



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	33951768	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	LAVERN BONTRAGER		
PROPERTY ADDRESS:	11926 COUNTY ROAD 18, MIDDLEBURY, INDIANA, 46540		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	01/31/2024	EFFECTIVE DATE:	01/30/2024
NAME(S) SEARCHED:	LAVERN BONTRAGER		
ADDRESS/PARCEL SEARCHED:	11926 COUNTY ROAD 18, MIDDLEBURY, INDIANA, 46540/20-08-23-100-021.000-034		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

LAVERN D. BONTRAGER AND SARA L. BONTRAGER A/K/A SARAH BONTRAGER, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE DEED	GRANTOR:	TRI-COUNTY LAND TRUSTEE CORPORATION
DATED DATE:	04/25/2019	GRANTEE:	LAVERN D. BONTRAGER AND SARA L. BONTRAGER A/K/A SARAH BONTRAGER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/06/2019
INSTRUMENT NO:	2019-08562		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MIDDLEBURY
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

SITUATED IN ELKHART COUNTY, STATE OF INDIANA, TO-WIT

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP ELKHART COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 779.54 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 355.12 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE NORTH 67 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 857.27 FEET TO A CAPPED REBAR IN THE CENTER OF COUNTY ROAD 18; THENCE NORTH 36 DEGREES 54 MINUTES 37 SECONDS WEST, ALONG THE CENTER OF SAID COUNTY ROAD 18, A DISTANCE OF 362.01 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JEFFREY AND MERIBETH MILLER IN DEED INSTRUMENT NUMBER 2000-13816 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 487.75 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG SAID MILLER TRACT, AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 260.00 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE NORTH 89

DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

2019-08562

ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/06/2019 01:56 PM
AS PRESENTED

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA. THE SELECTION OF A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTION OF SPECIAL CLAUSES, MAY CONSTITUTE THE PRACTICE OF LAW WHICH SHOULD BE DONE ONLY BY A LAWYER

Mail tax bills to: Same as below

Tax Key No. _____

CORPORATE DEED

THIS INDENTURE WITNESSETH, that TRI-COUNTY LAND TRUSTEE CORPORATION,
a corporation organized and existing under the laws of the State of Indiana ("Grantor")

CONVEYS AND WARRANTS to Lavern D. Bontrager and Sara L. Bontrager, husband and
wife, of Elkhart County, in the State of Indiana, (** a/k/a Sarah Bontrager
("Grantees"))

In consideration of One and 00/100 Dollar (\$1.00), the receipt of which is hereby acknowledged,
the following described real estate in Elkhart County, in the State of Indiana, to-wit:

(See Attached Exhibit "A")

The undersigned persons executing this deed represent and certify on behalf of the Grantor, that each of the undersigned is a duly elected officer 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 situated; 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.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 25 day
of April, 2019.

TRI-COUNTY LAND TRUSTEE CORPORATION

By: Daniel A. Bontrager, TreasurerBy: Mervin Miller, Asst Secretary

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 06 2019

PATRICIA A. PICKENS, AUDITOR

02120

5.00

JD

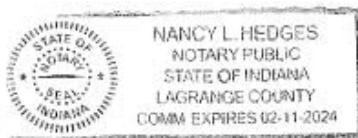
MC

20-08-23-100-021.000-034

STATE OF INDIANA, COUNTY OF LAGRANGE, SS:

Before me, a Notary Public in and for said County and State, personally appeared Tri-County Land Trustee Corporation, an Indiana Corporation, by Daniel A. Bontrager and Mervin Miller, who acknowledged execution of the 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 25 day of April, 2019.



Nancy L. Hedges
Notary Public Nancy L. Hedges
Resident of Nancy L. Hedges County, IN
Commission Expires: _____

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. Cheryl L. Weimer

This instrument prepared by Cheryl L. Weimer, Attorney-At-Law, Eberhard, Weimer, Clouse & Glick, P.C., 115 South Detroit Street, LaGrange, IN 46761

Mail Tax Slips to:

Grantees' Mailing Address:

Same

11926 CR #18

Middletown IN 46540

LEGAL DESCRIPTION
Exhibit "A"

SITUATED IN ELKHART COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP ELKHART COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, A DISTANCE OF 779.54 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 355.12 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE NORTH 67 DEGREES 41 MINUTES 00 SECONDS EAST, A DISTANCE OF 857.27 FEET TO A CAPPED REBAR IN THE CENTER OF COUNTY ROAD 18; THENCE NORTH 36 DEGREES 54 MINUTES 37 SECONDS WEST, ALONG THE CENTER OF SAID COUNTY ROAD 18, A DISTANCE OF 362.01 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED TO JEFFREY AND MERIBETH MILLER IN DEED INSTRUMENT NUMBER 2000-13816 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 487.75 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE SOUTH 01 DEGREE 07 MINUTES 39 SECONDS EAST, ALONG SAID MILLER TRACT, AND PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 260.00 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST, ALONG THE SOUTH LINE OF SAID MILLER TRACT, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SUBJECT TO ALL EASEMENTS, ASSESSMENTS, HIGHWAYS, RESTRICTIONS, AND OTHER LIMITATIONS OF RECORD, OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.

SUBJECT TO TAXES ACCRUED AND TO ACCRUE.

NO GROSS SALES TAX IS DUE AS A RESULT OF THIS TRANSACTION.

SARAH BONTRAGER IS ONE AND THE SAME PERSON AS SARA L. BONTRAGER GRANTEE HEREIN.

THIS DEED IS DELIVERED AS EVIDENCE OF THE COMPLETE SATISFACTION OF A CERTAIN REAL ESTATE CONTRACT BETWEEN THE PARTIES HERETO, RECORDED IN MEMORANDUM AS INSTRUMENT NO. 2011024342 IN THE OFFICE OF THE ELKHART COUNTY RECORDER.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/13/2023	07/12/2023	2023-11286	RELEASE ...	BONTRAGER LAVERNE JA...		GRANTEE
09/07/2022	09/07/2022	2022-19226	RELEASE ...	BONTRAGER LAVERN L		GRANTEE
08/17/2022	08/12/2022	2022-17810	MORTGAGE	BONTRAGER LAVERN		MORTGAGOR
08/17/2022	08/12/2022	2022-17809	WARRANTY...	BONTRAGER LAVERN		GRANTEE
08/03/2022	07/29/2022	2022-16677	MORTGAGE	BONTRAGER LAVERN L		MORTGAGOR
03/21/2022	03/18/2022	2022-06033	MORTGAGE	BONTRAGER LAVERN D		MORTGAGOR
03/21/2022	03/18/2022	2022-06032	WARRANTY...	BONTRAGER LAVERN D		GRANTEE
09/29/2021	09/24/2021	2021-26184	MORTGAGE	BONTRAGER LAVERN L		MORTGAGOR
04/15/2021	04/15/2021	2021-09642	RELEASE ...	BONTRAGER LAVERN D		GRANTEE
04/01/2021	03/30/2021	2021-08309	WARRANTY...	BONTRAGER LAVERN D		GRANTOR
02/22/2021	02/19/2021	2021-04493	WARRANTY...	BONTRAGER LAVERN D		GRANTOR
02/17/2021	02/17/2021	2021-04231	RELEASE ...	BONTRAGER LAVERN D		GRANTEE
01/11/2021	01/06/2021	2021-00851	QUIT CLA...	BONTRAGER LAVERN R		GRANTOR
01/11/2021	01/06/2021	2021-00851	QUIT CLA...	BONTRAGER LAVERN R T...		GRANTEE
01/11/2021	01/06/2021	2021-00850	MORTGAGE	BONTRAGER LAVERN R		MORTGAGOR

Criteria: Party Name = BONTRAGER LAVERN

INDEXED THROUGH:
01/30/2024VERIFIED THROUGH:
01/30/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/11/2021	01/06/2021	2021-00849	QUIT CLA...	BONTRAGER LAVERN R		GRANTEE
01/11/2021	01/06/2021	2021-00849	QUIT CLA...	BONTRAGER LAVERN R T...		GRANTOR
08/10/2020	08/10/2020	2020-17656	PARTNERS...	BONTRAGER LAVERN		GRANTOR
04/27/2020	04/21/2020	2020-08492	MORTGAGE	BONTRAGER LAVERN D		MORTGAGOR
01/09/2020	01/09/2020	2020-00649	RELEASE ...	BONTRAGER LAVERN D		GRANTEE
01/09/2020	12/26/2019	2020-00604	RELEASE ...	BONTRAGER LAVERN D		GRANTEE
12/27/2019	12/17/2019	2019-27296	MORTGAGE	BONTRAGER LAVERN D		MORTGAGOR
08/02/2019	08/02/2019	2019-15524	RELEASE ...	BONTRAGER LAVERN E		GRANTEE
07/18/2019	07/18/2019	2019-14284	RELEASE ...	BONTRAGER LAVERN E		GRANTEE
07/08/2019	06/24/2019	2019-13304	MORTGAGE	BONTRAGER LAVERN E		MORTGAGOR
07/01/2019	06/24/2019	2019-12827	MORTGAGE	BONTRAGER LAVERN E		MORTGAGOR
05/29/2019	01/18/2019	2019-10213	SURVEY	BONTRAGER LAVERN R T...		GRANTOR
05/06/2019	04/25/2019	2019-08563	MORTGAGE	BONTRAGER LAVERN D		MORTGAGOR
05/06/2019	04/25/2019	2019-08562	DEED	BONTRAGER LAVERN D		GRANTEE
02/04/2019	02/01/2019	2019-02146	AFFIDAVI...	BONTRAGER LAVERN D		GRANTOR