



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0078	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	AZUCENA ROSALES		
PROPERTY ADDRESS:	59563 TANGLEWOOD CT, GOSHEN, IN, 46528		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	10/18/2023	EFFECTIVE DATE:	10/17/2023
NAME(S) SEARCHED:	AZUCENA ROSALES		
ADDRESS/PARCEL SEARCHED:	59563 TANGLEWOOD CT, GOSHEN, IN, 46528/20-06-25-407-003.000-009		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

EDGAR J. ROSALES AGUILAR AND AZUCENA A. ROSALES, A MARRIED COUPLE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BRYAN K. JAENICHEN AND MELISSA JAENICHEN, HUSBAND AND WIFE
DATED DATE:	08/24/2022	GRANTEE:	EDGAR J. ROSALES AGUILAR AND AZUCENA A. ROSALES, A MARRIED COUPLE
BOOK/PAGE:	N/A	RECORDED DATE:	08/26/2022
INSTRUMENT NO:	2022-18475		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBERED EIGHTY-FIVE (85) AS THE SAID LOT IS KNOWN DESIGNATED ON THE RECORDED PLAT OF FIRESIDE ESTATES SIXTH, A SUBDIVISION IN CONCORD TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 20, PAGE 69 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-06-25-407-003.000-009

AGUILAR EDGAR J ROSALES &

59563 TANGLEWOOD

510, 1 Family Dwell - Platted Lot

0950150-Fireside Estates (1/2

General Information

Parcel Number 20-06-25-407-003.000-009
Local Parcel Number 06-25-407-003-009
Tax ID: 0625G
Routing Number

Ownership

AGUILAR EDGAR J ROSALES & AZU
H&W
59563 TANGLEWOOD
GOSHEN, IN 46528

Legal

FIRESIDE ESTATES 6TH LOT 85

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/26/2022 to 01/01/1900.

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Elkhart
Township CONCORD TOWNSHIP
District 009 (Local 009) CONCORD TOWNSHIP
School Corp 2270 CONCORD COMMUNITY
Neighborhood 950150-009 0950150-Fireside Estates (009)
Section/Plat
Location Address (1) 59563 TANGLEWOOD GOSHEN, IN 46528

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 and Improvement.

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 111' X 175', CI 111' X 175')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2020

Data Source Aerial

Collector 10/22/2020 Tim G

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 2356 sqft
 Make

Floor Finish

- Earth
- Slab
- Sub & Joist
- Wood
- Parquet
- Tile
- Carpet
- Unfinished
- Other

Wall Finish

- Plaster/Drywall
- Paneling
- Fiberboard
- Unfinished
- Other

Roofing

- Built-Up
- Wood Shingle
- Metal
- Asphalt
- Other
- Slate
- Tile

Exterior Features

Description	Area	Value
Stoop, Masonry	68	\$2,100
Wood Deck	226	\$3,900
Canopy, Roof Extension	68	\$1,000

Plumbing

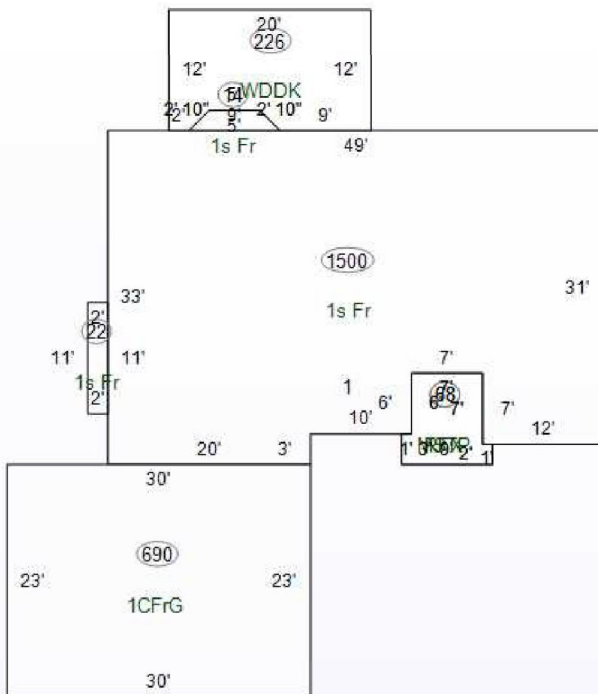
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1536	1536	\$103,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1500	820	\$59,700	
Crawl					
Slab					

Total Base \$162,700

Adjustments 1 Row Type Adj. x 1.00 \$162,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1536 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$174,800

Sub-Total, 1 Units

Exterior Features (+)	\$7,000	\$181,800
Garages (+) 690 sqft	\$20,700	\$202,500
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.92	

Replacement Cost \$204,930

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: Residential Dwelling	100%	1	Wood Frame	C+2	1994	1994	29	G		0.92		3,036 sqft	\$204,930	22%	\$159,850	0%	100%	1.440	1.0000	\$230,200

ELKHART COUNTY

◀ Return to previous page (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)

Search Results

Please review your results below and select invoices to Pay. Click here (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1) if you would like to search again.
Need help selecting an Invoice?

Select	Tax Year	Invoice No.	Owner	Due Date	Original Bill Total	Balance Due	
<input type="checkbox"/>	2022	2022-RE-06-25-407-003-009-2	AGUILAR EDGAR J ROSALES & AZUCENA A ROSALES H&W	11/13/2023	\$1,223.00	\$1,223.00	View Invoice Related Invoices (customerlocatorrelatedresults.as
<input type="checkbox"/>	2022	2022-RE-06-25-407-003-009-1	AGUILAR EDGAR J ROSALES & AZUCENA A ROSALES H&W	5/10/2023	\$1,223.00	\$0.00	View Invoice Related Invoices (customerlocatorrelatedresults.as
<input type="checkbox"/>	2021	2021-RE-06-25-407-003-009-2	JAENICHEN BRYAN K & MELISSA JAENICHEN H&W	11/10/2022	\$1,128.00	\$0.00	View Invoice Related Invoices (customerlocatorrelatedresults.as
<input type="checkbox"/>	2021	2021-RE-06-25-407-003-009-1	JAENICHEN BRYAN K & MELISSA JAENICHEN H&W	5/10/2022	\$1,128.00	\$0.00	View Invoice Related Invoices (customerlocatorrelatedresults.as

[+ Add Selected Invoices](#) | [Register Customer](#)

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-06-25-407-003.000-009	COUNTY PARCEL NUMBER 06-25-407-003-009	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION FIRESIDE ESTATES 6TH LOT 85		



SPRING AMOUNT DUE
BY May 10, 2023 **\$0.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

AGUILAR EDGAR J ROSALES & AZUCENA A
ROSALES
H&W
59563 TANGLEWOOD
GOSHEN, IN 46528

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0625407003009 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-06-25-407-003.000-009	COUNTY PARCEL NUMBER 06-25-407-003-009	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION FIRESIDE ESTATES 6TH LOT 85		



FALL AMOUNT DUE
BY November 13, 2023 **\$1,223.00**

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

AGUILAR EDGAR J ROSALES & AZUCENA A
ROSALES
H&W
59563 TANGLEWOOD
GOSHEN, IN 46528

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0625407003009 000000122300

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-06-25-407-003.000-009	COUNTY PARCEL NUMBER 06-25-407-003-009	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 009/009 CONCORD	LEGAL DESCRIPTION FIRESIDE ESTATES 6TH LOT 85		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:10/18/2023

PROPERTY ADDRESS		
59563 TANGLEWOOD		
PROPERTY TYPE	TOWNSHIP	
Real Estate	005-CONCORD	
ACRES	COUNTY SPECIFIC RATE/CREDIT	BILL CODE
0.34		036

AGUILAR EDGAR J ROSALES & AZUCENA A
ROSALES
H&W
59563 TANGLEWOOD
GOSHEN, IN 46528

TOTAL DUE FOR 2022 Payable 2023: \$1,223.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,215.50	\$1,215.50
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$7.50	\$7.50
Amount Due	\$1,223.00	\$1,223.00
Payments Received	(\$1,223.00)	\$0.00
Balance Due	\$0.00	\$1,223.00

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
AGUILAR EDGAR J ROSALES & AZUCENA A ROSALES H&W 59563 TANGLEWOOD GOSHEN, IN 46528	October 18, 2023	May 10, 2023 November 13, 2023	06-25-407-003-009 20-06-25-407-003.000-009	009/009 CONCORD
	<u>Property Address:</u>	59563 TANGLEWOOD		
	<u>Legal Description:</u>	FIRESIDE ESTATES 6TH LOT 85		

Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$224,100	\$243,100
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$224,100	\$243,100
2a. Minus deductions (see Table 5 below)	\$107,685	\$114,335
3. Equals subtotal of net assessed value of property	\$116,415	\$128,765
3a. Multiplied by your local tax rate	2.427000	2.166600
4. Equals gross tax liability (see Table 3 below)	\$2,825.40	\$2,789.82
4a. Minus local property tax credits	\$126.06	\$141.04
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$458.34	\$217.78
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$2,241.00	\$2,431.00

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ¹	\$2,241.00	\$2,431.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$2,241.00	\$2,431.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	DIFFERENCE 2022-2023	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4442	0.4191	\$517.12	\$539.65	\$22.53	4.36 %
TOWNSHIP	0.2812	0.2861	\$327.36	\$368.40	\$41.04	12.54 %
SCHOOL	1.5646	1.3237	\$1,821.43	\$1,704.46	(\$116.97)	(6.42) %
LIBRARY	0.1370	0.1377	\$159.49	\$177.31	\$17.82	11.17 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.4270	2.1666	\$2,825.40	\$2,789.82	(\$35.58)	(1.26) %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
Storm Water	\$15.00	\$15.00	0.00 %
TOTAL ADJUSTMENTS	\$15.00	\$15.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2022	2023
Standard Deduction \ Homestead	\$45,000.00	\$45,000.00
Supplemental	\$62,685.00	\$69,335.00
Mortgage	\$0.00	\$0.00
TOTAL DEDUCTIONS	\$107,685.00	\$114,335.00

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by votes through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

3. If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2021 Pay 2022 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2022 Pay 2023 – The summary of calculations based on this year’s tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2022 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2022.

Tax Rate 2023 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2022 – The amount of taxes for this property allocated to each taxing authority for 2022.

Tax Amount 2023 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2022-2023 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year’s tax amount and this year’s tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2022 – The total amount of other charges added to your tax bill in 2022.

Amount 2023 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (574) 535-6710 or <http://www.elkhartin.elevatemaps.io>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2022 – The amount deducted from your bill in 2022 for each benefit.

Amount 2023 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or <http://www.elkhartin.elevatemaps.io>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date on which the county mails the notice under IC 6-1.1-3-20.

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2023, for mobile homes assessed under IC 6-1.1-7 and January 1, 2022, for real property).

2022-18475

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
08/26/2022 09:06 AM
AS PRESENTED**

WARRANTY DEED

Fwn-140162

THIS INDENTURE WITNESSETH that **Bryan K. Jaenichen and Melissa Jaenichen, husband and wife,** (each) being over the age of eighteen (18) years ("Grantor"),

Convey(s) and Warrant(s) to Edgar J. Rosales Aguilar and Azucena A. Rosales, a married couple, (each) being over the age of eighteen (18) years ("Grantee"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in **Elkhart** County in the State of **Indiana**, to wit:

Lot Numbered Eighty-five (85) as the said Lot is known designated on the recorded plat of Fireside Estates Sixth, a subdivision in Concord Township; said plat being recorded in Plat Book 20, page 69 in the Office of the Recorder of Elkhart County, Indiana.

Property Address: 59563 Tanglewood Court, Goshen, IN 46528

Tax Parcel ID: 20-06-25-407-003.000-009

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.
Subject to all easements, visible or of record, and to all covenants, conditions and restrictions of record.

Dated this 24 day of August, 2022.

JM

KK

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Aug 26 2022
PATRICIA A. PICKENS, AUDITOR
04611
10.00

/tmp/huddy20220819-14-109vos.docx Created on 3/22/2011 2:25 pm

AFTER RECORDING
RETURN TO:
TRADEMARK TITLE
9625 COLDWATER ROAD
FORT WAYNE, IN 46825

Bryan K. Jaenichen
Bryan K. Jaenichen

Melissa Jaenichen
Melissa Jaenichen

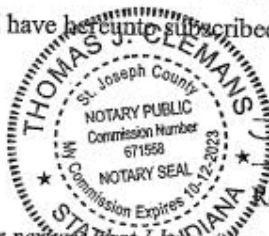
STATE OF INDIANA, COUNTY OF Elkhart

Before me, the undersigned, a Notary Public in and for said County and State, this 24 day of August, 2022, personally appeared **Bryan K. Jaenichen and Melissa Jaenichen, husband and wife**, who acknowledged the execution of the above and foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires:

10, 2023



Thomas J. Clemons, Notary Public
resident of St. Joseph County

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. Terry A. Stauffer

This instrument prepared by: Terry A. Stauffer, Attorney, 3484 Stellhorn Rd., Ft. Wayne, IN 46815. 260-312-3778

Grantee's Mailing Address for tax bills: 59563 Tanglewood Court, Goshen, IN 46528

Grantee's street address if different than Mailing Address: same

/tmp/auddy20220819-14-309vcs.docx Created on 3/22/2011 2:25 pm

DataSource: Elkhart, IN

Criteria: Party Name = ROSALES AZUCENA

INDEXED THROUGH:
10/17/2023VERIFIED THROUGH:
10/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/26/2022	08/24/2022	2022-18476	MORTGAGE	ROSALES AZUCENA A		MORTGAGOR
08/26/2022	08/24/2022	2022-18475	WARRANTY...	ROSALES AZUCENA A		GRANTEE
07/02/2013	06/28/2013	2013-15867	MORTGAGE	ROSALES AZUCENA A		MORTGAGOR
07/02/2013	06/28/2013	2013-15866	WARRANTY...	ROSALES AZUCENA A		GRANTEE