



LEGAL AND VESTING PRODUCT COVER SHEET

ORDER INFORMATION

FILE/ORDER NUMBER:	40366768	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	KEVIN LOWDER		
PROPERTY ADDRESS:	6915 WOLFSBORO LN		
CITY, STATE AND COUNTY:	FORT WAYNE, INDIANA (IN) AND ALLEN		

SEARCH INFORMATION

SEARCH DATE:	12/29/2023	EFFECTIVE DATE:	12/28/2023
NAME(S) SEARCHED:	KEVIN LOWDER		
ADDRESS/PARCEL SEARCHED:	6915 WOLFSBORO LN, FORT WAYNE, IN 46835 / 02-08-15-179-010.000-072		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KEVIN L. LOWDER AND TANIA J. LOWDER, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MATTHEW J. NOVAK AND SUSAN R. NOVAK, HUSBAND AND WIFE
DATED DATE:	07/31/2006	GRANTEE:	KEVIN L. LOWDER AND TANIA J. LOWDER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/09/2006
INSTRUMENT NO:	206047908		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN ALLEN COUNTY, STATE OF INDIANA, TO-WIT: LOT NUMBER 203 IN HILLSBORO, SECTION II, AS RECORDED IN PLAT RECORD 40, PAGES 122-126, IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA.S

6915 Wolfsboro Ln

Fort Wayne, IN 46835



Lowder Kevin L & Tania J

6915 Wolfsboro Ln
Fort Wayne, IN 46835

\$0.00

Current Balance

Spring: \$1,221.38

Fall: \$1,221.38

Total: \$2,442.76



Allen County

Powered by Esri

Property Information

Tax Year/Pay Year

2022 / 2023

Parcel Number

02-08-15-179-010.000-072

Duplicate Number

1860870

Property Type

Real

Tax Unit / Description

72 - FW St. Joseph

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Mortgage Company

CoreLogic (CL)

Mtg Company Last Changed

03/14/2023

TIF

None

Homestead Credit Filed?

Yes

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents
Hillsboro Sec II Lot 203

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,221.38	\$0.00	\$1,221.38
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,221.38	\$0.00	\$1,221.38
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
20% Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$376.14	\$0.00	\$376.14
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$333.13	\$0.00	\$333.13
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$2,442.76
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$2,442.76
Receipts:			\$2,442.76
Total Due:			\$0.00

	Tax Bill	Adjustments	Balance
Surplus Transfer:			\$0.00
Account Balance:			\$0.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2023	04/27/2023	S	\$1,221.38	Lock Box Payment 4/25/2023	N
2023	11/10/2023	F	\$1,221.38	Lock Box Payment 11/8/2023	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2024	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2023	\$1,221.38	\$1,221.38	\$0.00	\$2,442.76	\$2,442.76
2022	\$1,072.65	\$1,072.65	\$0.00	\$2,145.30	\$2,145.30
2021	\$935.94	\$926.44	\$0.00	\$1,862.38	\$1,862.38
2020	\$856.48	\$846.98	\$0.00	\$1,703.46	\$1,703.46
2019	\$791.77	\$782.27	\$0.00	\$1,574.04	\$1,574.04
2018	\$749.79	\$749.79	\$0.00	\$1,499.58	\$1,499.58
2017	\$755.40	\$755.40	\$0.00	\$1,510.80	\$1,510.80
2016	\$672.77	\$663.27	\$0.00	\$1,336.04	\$1,336.04
2015	\$662.69	\$653.19	\$0.00	\$1,315.88	\$1,315.88
2014	\$645.30	\$635.80	\$0.00	\$1,281.10	\$1,281.10
2013	\$637.98	\$637.98	\$0.00	\$1,275.96	\$1,275.96
2012	\$657.00	\$657.00	\$0.00	\$1,314.00	\$1,314.00
2011	\$654.50	\$654.50	\$0.00	\$1,309.00	\$1,309.00

Tax Overview

Current Tax Summary

Tax Summary Item	2022	2023
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$217,300	\$244,000
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$217,300	\$244,000
2a. Minus deductions	(\$108,305)	(\$126,400)
3. Equals subtotal of net assessed value of property	\$108,995	\$117,600
3a. Multiplied by your local tax rate	2.8919	N/A
4. Equals gross tax liability	\$3,152.03	\$0.00
4a. Minus local property tax credits	(\$376.14)	\$0.00
4b. Minus savings due to property tax cap	(\$333.13)	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00

4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$2,442.76	\$0.00

Assessed Values as of 03/21/2022

Land Value	\$33,700
Improvements	\$183,600

Exemptions / Deductions

Description	Amount
Homestead Stand	\$45,000.00
Homestead Supp	\$60,305.00
Mortgage	\$3,000.00
Count: 3	\$108,305.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
0809310 - Salgy Unit Drain	\$0.00	\$0.00	\$0.00

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Novak Matthew J & Susan R	08/09/2006	206047908			
Jones Jesse C & Paula R	06/14/1999	00099-5248			
Sinram Keith M & Olga N	08/29/1995	095-6711			
Somers James K & Karen A	09/05/1990	0y6386			
Windsor Inc	08/27/1986	0u7591			
North Eastern Enterprises Inc	04/23/1985	0t1453			
Prior To Tax System	05/11/1978	0l2620			

COUNTY: 2-Allen

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 02-08-15-179-010.000-072	DUPLICATE NUMBER 1860870	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME FW St. Joseph	LEGAL DESCRIPTION Hillsboro Sec Ii Lot 203		



SPRING AMOUNT DUE by May 10, 2024	\$0.00
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Lowder Kevin L & Tania J
6915 Wolfsboro Ln
Fort Wayne IN 46835

Office Phone: (260)449-7693
Pay Online at: AllenCountyTreasurer.us
Pay By Phone: 1-844-576-2177
Remit Payment and Make Check Payable to:
Allen County Treasurer
PO Box 2540
Fort Wayne IN 46801-2540

0001860870 000000000000

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COUNTY: 2-Allen

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 02-08-15-179-010.000-072	DUPLICATE NUMBER 1860870	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME FW St. Joseph	LEGAL DESCRIPTION Hillsboro Sec Ii Lot 203		



FALL AMOUNT DUE by November 12, 2024	\$0.00
-----------------------------------------	--------

Lowder Kevin L & Tania J
6915 Wolfsboro Ln
Fort Wayne IN 46835

Office Phone: (260)449-7693
Pay Online at: AllenCountyTreasurer.us
Pay By Phone: 1-844-576-2177
Remit Payment and Make Check Payable to:
Allen County Treasurer
PO Box 2540
Fort Wayne IN 46801-2540

0001860870 000000000000

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COUNTY: 2-Allen

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 02-08-15-179-010.000-072	DUPLICATE NUMBER 1860870	TAX YEAR 2023 Payable 2024	DUE DATES SPRING - May 10, 2024 FALL - November 12, 2024
TAXING UNIT NAME FW St. Joseph	LEGAL DESCRIPTION Hillsboro Sec Ii Lot 203		

DATE OF STATEMENT: 12/29/2023

TOTAL DUE FOR 2023 PAY 2024: \$0.00

PROPERTY ADDRESS 6915 Wolfsboro Ln, Fort Wayne IN 46835	
PROPERTY TYPE Real	TOWNSHIP: St. Joseph
ACRES 0.0000	Total AV PTRC Rate n/a


Lowder Kevin L & Tania J
6915 Wolfsboro Ln
Fort Wayne IN 46835

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$0.00	\$0.00
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$0.00	\$0.00
Payment Received	\$0.00	\$0.00
Balance Due	\$0.00	\$0.00

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SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3% for all other property. The Mortgage Deduction is no longer available beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION				
Taxpayer Name	Address	Date of Notice	Parcel Number	Taxing District
Lowder Kevin L & Tania J	6915 Wolfsboro Ln	December 29, 2023	02-08-15-179-010.000-072	072 FW St. Joseph
6915 Wolfsboro Ln	Fort Wayne IN 46835	Duplicate Number	Tax ID Number	
Fort Wayne IN 46835		1860870	02-08-15-179-010.000-072	
Legal Description	Billed Mortgage Company			Property Type
Hillsboro Sec Ii Lot 203	CoreLogic (CL)			Real

Spring installment due on or before May 10, 2024 and Fall installment due on or before November 12, 2024.

TABLE 1: SUMMARY OF YOUR TAXES		
ASSESSED VALUE AND TAX SUMMARY		
1a. Gross assessed value of homestead property	2022 Pay 2023	2023 Pay 2024
1b. Gross assessed value of other residential property and farmland	\$217,300	\$244,000
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$0	\$0
2a. Minus deductions (see Table 5 below)	\$217,300	\$244,000
3. Equals subtotal of net assessed value of property	(\$108,305)	(\$126,400)
3a. Multiplied by your local tax rate	\$108,995	\$117,600
4. Equals gross tax liability (see Table 3 below)	2.8919	n/a
4a. Minus local property tax credits	\$3,152.03	n/a
4b. Minus savings due to property tax cap (see Table 2 and footnotes below)	(\$376.14)	n/a
4c. Minus savings due to over 65 circuit breaker credit	(\$333.13)	n/a
4d. Minus savings due to county option circuit breaker credit	\$0.00	n/a
5. Total property tax liability (see remittance coupon for total amount due)	\$0.00	\$0.00
	\$2,442.76	n/a

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION		
Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ¹	\$2,173.00	n/a
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$269.76	n/a
Maximum tax that may be imposed under cap	\$2,442.76	n/a

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY						
TAXING AUTHORITY	TAX RATE 2023	TAX RATE 2024	TAX AMOUNT 2023	TAX AMOUNT 2024	TAX DIFFERENCE 2023-2024	PERCENT DIFFERENCE
AIRPORT	0.0347	n/a	\$37.82	n/a	n/a	n/a
CITILINK-PTC	0.0546	n/a	\$59.51	n/a	n/a	n/a
CITY	1.3327	n/a	\$1,452.59	n/a	n/a	n/a
COUNTY	0.4335	n/a	\$472.49	n/a	n/a	n/a
LIBRARY	0.1304	n/a	\$142.13	n/a	n/a	n/a
SCHOOL	0.8875	n/a	\$967.33	n/a	n/a	n/a
TOWNSHIP	0.0185	n/a	\$20.16	n/a	n/a	n/a
TOTAL	2.8919	n/a	\$3,152.03	n/a	n/a	n/a

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY				TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³		
LEVYING AUTHORITY	2023	2024	% Change	TYPE OF DEDUCTION	2023	2024
0809310 - Salgy Unit Drain	\$0.00	\$0.00	0.0%	Homestead Stand	\$45,000	\$48,000
				Mortgage	\$3,000	\$0
				Homestead Supp	\$60,305	\$78,400
TOTAL ADJUSTMENTS	\$0.00	\$0.00	0.0%	TOTAL DEDUCTIONS	\$108,305	\$126,400

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.

2. The property tax cap is calculated separately for each class of property owned by the taxpayer.

3. Changes not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.

4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 of this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice/Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State/Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2021 Pay 2022 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2022 Pay 2023 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2022 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2022.

Tax Rate 2023 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2022 – The amount of taxes for this property allocated to each taxing authority for 2022.

Tax Amount 2023 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2022-2023 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year's tax amount and this year's tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2022 – The total amount of other charges added to your tax bill in 2022.

Amount 2023 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (260) 449-7241 or visit www.allencountyauditor.us. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2022 – The amount deducted from your bill in 2022 for each benefit.

Amount 2023 – The amount deducted from your bill this year for each benefit.

Homestead Credits

Allen County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or IC 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in Box 4A on the Form TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (260) 449-7123 or www.allencounty.us/assessors-office. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must:

(1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (260) 449-7123.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2023, for mobile homes assessed under IC 6-1.1-7 and January 1, 2022, for real property).

#206047908

Recorded

08/09/2006 08:34:22

RECORDER

PATRICIA J CRICK

ALLEN COUNTY, IN

Receipt No. 23882

DCFD 3.00

DEED 8.00

IDSP 2.00

MTSL 1.00

SCSF 5.00

Total 19.00

MAIL TAX BILLS TO:

0915 WOLFSSBORO LANE
FORT WAYNE, INDIANA 46835

TAX KEY NO. 02-08-15-179-010.000-072

St. Joe

MTC File No. 1705a06

WARRANTY DEED

THIS INDENTURE WITNESSETH that Matthew J. Novak and Susan R. Novak, husband and wife ("Grantor"), both being of full legal age, of Allen County, in the State of Indiana,

CONVEY AND WARRANT to Kevin L. Lowder and Tania J. Lowder, husband and wife ("Grantee"), of Allen County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate located in Allen County, State of Indiana, to-wit:

Lot Number 203 in Hillsboro, Section II, as recorded in Plat Record 40, pages 122-126, in the Office of the Recorder of Allen County, Indiana.

Together with all and singular the hereditaments and appurtenances thereto belonging or in any way appertaining, BUT SUBJECT TO all easements, visible or of record, roadways, rights-of-way, conditions, limitations, and restrictions of record, as well as any matter which an accurate survey would disclose; and, FURTHER SUBJECT TO all governmental laws and ordinances, including zoning, health, sanitation and environmental.

AUDITOR'S OFFICE
Duty entered for taxation. Subject
to final acceptance for transfer.

AUG 03 2006

Elizabeth A. Clasen
AUDITOR OF ALLEN COUNTY

1

FILED

AUG 03 2006

SALES DISCLOSURE
FORM

10/1/06
NC

Meridian Title

ALSO SUBJECT TO the lien of all unpaid real estate taxes.

Dated this 31 day of July, 2006.

Matthew J. Novak
Matthew J. Novak

Susan R. Novak by Matthew J. Novak
Susan R. Novak
POA

IDA# 206041907

STATE OF INDIANA

COUNTY OF Allen, SS:

Before me, a Notary Public in and for said County and State, personally appeared Matthew J. Novak and Susan R. Novak, husband and wife, who acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31 day of July, 2006.

My commission expires: 07-20-09

Signature: Michael R. Mueller

Resident of Allen County, Indiana

Printed Name: MICHAEL R. MUELLER

Notary Public



MICHAEL R. MUELLER
Notary Public, State of Indiana
County of Allen
My Commission Expires Jul. 20, 2009

This instrument prepared by John T. Snively, Attorney at Law, Attorney No. 404-35,
6341 Constitution Drive, Fort Wayne, Indiana 46804

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.

Name Michael R. Mueller

Michael R. Mueller

DataSource: Allen, IN

Criteria: Party Name = LOWDER, KEVIN

VERIFIED DATE: 12/28/2023

AUDITED DATE: 12/28/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/14/2021	10/08/2021	2021069117	MORTGAGE	LOWDER	KEVIN L	FROM
09/19/2017	09/19/2017	2017049600	RELEASE ...	LOWDER	KEVIN L	TO
09/15/2017	09/15/2017	2017049234	RELEASE ...	LOWDER	KEVIN L	TO
09/11/2017	09/11/2017	2017048210	MORTGAGE	LOWDER	KEVIN L	FROM
09/06/2012	08/13/2012	2012051340	MORTGAGE	LOWDER	KEVIN L	TO
05/29/2012	03/22/2012	2012028974	MORTGAGE	LOWDER	KEVIN L	FROM
04/05/2012	04/05/2012	2012018399	RELEASE ...	LOWDER	KEVIN L	TO
08/09/2006	07/31/2006	206047910	MORTGAGE	LOWDER	KEVIN L	FROM
08/09/2006	07/31/2006	206047909	MORTGAGE	LOWDER	KEVIN L	FROM
08/09/2006	07/31/2006	206047908	DEED	LOWDER	KEVIN L	TO

Results found: 10



Displaying page: 1 of 1