



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	116057	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	ERICH ERST AND ANGEL ERST		
PROPERTY ADDRESS:	1178 W CO RD 800 N, BRAZIL, INDIANA, 47834		
CITY, STATE AND COUNTY:	BRAZIL, INDIANA (IN) AND CLAY		

SEARCH INFORMATION

SEARCH DATE:	02/14/2024	EFFECTIVE DATE:	02/12/2024
NAME(S) SEARCHED:	ERICH ERST AND ANGEL ERST		
ADDRESS/PARCEL SEARCHED:	1178 W CO RD 800 N, BRAZIL, INDIANA, 47834/11-03-01-400-080.000-011		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ERICH ERST AND ANGEL ERST	
COMMENTS:	

VESTING DEED

DEED TYPE:	SPECIAL WARRANTY DEED	GRANTOR:	FANNIE MAE A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION, ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA
DATED DATE:	02/29/2012	GRANTEE:	ERICH ERST AND ANGEL ERST
BOOK/PAGE:	127/1636	RECORDED DATE:	03/05/2012
INSTRUMENT NO:	201200000917		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BRAZIL
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN CLAY COUNTY, INDIANA:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, POSEY TOWNSHIP, CLAY COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 7 WEST; THENCE NORTH 88 DEGREES 52 MINUTES WEST 915.00 FEEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER QUARTER TO A PK NAIL AND THE TRUE POINT OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; THENCE NORTH 88 DEGREES 52 MINUTES WEST 200.00 FEET WITH SAID SOUTH LINE TO A PK NAIL; THENCE NORTH 264.00 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 88 DEGREES 52 MINUTES EAST 200.00 FEET TO A 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF A 0.5 ACRE TRACT DESCRIBED IN DEED RECORD 182, PAGE 394, IN THE OFFICE OF THE RECORDER OF CLAY COUNTY, INDIANA; THENCE SOUTH 264 FEET WITH THE WEST LINE OF SAID 0.5 ACRE TRACT TO THE POINT OF BEGINNING, CONTAINING 1.21 ACRES, MORE OR LESS. SUBJECT TO ALL LIENS, EASEMENTS AND ENCUMBRANCES OF RECORD.

SUBJECT TO A MINERAL LEASE TO BENJAMIN F. PYRAH DATED APRIL 10, 1911 AND RECORDED APRIL 13, 1911, IN MISCELLANEOUS RECORD 20, PAGE 1, IN THE RECORDER'S OFFICE OF CLAY COUNTY, INDIANA.

11-03-01-400-080.000-011

General Information

Parcel Number
11-03-01-400-080.000-011
Parent Parcel Number
008-01462-01
Tax ID:

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.99 Acres)

Year:

Location Information

County
Clay

Township
POSEY TOWNSHIP

District 011 (Local)

School Corp
CLAY COMMUNITY

Neighborhood 1111029-011
POSEY R132 2

Section/Plat

Location Address
1178 W CO RD 800 N
BRAZIL, IN 47834

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography
Level

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
NA

Printed Wednesday, February 14, 2024

ERST, ERICH & ANGEL

Ownership

ERST, ERICH & ANGEL
1178 W CO RD 800 N
BRAZIL, IN 47834

Legal

PT SE/4 1-12-7
1.21A

1178 W CO RD 800 N

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
03/05/2012	ERST, ERICH & ANGEL				\$178,500
01/27/2012	FANNIE MAE A/K/A FED				\$206,939
08/22/2005	TIMBERMAN, ELIZABETH	0		70/915	\$198,000
01/01/1900	MELEGA, RONNY & JENN				\$00

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

POSEY R132 2/
1111029-011

Notes

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RESIDENTIAL

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	GEN REVAL	GEN REVAL	AA	AA	AA
As Of Date	03/27/2023	03/29/2022	04/13/2021	04/03/2020	04/03/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$14,500	\$14,500	\$14,500	\$14,500	\$14,500
Land Res(1)	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$500	\$500	\$500	\$500	\$500
Improvement	\$236,200	\$238,800	\$207,600	\$193,600	\$193,700
Imp Res(1)	\$218,200	\$219,400	\$190,400	\$175,900	\$175,900
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$18,000	\$19,400	\$17,200	\$17,700	\$17,800
Total	\$250,700	\$253,300	\$222,100	\$208,100	\$208,200
Total Res(1)	\$232,200	\$233,400	\$204,400	\$189,900	\$189,900
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$18,500	\$19,900	\$17,700	\$18,200	\$18,300

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%	Res Elig%	Market Factor	Value
91			0	0.2100			\$2,300	\$483				\$480
9			0	1.0000			\$14,000	\$14,000				\$14,000

Land Computations

Calculated Acreage	1.21
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.21
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Farmland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

11-03-01-400-080.000-011

ERST, ERICH & ANGEL

1178 W CO RD 800 N

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

POSEY R132 2/
1111029-011

2/2

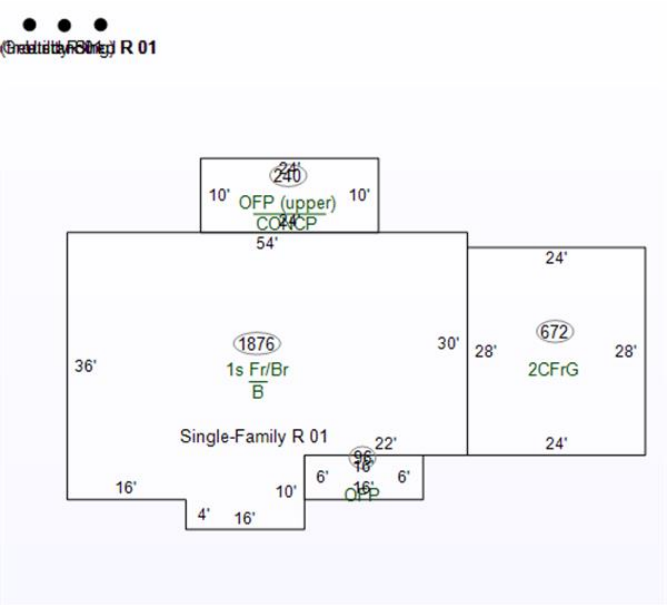
General Information		Plumbing	
Occupancy	Single-Family R 01	#	TF
Description	Single-Family R 01	Full Bath	2 6
Story Height	1.00	Half Bath	0 0
Style		Kitchen Sinks	1 1
Finished Area	3752 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0

Floor Finish		Accomodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	0
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	0
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	0

Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Central Warm Air	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Tile	<input type="checkbox"/> Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	96	
Porch, Open Frame	240	
Patio, Concrete	240	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	2/6 Masonry	1876	1876		
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1876	1876		
Crawl					
Slab					

Total Base	
Adjustments	1 Row Type Adj. x 1.00

Unfin Int (1)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Firsplace (+)
No Heating (1)
A/C (+)
No Elec (-)
Plumbing (+/-)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit
Sub-Total

External Features (+)
Garages (+)
Quality and Design Factor (Grade)
Location Mutliplier
Replacement Cost

Summary Of Improvements																
Description	Res Eligibl	Story Height	Construction	Year Grade	Eff Built	Eff Year	Co Age	Base Rate	Adj LCM Rate	Size	RCN	Norm Dep	Remain Value	Abn Obs	PC	Nbhd
Single-Family R 01				C+2	1997	1997	A								100%	1.1600
Patio (free standing) R 01				C	2000	2000	A			1018 sqft					100%	1.1600
Pool, In Ground R 01				C	2000	2000	A			760 sqft					100%	1.1600
Utility Shed R 01				D	2000	2000	A			154 sqft					100%	1.1600

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER
THIS 5 DAY OF March 20 12
Auditor Clay County
By Mary Jo Alumbaugh

Instrument Book Page
201200000917 OR 127 1636

File No: REO12679

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America, hereinafter "Grantor", whose address is 14221 Dallas Parkway, Suite 1000, Dallas, TX 75254, hereby Conveys and Specially Warrants to Erich Erst and Angel Erst, hereinafter "Grantee," for the sum of One Hundred Seventy Eight Thousand Five Hundred and 00/100 Dollars, \$178,500.00 and other valuable consideration, the receipt of which is hereby acknowledged, the following described Real Property located in Clay County, Indiana:

A part of the West Half of the Southeast Quarter of the Southeast Quarter of Section 1, Township 12 North, Range 7 West of the Second Principal Meridian, Posey Township, Clay County, Indiana, and more particularly described as follows:

Commencing at a PK nail marking the Southeast corner of the Southeast Quarter of the Southeast Quarter of Section 1, Township 12 North, Range 7 West; thence North 88 degrees 52 minutes West 915.00 feet with the South line of said Southeast Quarter Quarter to a PK nail AND THE TRUE POINT OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; thence North 88 degrees 52 minutes West 200.00 feet with said South line to a PK nail; thence North 264.00 feet to a 5/8 inch rebar; thence South 88 degrees 52 minutes East 200.00 feet to a 5/8 inch rebar marking the Northwest corner of a 0.5 acre tract described in Deed Record 182, Page 394, in the Office of the Recorder of Clay County, Indiana; thence South 264 feet with the West line of said 0.5 acre tract to the point of beginning, containing 1.21 acres, more or less. Subject to all liens, easements and encumbrances of record.

Subject to a Mineral Lease to Benjamin F. Pyrah dated April 10, 1911 and recorded April 13, 1911 in Miscellaneous Record 20, page 1, in the Recorder's Office of Clay County, Indiana.

Subject to all liens, easements and encumbrances of record.

Parcel # 11-03-01-400-080.000-011

Tax Mailing +

Grantee's address is: 1178 W County Road 800 N, Brazil, IN, 47834

Property Address is: 1178 W County Road 800 N, Brazil, IN, 47834

Grantor covenants that it is seized and possessed of said land and has a right to convey it, and warrants title against the lawful claims of all persons claiming by, through and under Grantor, but not further otherwise.

The undersigned persons executing this deed on behalf of the Grantor represent and certify that they are (a) duly elected officers of Grantor and have been fully empowered, by a proper resolution of the Grantor, to execute and deliver this Deed; that Grantor has full capacity to convey the Real Property described herein; and that all necessary action for the making of such conveyance has been taken and done.

201200000917
Filed for Record in
CLAY COUNTY, INDIANA
JOSEPH M DIERDORF, COUNTY RECORDER
03-05-2012 At 11:05 am.
SPEC. WD 18.00
OR Book 127 Page 1636 - 1637

Instrument Book Page
201200000917 OR 127 1637

IN WITNESS WHEREOF, Grantor has executed this deed 29th day of February, 2012

GRANTOR

Fannie Mae aka Federal National Mortgage Association,
organized and existing under the laws of the United States of America

By: Scott Brewer

Scott Brewer, as authorized agent for
Reisenfeld & Associates, LPA, LLC
Attorney in Fact, Pursuant to Power of
Attorney Recorded as OR Book 110, Page 703 of the Records of Clay
County, Indiana.

STATE OF Ohio)
COUNTY OF Hamilton) ss:

Before me, a Notary Public in and for said County and State, personally appeared Scott Brewer, as authorized agent for Reisenfeld & Associates, LPA, LLC, Attorney in Fact, for Fannie Mae aka Federal National Mortgage Association, organized and existing under the laws of the United States of America who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of the Grantor herein, and who, being duly sworn, stated that the representations therein contained are true.

Witness my hand and Notary Seal this 29th day of February, 2012.



LISA R. HENDRICKS
Notary Public, State of Ohio
My Commission Expires
April 26, 2015

NOTARY PUBLIC

My Comm. Expires 4/26/2015 Recorded in Hamilton County of Residence: Hamilton

I affirm under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

This Instrument Prepared by:

Scott Brewer
Scott Brewer

Bradley C. Crosley, Attorney at Law
Reisenfeld & Associates, LPA, LLC
3962 Red Bank Road
Cincinnati, Ohio 45227
513-322-7000

201200000917
Filed for Record in
CLAY COUNTY, INDIANA
JOSEPH M DIERDORF, COUNTY RECORDER
03-05-2012 At 11:05 am.
SPEC. WD 18.00
OR Book 127 Page 1636 - 1637

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/04/2023	11/29/2023	202300003662	MORTGAGE	ERST ALEXIS C D		GRANTOR
12/04/2023	11/28/2023	202300003661	WARRANTY...	ERST ALEXIS C D		GRANTEE
12/22/2015	12/21/2015	201500003929	WARRANTY...	ERST CATHERINE M		GRANTEE
12/22/2015	12/21/2015	201500003929	WARRANTY...	ERST LAWRENCE S		GRANTEE
12/22/2015	12/21/2015	201500003907	WARRANTY...	ERST CATHERINE M		GRANTEE
12/22/2015	12/21/2015	201500003907	WARRANTY...	ERST LAWRENCE S		GRANTEE
11/19/2015	10/30/2015	201500003582	REVOCATI...	ERST ERICH J		GRANTOR
08/03/2012	07/25/2012	201200002928	MORTGAGE	ERST ANGEL		GRANTOR
08/03/2012	07/25/2012	201200002928	MORTGAGE	ERST ERICH		GRANTOR
03/05/2012	02/29/2012	201200000917	SPECIAL ...	ERST ANGEL		GRANTEE
03/05/2012	02/29/2012	201200000917	SPECIAL ...	ERST ERICH		GRANTEE
01/12/2012	01/05/2012	201200000197	RELEASE	ERST ERICH J		GRANTEE
12/05/2011	12/01/2011	201100003996	WARRANTY...	ERST ERICH J		GRANTOR
04/07/2011	03/08/2011	201100001214	POWER OF...	ERST ERICH J		GRANTEE
03/30/2011	03/14/2011	201100001114	REVOCATI...	ERST ERICH J		GRANTOR

