



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	47679369	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	KYLE SHOLL		
PROPERTY ADDRESS:	195 LANE 780 SNOW LK, FREMONT, INDIANA, 46737		
CITY, STATE AND COUNTY:	FREMONT, INDIANA (IN) AND STEUBEN		

### SEARCH INFORMATION

SEARCH DATE:	12/26/2023	EFFECTIVE DATE:	12/23/2023
NAME(S) SEARCHED:	KYLE SHOLL AND TAYLOR D SHOLL		
ADDRESS/PARCEL SEARCHED:	195 LANE 780 SNOW LK, FREMONT, INDIANA, 46737/760321140101000006		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

KYLE R. SHOLL AND TAYLOR D. SHOLL, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL H. OSBORNE AND DIANA K. OSBORNE
DATED DATE:	08/20/2020	GRANTEE:	KYLE R. SHOLL AND TAYLOR D. SHOLL, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	09/21/2020
INSTRUMENT NO:	20090676		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF FREMONT
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

LOT NUMBERED 75 IN THE PLAT OF NORTH SNOW BAY, THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 25, RECORDER'S OFFICE, STEUBEN COUNTY, INDIANA.
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76-03-21-140-101.000-006

General Information

Parcel Number  
76-03-21-140-101.000-006

Local Parcel Number  
032114010100007

Tax ID:

Routing Number  
- - -

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County  
Steuben

Township  
JAMESTOWN TOWNSHIP

District 006 (Local 07)  
JAMESTOWN TOWNSHIP

School Corp 7605  
FREMONT COMMUNITY

Neighborhood 975052-093-3  
NORTH SNOW BAY 1ST, 2ND, & 3

Section/Plat  
21-140

Location Address (1)  
195 LN 780 SNOW LK  
FREMONT, IN 46737

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Unpaved ☐

Neighborhood Life Cycle Stage  
Other

Printed Saturday, July 8, 2023

Review Group 2024

SHOLL KYLE R & TAYLOR D H/

Ownership

SHOLL KYLE R & TAYLOR D H/W  
1440 E 085 N  
LAGRANGE, IN 46761

Legal

N SNOW BAY 3RD LOT 75



195 LN 780 SNOW LK

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/18/2020	SHOLL KYLE R & TAY	2009-0676	Wa	2009/0676	\$185,000	I
03/15/2004	OSBORNE MICHAEL	WD	WD	0403/0543	\$138,000	I
07/23/2002	JOHNSON ROBERT	CORP	OT	0207/0728	\$122,875	I
02/25/1987	NORTH SNOW BAY I	0	WD	/	\$0	I
01/01/1900	CAMMERON RICHA		WD	/	\$0	I

511, 1 Family Dwell - Unplatted (0 to 9.9

NORTH SNOW BAY 1ST, 2 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
04/12/2023	As Of Date	04/13/2023	04/12/2022	04/14/2021	04/13/2020	04/16/2019
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"/>
\$279,600	Land	\$279,600	\$254,200	\$231,100	\$169,500	\$156,100
\$279,600	Land Res (1)	\$279,600	\$254,200	\$231,100	\$169,500	\$156,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$403,000	Improvement	\$403,000	\$373,900	\$0	\$0	\$0
\$403,000	Imp Res (1)	\$403,000	\$373,900	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$682,600	Total	\$682,600	\$628,100	\$231,100	\$169,500	\$156,100
\$682,600	Total Res (1)	\$682,600	\$628,100	\$231,100	\$169,500	\$156,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		191	159x219	1.02	\$2,299	\$2,345	\$372,855	-25%	100%	1.0000	\$279,640

Land Computations

Calculated Acreage	0.80
Actual Frontage	191
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.15
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	1.15
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	\$279,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$279,600

General Information			
Occupancy	Single-Family	#	TF
Description	Single-Family	Full Bath	2 6
Story Height	2	Half Bath	1 2
Style	N/A	Kitchen Sinks	1 1
Finished Area	2222 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
		Total	5 10

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

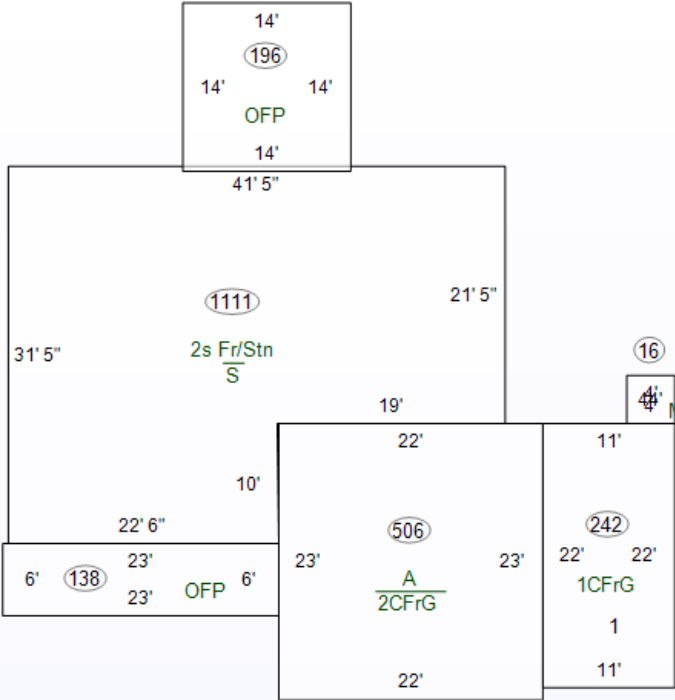
Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features		
Description	Area	Value
Porch, Open Frame	196	\$7,600
Porch, Open Frame	138	\$6,400
Stoop, Masonry	16	\$1,500

Plumbing		
#	TF	
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations	
Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	1111	1111	\$86,500
2	91A	1111	1111	\$43,700
3				
4				
1/4				
1/2				
3/4				
Attic		506	0	\$4,700
Bsmt				
Crawl				
Slab		1111	0	\$0

Total Base	\$134,900
Adjustments	1 Row Type Adj. x 1.00
1 Row Type Adj. x 1.00	\$134,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1111 2:1111
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$143,800
Sub-Total, 1 Units	
Exterior Features (+)	\$15,500
Garages (+) 748 sqft	\$25,100
Quality and Design Factor (Grade)	1.10
Location Multiplier	0.93
Replacement Cost	\$188,641

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	Improv Value
1: Single-Family	100%	2	1/6 Masonry	C+2	2021	2021	2 A		0.93		2,728 sqft	\$188,641	2%	\$184,870	0%	100%	2.180	1.0000	\$403,000

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE

20090676 DEED \$25.00  
09/21/2020 08:21:52A 6 PGS  
Linda S Myers  
Steuben County Recorder IN  
Recorded as Presented



SEP 18 2020

*Linda S Myers*  
AUDITOR STEUBEN COUNTY

**WARRANTY DEED**

File No.: 922000530-TRD

**THIS INDENTURE WITNESSETH**, that Michael H. Osborne and Diana K. Osborne (Grantor) CONVEY(S) AND WARRANT(S) to Kyle R. Sholl and Taylor D. Sholl, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Steuben County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

**Property:** vacant Lane 780 Snow Lake, Fremont, IN 46737

**Subject to** all current real estate taxes and assessments and all subsequent taxes and assessments.

**Subject to** all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 20th day of August, 2020.

*Michael H. Osborne*

Michael H. Osborne

*Diana K. Osborne*

Diana K. Osborne

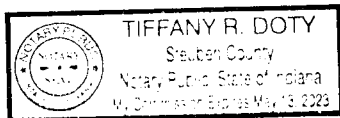
STATE OF INDIANA

COUNTY OF STEUBEN

Before me, a Notary Public in and for said County and State, personally appeared Michael H. Osborne who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 21st day of August, 2020

Signature: *[Signature]*  
Printed: \_\_\_\_\_  
Resident of: Steuben County  
State of: INDIANA  
My Commission expires: \_\_\_\_\_



STATE OF INDIANA

COUNTY OF STEUBEN

Before me, a Notary Public in and for said County and State, personally appeared Diana K. Osborne who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of August, 2020

Signature: \_\_\_\_\_

Printed: \_\_\_\_\_

Resident of: Steuben County

State of: INDIANA

My Commission expires: \_\_\_\_\_



**Prepared By:** Edward W. Hardig, Jr., Attorney at Law  
401 W. High Street, Elkhart, IN 46516  
IN19199-71/MIP60319jlt

**Grantee's Address and Tax Billing Address:** 1440 E 085 N  
Lagrange, IN 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: Janet L. Tidd.

**Return To:** Fidelity National Title Company, LLC  
211 E. Maumee St., Suite 102, Angola, IN 46703

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 76-03-21-140-101.000-006**

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LOT NUMBERED 75 IN THE PLAT OF NORTH SNOW BAY, THIRD ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 25, RECORDER'S OFFICE, STEUBEN COUNTY, INDIANA.

## CERTIFICATE OF PROOF

File No.: 922000530-TRD

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

  
Witness/Signature

Janet L. Tim  
Witness Name

### PROOF:

STATE OF INDIANA

COUNTY OF STEUBEN

Before me, a Notary Public in and for said County and State, on August 21, 2020, personally appeared the above named WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Michael H. Osborne to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Michael H. Osborne execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

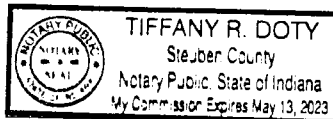
  
NOTARY PUBLIC

Printed: \_\_\_\_\_

Resident of: Steuben County

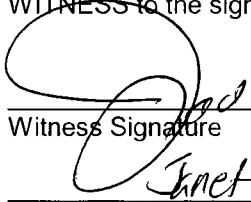
State of: INDIANA

My Commission expires: \_\_\_\_\_



**CERTIFICATE OF PROOF**  
(continued)

WITNESS to the signature(s) on the foregoing instrument to which this Proof is attached.

  
\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
Witness Name

**PROOF:**

STATE OF INDIANA

COUNTY OF STEBEN

Before me, a Notary Public in and for said County and State, on August 20, 2020, personally appeared the above named  
WITNESS to the foregoing instrument, who, being by me duly sworn, did depose and say that he/she knows Diana K.  
Osborne to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present  
and saw said Diana K. Osborne execute the same; and that said WITNESS at the same time subscribed his/her name as  
a witness thereto.

  
\_\_\_\_\_  
NOTARY PUBLIC

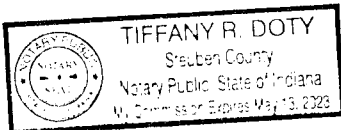
Printed: \_\_\_\_\_

Resident of: Steuben County

State of: INDIANA

My Commission expires: \_\_\_\_\_

**Property Address:** vacant Lane 780 Snow Lake, Fremont, IN 46737





## **CERTIFICATE OF PROOF**

(continued)

**Grantee's Address and Tax Mailing Address:** 1440 E 085 N  
Lagrange, IN 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: Janet L. Tidd.

**Instrument prepared by:** Edward W. Hardig, Jr., Attorney at Law  
401 W. High Street, Elkhart, IN 46516  
IN19199-71/MIP60319

**20090676 DEED \$25.00  
09/21/2020 08:21:52A 6 PGS  
Linda S Myers  
Steuben County Recorder IN  
Recorded as Presented**



## Search Results for:

**NAME: Sholl, Kyle (Super Search)**



**REGION: Steuben County, IN**  
**DOCUMENTS VALIDATED THROUGH: 12/22/2023 2:53 PM**

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">20120214</a>	Steuben	12/07/2020	DEED : GENERAL DEED	<b>SHOLL, KYLE</b> <a href="#">Search</a> <a href="#">Search</a> POKAGON VIEW PROPERTIES LLC <a href="#">Search</a> VEERKAMP, BRIAN <a href="#">Search</a> VEERKAMP, GREGORY <a href="#">see details for more</a>	<a href="#">Search</a> Lot 5 POKAGON VIEW PARK
<a href="#">20090676</a>	Steuben	09/21/2020	DEED : WARRANTY DEED	<b>SHOLL, KYLE R</b> <a href="#">Search</a> <a href="#">Search</a> OSBORNE, DIANA K <a href="#">Search</a> OSBORNE, MICHAEL H <a href="#">Search</a> SHOLL, TAYLOR D	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">20090677</a>	Steuben	09/21/2020	MORT : MORTGAGE	<b>SHOLL, KYLE R</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, TAYLOR D <a href="#">Search</a> FARMERS STATE BANK	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">21040675</a>	Steuben	04/28/2021	MORT : MORTGAGE	<b>SHOLL, KYLE R</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, TAYLOR D <a href="#">Search</a> AMERICAN FINANCIAL NETWORK INC <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC NOMINEE	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">21050071</a>	Steuben	05/05/2021	REL : MORTGAGE RELEASE	<b>SHOLL, KYLE R</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, TAYLOR D <a href="#">Search</a> FARMERS STATE BANK	

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## Search Results for:

**NAME: Sholl, TAYLOR (Super Search)**



**REGION: Steuben County, IN**

**DOCUMENTS VALIDATED THROUGH: 12/22/2023 2:53 PM**

Showing 4 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">20090676</a>	Steuben	09/21/2020	DEED : WARRANTY DEED	<b>SHOLL, TAYLOR D</b> <a href="#">Search</a> <a href="#">Search</a> OSBORNE, DIANA K <a href="#">Search</a> OSBORNE, MICHAEL H <a href="#">Search</a> SHOLL, KYLE R	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">20090677</a>	Steuben	09/21/2020	MORT : MORTGAGE	<b>SHOLL, TAYLOR D</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, KYLE R <a href="#">Search</a> FARMERS STATE BANK	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">21040675</a>	Steuben	04/28/2021	MORT : MORTGAGE	<b>SHOLL, TAYLOR D</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, KYLE R <a href="#">Search</a> AMERICAN FINANCIAL NETWORK INC <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC NOMINEE	<a href="#">Search</a> Lot 75 NORTH SNOW BAY THIRD ADDITION
<a href="#">21050071</a>	Steuben	05/05/2021	REL : MORTGAGE RELEASE	<b>SHOLL, TAYLOR D</b> <a href="#">Search</a> <a href="#">Search</a> SHOLL, KYLE R <a href="#">Search</a> FARMERS STATE BANK	

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