



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	40675367	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MARK MILLER		
PROPERTY ADDRESS:	6395 W 300 S, TOPEKA, INDIANA, 46571		
CITY, STATE AND COUNTY:	TOPEKA, INDIANA (IN) AND LAGRANGE		

SEARCH INFORMATION

SEARCH DATE:	01/29/2024	EFFECTIVE DATE:	01/26/2024
NAME(S) SEARCHED:	MARK MILLER		
ADDRESS/PARCEL SEARCHED:	6395 W 300 S, TOPEKA, INDIANA, 46571/44-12-01-400-002.000-007		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MARK D. MILLER AND ERMA C. MILLER, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	RON HOSTETLER A/K/A RONALD D. HOSTETLER AND COLLEEN HOSTETLER A/K/A COLLEEN E. HOSTETLER, HUSBAND AND WIFE
DATED DATE:	12/12/2018	GRANTEE:	MARK D. MILLER AND ERMA C. MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/21/2018
INSTRUMENT NO:	18120474		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF TOPEKA
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE AND IMPROVEMENT THEREON IN LAGRANGE COUNTY, IN THE STATE OF INDIANA, TO-WIT:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 36 NORTH, RANGE 8 EAST, EDEN CIVIL TOWNSHIP, LAGRANGE COUNTY, INDIANA, AND BOUNDED AS FOLLOWS: COMMENCING AT A #4 REBAR AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 04 SECONDS EAST (BASIS OF BEARINGS: STATE PLANE) 429.18 FEET ALONG THE SOUTH LINE OF SAID SECTION TO A #5 TAYLOR CAPPED REBAR AT THE SOUTHEAST CORNER OF LAND DESCRIBED IN DEED RECORD :1803-0519; THENCE NORTH 00 DEGREES 35 MINUTES 40 SECONDS WEST 825.84 FEET ALONG THE EAST LINE OF SAID DEED TO A TAYLOR REBAR; THENCE NORTH 88 DEGREES 38 MINUTES 04 SECONDS EAST 592.29 FEET TO A TAYLOR REBAR ON THE WEST LINE OF LAND DESCRIBED IN DEED RECORD 1406-0453; THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST ALONG SAID WEST LINE, 297.80 FEET TO A TAYLOR REBAR ON THE NORTH LINE OF LAND DESCRIBED IN DEED RECORD 1501-0067; THENCE ALONG SAID DEED THE FOLLOWING TWO CALLS: SOUTH 88 DEGREES 38 MINUTES 04 SECONDS WEST 104.52 FEET TO A TAYLOR REBAR, SOUTH 01 DEGREES 21 MINUTES 56 SECONDS EAST 528.00 FEET TO A TAYLOR CAPPED SPIKE ON THE SOUTH LINE OF :SAID SECTION; THENCE SOUTH 88 DEGREES 38 MINUTES 04 SECONDS WEST 494.61 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

THIS DESCRIPTION IS FORM AN ORIGINAL SURVEY BY BENJAMIN R. TAYLOR (LS#21300008) FOR TAYLOR LAND SURVEYING (JOB318207) AND CONTAINS 10.00 ACRES, MORE OR LESS.

44-12-01-400-002.000-007

General Information

Parcel Number
44-12-01-400-002.000-007

Local Parcel Number
0080140200

Tax ID:

Routing Number
M1R10

Property Class 101
Cash Grain/General Farm

Year: 2022

Location Information

County
LaGrange

Township
EDEN TOWNSHIP

District 007 (Local 007)
EDEN TOWNSHIP

School Corp 4525
WESTVIEW

Neighborhood 9950000-007
TWP BASE 1AC HOMESITE 007

Section/Plat
0001

Location Address (1)
6395 S 625 W
TOPEKA, IN 46571

Zoning

Subdivision

Lot

Market Model
9950000-007-C

Characteristics

Topography
Level

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other

Printed
Wednesday, April 27, 2022

Review Group
2021

MILLER, MARK D & ERMA C

Ownership

MILLER, MARK D & ERMA C
6395 W 300 S
TOPEKA, IN 46571


Legal

SW 1/4 SE 1/4 LESS EXC 10 AC PER SURVEY

6395 S 625 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/20/2018	MILLER, MARK D & E	18-12-0474	WD	/	\$290,000	I
03/28/2018	HOSTETLER, RON &	18-03-0518	QC	/	\$0	I
08/24/2015	HOSTETLER, RON	15-08-0431	WD	/	\$250,000	I
12/28/2004	BONTREGER, OMER	04-12-0594	QC	/	\$0	I
07/30/2003	HOSTETLER, RON &	03-07-1033	CT	/	\$250,000	I
05/04/2000	BONTREGER, OMER		WD	05/162	\$0	I



Agricultural

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

2022	Assessment Year	2022	2021	2020	2020	2019
WIP	Reason For Change	AA	AA	AA	NC-Comp	AA
02/19/2022	As Of Date	04/06/2022	04/11/2021	04/06/2020	03/24/2020	04/15/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$42,200	Land	\$42,200	\$39,100	\$37,600	\$37,600	\$14,500
\$29,800	Land Res (1)	\$29,800	\$28,400	\$27,000	\$27,000	\$0
\$12,400	Land Non Res (2)	\$12,400	\$10,700	\$10,600	\$10,600	\$14,500
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$235,800	Improvement	\$235,800	\$211,600	\$186,100	\$186,100	\$0
\$191,700	Imp Res (1)	\$191,700	\$173,200	\$151,400	\$151,400	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$44,100	Imp Non Res (3)	\$44,100	\$38,400	\$34,700	\$34,700	\$0
\$278,000	Total	\$278,000	\$250,700	\$223,700	\$223,700	\$14,500
\$221,500	Total Res (1)	\$221,500	\$201,600	\$178,400	\$178,400	\$0
\$12,400	Total Non Res (2)	\$12,400	\$10,700	\$10,600	\$10,600	\$14,500
\$44,100	Total Non Res (3)	\$44,100	\$38,400	\$34,700	\$34,700	\$0

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$29,768	\$29,768	\$29,768	0%	100%	1.0000	\$29,770
4	A	SE	0	7.1300	1.02	\$1,500	\$1,530	\$10,909	0%	0%	1.0000	\$10,910
4	A	BOB	0	1.5400	0.64	\$1,500	\$960	\$1,478	0%	0%	1.0000	\$1,480
82	A	BOB	0	0.3300	0.64	\$1,500	\$960	\$317	-100%	0%	1.0000	\$00

Notes

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.33
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	8.67
Farmland Value	\$12,390
Measured Acreage	8.67
Avg Farmland Value/Acre	1429
Value of Farmland	\$12,390
Classified Total	\$0
Farm / Classified Value	\$12,400
Homesite(s) Value	\$29,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$29,800
CAP 2 Value	\$12,400
CAP 3 Value	\$0
Total Value	\$42,200

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

17 1 Story 2010-201

Finished Area

1760 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

1

Living Rooms

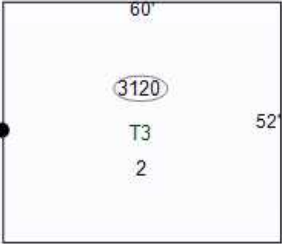
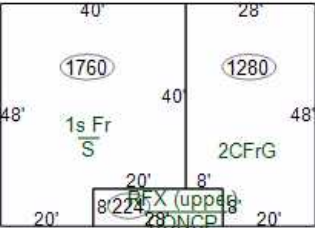
Dining Rooms

Family Rooms

Total Rooms

Heat Type

No Heat, Gravity



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1760	1760	\$113,800
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		1760	0	\$0
Total Base				\$113,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				1:1760 (\$6,900)
A/C (+)				\$0
No Elec (-)				1:1760 (\$10,200)
Plumbing (+ / -)				5 – 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$96,700
Sub-Total, 1 Units				
Exterior Features (+)				\$3,500
Garages (+) 1280 sqft				\$33,600
Quality and Design Factor (Grade)				0.90
Location Multiplier				0.94
Replacement Cost				\$113,195

Description	Area	Value
Patio, Concrete	224	\$1,300
Canopy, Roof Extension	224	\$2,200

Specialty Plumbing		
Description	Count	Value

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
1: Single-Family	100%	1	Wood Frame	D+2	2019	2019	3	A		0.94		1,760 sqft	\$113,195	5%	\$107,540	0%	100%	1.710	1.0000
2: Barn, Pole (T3) 52x60	0%	1	T3AW	C	2019	2019	3	A	\$15.08	0.94	\$0.00	52' x 60' x 14'	\$43,490	10%	\$39,140	0%	100%	1.000	1.0000
3: Feed Lot C/CF 10x52	0%	1	C	C	2019	2019	3	A		0.94		10'x52'	\$5,548	10%	\$4,990	0%	100%	1.000	1.0000
4: Solar (Component Cost	100%	1		C	2019	2019	3	A		0.94			\$7,990	3%	\$7,750	0%	100%	1.000	1.0000

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER:

12/20/2018 - MLR
KAY M. MYERS
LAGRANGE COUNTY AUDITOR

18120474
JENNIFER MCBRIDE
LAGRANGE COUNTY RECORDER
RECORDED AS PRESENTED
12/21/2018 7:56 AM
PAGES: 2

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Ron Hostetler a/k/a Ronald D. Hostetler and Colleen Hostetler a/k/a Colleen E. Hostetler**, husband and wife, each over the age of eighteen (18) years ("Grantor"), of LaGrange County, in the State of Indiana, convey and warrant to **Mark D. Miller and Erma C. Miller**, husband and wife, each over the age of eighteen (18) years ("Grantee"), of LaGrange County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described Real Estate and improvements thereon in LaGrange County, in the State of Indiana, to-wit:

See Exhibit "A" attached hereto.

SUBJECT TO current real estate taxes and all subsequent taxes.

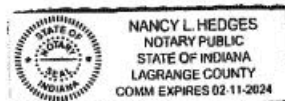
ALSO SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

Dated this 12 day of December, 2018.

Ron Hostetler a/k/a Ronald D. Hostetler Colleen Hostetler a/k/a Colleen E. Hostetler
Ron Hostetler a/k/a Ronald D. Hostetler Colleen Hostetler a/k/a Colleen E. Hostetler

STATE OF INDIANA)
) SS:
COUNTY OF LaGrange)

Before me, a Notary Public in and for said County and State, on this 12 day of December, 2018, personally appeared Ron Hostetler a/k/a Ronald D. Hostetler and Colleen Hostetler a/k/a Colleen E. Hostetler, and acknowledged the execution of the above and foregoing Warranty Deed to be a voluntary act. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Nancy L. Hedges, Notary Public
Resident of _____ County, Indiana

My commission expires: _____
Commission number: _____

Mail Tax Bills To: 8035 W. 500 S Topeka, IN 46571
Grantee's Address: Same

This instrument was prepared by Kevin P. Bruns, Beers Mollers Backs & Salin, LLP, 108 W. Michigan Street, LaGrange, Indiana 46761.

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.

Julia Trayer, Printed Name
3418568 - LTC

IMAGE/COPY PROPERTY OF LAGRANGE, IN. FOR LICENSEE ONLY. NOT FOR RESALE. IC 36-2-7-10

Exhibit "A"

Part of the Southwest Quarter of the Southeast Quarter of Section 1, Township 36 North, Range 8 East, Eden Civil Township, LaGrange County, Indiana, and bounded as follows: Commencing at a #4 rebar at the Southwest corner of said Southeast Quarter; thence North 88 degrees 38 minutes 04 seconds East (Basis of Bearings: State Plane) 429.18 feet along the South line of said Section to a #5 Taylor capped rebar at the Southeast corner of land described in Deed Record 1803-0519; thence North 00 degrees 35 minutes 40 seconds West 825.84 feet along the East line of said deed to a Taylor rebar; thence North 88 degrees 38 minutes 04 seconds East 592.29 feet to a Taylor rebar on the West line of land described in Deed Record 1406-0453; thence South 00 degrees 32 minutes 53 seconds East along said West line, 297.80 feet to a Taylor rebar on the North line of land described in Deed Record 1501-0067; thence along said deed the following two calls: South 88 degrees 38 minutes 04 seconds West 104.52 feet to a Taylor rebar, South 01 degrees 21 minutes 56 seconds East 528.00 feet to a Taylor capped spike on the South line of said Section; thence South 88 degrees 38 minutes 04 seconds West 494.61 feet along said South line to the point of beginning.

This description is from an original survey by Benjamin R. Taylor (LS#21300008) for Taylor Land Surveying (Job#18207) and contains 10.00 acres, more or less.

Criteria: Party Name = MILLER MARK

Last Indexed Date: 01/26/2024

Last Verified Date: 01/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/04/2024	01/04/2024	202400050	BOND	MILLER MARK		GRANTEE
10/31/2023	10/31/2023	202305069	REL ASSI...	MILLER MARK (MEMBER)		GRANTEE
10/31/2023	10/31/2023	202305068	PARTIAL ...	MILLER MARK (MEMBER)		MORTGAGEE
10/20/2023	10/20/2023	202304855	RELEASE	MILLER MARK A		MORTGAGEE
10/12/2023	10/12/2023	202304728	RELEASE	MILLER MARK A		MORTGAGEE
09/29/2023	09/27/2023	202304508	WARRANTY...	MILLER MARK A		GRANTOR
06/22/2023	06/12/2023	202302810	MORTGAGE	MILLER MARK		MORTGAGOR
06/21/2023	06/21/2023	202302625	RELEASE	MILLER MARK		MORTGAGEE
06/19/2023	06/14/2023	202302584	MORTGAGE	MILLER MARK F		MORTGAGOR
06/19/2023	06/14/2023	202302583	WARRANTY...	MILLER MARK F		GRANTEE
05/23/2023	05/19/2023	202302182	MORTGAGE...	MILLER MARK		GRANTOR
05/19/2023	10/21/2022	202302138	MORTGAGE	MILLER MARK		MORTGAGOR
01/05/2023	01/05/2023	202300036	BOND	MILLER MARK		GRANTEE
12/29/2022	12/23/2022	202208383	RELEASE	MILLER MARK		MORTGAGEE
10/26/2022	10/21/2022	202206888	MORTGAGE	MILLER MARK		MORTGAGOR

Results found: 156



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Criteria: Party Name = MILLER MARK

Last Indexed Date: 01/26/2024

Last Verified Date: 01/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/17/2022	08/05/2022	202205442	ASSIGNME...	MILLER MARK (MEMBER)		GRANTOR
08/17/2022	08/05/2022	202205441	MORTGAGE	MILLER MARK (MEMBER)		MORTGAGOR
08/15/2022	08/05/2022	202205388	WARRANTY...	MILLER MARK ALLEN		GRANTOR
07/08/2022	06/17/2022	202204450	MORTGAGE	MILLER MARK M		MORTGAGOR
06/16/2022	06/09/2022	202203818	MORTGAGE...	MILLER MARK A (MEMBE...		MORTGAGOR
04/06/2022	04/06/2022	202202252	RELEASE	MILLER MARK		MORTGAGEE
01/28/2022	12/09/2021	202200856	BOND	MILLER MARK		GRANTEE
12/29/2021	12/22/2021	202109104	MORTGAGE	MILLER MARK		MORTGAGOR
12/29/2021	12/22/2021	202109103	WARRANTY...	MILLER MARK		GRANTEE
11/29/2021	11/26/2021	202108306	RELEASE	MILLER MARK		MORTGAGEE
11/17/2021	11/09/2021	202108058	WARRANTY...	MILLER MARK		GRANTEE
11/15/2021	11/09/2021	202107953	MORTGAGE	MILLER MARK		MORTGAGOR
11/15/2021	11/09/2021	202107952	MORTGAGE	MILLER MARK		MORTGAGOR
11/10/2021	11/10/2021	202107891	LIEN	MILLER MARK		GRANTOR
11/04/2021	11/04/2021	202107782	RELEASE	MILLER MARK		MORTGAGEE

Results found: 156



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Criteria: Party Name = MILLER MARK

Last Indexed Date: 01/26/2024

Last Verified Date: 01/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/23/2021	07/07/2021	202105896	MORTGAGE	MILLER MARK M		MORTGAGOR
08/23/2021	07/07/2021	202105895	WARRANTY...	MILLER MARK M		GRANTEE
08/23/2021	07/07/2021	202105894	NO LIEN	MILLER MARK M		GRANTOR
07/06/2021	06/30/2021	202104447	MORTGAGE	MILLER MARK A (MEMBE...		MORTGAGOR
04/06/2021	04/01/2021	202102301	WARRANTY...	MILLER MARK ALLEN		GRANTOR
01/19/2021	01/14/2021	202100289	ASSUMED ...	MILLER MARK		AUTHORIZED...
01/13/2021	01/12/2021	202100206	BOND	MILLER MARK		GRANTEE
12/23/2020	12/18/2020	20120579	MORTGAGE	MILLER MARK D		MORTGAGOR
10/14/2020	10/08/2020	20100297	QUIT CLA...	MILLER MARK		GRANTEE
07/13/2020	06/19/2020	20070246	ASSIGNME...	MILLER MARK (MEMBER)		GRANTOR
07/13/2020	06/19/2020	20070245	MORTGAGE	MILLER MARK (MEMBER)		MORTGAGOR
05/20/2020	05/12/2020	20050453	RELEASE	MILLER MARK		MORTGAGEE
05/01/2020	04/16/2020	20050019	SUBORDIN...	MILLER MARK		MORTGAGOR
04/29/2020	04/24/2020	20040525	MORTGAGE	MILLER MARK		MORTGAGOR
04/14/2020	04/09/2020	20040250	MORTGAGE	MILLER MARK A		MORTGAGOR

Results found: 156



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Criteria: Party Name = MILLER MARK

Last Indexed Date: 01/26/2024

Last Verified Date: 01/26/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/13/2020	01/13/2020	20010171	RELEASE	MILLER MARK D		MORTGAGEE
12/31/2019	12/31/2019	19120655	RELEASE	MILLER MARK D		MORTGAGEE
12/26/2019	12/06/2019	19120539	BOND	MILLER MARK		GRANTEE
12/16/2019	12/10/2019	19120338	MORTGAGE	MILLER MARK D		MORTGAGOR
10/10/2019	10/04/2019	19100224	WARRANTY...	MILLER MARK A		GRANTEE
07/26/2019	06/17/2019	19070625	MORTGAGE	MILLER MARK		MORTGAGOR
03/06/2019	01/17/2019	19030098	EASEMENT	MILLER MARK ALLEN		GRANTOR
02/25/2019	01/08/2019	19020447	AFFIDAVI...	MILLER MARK A		GRANTEE
01/11/2019	01/08/2019	19010361	AFFIDAVI...	MILLER MARK A		GRANTOR
01/11/2019	01/08/2019	19010360	MORTGAGE	MILLER MARK A		MORTGAGOR
01/11/2019	01/08/2019	19010359	WARRANTY...	MILLER MARK A		GRANTEE
12/27/2018	12/12/2018	18120588	MORTGAGE	MILLER MARK D		MORTGAGOR
12/21/2018	12/12/2018	18120475	MORTGAGE	MILLER MARK D		MORTGAGOR
12/21/2018	12/12/2018	18120474	WARRANTY...	MILLER MARK D		GRANTEE
11/02/2018	10/20/2018	18110040	BOND	MILLER MARK		GRANTEE

Results found: 156



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