



LEGAL AND VESTING PRODUCT COVER SHEET

ORDER INFORMATION

FILE/ORDER NUMBER:	40979069	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	HEIDI FREED		
PROPERTY ADDRESS:	120 WINGATE CT		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA (IN) AND ELKHART		

SEARCH INFORMATION

SEARCH DATE:	12/29/2023	EFFECTIVE DATE:	12/28/2023
NAME(S) SEARCHED:	HEIDI FREED		
ADDRESS/PARCEL SEARCHED:	120 WINGATE CT, WAKARUSA, IN 46573 / 20-09-26-452-022.000-025		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

HEIDI E. FREED
COMMENTS:

VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	WINDSHIRE CORP., A CORPORATION
DATED DATE:	07/16/2021	GRANTEE:	HEIDI E. FREED
BOOK/PAGE:	N/A	RECORDED DATE:	07/20/2021
INSTRUMENT NO:	2021-19144		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBERED 23 IN CAMDEN PARK VILLAS, A DETAILED PLANNED UNIT DEVELOPMENT, R-1 AS PER PLAT THEREOF RECORDED NOVEMBER 13, 2014 IN PLAT VOLUME 35, PAGE 51, AND AS INSTRUMENT NO. 2014-22076 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-09-26-452-022.000-025

General Information

Parcel Number
20-09-26-452-022.000-025

Local Parcel Number
09-26-452-022-025

Tax ID:
09-26G

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Elkhart

Township
OLIVE TOWNSHIP

District 025 (Local 025)
WAKARUSA OLIVE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2552625-025
2552625-Camden Park Villas (025)

Section/Plat

Location Address (1)
120 WINGATE COURT
WAKARUSA, IN 46573

Zoning
ZO01 Residential

Subdivision

Lot
23

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
All

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other

Printed Friday, April 21, 2023

Review Group 2022

FREED HEIDI E

Ownership

FREED HEIDI E
120 WINGATE CT
WAKARUSA, IN 46573-9423

Legal

CAMDEN PARK VILLAS DPUD R-1 LOT 23

120 WINGATE COURT

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/20/2021	FREED HEIDI E	04143	CW	/	\$28,700	I
01/01/1900	WINDSHIRE CORP		CO	/	\$0	I

2552625-Camden Park Villa 1/2

Notes



Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/22/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	04/09/2019
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 type="checkbox"/>	<input type="checkbox"/>
\$33,900	Land	\$33,900	\$22,100	\$400	\$400	\$400
\$33,900	Land Res (1)	\$33,900	\$22,100	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$400	\$400	\$400
\$290,800	Improvement	\$290,800	\$275,000	\$0	\$0	\$0
\$290,800	Imp Res (1)	\$290,800	\$275,000	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$324,700	Total	\$324,700	\$297,100	\$400	\$400	\$400
\$324,700	Total Res (1)	\$324,700	\$297,100	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$400	\$400	\$400

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 150', CI 50' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	OV		0	50x144	1.00	\$33,900	\$33,900	\$33,900	0%	100%	1.0000	\$33,900

Land Computations

Calculated Acreage	0.17
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.17
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	0.17
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	\$33,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,900

2/2

12' 12' 12' 12'

144

CONCP

39'

28'

1314

1s Fr/Br

42'

1

21'

21'

9'

6'

5'

5'

12' 5' 138

11'

24'

504

2CFrG

24'

6' 12' RFX (upper)

16' MSTP




21'

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1314	1314	\$97,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1314	1051	\$62,400	
Crawl					
Slab					
				Total Base	\$159,400
Adjustments			2 Row Type Adj. x 0.95		\$151,430
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1314	\$3,300
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
			Sub-Total, One Unit		\$157,130
			Sub-Total, 1 Units		
Exterior Features (+)				\$5,400	\$162,530
Garages (+) 504 sqft				\$15,200	\$177,730
			Quality and Design Factor (Grade)		1.10
			Location Multiplier		0.92
			Replacement Cost		\$179,863

Summary of Improvements																				
Description	Res Eligible	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Row Type	100%	1	1/6 Masonry	C+2	2021	2021	2	A		0.92		2,628 sqft	\$179,863	2%	\$176,270	0%	100%	1.650	1.0000	\$290,800

\$290,800










ELKHART COUNTY

		
Sign In	Search	Help
(customerlogin.aspx?billerguid=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&iti=8&vs=1)	(customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)	

◀ Return to previous page (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)

Search Results

Please review your results below and select invoices to Pay. Click here (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1) if you would like to search again.
Need help selecting an Invoice?

Select	Invoice
<input type="checkbox"/>	<div><div><div><div>FREED HEIDI E</div><div>Due on 5/10/2024</div><div>Balance Due: \$0.00</div></div><div> View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=c6748eb6-283d-4a86-99b4-588359ce3312&LCT=sml%2buu)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me</div></div></div>
<input type="checkbox"/>	<div><div><div><div>FREED HEIDI E</div><div>Due on 5/10/2023</div><div>Balance Due: \$0.00</div></div><div> View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=0f86983a-fb66-48b3-aff0-d4c66463c529&LCT=sml%2buu)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me</div></div></div>
<input type="checkbox"/>	<div><div><div><div>FREED HEIDI E</div><div>Due on 11/10/2022</div><div>Balance Due: \$0.00</div></div><div> View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=7a02766b-3033-4deb-a304-6c35ee2c803b&LCT=sml%2buu)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me</div></div></div>

+ Add Selected Invoices

Register Selected

COUNTY:20-Elkhart County**SPRING INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-09-26-452-022.000-025	COUNTY PARCEL NUMBER 09-26-452-022-025	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
TAXING UNIT NAME 025/025 WAKA-OLIVE	LEGAL DESCRIPTION CAMDEN PARK VILLAS DPUD R-1 LOT 23		



SPRING AMOUNT DUE
BY May 10, 2023 **\$0.00**

FREED HEIDI E
120 WINGATE CT
WAKARUSA, IN

46573-9423

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0926452022025 000000000000

COUNTY:20-Elkhart County**FALL INSTALLMENT REMITTANCE COUPON**

PARCEL NUMBER 20-09-26-452-022.000-025	COUNTY PARCEL NUMBER 09-26-452-022-025	TAX YEAR 2022 Payable 2023	Late Payment Penalty: 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
TAXING UNIT NAME 025/025 WAKA-OLIVE	LEGAL DESCRIPTION CAMDEN PARK VILLAS DPUD R-1 LOT 23		



FALL AMOUNT DUE
BY November 13, 2023 **\$0.00**

FREED HEIDI E
120 WINGATE CT
WAKARUSA, IN

46573-9423

Office Phone:(574) 535-6759

Pay Online at: www.elkhartcounty.com Or (888) 881-9911

Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

0926452022025 000000000000

COUNTY:20-Elkhart County**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

PARCEL NUMBER 20-09-26-452-022.000-025	COUNTY PARCEL NUMBER 09-26-452-022-025	TAX YEAR 2022 Payable 2023	DUE DATES
TAXING UNIT NAME 025/025 WAKA-OLIVE	LEGAL DESCRIPTION CAMDEN PARK VILLAS DPUD R-1 LOT 23		SPRING - May 10, 2023 FALL - November 13, 2023

DATE OF STATEMENT:12/29/2023

PROPERTY ADDRESS 120 WINGATE COURT		
PROPERTY TYPE Real Estate	TOWNSHIP 012-OLIVE	
ACRES 0.19	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

FREED HEIDI E
120 WINGATE CT
WAKARUSA, IN

46573-9423

TOTAL DUE FOR 2022 Payable 2023: \$0.00

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,536.17	\$1,536.17
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$0.00	\$0.00
Amount Due	\$1,536.17	\$1,536.17
Payments Received	(\$1,536.17)	(\$1,536.17)
Balance Due	\$0.00	\$0.00

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 will no longer apply to tax bills 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

<u>Taxpayer Name and Mailing Address</u>	<u>Date of Notice</u>	<u>Due Dates</u>	<u>Parcel Number</u>	<u>Taxing District</u>
FREED HEIDI E 120 WINGATE CT WAKARUSA, IN 46573-9423	December 29, 2023	May 10, 2023 November 13, 2023	09-26-452-022-025 20-09-26-452-022.000-025	025/025 WAKA-OLIVE
<u>Property Address:</u>		120 WINGATE COURT		
<u>Legal Description:</u>		CAMDEN PARK VILLAS DPUD R-1 LOT 23		

Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$297,100
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$400	\$0
2. Equals total gross assessed value of property	\$400	\$297,100
2a. Minus deductions (see Table 5 below)	\$0	\$136,235
3. Equals subtotal of net assessed value of property	\$400	\$160,865
3a. Multiplied by your local tax rate	2.735200	2.593400
4. Equals gross tax liability (see Table 3 below)	\$10.94	\$4,171.86
4a. Minus local property tax credits	\$0.48	\$205.78
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$893.74
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$10.46	\$3,072.34

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ¹	\$12.00	\$2,971.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ²	\$0.29	\$101.34
Maximum tax that may be imposed under cap	\$12.29	\$3,072.34

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

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	DIFFERENCE 2022-2023	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4341	0.4090	\$1.74	\$657.94	\$656.20	37,712.64 %
TOWNSHIP	0.0032	0.0043	\$0.01	\$6.92	\$6.91	69,100.00 %
SCHOOL	1.0264	0.9637	\$4.11	\$1,550.24	\$1,546.13	37,618.73 %
LIBRARY	0.1003	0.0924	\$0.40	\$148.64	\$148.24	37,060.00 %
CITY	1.1712	1.1240	\$4.68	\$1,808.12	\$1,803.44	38,535.04 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	2.7352	2.5934	\$10.94	\$4,171.86	\$4,160.92	38,034.00 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2022	2023	% Change
TOTAL ADJUSTMENTS			0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ³

TYPE OF DEDUCTION	2022	2023
Mortgage	\$0.00	\$3,000.00
Standard Deduction \ Homestead	\$0.00	\$45,000.00
Supplemental	\$0.00	\$88,235.00
TOTAL DEDUCTIONS	\$0.00	\$136,235.00

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.
2. Charges not subject to the property tax caps include property tax levies approved by votes 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.
3. If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on 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 (574) 535-6710 or <http://www.elkhartin.elevatemaps.io>. 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.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or <http://www.elkhartin.elevatemaps.io>. 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 on which the county mails the notice under IC 6-1.1-3-20.

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 (574) 535-6700.

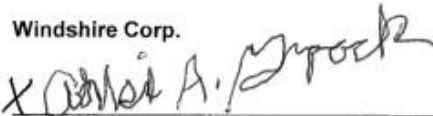
Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2023, for mobile homes assessed under IC 6-1.1-7 and January 1, 2022, for real property).

2021-19144**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
07/20/2021 11:35 AM
AS PRESENTED**TAX ID NUMBER(S)
State ID Number Only 20-09-26-452-022.000-025**CORPORATE WARRANTY DEED****THIS INDENTURE WITNESSETH THAT****Windshire Corp.**, a corporation organized and existing under the laws of the State of Indiana**CONVEY(S) AND WARRANT(S) TO****Heidi E. Freed**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 16th day of July, 2021**Windshire Corp.**By: **Adlai A. Schrock**
Title: **President****DISCLOSURE FEE PAID**DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jul 20 2021

PATRICIA A. PICKENS, AUDITOR

04143**10.00**

Page 1 of 3

MTC File No.: 21-24341 (UD)

DM

SD

State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Adlai A. Schrock, President of Windshire Corp.** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 16th day of JULY, 2021

My Commission Expires:

Signature of Notary Public

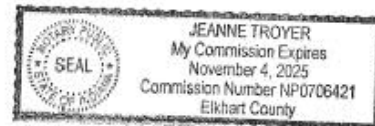
Commission No.

Printed Name of Notary

Notary Public County and State of Residence

This instrument was prepared by:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:
120 Wingate Court
Wakarusa, IN 46573

Grantee's Address and Mail Tax Statements To:

30174 CR 28

ELKHART, IN 46517

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. Andrew R. Drake

MTC File No.: 21-24341 (UD)

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EXHIBIT A

Lot Numbered 23 in Camden Park Villas, a Detailed Planned Unit Development, R-1 as per plat thereof recorded November 13, 2014 in Plat Volume 35, page 51, and as Instrument No. 2014-22076 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 21-24341 (UD)

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DataSource: Elkhart, IN

Criteria: Party Name = FREED HEIDI

INDEXED THROUGH:
12/28/2023VERIFIED THROUGH:
12/28/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/20/2021	07/16/2021	2021-19146	AGREEMEN...	FREED HEIDI E		GRANTOR
07/20/2021	07/16/2021	2021-19145	MORTGAGE	FREED HEIDI E		MORTGAGOR
07/20/2021	07/16/2021	2021-19144	WARRANTY...	FREED HEIDI E		GRANTEE

Results found: 3

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