



Legal and Vesting  
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	INCU-0107	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JAMIE GIFT		
PROPERTY ADDRESS:	309 W SOUTH ST, ARGOS, IN, 46501		
CITY, STATE AND COUNTY:	ARGOS, INDIANA (IN) AND MARSHALL		

SEARCH INFORMATION

SEARCH DATE:	11/29/2023	EFFECTIVE DATE:	11/28/2023
NAME(S) SEARCHED:	JAMIE GIFT		
ADDRESS/PARCEL SEARCHED:	309 W SOUTH ST, ARGOS, IN, 46501/ 502290302679000016		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAMIE M. GIFT

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	SHEENA M. SHOOK PEARSON, FORMERLY KNOWN AS SHEENA M. SHOOK
DATED DATE:	06/26/2019	GRANTEE:	JAMIE M. GIFT
BOOK/PAGE:	N/A	RECORDED DATE:	07/05/2019
INSTRUMENT NO:	201903050		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ARGOS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MARSHALL COUNTY, IN THE STATE OF INDIANA:

COMMENCING AT THE NORTHWEST CORNER OF OUTLOT NUMBER 5 IN LOWRYS CONTINUED ADDITION TO THE TOWN OF ARGOS, MARSHALL COUNTY, INDIANA; THENCE EAST ON THE SOUTH LINE OF SOUTH STREET 89 FEET; THENCE SOUTHERLY ON A LINE DIVIDING OUTLOT NUMBER 5 EAST AND WEST 60.80 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SOUTH STREET TO THE EAST LINE OF WEST STREET; THENCE NORTH ON SAID EAST LINE 60 FEET TO THE PLACE OF BEGINNING.

50-22-90-302-679.000-016

GIFT JAMIE M

309 W SOUTH ST

510, 1 Family Dwell - Platted Lot

ARGOS SOUTHWEST /12 1/2

General Information

Parcel Number 50-22-90-302-679.000-016
Local Parcel Number 502290302679000016

Tax ID: 0120129600

Routing Number 22-90-302-073

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Marshall

Township WALNUT TOWNSHIP

District 016 (Local 016) ARGOS-WALNUT

School Corp 5470 ARGOS COMMUNITY

Neighborhood 1200507-016 ARGOS SOUTHWEST

Section/Plat 90

Location Address (1) 309 W SOUTH ST ARGOS, IN 46501

Zoning

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 Thursday, April 13, 2023

Review Group 2022

Ownership

GIFT JAMIE M
309 W SOUTH ST
ARGOS, IN 46501

Legal

ACREAGE: AUDITOR DESC: LOWRYS ADD OL 5
NW COR OL 5 LOWRYS CR LEGAL DESC:



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, Annual Value, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement breakdown.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 66' X 121', CI 66' X 121')

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

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 07/05/2019, 05/19/2010, 04/30/2008, 12/14/2007, 09/21/1999, 04/05/1994.

Res

Notes

10/1/2021 22CR: NO CHANGES NOTED
2/18/2021 21GI: CORRECTED EXCESS FRONTAGE LAND INFL.
7/18/2019 20GI: REVISED EFF YR TO 1990 FOR KITCHEN, BATH, FLOORING AND EXT UPDATES SINCE BUILD AND COND. TO GOOD FOR 1/1/20 PER LIST INFO.
8/18/2017 18CR: NO CHANGES NOTED
3/10/2011 11SV: 5/19/10 SALE VALIDATED 12/16/10. CORRECTIONS MADE TO REFLECT DATE OF SALE: CHANGED CONDITION OF DET GAR & DWLG TO FAIR PER JB 4/28/10.
1/1/1900 12RE: REAS: NO CHANGES NOTED.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.13), Actual Frontage (0), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,600).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1460 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input 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 type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" 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
Patio, Concrete	125	\$800
Canopy, Roof Extension	125	\$1,400
Stoop, Masonry	28	\$1,500
Canopy, Roof Extension	28	\$600

Plumbing

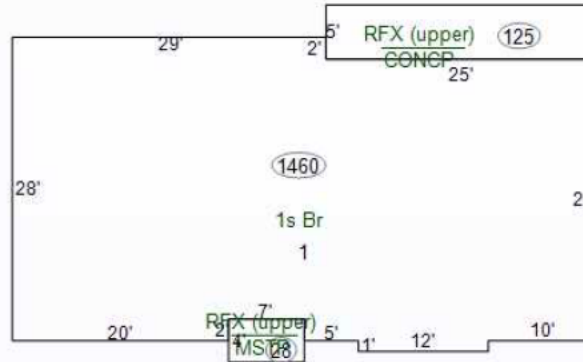
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>4</b>	<b>6</b>

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>7</b>

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1460	1460	\$110,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$110,100

**Adjustments** 1 Row Type Adj. x 1.00 \$110,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1460	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$119,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,300	\$123,300
Garages (+) 0 sqft	\$0	\$123,300
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$113,436</b>

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	Brick	C	1957	1990	33 G		0.92		1,460 sqft	\$113,436	24%	\$86,210	0%	100%	1.140	1.0000	\$98,300
2: Detached Garage 20X	100%	1	Wood Frame	C	1957	1975	48 A	\$35.01	0.92	\$32.21	20'x22'	\$14,172	35%	\$9,210	0%	100%	1.140	1.0000	\$10,500

**201903050**  
**JANET HOWARD**  
**MARSHALL COUNTY RECORDER**  
**07/05/2019 11:27 AM**  
**REC FEE: 25.00 PGS: 2**

### WARRANTY DEED

**Property Address:**  
309 W. South Street  
Argos, IN 46501

**Tax Parcel No.:** 50-22-90-302-679.000-016

**This Indenture Witnesseth, That Sheena M. Shook Pearson, formerly known as Sheena M. Shook Convey(s) and Warrant(s) to Jamie M. Gift**

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

Commencing at the northwest corner of Outlot Number 5 in Lowry's Continued Addition to the Town of Argos, Marshall County, Indiana; thence East on the south line of South Street 89 feet; thence Southerly on a line dividing Outlot Number 5 East and West 60.80 feet; thence West parallel with the south line of South Street to the east line of West Street; thence North on said east line 60 feet to the place of beginning.

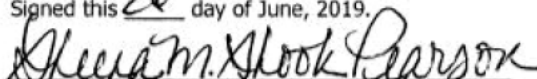
Subject to legal highways.

Subject to real estate taxes not yet due and payable.

Grantor, Sheena M. Shook Pearson, certifies that she is the same person as Sheena M. Shook , the grantee in a deed recorded May 24, 2010, in the Office of the Recorder of Marshall County, Indiana, as Instrument No. 201002331 .

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

Signed this 26 day of June, 2019.

  
Sheena M. Shook Pearson

File No.: 4041-  
137947

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Duly Entered For Taxation Subject To  
Final Acceptance For Transfer  
Jul 05 2019  
Julie A. Fox ( SD )  
AUDITOR MARSHALL COUNTY  
ParcelID: 50-22-90-302-679.000-016

JG

**AS PRESENTED**  
Jul 01 2019  
Janet Howard, Recorder  
Marshall County Indiana

Acknowledgement

State of Indiana; Marshall County:

Before me, a Notary Public in and for the said County and State, personally appeared **Sheena M. Shook Pearson**, 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 26 day of June, 2019.

My commission expires: \_\_\_\_\_ Signature Britne Lynne Johnson  
Printed \_\_\_\_\_, Notary Public  
Residing in \_\_\_\_\_ County, Indiana

This instrument prepared by Louis Klatch, 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.

Britne Johnson  
Name: Britne Johnson

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

309 W. South Street  
Argos, IN 46501



**BRITNE LYNNE JOHNSON, Notary Public**  
St. Joseph County, State of Indiana  
Commission Number 687958  
My Commission Expires July 13, 2024



DataSource: Marshall, IN

Criteria: Party Name = GIFT

Last Indexed Date: 11/28/2023

Last Verified Date: 11/28/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/01/2020	09/30/2020	202005958	RELEASE ...	GIFT JAMIE M		MORTGAGOR
09/21/2020	09/15/2020	202005671	MORTGAGE	GIFT JAMIE M		MORTGAGOR
07/05/2019	06/26/2019	201903051	MORTGAGE	GIFT JAMIE M		MORTGAGOR
07/05/2019	06/26/2019	201903050	WARRANTY...	GIFT JAMIE M		GRANTEE
12/04/1998	11/21/1998	9811293	WARRANTY...	GIFT SHARON L		GRANTOR
12/02/1998	11/30/1998	9811192	RELEASE ...	GIFT SHARON		MORTGAGOR
12/02/1998	11/30/1998	9811192	RELEASE ...	GIFT STEPHEN		MORTGAGOR
03/29/1989	03/29/1989	198902509	ASSUMED ...	GIFT SHARON L		GRANTOR
08/24/1987	08/19/1987	198709597	MORTGAGE	GIFT SHARON		MORTGAGOR
08/24/1987	08/19/1987	198709597	MORTGAGE	GIFT STEPHEN		MORTGAGOR
11/17/1986	11/15/1986	198612423	WARRANTY...	GIFT SHARON L		GRANTEE
02/08/1910	04/10/1903	MC0H-0222	AGREEMEN...	GIFT FRANK H		GRANTOR
12/28/1858	04/17/1858	DE00M-0077	WARRANTY...	GIFTON HANNAH		GRANTOR
12/28/1858	04/17/1858	DE00M-0077	WARRANTY...	GIFTON JAMES		GRANTOR

Results found: 14



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