



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|--|---------------|------------------------|
| FILE/ORDER NUMBER: | INCU-0082 | PRODUCT NAME: | LEGAL & VESTING REPORT |
| BORROWER NAME(S) | KEIL KAUFFMAN | | |
| PROPERTY ADDRESS: | 67877 US HIGHWAY 33, GOSHEN, IN, 46526 | | |
| CITY, STATE AND COUNTY: | GOSHEN, INDIANA (IN) AND ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 10/23/2023 | EFFECTIVE DATE: | 10/20/2023 |
| NAME(S) SEARCHED: | KEIL KAUFFMAN | | |
| ADDRESS/PARCEL SEARCHED: | 67877 US HIGHWAY 33, GOSHEN, IN, 46526/20-16-06-376-002.000-003 | | |

ASSESSMENT INFORMATION

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

CURRENT OWNER VESTING

KEIL S. KAUFFMAN, AN ADULT PERSON

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

VESTING DEED

| | | | |
|----------------|---------------|----------------|-----------------------------------|
| DEED TYPE: | WARRANTY DEED | GRANTOR: | MARCUS A. YODER, AN ADULT PERSON |
| DATED DATE: | 07/27/2015 | GRANTEE: | KEIL S. KAUFFMAN, AN ADULT PERSON |
| BOOK/PAGE: | N/A | RECORDED DATE: | 07/29/2015 |
| INSTRUMENT NO: | 2015-15357 | | |
| COMMENTS: | | | |

FOR PREAMBLE

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

ADDITIONAL NOTES

LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 7 EAST, BENTON TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ASSUMING THE WEST LINE OF SAID SOUTHWEST QUARTER TO HAVE A BEARING OF DUE NORTH-SOUTH AND COMMENCING AT A REBAR MARKING THE NORTHWEST CORNER OF LOT #1 IN THE NORTHWEST CORNER OF THE ORIGINAL PLAT OF THE TOWN OF BENTON; THENCE NORTH 00 DEGREES 14 MINUTES 43 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PLAT, ALSO THE WEST LINE OF PARCELS OF LAND CONVEYED TO JOHN AND MARGARET SHOUP, IN WARRANTY DEED 259, PAGE 401 AND TO HAROLD AND JOYCE SCHROCK IN WARRANTY DEED 186, PAGE 557, A DISTANCE OF 225.00 FEET TO THE NORTHWEST CORNER OF SAID SCHROCK LAND AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 87 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID SCHROCK LAND, ALSO THE SOUTH LINE OF LAND CONVEYED TO BERNICE MAUZY DESCRIBED IN WARRANTY DEED 197, PAGE 229, A DISTANCE OF 15.00 FEET; THENCE NORTH 35 DEGREES 58 MINUTES 40 SECONDS WEST ALONG THE WESTERLY LINE OF SAID MAUZY LAND, A DISTANCE OF 113.00 FEET; THENCE NORTH 68 DEGREES 44 MINUTES 35 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID MAUZY LAND, A DISTANCE OF 12.38 FEET; THENCE NORTH 56 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 150.15 FEET TO THE CENTERLINE OF U.S. HIGHWAY, #33; THENCE SOUTH 35 DEGREES 09 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE, A DISTANCE OF 180.00 FEET TO THE NORTHEAST CORNER OF AFORESAID SCHROCK LAND; THENCE SOUTH 87 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE NORTH LINE OF SAID SCHROCK LAND, ALSO THE SOUTH LINE OF SAID MAUZY LAND, A DISTANCE OF 175.21 FEET (MEASURED), 155.00 FEET (RECORDED) TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

20-16-06-376-002.000-003

KAUFFMAN KEIL S

67877 US 33

511, 1 Family Dwell - Unplatted (0 to 9.9

0350000-Residential default

1/2

General Information

Parcel Number
20-16-06-376-002.000-003

Local Parcel Number
16-06-376-002-003

Tax ID:
1606F

Routing Number

Ownership

KAUFFMAN KEIL S
67877 US 33
GOSHEN, IN 46526

Legal

IN S 1/2 SW SEC 6 .589A

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|--------|------|-----------|----------------|-----|
| 07/29/2015 | KAUFFMAN KEIL S | 2936 | WD | / | \$102,000 | V |
| 08/03/2011 | YODER MARCUS A | 002567 | QC | / | \$0 | I |
| 06/18/2009 | YODER MARCUS A & | 2621 | WD | / | \$112,500 | I |
| 06/18/2009 | YODER MARCUS A & | 2621 | WD | / | \$0 | I |
| 10/18/2004 | SELF SHELLY K | | CO | / | \$0 | I |
| 01/01/1900 | YODER TIM | | CO | / | \$50,000 | I |

Notes

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2023

Location Information

County
Elkhart

Township
BENTON TOWNSHIP

District 003 (Local 003)
BENTON TOWNSHIP

School Corp 2155
FAIRFIELD COMMUNITY

Neighborhood 350000-003
0350000-Residential default (003)

Section/Plat

Location Address (1)
67877 US 33
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023

Review Group 2020

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

| Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Reason For Change | WIP | AA | AA | AA | AA |
| As Of Date | 02/22/2023 | 01/01/2023 | 01/01/2022 | 01/01/2021 | 04/09/2019 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Land | \$19,100 | \$19,100 | \$19,100 | \$19,100 | \$19,100 |
| Land Res (1) | \$19,100 | \$19,100 | \$19,100 | \$19,100 | \$19,100 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$132,500 | \$114,900 | \$106,200 | \$107,400 | \$101,500 |
| Imp Res (1) | \$131,500 | \$114,100 | \$105,400 | \$106,600 | \$100,800 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$1,000 | \$800 | \$800 | \$800 | \$700 |
| Total | \$151,600 | \$134,000 | \$125,300 | \$126,500 | \$120,600 |
| Total Res (1) | \$150,600 | \$133,200 | \$124,500 | \$125,700 | \$119,900 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$1,000 | \$800 | \$800 | \$800 | \$700 |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Res Elig % | Market Factor | Value |
|-----------|----------------|---------|------------|----------|--------|----------|-----------|------------|---------|------------|---------------|----------|
| 9 | A | | 0 | 0.457000 | 1.55 | \$26,900 | \$41,695 | \$19,055 | 0% | 100% | 1.0000 | \$19,050 |
| 82 | A | | 0 | 0.132000 | 1.00 | \$1,900 | \$1,900 | \$251 | -100% | 0% | 1.0000 | \$00 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.59 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.59 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.13 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.46 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| 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 | \$19,100 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$19,100 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$19,100 |

Data Source External Only

Collector 01/27/2020 Rod

Appraiser

General Information

Occupancy Single-Family
 Description Residential Dwelling
 Story Height 1
 Style N/A
 Finished Area 948 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 |
|-----------------------|------|---------|
| Porch, Enclosed Frame | 100 | \$7,200 |
| Patio, Concrete | 308 | \$1,700 |

Plumbing

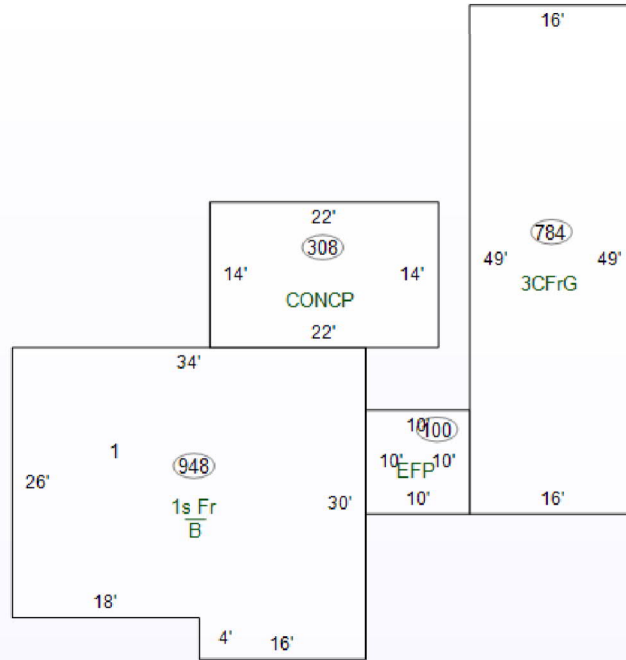
| | # | TF |
|---------------|----------|----------|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 5 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |
| | | |

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 948 | 948 | \$77,400 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 948 | 0 | \$25,800 | |
| Crawl | | | | | |
| Slab | | | | | |

Total Base \$103,200

Adjustments 1 Row Type Adj. x 1.00 \$103,200

| | | |
|------------------|-----------------|---------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:948 | \$3,400 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$106,600

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$8,900 | \$115,500 |
| Garages (+) 784 sqft | \$22,800 | \$138,300 |
| Quality and Design Factor (Grade) | | 0.90 |
| Location Multiplier | | 0.92 |

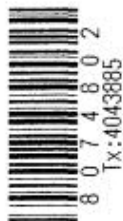
Replacement Cost \$114,512

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 | D+2 | 1950 | 1985 | 38 | A | | 0.92 | | 1,896 sqft | \$114,512 | 34% | \$75,580 | 0% | 100% | 1.740 | 1.0000 | \$131,500 |
| 2: Utility Shed | 0% | 1 | | D | 2001 | 2001 | 22 | A | \$26.02 | 0.92 | \$19.15 | 8'x8' | \$1,226 | 55% | \$550 | 0% | 100% | 1.740 | 1.0000 | \$1,000 |

2015-15357

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
AS PRESENTED
07/29/2015 1:12 PM



Mail tax bills to:
Keil S. Kauffman
67877 U.S. Highway 33
Goshen, IN 46526

Tax Key No.: _____

WARRANTY DEED

THIS INDENTURE WITNESSETH that Marcus A. Yoder, an adult person over the age of eighteen (18) years, of Elkhart County, in the State of Indiana, CONVEYS AND WARRANTS to Keil S. Kauffman, an adult person over the age of eighteen (18) years, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described real estate located in Elkhart County, State of Indiana, to-wit:

A part of the Southwest Quarter of Section 6, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana, being more particularly described as follows:

Assuming the West line of said Southwest Quarter to have a bearing of due North-South and commencing at a rebar marking the Northwest corner of Lot #1 in the Northwest corner of the Original Plat of the Town of Benton; thence North 00 degrees 14 minutes 43 seconds East along the Northerly extension of the West line of said plat, also the West line of parcels of land conveyed to John and Margaret Shoup, in Warranty Deed 259, page 401 and to Harold and Joyce Schrock in Warranty Deed 186, page 557, a distance of 225.00 feet to the Northwest corner of said Schrock land and the point of beginning of this description; thence South 87 degrees 19 minutes 00 seconds West along the Westerly extension of the North line of said Schrock land, also the South line of land conveyed to Bernice Mauzy described in Warranty Deed 197, page 229, a distance of 15.00 feet; thence North 35 degrees 58 minutes 40 seconds West along the Westerly line of said Mauzy land, a distance of 113.00 feet; thence North 68 degrees 44 minutes 35 seconds East along the Northerly line of said Mauzy land, a distance of 12.38 feet; thence North 56 degrees 25 minutes 20 seconds East, a distance of 150.15 feet to the centerline of U.S. Highway #33; thence South 35 degrees 09 minutes 00 seconds East along said centerline, a distance of 180.00 feet to the Northeast corner of aforesaid Schrock land; thence South 87 degrees 19 minutes 00 seconds West along the North line of said Schrock land, also the South

DISCLOSURE FEE PAID

Pwv
20-16-06-376-002.800-003

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
7-29 2015
Pauline E. Groff AUDITOR
2930
TRANSFER FEE 5
PARCEL NO. ✓

line of said Mauzy land, a distance of 175.21 feet (measured), 155.00 feet (recorded) to the point of beginning of this description.

Subject to all covenants, easements, restrictions, and public highway rights-of-way of record; all applicable zoning and sewer laws and ordinances; and possible rights of tile and drainage ditches.

Dated this 27 day of July, 2015.

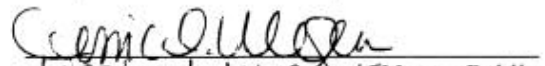


Marcus A. Yoder

STATE OF INDIANA)
) SS:
COUNTY OF KOSCIUSKO)

Before me, the undersigned, a Notary Public, in and for said County and State, this 27th day of July, 2015, personally appeared Marcus A. Yoder, an adult person over the age of eighteen (18) years, and acknowledged the execution of the foregoing Deed. IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

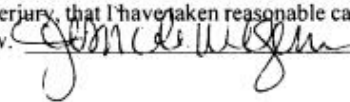
My commission expires:
4-7-19



Jessica A. Wegener, Notary Public
(Printed Name)
Resident of KOSCIUSKO County, IN



This instrument prepared by: James R. Flecker, GREEN, GROSSNICKLE & FLECKER, LLP, Post Office Box 38, 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. 

DataSource: Elkhart, IN

Criteria: Party Name = KAUFFMAN KEIL

INDEXED THROUGH:
10/20/2023VERIFIED THROUGH:
10/20/2023

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|-----------------|------------|------------|
| 08/17/2020 | 08/17/2020 | 2020-18428 | RELEASE ... | KAUFFMAN KEIL S | | GRANTEE |
| 07/22/2020 | 07/17/2020 | 2020-16022 | MORTGAGE | KAUFFMAN KEIL S | | MORTGAGOR |
| 07/29/2015 | 07/27/2015 | 2015-15358 | MORTGAGE | KAUFFMAN KEIL S | | MORTGAGOR |
| 07/29/2015 | 07/27/2015 | 2015-15357 | WARRANTY... | KAUFFMAN KEIL S | | GRANTEE |