



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCUC-0077	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	PETER MOREY		
PROPERTY ADDRESS:	2502 WILDFLOWER COVE, MISHAWAKA, IN, 46545		
CITY, STATE AND COUNTY:	MISHAWAKA, INDIANA (IN) AND ST. JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	10/16/2023	EFFECTIVE DATE:	10/13/2023
NAME(S) SEARCHED:	PETER MOREY		
ADDRESS/PARCEL SEARCHED:	2502 WILDFLOWER COVE, MISHAWAKA, IN, 46545/71-09-03-351-007.000-023		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

PETER L. MOREY AND SHERI L. MOREY, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	TCC WILDFLOWER COVE LLC
DATED DATE:	02/18/2003	GRANTEE:	PETER L. MOREY AND SHERI L. MOREY, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	02/21/2003
INSTRUMENT NO:	0310710		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MISHAWAKA
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED TWENTY-FIVE (25) AS SHOWN ON THE RECORDED PLAT OF WILDFLOWER COVER, PHASE 1, PART B, RECORDED FEBRUARY 10, 2000 AS DOCUMENT NUMBER 0007285 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA.

2502 Wildflower Cove

Mishawaka, IN 46545

Property

Information

Tax Year/Pay Year

2022 / 2023

Parcel Number

71-09-03-351-007.000-023

Property Type

Real

Tax Unit / Description

16 - Mishawaka-Penn

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Owner of Record

Morey Peter L & Sheri L

Mailing Address

2502 Wildflower Cove
Mishawaka, IN 46545

Mortgage Company

SUPERIOR FEDERAL CREDIT UNION(216)

Mtg Company Last Changed

06/25/2014

Tif

no data

Provide Electronic Billing?

No

Duplicate Number

44378

Homestead Credit Filed?

Yes

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

Description

Lot 25Wildflower Cove Phase 1 Part B00-01 Set Up New Replat Per
Trans12425 2-10-2000

no data

Parcel Acres

no data

Section

no data

Lot Number

no data

Township

no data

Block/Subdivision

no data

Range

Billing

\$685.22

Current Account Balance

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$685.22	\$0.00	\$685.22
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$685.22	\$0.00	\$685.22
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$226.73	\$0.00	\$226.73
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker:	\$299.84	\$0.00	\$299.84
Over 65 CB:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$1,370.44
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,370.44
Receipts:			\$685.22
Total Due:			\$685.22
Surplus Transfer:			\$0.00
Account Balance:			\$685.22

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2023	\$685.22	\$685.22	\$0.00	\$1,370.44	\$685.22
2022	\$655.37	\$655.37	\$0.00	\$1,310.74	\$1,310.74
2021	\$665.00	\$665.00	\$0.00	\$1,330.00	\$1,330.00
2020	\$674.81	\$674.81	\$0.00	\$1,349.62	\$1,349.62
2019	\$839.71	\$839.71	\$0.00	\$1,679.42	\$1,679.42
2018	\$879.62	\$879.62	\$0.00	\$1,759.24	\$1,759.24
2017	\$856.90	\$856.90	\$0.00	\$1,713.80	\$1,713.80
2016	\$783.98	\$783.98	\$0.00	\$1,567.96	\$1,567.96
2015	\$766.22	\$766.22	\$0.00	\$1,532.44	\$1,532.44
2014	\$797.32	\$797.32	\$0.00	\$1,594.64	\$1,594.64
2013	\$816.80	\$816.80	\$0.00	\$1,633.60	\$1,633.60

Payments

Payable Year	Entry Date	Payable Period	Amount Paid		Property Project
2023	05/11/2023	S	\$685.22	Lock Box Payment 05/10/2023 Check Nbr 091939	N

Tax Overview

Tax Summary

Tax Summary Item	2022	2023
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$115,700	\$121,000
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$115,700	\$121,000
2a. Minus deductions	(\$72,745)	(\$74,600)
3. Equals subtotal of net assessed value of property	\$42,955	\$46,400
3a. Multiplied by your local tax rate	4.427	4.0884
4. Equals gross tax liability	\$1,901.62	\$1,897.01
4a. Minus local property tax credits	(\$222.67)	(\$226.73)
4b. Minus savings due to property tax cap	(\$368.21)	(\$299.84)

4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
5. Total property tax liability	\$1,310.74	\$1,370.44

Assessed Values as of 01/01/2022

Land Value	\$17,700
Improvements	\$103,300

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

Exemptions / Deductions

Description	Amount
Mortgage Deduct	\$3,000.00
Std Hmstd Deduct	\$45,000.00
Supplemental	\$26,600.00
Count: 3	\$74,600.00

History

Property

Event	Date	Time	Effective Date	Create Year	Related Property Key	Book	Page	Doc Nbr
No data								

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Tcc Wildflower Cove Llc	02/21/2003	13462 WD			
Commodore Corp	09/12/2000	6551 CWD			

53

HOLD FOR: MERIDIAN TITLE CORP.

0310710

RECORDED ON

02/21/2003 09:49:27AM

TERRI J. RETHLAKE
ST. JOSEPH COUNTY
RECORDER

RETURN TO: *Property address*

Mail Tax Statements to: *same*

Property Address:
2502 Wildflower Cove
Mishawaka, IN 46545

AUDITOR'S RECORD

Transfer No. _____

REC/FEE/PAGES: \$14.00

Taxing Unit _____

Mish

Date _____

2-21-03

Tax ID No. _____

16-1019-025426

PROPERTY OF ST. JOSEPH COUNTY

WARRANTY DEED

THIS INDENTURE WITNESSETH

TCC Wildflower Cove LLC

CONVEY(S) AND WARRANT(S) TO

Peter L. Morey and Sheri L. Morey, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in St. Joseph County, in the State of Indiana, to wit:

Lot Numbered Twenty-five (25) as shown on the recorded Plat of Wildflower Cove, Phase 1, Part b, recorded February 10, 2000 as Document Number 0007285 in the Office of the Recorder of St. Joseph County, Indiana.

Subject to taxes for the year 2002, due and payable in 2003, and taxes for all subsequent years.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of Grantor's members to execute and deliver this deed.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of Grantor's members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 18th day of February 2003.

TCC Wildflower Cove LLC

Cari Stein

By: _____

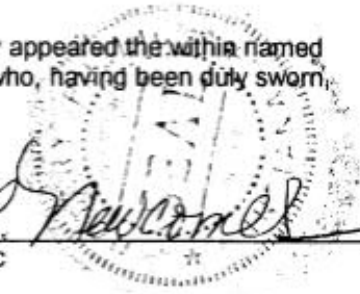
State of Indiana, County of St. Joseph County ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named TCC Wildflower Cove LLC 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 18th day of February 2003.

My Commission Expires: _____

Christine Lee Newcomer
Signature of Notary Public



Printed Name of Notary Public



Notary Public County and State of Residence

This instrument was prepared by: Frank A. Antonovitz, Attorney-at-Law #2437-98.
202 S. Michigan St., Ste. 1000, South Bend, IN 46601
8554s02 ab

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO. INDIANA

DataSource: St. Joseph, IN

Criteria: Party Name = MOREY, PETER

index date: 10/13/2023

mail out date: 10/13/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/08/2019	02/05/2019	2019-02625	AFFIDAVI...	MOREY	PETER L	MORTGAGOR
07/21/2014	01/26/2004	1417258	POWER OF...	MOREY	PETER L	ATTORNEY I...
12/17/2013	12/17/2013	1337698	MORTGAGE...	MOREY	PETER L	MORTGAGOR
12/03/2013	11/20/2013	1336432	ASSIGNME...	MOREY	PETER L	MORTGAGOR/...
11/26/2013	11/20/2013	1335926	ASSIGNME...	MOREY	PETER L	MORTGAGOR/...
11/26/2013	11/20/2013	1335925	1ST MORT...	MOREY	PETER L	MORTGAGOR
11/26/2013	11/20/2013	1335924	1ST MORT...	MOREY	PETER L	MORTGAGOR
05/16/2006	04/12/2006	0619865	ASSIGNME...	MOREY	PETER L	MORTGAGOR/...
02/21/2003	02/18/2003	0310711	1ST MORT...	MOREY	PETER L	MORTGAGOR
02/21/2003	02/18/2003	0310710	WARRANTY...	MOREY	PETER L	GRANTEE
11/07/2002	10/15/2002	0260943	MORTGAGE...	MOREY	PETER L	MORTGAGOR
10/08/2002	09/30/2002	0253763	WARRANTY...	MOREY	PETER L	GRANTOR
01/22/2002	01/10/2002	0204630	MORTGAGE...	MOREY	PETER L	MORTGAGOR
01/04/2002	12/19/2001	0200820	QUIT CLA...	MOREY	PETER L	GRANTOR
01/04/2002	12/19/2001	0200820	QUIT CLA...	MOREY	PETER L	GRANTEE

Results found: 23



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