



Legal and Vesting
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	INCUB-0097	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	JAMIN LAMBRIGHT		
PROPERTY ADDRESS:	506 SKYVIEW DR, MIDDLEBURY, IN, 46540		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/09/2023	EFFECTIVE DATE:	11/08/2023
NAME(S) SEARCHED:	JAMIN LAMBRIGHT		
ADDRESS/PARCEL SEARCHED:	506 SKYVIEW DR, MIDDLEBURY, IN, 46540/20-08-10-303-055.000-035		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAMIN LAMBRIGHT

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BRITTNEY ANN LEHMAN
DATED DATE:	06/19/2020	GRANTEE:	JAMIN LAMBRIGHT
BOOK/PAGE:	N/A	RECORDED DATE:	06/23/2020
INSTRUMENT NO:	2020-13425		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MIDDLEBURY
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBERED FORTY-SIX (46) IN HIGHLAND HILLS SECOND SUB-DIVISION AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA IN PLAT BOOK 10, PAGE 65.

ALSO,

A PART OF THE LOT NUMBERED FORTY-SEVEN (47) AND A PART OF A PARCEL OF LAND LYING BETWEEN LOT 47 AND LOT 46 AS SAID LOTS ARE KNOWN AND DESIGNATED ON THE PLAT OF HIGHLAND HILLS SECOND SUB-DIVISION AS RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA IN PLAT BOOK 10, PAGE 65 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 47 IN SAID HIGHLAND HILLS SECOND SUB-DIVISION; THENCE NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID HIGHLAND HILLS SECOND SUB-DIVISION, A DISTANCE OF 26.22 FEET TO THE SOUTHEAST CORNER OF LOT 46 IN SAID HIGHLAND HILLS SECOND SUB-DIVISION; THENCE SOUTH 59 DEGREES 46 MINUTES 00 SECONDS WEST ALONG THE SOUTHEAST LINE OF SAID LOT 46, A DISTANCE OF 178.87 FEET TO A REBAR; THENCE SOUTH 88 DEGREES 52 MINUTES 30 SECONDS EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 46, A DISTANCE OF 154.96 FEET TO THE EAST LINE OF LOT 47 IN SAID HIGHLAND HILLS SECOND SUB-DIVISION; THENCE NORTH 00 DEGREES 14 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 47, A DISTANCE OF 66.89 FEET TO THE POINT OF BEGINNING.

General Information

Parcel Number 20-08-10-303-055.000-035
Local Parcel Number 08-10-303-055-035

Tax ID: 0810E

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart
02/22/2023

Township MIDDLEBURY TOWNSHIP

District 035 (Local 035)
MIDDLEBURY CORP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 3550910-035
3550910-Highland Hills (035)

Section/Plat

Location Address (1)
506 SKYVIEW DR
Middlebury, IN 46540

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Friday, April 21, 2023

Review Group 2022

Ownership

LAMBRIGHT JAMIN
506 SKYVIEW DR
MIDDLEBURY, IN 46540-9427

Legal

HIGHLAND HILLS 2ND SD LOT 46 NE COR LOT
47 & N PT STRIP BET LOT 46 & 47



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/23/2020 to 01/01/1900.

Notes

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 200' Base Lot: Res 125' X 175', CI 125' X 200')

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.67), Actual Frontage (0), Developer Discount, Parcel Acreage (0.67), etc.

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	2318 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Porch, Open Frame	308	\$10,500

Plumbing

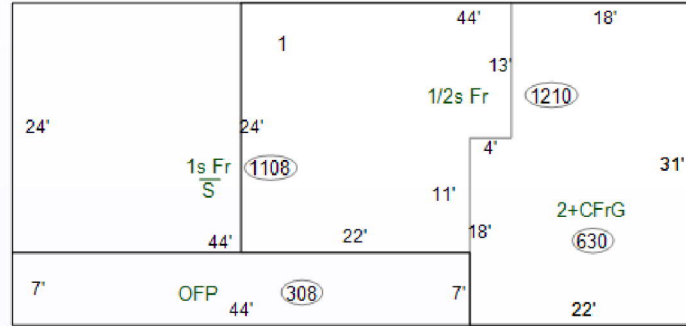
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1108	1108	\$85,100	
2					
3					
4					
1/4					
1/2	1Fr	1210	1210	\$34,500	
3/4					
Attic					
Bsmt					
Crawl					
Slab		1108	0	\$0	

Total Base \$119,600

Adjustments 1 Row Type Adj. x 1.00 \$119,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1108 1/2:1210 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800 \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$129,100

Sub-Total, 1 Units

Exterior Features (+)	\$10,500	\$139,600
Garages (+) 630 sqft	\$19,600	\$159,200
Quality and Design Factor (Grade)	1.10	
Location Multiplier	0.92	
Replacement Cost		\$161,110

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 1/2	Wood Frame	C+2	2021	2021	2	A		0.92		2,318 sqft	\$161,110	2%	\$157,890	0%	100%	1.670	1.0000	\$263,700

2020-13425

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
06/23/2020 01:51 PM
AS PRESENTED

Metropolitan Title

WARRANTY DEED

Property Address:
_____ Skyview Drive
Middlebury, IN 46540

Tax Parcel No.: 20-08-10-303-055.000-035

This Indenture Witnesseth, That **Brittney Ann Lehman**

Convey(s) and Warrant(s) to **Jamin Lambright**

for the sum of **Ten & 00/100 Dollars (\$10.00)** and other valuable consideration, the following described real estate in **Elkhart** County, in the State of **Indiana**:

Lot Numbered Forty-six (46) in Highland Hills Second Sub-Division as recorded in the Office of the Recorder of Elkhart County, Indiana in Plat Book 10, page 65.

ALSO,

A part of the Lot Numbered Forty-seven (47) and a part of a parcel of land lying between Lot 47 and Lot 46 as said lots are known and designated on the plat of Highland Hills Second Sub-Division as recorded in the Office of the Recorder of Elkhart County, Indiana in Plat Book 10, page 65 being more particularly described as follows: Beginning at the northeast corner of Lot 47 in said Highland Hills Second Sub-Division; thence North 00 degrees 14 minutes 30 seconds West along the east line of said Highland Hills Second Sub-Division, a distance of 26.22 feet to the southeast corner of Lot 46 in said Highland Hills Second Sub-Division; thence South 59 degrees 46 minutes 00 seconds West along the southeast line of said Lot 46, a distance of 178.87 feet to a rebar; thence South 88 degrees 52 minutes 30 seconds East along the easterly extension of the south line of said Lot 46, a distance of 154.96 feet to the east line of Lot 47 in said Highland Hills Second Sub-Division; thence North 00 degrees 14 minutes 30 seconds West along the east line of said Lot 47, a distance of 66.89 feet to the point of beginning.

Subject to real estate taxes not yet due and payable.

Subject To any and all easements, agreements, and restrictions of record, and to legal highways.

File No.: 4041-159038

Page 1 of 2

DM

MC

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jun 23 2020
PATRICIA A. PICKENS, AUDITOR
03003
10.00

Signed this 19 day of June, 2020.

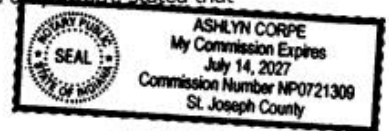
Brittney Ann Lehman
Brittney Ann Lehman

Acknowledgement

State of Indiana; Elkhart County:

Before me, a Notary Public in and for the said County and State, personally appeared **Brittney Ann Lehman**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 19 day of June, 2020.



My commission expires:

Signature *Ashlyn Corpe*
Printed _____, Notary Public

Residing in _____ County, Indiana

This instrument prepared by Jeffrey S. Harlan, Attorney at Law.

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.

Ashlyn Corpe
Name: _____

Grantee's Mailing Address and Mailing Address for Tax Bills:
(must be a street address)

604 N. Chicago Ave
Krooshen, IN 46529

DataSource: Elkhart, IN

Criteria: Party Name = LAMBRIGHT JAMIN

INDEXED THROUGH:

11/08/2023

VERIFIED THROUGH:

11/08/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/30/2021	12/06/2021	2021-35259	MORTGAGE	LAMBRIGHT JAMIN		MORTGAGOR
08/23/2021	07/26/2021	2021-22640	WARRANTY...	LAMBRIGHT JAMIN A		GRANTOR
08/18/2021	08/05/2021	2021-22149	RELEASE ...	LAMBRIGHT JAMIN A		GRANTEE
03/24/2021	03/23/2021	2021-07480	MORTGAGE	LAMBRIGHT JAMIN		MORTGAGOR
06/23/2020	06/19/2020	2020-13425	WARRANTY...	LAMBRIGHT JAMIN		GRANTEE
08/27/2018	08/13/2018	2018-17619	QUIT CLA...	LAMBRIGHT JAMIN A		GRANTEE
04/22/2015	04/16/2015	2015-07544	MORTGAGE	LAMBRIGHT JAMIN A		MORTGAGOR
04/22/2015	04/14/2015	2015-07543	WARRANTY...	LAMBRIGHT JAMIN A		GRANTEE
07/18/2014	07/15/2014	2014-13030	CONTRACT	LAMBRIGHT JAMIN		GRANTEE