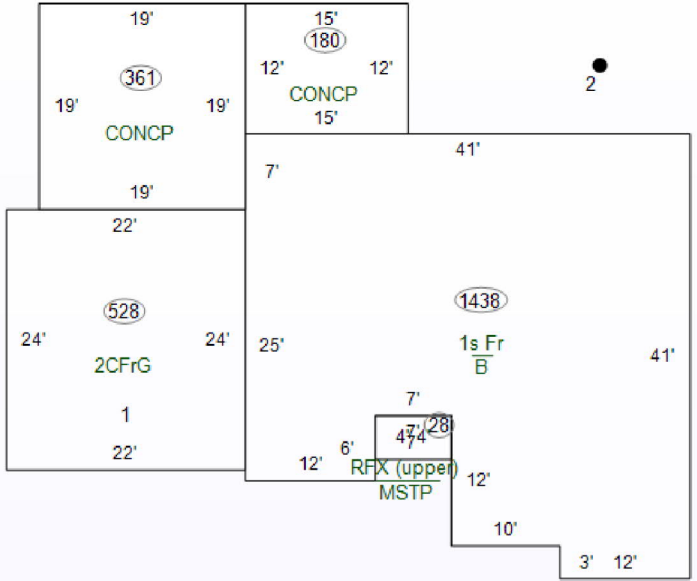
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
CONCP	1	
CONCP	1	
2CFrG	1	
1s Fr B	1	
RFX (upper)	1	
MSTP	1	

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1438	1438	\$99,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1438	0	\$33,500	
Crawl					
Slab					

Total Base \$133,400

Adjustments 1 Row Type Adj. x 1.00 \$133,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1438	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$140,100

Sub-Total, 1 Units

Exterior Features (+)	\$5,000	\$145,100
Garages (+) 528 sqft	\$16,200	\$161,300
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
Replacement Cost		\$155,816

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1	Wood Frame	C+1	2017	2017	6	A		0.92			2,876 sqft	\$155,816	5%	\$148,030	0%	100%	1.710	1.0000	\$253,100
2: Pool, In Ground	0%	1		C	2019	2019	4	A		\$41.96	0.92	\$44.92	16'x32'	\$26,944	10%	\$24,250	0%	100%	1.710	1.0000	\$41,500

2017-17474

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
08/16/2017 2:19 PM**

Tax ID Number(s):
State ID Number Only 20-15-01-276-007.000-018

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Windshire Corp., a corporation organized and existing under the laws of the State of Indiana

CONVEY(S) AND WARRANT(S) TO

Stacey M. Garber, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"


Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 11 day of August, 2017.

Windshire Corp.


By: **Adlai Schrock**
Title: **President**

**DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug 16 2017
PAULINE GRAFF, AUDITOR**

MTC File No.: 17-26007 (UD)

Page 1 of 3

DM

**04546
5.00**


PP

State of Indiana, County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Adlai Schrock, President of Windshire Corp.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 11 day of August, 2017.

My Commission Expires: _____


Signature of Notary Public

Printed Name of Notary Public



DANIEL G. REIFF
Notary Public, State of Indiana
County of Elkhart
Commission Expires: 1-17-20

Notary Public County and State of Residence

This instrument was prepared by:
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address: V/L
Lot 93C Fairfield Farms, ~~8734B~~ Brentwood Drive
Goshen, IN 46526

Grantee's Address and Mail Tax Statements To:
5498 E Rogers Ct
Syracuse, IN 46567

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. Debra A. Guy

EXHIBIT A

Lot Numbered 93C in Fairfield Farms Second, as per plat thereof recorded April 1, 2003 in Plat Volume 28 page 31 as Instrumet Number 2003-13171 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 17-26007 (UD)

Page 3 of 3

ELKHART COUNTY INDIANA 2017-17474 PAGE 3 OF 3

DataSource: Elkhart, IN

Criteria: Party Name = GARBER STACEY

INDEXED THROUGH:
11/01/2023VERIFIED THROUGH:
11/01/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/12/2019	10/29/2019	2019-23667	RELEASE ...	GARBER STACEY M		GRANTEE
10/04/2019	09/30/2019	2019-20571	MORTGAGE	GARBER STACEY		MORTGAGOR
10/04/2019	09/30/2019	2019-20571	MORTGAGE	GARBER STACEY M		MORTGAGOR
08/16/2017	08/11/2017	2017-17475	MORTGAGE	GARBER STACEY M		MORTGAGOR
08/16/2017	08/11/2017	2017-17474	WARRANTY...	GARBER STACEY M		GRANTEE
09/08/2016	09/01/2016	2016-18230	RELEASE ...	GARBER STACEY M		GRANTEE
09/08/2016	09/01/2016	2016-18230	RELEASE ...	GARBER STACEY MICHEL...		GRANTEE
07/15/2016	07/14/2016	2016-13709	WARRANTY...	GARBER STACEY M		GRANTOR
10/25/2012	10/18/2012	2012-25761	MORTGAGE	GARBER STACEY M		MORTGAGOR
10/25/2012	10/18/2012	2012-25761	MORTGAGE	GARBER STACEY MICHEL...		MORTGAGOR
10/25/2012	10/18/2012	2012-25760	QUIT CLA...	GARBER STACEY M		GRANTEE
10/25/2012	10/18/2012	2012-25760	QUIT CLA...	GARBER STACEY M		GRANTOR