



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0055	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	BEN MAUSAR III		
PROPERTY ADDRESS:	2400 KIRBY DR, ELKHART, IN, 46516		
CITY, STATE AND COUNTY:	ELKHART AND INDIANA		

SEARCH INFORMATION

SEARCH DATE:	09/20/2023	EFFECTIVE DATE:	09/19/2023
NAME(S) SEARCHED:	BEN MAUSAR III		
ADDRESS/PARCEL SEARCHED:	2400 KIRBY DR, ELKHART, IN, 46516/20-06-03-127-013.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BEN D MAUSAR III

COMMENTS:	
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VESTING DEED

DEED TYPE:	DEED	GRANTOR:	SHARON A. STAUFFER
DATED DATE:	07/24/2020	GRANTEE:	BEN D MAUSAR III
BOOK/PAGE:	N/A	RECORDED DATE:	07/30/2020
INSTRUMENT NO:	2020-16802		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ELKHART
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE SOUTH ONE HUNDRED TWENTY-FIVE (125) FEET OF LOT NUMBERED NINETEEN (19) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF FOSTER PLACE, AS ADDITION TO THE CITY OF ELKHART, SAID PLAT BEING RECORDED IN PLAT BOOK1, PAGE 140 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

2020-16802

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/30/2020 03:23 PM
AS PRESENTED

Tax ID Number(s):
State ID Number Only 20-06-03-127-013.000-012

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Sharon A. Stauffer

CONVEY(S) AND WARRANT(S) TO

^{ml}
Ben D. Mauser III, 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 24 day of July, 2020.

Sharon A. Stauffer
Sharon A. Stauffer

MTC File No.: 20-20566 (UD)

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jul 30 2020
PATRICIA A. PICKENS, AUDITOR
03777
10.00

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AL

State of Indiana County of Elkhart ss:

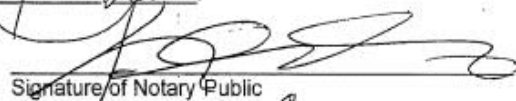
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Sharon A. Stauffer** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 29 day of July 2020

My Commission Expires:

Commission No.

Notary Public County and State of Residence


Signature of Notary Public

Kim A. Gaines
Printed Name of Notary



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
2400 Kirby Drive
Elkhart, IN 46516

Grantee's Address and Mail Tax Statements To:

Property

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. Andrew R. Drake

CERTIFICATE OF PROOF

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached:

Adam Lee Hooten
Witness Signature

Adam Lee Hooten
Witness Name (must be typed / printed)

PROOF:

STATE OF INDIANA)
COUNTY OF Elkhart)

Before me, a Notary Public in and for said County and State, personally appeared Adam Lee Hooten, the above named WITNESS to the foregoing instrument, who, being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by Sharon A. Stauffer (Name of person signing document) in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 24 day of July, 2020.

My Commission expires:

Signature:

[Signature]

Printed:

Kim A. Gaines

Resident of _____ County, Indiana



EXHIBIT A

The South One Hundred Twenty-five (125) feet of Lot Numbered Nineteen (19) as the said Lot is known and designated on the recorded Plat of Foster Place, as Addition to the City of Elkhart; said Plat being recorded in Plat Book 1, page 140 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 20-20566 (UD)

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Criteria: Party Name = MAUSAR

INDEXED THROUGH:
09/19/2023VERIFIED THROUGH:
09/19/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/06/2023	01/06/2023	2023-00304	RELEASE ...	MAUSAR BEN D		GRANTEE
12/31/2021	12/28/2021	2021-35356	MODIFICA...	MAUSAR BEN D JR		GRANTOR
12/31/2021	12/28/2021	2021-35356	MODIFICA...	MAUSAR MARILYN S		GRANTOR
11/30/2021	11/30/2021	2021-32133	LIEN	MAUSAR BEN D		GRANTOR
07/15/2021	06/07/2021	2021-18762	WARRANTY...	MAUSAR PAMELA S		GRANTOR
07/15/2021	07/14/2021	2021-18761	AFFIDAVI...	MAUSAR PAMELA S		GRANTOR
02/10/2021	02/10/2021	2021-03671	TRANSFER...	MAUSAR PAMELA S		GRANTEE
09/29/2020	09/25/2020	2020-22572	WARRANTY...	MAUSAR BEN D III		GRANTOR
09/29/2020	09/25/2020	2020-22571	QUIT CLA...	MAUSAR BEN D III		GRANTEE
09/29/2020	09/25/2020	2020-22571	QUIT CLA...	MAUSAR BEN D SR		GRANTOR
09/29/2020	09/25/2020	2020-22571	QUIT CLA...	MAUSAR PAMELA S		GRANTOR
08/27/2020	08/25/2020	2020-19431	RELEASE ...	MAUSAR BEN D JR		GRANTEE
08/27/2020	08/25/2020	2020-19431	RELEASE ...	MAUSAR MARILYN S		GRANTEE
08/25/2020	08/24/2020	2020-19162	RELEASE ...	MAUSAR BEN D JR		GRANTEE
08/18/2020	08/03/2020	2020-18534	MORTGAGE	MAUSAR BEN D JR		MORTGAGOR

Results found: 148

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DataSource: Elkhart, IN

Criteria: Party Name = MAUSAR

INDEXED THROUGH:
09/19/2023VERIFIED THROUGH:
09/19/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/18/2020	08/03/2020	2020-18534	MORTGAGE	MAUSAR MARILYN S		MORTGAGOR
07/30/2020	07/24/2020	2020-16803	MORTGAGE	MAUSAR BEN D III		MORTGAGOR
07/30/2020	07/24/2020	2020-16802	WARRANTY...	MAUSAR BEN D III		GRANTEE
07/01/2019	06/27/2019	2019-12820	MORTGAGE	MAUSAR JACOB M		MORTGAGOR
07/01/2019	06/27/2019	2019-12819	WARRANTY...	MAUSAR JACOB M		GRANTEE
11/08/2018	11/07/2018	2018-23217	WARRANTY...	MAUSAR MARILYN		GRANTOR
10/09/2018	09/28/2018	2018-20893	MORTGAGE	MAUSAR BEN D JR		MORTGAGOR
10/09/2018	09/28/2018	2018-20893	MORTGAGE	MAUSAR MARILYN S		MORTGAGOR
08/30/2018	08/29/2018	2018-17977	DEED	MAUSAR BEN D JR		GRANTEE
08/30/2018	08/29/2018	2018-17977	DEED	MAUSAR MARILYN S		GRANTEE
12/08/2017	12/08/2017	2017-26450	QUIT CLA...	MAUSAR BEN D JR		GRANTEE
12/08/2017	12/08/2017	2017-26450	QUIT CLA...	MAUSAR BEN D JR		GRANTOR
12/08/2017	12/08/2017	2017-26450	QUIT CLA...	MAUSAR MARILYN S		GRANTEE
09/08/2017	09/07/2017	2017-19308	CONTRACT	MAUSAR BEN D III		GRANTEE
09/08/2017	09/07/2017	2017-19308	CONTRACT	MAUSAR BEN D SR		GRANTOR

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NEW
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RESULTS