



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0100	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CHRISTINE QAIYIM		
PROPERTY ADDRESS:	1103 MALLARD DR, BRISTOL, IN, 46507		
CITY, STATE AND COUNTY:	BRISTOL, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	11/16/2023	EFFECTIVE DATE:	11/15/2023
NAME(S) SEARCHED:	CHRISTINE QAIYIM		
ADDRESS/PARCEL SEARCHED:	1103 MALLARD DR, BRISTOL, IN, 46507/20-03-22-353-010.000-031		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHRISTINE M. QAIYIM, A MARRIED WOMAN

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE DEED	GRANTOR:	GRANITE RIDGE BUILDERS, INC, BY TONY REINCKE, AN INDIANA CORPORATION
DATED DATE:	02/15/2013	GRANTEE:	CHRISTINE M. QAIYIM, A MARRIED WOMAN
BOOK/PAGE:	N/A	RECORDED DATE:	02/20/2013
INSTRUMENT NO:	2013-04272		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BRISTOL
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, IN THE STATE OF INDIANA, TO-WIT:

LOT NUMBERED NINETY (90) IN RIVERWATCH SECTION 3 AS PER PLAT THEREOF IN PLAT BOOK 32, PAGE 85 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-03-22-353-010.000-031

QAIYIM CHRISTINE M

1103 MALLARD DRIVE

510, 1 Family Dwell - Platted Lot

3152105-Riverwatch Sectio 1/2

General Information

Parcel Number 20-03-22-353-010.000-031
Local Parcel Number 03-22-353-010-031

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Elkhart
02/22/2023

Township WASHINGTON TOWNSHIP

District 031 (Local 031) BRISTOL CORP

School Corp 2305 ELKHART COMMUNITY

Neighborhood 3152105-031
3152105-Riverwatch Section 2 (031)

Section/Plat

Location Address (1)
1103 MALLARD DRIVE
Bristol, IN 46507

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2021

Ownership

QAIYIM CHRISTINE M
1103 Mallard Dr
Bristol, IN 465078845

Legal

RIVERWATCH SECTION 3 LOT 90

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/20/2013 to 01/01/1900.

Notes



Res

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 monetary values for various categories.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 150', CI 75' X 150')

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 items like Calculated Acreage, Parcel Acreage, Total Acres Farmland, and Total Value (\$20,900).

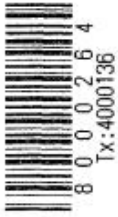
Data Source Aerial

Collector 02/24/2021 Kayla

Appraiser

2013-04272

ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
02/20/2013 2:52 PM



HOLD FOR MERIDIAN TITLE CORP

CORPORATE DEED

THIS INDENTURE WITNESSETH that GRANITE RIDGE BUILDERS, INC., BY TONY REINCKE, an Indiana corporation, ("Grantor") **Conveys and Warrants** to CHRISTINE M. QAIYIM, A MARRIED WOMAN, being over the age of eighteen (18) years, of Elkhart County, in the State of Indiana, 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 Ninety (90) in Riverwatch Section 3 as per plat thereof recorded in Plat Book 32, page 85 in the Office of the Recorder of Elkhart County, Indiana.

Parcel No. 20-03-22-353-010.000-031

Commonly known as: 1103 Mallard Drive, Bristol, IN 46507.

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions and restrictions of record.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a duly authorized and appointed representative of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

\\Ferry\pcv2\msdocuments\REAL\2013.02\QAIYIM 13-5343.docx Created on 2/13/13 4:06 pm

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2-20 2013
Pauline F. Groff AUDITOR
6850

TRANSFER FEE 5
PARCEL NO. ✓

108

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 15th day of February, 2013.

GRANITE RIDGE BUILDERS, INC., BY TONY REINCKE

By: Jill A. Sample
Jill A. Sample, Corporate Representative

STATE OF INDIANA)
COUNTY OF Elkhart)§:

Before me, the undersigned Notary Public in and for said County and State, personally appeared Jill A. Sample, Corporate Representative of GRANITE RIDGE BUILDERS, INC., BY TONY REINCKE, who acknowledged the execution of the above and foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this 15th day of February, 2013.

My Commission Expires _____



Jacquelyn A. Demott
_____, Notary Public
Resident of _____ County

This instrument prepared by: Terry A. Stauffer, Attorney at Law, 110 W. Berry, Suite 1700, Ft. Wayne, IN 46802 (260) 424-8223.
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, Atty #1904-02
Mail Tax Bills To Grantee(s) Mail Recorded Deed To: property address

DataSource: Elkhart, IN

Criteria: Party Name = QAIYIM CHRISTINE

INDEXED THROUGH:
11/15/2023VERIFIED THROUGH:
11/15/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/11/2020	05/08/2020	2020-09573	RELEASE ...	QAIYIM CHRISTINE M		GRANTEE
04/24/2020	04/17/2020	2020-08448	MORTGAGE	QAIYIM CHRISTINE M		MORTGAGOR
02/20/2013	02/15/2013	2013-04273	MORTGAGE	QAIYIM CHRISTINE M		MORTGAGOR
02/20/2013	02/15/2013	2013-04272	DEED	QAIYIM CHRISTINE M		GRANTEE

