



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	INCUCU-0102	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	LEON MILLER		
PROPERTY ADDRESS:	13786 COUNTY ROAD 12, MIDDLEBURY, IN, 46540		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA (IN) AND ELKHART		

**SEARCH INFORMATION**

SEARCH DATE:	11/20/2023	EFFECTIVE DATE:	11/17/2023
NAME(S) SEARCHED:	LEON MILLER		
ADDRESS/PARCEL SEARCHED:	13786 COUNTY ROAD 12, MIDDLEBURY, IN, 46540/20-08-04-100-025.000-034		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

LEON R. MILLER AND NORINE J. MILLER, HUSBAND AND WIFE

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	WARRANTY DEED	GRANTOR:	DEREK R. KIDDER
DATED DATE:	06/03/2016	GRANTEE:	LEON R. MILLER AND NORINE J. MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/07/2016
INSTRUMENT NO:	2016-10730		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MIDDLEBURY
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**ADDITIONAL NOTES**

**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 4, TOWNSHIP 37 NORTH, RANGE AND EAST AND THE CENTERLINE OF COUNTY ROAD NUMBER 12, THENCE DUE EAST ALONG THE CENTERLINE OF COUNTY ROAD NUMBER 12, A DISTANCE OF 900 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING DUE EAST ALONG SAID CENTERLINE, A DISTANCE OF 210.0 FEET; THENCE SOUTH 1 DEGREE 36 MINUTES EAST, A DISTANCE OF 628.0 FEET; THENCE DUE WEST, A DISTANCE OF 210 FEET; THENCE NORTH 1 DEGREE 36 MINUTES WEST A DISTANCE OF 628.0 FEET TO THE AFOREMENTIONED POINT OF BEGINNING. CONTAINING 3.30 ACRES, MORE OR LESS.

20-08-04-100-025.000-034

MILLER LEON R & NORINE J MI

13786 COUNTY RD 12

521, 2 Family Dwell - Unplatted (0 to 9.9

3450000-Residential Acrea

1/4

General Information

Parcel Number 20-08-04-100-025.000-034
Local Parcel Number 08-04-100-025-034

Tax ID: 0800C

Routing Number

Property Class 521
2 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County Elkhart
02/22/2023

Township MIDDLEBURY TOWNSHIP

District 034 (Local 034) MIDDLEBURY TOWNSHIP

School Corp 2275 MIDDLEBURY COMMUNITY

Neighborhood 3450000-034
3450000-Residential Acreage defau

Section/Plat

Location Address (1)
13786 COUNTY RD 12
MIDDLEBURY, IN 46540

Zoning ZO01 Residential

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, April 21, 2023

Review Group 2022

Ownership

MILLER LEON R & NORINE J MILLER
13786 COUNTY ROAD 12
MIDDLEBURY, IN 46540-9514

Legal

PT S1/2 NW1/4 900FT E OF SEC LINE
210FTX628FT SEC 4 3.03A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 06/07/2016 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, Improvement, and Total.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for lots 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (3.03), Actual Frontage (0), Developer Discount, Parcel Acreage (3.03), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.15), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (1.88), 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 (\$26,900), 91/92 Value (\$25,400), Supp. Page Land Value, CAP 1 Value (\$26,900), CAP 2 Value (\$0), CAP 3 Value (\$25,400), Total Value (\$52,300).

Data Source Aerial

Collector 08/25/2022 Rod

Appraiser

**General Information**

Occupancy Single-Family  
 Description Residential Dwelling  
 Story Height 1  
 Style N/A  
 Finished Area 1514 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, Open Frame	240	\$9,000

**Plumbing**

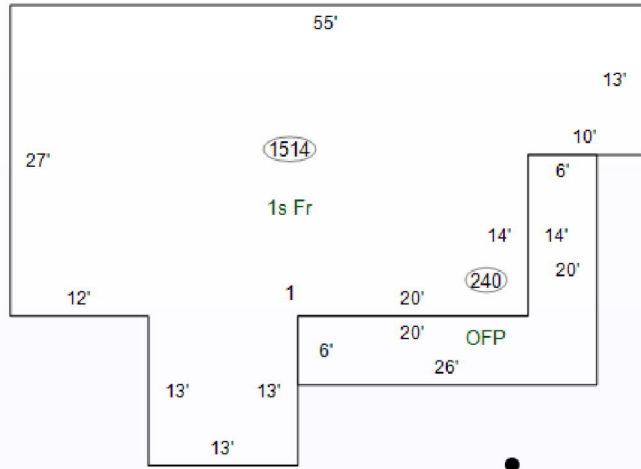
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1514	1514	\$103,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1514	0	\$34,500	
Crawl					
Slab					

<b>Total Base</b>		\$137,500
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$137,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:1000	\$12,000
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1514	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$160,200
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$9,000	\$169,200
Garages (+) 0 sqft	\$0	\$169,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
<b>Replacement Cost</b>		\$163,447

**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+1	1991	1991	32	A		0.92		3,028 sqft	\$163,447	26%	\$120,950	0%	100%	2.070	1.0000	\$250,400
2: Detached Garage/Boat	100%	1	Wood Frame	C	1995	1995	28	A	\$28.90	0.92	\$26.59	24'x32'	\$20,420	24%	\$15,520	0%	100%	2.070	1.0000	\$32,100
3: Patio (free standing)	0%	1		C	2020	2020	3	A		0.92		690 sqft	\$3,312	3%	\$3,210	0%	100%	2.070	1.0000	\$6,600
4: Swimming Pool (R)	0%	1		D	2004	2004	19	A		0.92		28' Circ	\$5,078	85%	\$760	0%	100%	2.070	1.0000	\$1,600
5: Utility Shed	0%	1		D	2001	2001	22	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	55%	\$870	0%	100%	2.070	1.0000	\$1,800
6: Utility Shed 02	0%	1		C	2018	2018	5	A	\$19.35	0.92	\$17.80	12'x20'	\$4,272	20%	\$3,420	0%	100%	2.070	1.0000	\$7,100
7: Wood Deck (free standi	0%	1		C	2005	2005	18	A		0.92		14'x16'	\$3,588	17%	\$2,980	0%	100%	2.070	1.0000	\$6,200





2016-10730

ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
AS PRESENTED  
06/07/2016 2:39 PM

HAMILTON TITLE

Warranty Deed

This Indenture Witnesseth, that Derek R. Kidder ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to Leon R. Miller and Norine J. Miller, husband and wife ("Grantee") of Elkhart County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Elkhart County, State of Indiana, commonly known as 13786 County Road 12, Middlebury, IN 46540, and more particularly described as:

**A part of the Northwest Quarter of Section 4, Township 37 North, Range 7 East, Middlebury Township, Elkhart County, Indiana, and more particularly described as follows:**

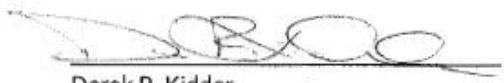
**Commencing at the intersection of the West line of Section 4, Township 37 North, Range 8 East and the Centerline of County Road Number 12, thence due East along the centerline of County Road Number 12, a distance of 900 feet to the point of beginning of this description; thence continuing due East along said centerline, a distance of 210.0 feet; thence South 1°36' East, a distance of 628.0 feet; thence due West, a distance of 210 feet; thence North 1°36' West a distance of 628.0 feet to the aforementioned Point of Beginning. Containing 3.30 acres, more or less.**

Parcel No.:20-08-04-100-025.000-034

Subject to taxes for 2016 payable 2017, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 3 day of June, 2016.



Derek R. Kidder

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 07 2016

PAULINE GRAFF, AUDITOR

2803

5.00

PP

KB

STATE OF INDIANA )  
COUNTY OF Elkhart )

Before me, a Notary Public in and for said County and State, personally appeared Derek R. Kidder 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 3 day of June, 2016.

Signature: Amy Weatherholt, Notary Public  
Printed: Amy Weatherholt

My Commission Expires: 11-17-21  
My County Of Residence is: Elkhart  
16-0955



AMY J. WEATHERHOLT  
Notary Public, State of Indiana  
Resident of Elkhart County  
My Commission Expires Nov. 17, 2021

Prepared by and return deed to:  
Jennifer J. Wallander, Esq.

Hamilton National Title LLC, 56199 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Jennifer J. Wallander.

Grantee mailing address and please send tax statements/notices to:  
13786 CR 12 Middlebury IN 46540

DataSource: Elkhart, IN

Criteria: Party Name = MILLER LEON

INDEXED THROUGH:  
11/17/2023VERIFIED THROUGH:  
11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/10/2023	08/03/2023	2023-13115	MORTGAGE	MILLER LEON		MORTGAGOR
08/10/2023	08/10/2023	2023-13108	RELEASE ...	MILLER LEON		GRANTEE
08/01/2023	07/27/2023	2023-12444	CONTRACT	MILLER LEONA H		GRANTEE
04/20/2023	04/15/2023	2023-06160	PARTNERS...	MILLER LEON		GRANTOR
01/24/2023	02/24/2022	2023-01304	SURVEY	MILLER LEON R		GRANTOR
09/20/2022	08/11/2022	2022-20194	CONTRACT	MILLER LEON D		GRANTEE
09/20/2022	08/11/2022	2022-20193	WARRANTY...	MILLER LEON		GRANTOR
08/08/2022	12/16/2021	2022-17059	WARRANTY...	MILLER LEON		GRANTOR
07/15/2022	07/13/2022	2022-15182	DEED	MILLER LEON		GRANTOR
05/24/2022	04/29/2022	2022-11013	MORTGAGE	MILLER LEON		MORTGAGOR
05/13/2022	05/13/2022	2022-10210	RELEASE ...	MILLER LEONA		GRANTEE
05/13/2022	05/09/2022	2022-10209	MORTGAGE	MILLER LEONA		MORTGAGOR
05/04/2022	05/04/2022	2022-09516	RELEASE ...	MILLER LEON		GRANTEE
04/27/2022	04/20/2022	2022-08944	DEED	MILLER LEON R TRUSTE...		GRANTOR
04/27/2022	04/20/2022	2022-08944	DEED	MILLER LEON RAY TRUS...		GRANTOR



DataSource: Elkhart, IN

Criteria: Party Name = MILLER LEON

INDEXED THROUGH:  
11/17/2023VERIFIED THROUGH:  
11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/27/2022	04/12/2022	2022-08943	DEED	MILLER LEON R TRUSTE...		GRANTEE
03/22/2022	03/18/2022	2022-06106	DEED	MILLER LEON R TRUSTE...		GRANTOR
03/22/2022	03/18/2022	2022-06106	DEED	MILLER LEON RAY TRUS...		GRANTOR
03/22/2022	03/16/2022	2022-06105	DEED	MILLER LEON R TRUSTE...		GRANTEE
01/28/2022	12/31/2021	2022-02166	WARRANTY...	MILLER LEON		GRANTEE
01/27/2022	01/26/2022	2022-02013	MORTGAGE	MILLER LEON J		MORTGAGOR
01/27/2022	01/26/2022	2022-02012	MORTGAGE	MILLER LEON J		MORTGAGOR
01/27/2022	01/26/2022	2022-02011	WARRANTY...	MILLER LEON J		GRANTEE
01/12/2022	01/12/2022	2022-00905	RELEASE ...	MILLER LEON		GRANTEE
01/07/2022	01/07/2022	2022-00477	RELEASE ...	MILLER LEON		GRANTEE
11/02/2021	10/27/2021	2021-29639	WARRANTY...	MILLER LEONA		GRANTEE
09/24/2021	09/20/2021	2021-25698	MORTGAGE	MILLER LEON		MORTGAGOR
12/23/2020	12/23/2020	2020-30930	RELEASE ...	MILLER LEON		GRANTEE
12/22/2020	12/11/2020	2020-30604	SUBORDIN...	MILLER LEON		GRANTOR
12/21/2020	12/11/2020	2020-30450	MORTGAGE	MILLER LEON		MORTGAGOR

DataSource: Elkhart, IN

Criteria: Party Name = MILLER LEON

INDEXED THROUGH:  
11/17/2023VERIFIED THROUGH:  
11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/10/2020	11/16/2020	2020-29557	CONTRACT	MILLER LEON		GRANTEE
12/10/2020	11/16/2020	2020-29556	WARRANTY...	MILLER LEON		GRANTOR
12/08/2020	12/08/2020	2020-29316	RELEASE ...	MILLER LEON		GRANTEE
08/06/2020	07/15/2020	2020-17418	RELEASE ...	MILLER LEONA F		GRANTEE
08/04/2020	07/28/2020	2020-17030	MORTGAGE	MILLER LEON		MORTGAGOR
06/23/2020	06/19/2020	2020-13373	MORTGAGE	MILLER LEONA F		MORTGAGOR
04/28/2020	04/28/2020	2020-08622	RELEASE ...	MILLER LEONA F		GRANTEE
04/28/2020	04/28/2020	2020-08620	RELEASE ...	MILLER LEONA F		GRANTEE
04/28/2020	04/23/2020	2020-08619	MORTGAGE	MILLER LEONA F		MORTGAGOR
04/28/2020	04/23/2020	2020-08618	MORTGAGE	MILLER LEONA F		MORTGAGOR
01/10/2020	12/27/2019	2020-00691	DEATH CE...	MILLER LEONARD R		GRANTOR
10/21/2019	10/11/2019	2019-21955	RELEASE ...	MILLER LEON		GRANTEE
10/21/2019	09/26/2019	2019-21954	RELEASE ...	MILLER LEON		GRANTEE
09/25/2019	09/20/2019	2019-19809	MORTGAGE	MILLER LEON		MORTGAGOR
08/29/2019	08/28/2019	2019-17664	RELEASE ...	MILLER LEON C		GRANTEE



DataSource: Elkhart, IN

Criteria: Party Name = MILLER LEON

INDEXED THROUGH:  
11/17/2023VERIFIED THROUGH:  
11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/25/2019	07/25/2019	2019-14868	MISCELLA...	MILLER LEON		GRANTOR
07/03/2019	07/02/2019	2019-13124	MORTGAGE	MILLER LEONA F		MORTGAGOR
07/03/2019	07/02/2019	2019-13123	WARRANTY...	MILLER LEONA F		GRANTEE
06/27/2019	06/26/2019	2019-12650	WARRANTY...	MILLER LEONA F		GRANTOR
06/27/2019	06/26/2019	2019-12650	WARRANTY...	MILLER LEONA FERN		GRANTOR
06/26/2019	06/25/2019	2019-12476	RELEASE ...	MILLER LEONA		GRANTEE
06/24/2019	06/19/2019	2019-12166	SUBORDIN...	MILLER LEONA F		GRANTOR
06/24/2019	06/24/2019	2019-12153	RELEASE ...	MILLER LEONA F		GRANTEE
06/24/2019	06/19/2019	2019-12152	MORTGAGE	MILLER LEONA F		MORTGAGOR
06/19/2019	04/16/2019	2019-11849	EASEMENT	MILLER LEON		GRANTOR
06/19/2019	04/16/2019	2019-11848	WARRANTY...	MILLER LEON		GRANTOR
06/04/2019	06/03/2019	2019-10638	RELEASE ...	MILLER LEONA		GRANTEE
06/04/2019	05/28/2019	2019-10637	MORTGAGE	MILLER LEONA		MORTGAGOR
05/06/2019	04/26/2019	2019-08463	PARTIAL ...	MILLER LEON		GRANTEE
04/26/2019	04/26/2019	2019-07874	RELEASE ...	MILLER LEONARDA G		GRANTEE

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Criteria: Party Name = MILLER LEON

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11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/20/2019	03/15/2019	2019-05166	MORTGAGE	MILLER LEONA		MORTGAGOR
03/20/2019	03/15/2019	2019-05165	QUIT CLA...	MILLER LEONA		GRANTEE
02/26/2019	02/04/2019	2019-03803	AFFIDAVI...	MILLER LEONARD R		GRANTOR
02/25/2019	02/22/2019	2019-03693	RELEASE ...	MILLER LEONA F		GRANTEE
01/14/2019	01/14/2019	2019-00905	RELEASE ...	MILLER LEON R		GRANTEE
01/11/2019	12/27/2018	2019-00760	MORTGAGE	MILLER LEON		MORTGAGOR
01/07/2019	12/31/2018	2019-00332	MORTGAGE	MILLER LEON R		MORTGAGOR
10/03/2018	09/28/2018	2018-20522	RELEASE ...	MILLER LEONARD R		GRANTEE
09/24/2018	09/19/2018	2018-19660	MORTGAGE	MILLER LEONARD R		MORTGAGOR
06/22/2018	06/21/2018	2018-12466	WARRANTY...	MILLER LEONA FERN		GRANTEE
12/01/2017	11/27/2017	2017-25764	MORTGAGE	MILLER LEON		MORTGAGOR
12/01/2017	11/27/2017	2017-25763	WARRANTY...	MILLER LEON		GRANTEE
09/18/2017	09/15/2017	2017-20048	DEED	MILLER LEON D TRUSTE...		GRANTOR
06/13/2017	06/08/2017	2017-11947	MORTGAGE	MILLER LEON R		MORTGAGOR
05/08/2017	05/03/2017	2017-09239	RELEASE ...	MILLER LEONA		GRANTEE

DataSource: Elkhart, IN

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11/17/2023VERIFIED THROUGH:  
11/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/08/2017	05/03/2017	2017-09238	RELEASE ...	MILLER LEONA		GRANTEE
05/08/2017	05/03/2017	2017-09237	MORTGAGE	MILLER LEONA		MORTGAGOR
06/21/2016	06/21/2016	2016-11815	RELEASE ...	MILLER LEON R		GRANTEE
06/07/2016	06/03/2016	2016-10731	MORTGAGE	MILLER LEON R		MORTGAGOR
06/07/2016	06/03/2016	2016-10730	WARRANTY...	MILLER LEON R		GRANTEE
06/07/2016	06/03/2016	2016-10660	WARRANTY...	MILLER LEON R		GRANTOR
04/07/2016	04/01/2016	2016-06172	PARTNERS...	MILLER LEONA		GRANTOR
07/29/2015	07/28/2015	2015-15347	MORTGAGE	MILLER LEON C		MORTGAGOR
07/22/2015	07/17/2015	2015-14717	WARRANTY...	MILLER LEONA		GRANTOR
05/12/2015	05/05/2015	2015-08963	RELEASE ...	MILLER LEONA		GRANTEE
05/11/2015	05/05/2015	2015-08913	MORTGAGE	MILLER LEONA		MORTGAGOR
02/09/2015	02/04/2015	2015-02711	MORTGAGE	MILLER LEON		MORTGAGOR
02/09/2015	02/04/2015	2015-02710	WARRANTY...	MILLER LEON		GRANTEE
01/20/2015	01/20/2015	2015-01227	QUIT CLA...	MILLER LEON		GRANTEE
01/20/2015	01/20/2015	2015-01227	QUIT CLA...	MILLER LEON		GRANTOR