



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|--|---------------|--------------------------|
| FILE/ORDER NUMBER: | 01010-116347 | PRODUCT NAME: | LEGAL AND VESTING REPORT |
| BORROWER NAME(S): | MICHAEL PETERSON AND CHARLENE PETERSON | | |
| PROPERTY ADDRESS: | 233 E CO RD 900 N | | |
| CITY, STATE AND COUNTY: | BRAZIL, INDIANA, CLAY | | |

SEARCH INFORMATION

| | | | |
|--------------------------|--|-----------------|------------|
| SEARCH DATE: | 02/20/2024 | EFFECTIVE DATE: | 02/19/2024 |
| NAME(S) SEARCHED: | MICHAEL PETERSON, CHARLENE PETERSON AND MICHAEL PETERSEN | | |
| ADDRESS/PARCEL SEARCHED: | 233 E CO RD 900 N, BRAZIL, IN 47834 / 11-01-32-300-099.001-002 | | |

ASSESSMENT INFORMATION

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

CURRENT OWNER VESTING

| | |
|--|--|
| MICHAEL A. PETERSEN AND CHARLENE A. PETERSEN, HUSBAND AND WIFE | |
| COMMENTS: | |

VESTING DEED

| | | | |
|----------------|-------------------------|----------------|--|
| DEED TYPE: | CORPORATE WARRANTY DEED | GRANTOR: | CLAY BUILDING TRADES TRAINING CORP., BY ITS PRESIDENT DONALD P. MILLER |
| DATED DATE: | 07/29/1999 | GRANTEE: | MICHAEL A. PETERSEN AND CHARLENE A. PETERSEN, HUSBAND AND WIFE |
| BOOK/PAGE: | 7/71 | RECORDED DATE: | 08/13/1999 |
| INSTRUMENT NO: | 199900004038 | | |
| COMMENTS: | | | |

FOR PREAMBLE

| | |
|-----------------------|----------------|
| CITY/TOWNSHIP/PARISH: | CITY OF BRAZIL |
|-----------------------|----------------|

ADDITIONAL NOTES

| |
|--|
| |
|--|

LEGAL DESCRIPTION

| |
|---|
| THE FOLLOWING DESCRIBED REAL ESTATE IN CLAY COUNTY, IN THE STATE OF INDIANA, TO-WIT: LOT 1 IN CLAY VIEW ESTATES IN THE CITY OF BRAZIL. |
|---|

11-01-32-300-099.001-002

General Information

Parcel Number
11-01-32-300-099.001-002
Parent Parcel Number
018-06000-01

Tax ID:

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year:

Location Information

County
Clay

Township
BRAZIL TOWNSHIP

District 002 (Local)

School Corp
CLAY COMMUNITY

Neighborhood 1102037-002
BRAZIL CITY HS R120

Section/Plat

Location Address
233 E CO RD 900 N
BRAZIL, IN 47834

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities

Streets or Roads
Unpaved

Neighborhood Life Cycle Stage
NA

Printed Wednesday, February 21, 2024

PETERSON, MICHAEL A & CHARLENE A

Ownership

PETERSON, MICHAEL A & CHARLENE A
233 E CO RD 900 N
BRAZIL, IN 47834

Legal

CLAY VIEW ESTATES LT 1
E 1/2 SW/4 SW/4 32-13-6

233 E CO RD 900 N

Transfer Of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Sale Price |
|------------|---------------------|--------|------|-----------|------------|
| 01/01/1900 | PETERSON, MICHAEL A | | | | \$00 |

510, 1 Family Dwell - Platted Lot

BRAZIL CITY HS R120/
1102037-002

1/2

Notes

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

| Assessment Year | 2023 | 2022 | 2021 | 2020 | 2019 |
|---------------------|------------------|------------------|------------------|------------------|------------------|
| Reason For Change | GEN REVAL | GEN REVAL | AA | AA | AA |
| As Of Date | 03/27/2023 | 03/29/2022 | 04/13/2021 | 04/03/2020 | 04/03/2019 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | | | | | |
| Notice Required | | | | | |
| Land | \$16,100 | \$16,100 | \$16,100 | \$16,100 | \$16,100 |
| Land Res(1) | \$16,100 | \$16,100 | \$16,100 | \$16,100 | \$16,100 |
| Land Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Land Non Res(3) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Improvement | \$154,400 | \$152,000 | \$132,200 | \$132,200 | \$135,600 |
| Imp Res(1) | \$153,800 | \$151,400 | \$131,600 | \$131,600 | \$135,000 |
| Imp Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Imp Non Res(3) | \$600 | \$600 | \$600 | \$600 | \$600 |
| Total | \$170,500 | \$168,100 | \$148,300 | \$148,300 | \$151,700 |
| Total Res(1) | \$169,900 | \$167,500 | \$147,700 | \$147,700 | \$151,100 |
| Total Non Res(2) | \$00 | \$00 | \$00 | \$00 | \$00 |
| Total Non Res(3) | \$600 | \$600 | \$600 | \$600 | \$600 |

Land Data

| Land Type | Pricing Method | Soil ID | Act Front | Size | Factor | Rate | Adj Rate | Ext Value | Infl% | Res Elig% | Market Factor | Value |
|-----------|----------------|---------|-----------|---------|--------|------|----------|-----------|-------|-----------|---------------|----------|
| F | | | 124 | 124x165 | | | \$130 | \$16,120 | | | | \$16,120 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.47 |
| Actual Frontage | |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.47 |
| 81 Legal Drain NV | |
| 82 Public Roads NV | |
| 83 UT Towers NV | |
| 9 Homesite | |
| 91/92 Acres | |
| Total Acres Framland | |
| Farmland Value | |
| Measured Acreage | |
| Avg Farmland Value/Acre | |
| Value Of Farmland | |
| Calssified Total | |
| Farm / Classified Value | |
| Homesite(s) Value | |
| 91/92 Values | |
| Supp. Page Land Value | |
| CAP 1 Value | |
| CAP 2 Value | |
| CAP 3 Value | |
| Total Value | |

Data Source

Collector

Appraiser

General Information

Occupancy

Single-Family R 01

Description

Single-Family R 01

Story Height

1.00

Style

Finished Area

2016 sqft

Make

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joint

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Accomodations

Bedrooms

4

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

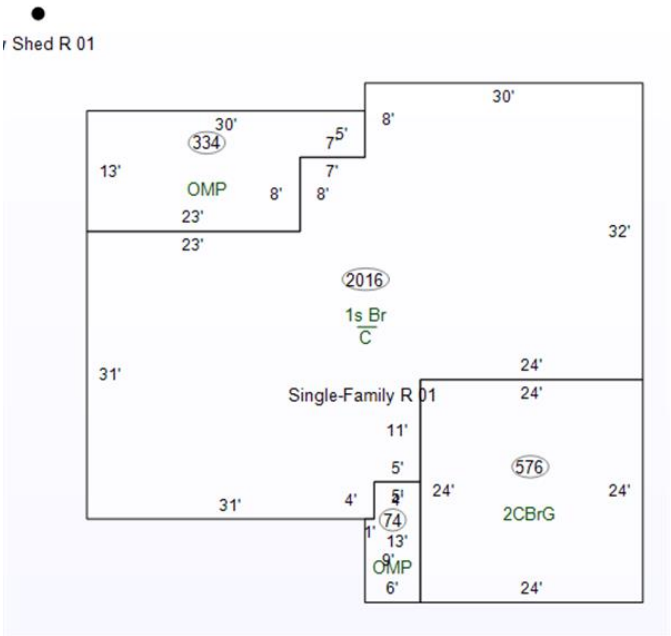
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

| Exterior Features | | |
|---------------------|------|-------|
| Description | Area | Value |
| Porch, Open Masonry | 74 | |
| Porch, Open Masonry | 334 | |



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

Cost Ladder

Floor

1

Constr

Brick

Base

2016

Finish

2016

Value

Totals

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

2016

0

Slab

Total Base

Adjustments

1 Row Type Adj. x 1.00

Unfin Int (1)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Firsplace (+)

No Heating (1)

A/C (+)

No Elec (-)

Plumbing (+/-)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit

Sub-Total

External Features (+)

Garages (+)

Quality and Design Factor (Grade)

Location Mutliplier

Replacement Cost

| Summary Of Improvements | | | | | | | | | | | | | | | | | | | | |
|-------------------------|---------|--------|--------------|-------|-------|------|-----|------|------|-----|------|---------|--------|-----|-------|-----|------|--------|------|-------|
| | Res | Story | | Year | Eff | Eff | Co | Base | Adj | | | Norm | Remain | Abn | | | | Improv | | |
| Description | Eligibl | Height | Construction | Grade | Built | Year | Age | nd | Rate | LCM | Rate | Size | RCN | Dep | Value | Obs | PC | Nbhd | Mrkt | Value |
| Single-Family R 01 | | | | C+2 | 1999 | 1999 | | A | | | | | | | | | 100% | 1.0500 | | |
| Utility Shed R 01 | | | | D | 2005 | 2005 | | A | | | | 64 sqft | | | | | 100% | 1.0500 | | |

DULY ENTERED FOR TAXATION
 SUBJECT TO FINAL
 ACCEPTANCE FOR TRANSFER
 THIS 13th DAY OF Aug 19 99
 Auditor Clay County
 BY Kenneth E. Pugh

199900004038
 Filed for Record in
 CLAY COUNTY, INDIANA
 JOSEPH M. DIERDORF
 On 08-13-1999 At 12:34 pm.
 CORP WAR DD 12.00
 OR Book 7 Page 71 - 72

CORPORATE WARRANTY DEED

This Indenture Witnesseth, That Clay Building Trades Training Corp., by its president Donald P. Miller, an Indiana corporation having its principal place of business at P. O. Box 101, Brazil, Clay County, State of Indiana, grantor, **CONVEYS** and **WARRANTS** to Michael A. Petersen and Charlene A. Petersen, husband and wife, of 3541 Arrowhead Drive, L.H., Crawfordsville, Montgomery County, State of Indiana, grantee, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the fee simple interest in the following described **REAL ESTATE** in Clay County, in the State of Indiana, to-wit:

Lot 1 in Clay View Estates in the City of Brazil.

TAX IDENTIFICATION NUMBER:

Subject to the buyer's assumption and agreement to pay the 2000 real estate taxes due and payable in 2001 and all subsequent taxes.

Grantor certifies that there is no gross income tax due as a result of this deed as grantor is a subchapter S corporation exempt from gross income taxes pursuant to Indiana Code Section 6-3-2-2.8.

The undersigned person executing this deed on behalf of the grantor represents and certifies that he is the duly elected president of the grantor and has been fully empowered, by proper resolution of the board of directors of the grantor to execute and deliver this deed; that the 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 said Clay Building Trades Training Corp., by its president Donald P. Miller has hereunto set its hand and seal this 29th day of July, 1999.

Donald P. Miller
 Clay Building Trades Training Corp., Grantor
 By its president Donald P. Miller

ATTEST:

Kenneth E. Pugh
 Kenneth E. Pugh, Secretary

STATE OF INDIANA)
) SS:
 COUNTY OF CLAY)

Before me the undersigned, a notary public in and for said county and state, this 29th day of July, 1999, personally appeared Clay Building Trades Training Corp., by its president Donald P. Miller and acknowledged this conveyance to be its voluntary act and deed.

Instrument Book Page
 199900004038 OR 7 71

Instrument Book Page
199900004038 OR 7 72

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.



My Commission Expires:
January 15, 2007

James E. Deal
James E. Deal, Notary Public
A Resident of Clay County, Indiana

Mail tax statements to: Michael A. Petersen and Charlene A. Petersen, 211 E. County
Road 900N, Brazil, Indiana 47834.

This instrument prepared by: James E. Deal, Attorney-at-Law, 11 West National Avenue,
Brazil, Indiana 47834.

199900004038
Filed for Record in
CLAY COUNTY, INDIANA
JOSEPH M. DIERDORF
On 08-13-1999 At 12:34 pm.
CORP WAR DD 12.00
OR Book 7 Page 71 - 72

DataSource: Clay, IN

Criteria: Party Name = PETERSON MICHAEL

Last Indexed Date: 02/19/2024

Last Verified Date: 02/19/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|--------------|-------------|--------------------|------------|------------|
| 11/26/2012 | 11/03/2012 | 201200004308 | LOAN MOD... | PETERSON MICHAEL G | | GRANTOR |
| 06/01/1976 | 05/11/1976 | 197600001795 | WARRANTY... | PETERSON MICHAEL G | | GRANTOR |
| 10/26/1973 | 10/17/1973 | 197300003515 | WARRANTY... | PETERSON MICHAEL G | | GRANTEE |

Results found: 3



Displaying page: 1 of 1

DataSource: Clay, IN

Criteria: Party Name = PETERSEN MICHAEL

Last Indexed Date: 02/19/2024

Last Verified Date: 02/19/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|--------------|-------------|--------------------|------------|------------|
| 01/10/2023 | 01/09/2023 | 202300000102 | RELEASE | PETERSEN MICHAEL | | GRANTEE |
| 08/02/2013 | 07/25/2013 | 201300002854 | RELEASE | PETERSEN MICHAEL A | | GRANTEE |
| 05/23/2003 | 04/30/2003 | 200300003200 | CORP WAR... | PETERSEN MICHAEL A | | GRANTOR |
| 12/18/2002 | 12/14/2002 | 200200007342 | RELEASE | PETERSEN MICHAEL A | | GRANTEE |
| 12/11/2002 | 11/30/2002 | 200200007194 | MORTGAGE | PETERSEN MICHAEL | | GRANTOR |
| 11/27/2002 | 11/16/2002 | 200200006928 | MORTGAGE | PETERSEN MICHAEL A | | GRANTOR |
| 08/13/1999 | 08/04/1999 | 199900004039 | MORTGAGE | PETERSEN MICHAEL A | | GRANTOR |
| 08/13/1999 | 07/29/1999 | 199900004038 | CORP WAR... | PETERSEN MICHAEL A | | GRANTEE |

Results found: 8



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