



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|-------------------------------|---------------|--------------------------|
| FILE/ORDER NUMBER: | 30695269 | PRODUCT NAME: | LEGAL AND VESTING REPORT |
| BORROWER NAME(S): | DALTON WISE | | |
| PROPERTY ADDRESS: | 25560 COUNTY ROAD 36 | | |
| CITY, STATE AND COUNTY: | GOSHEN, INDIANA (IN), ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|--|-----------------|------------|
| SEARCH DATE: | 02/22/2024 | EFFECTIVE DATE: | 02/21/2024 |
| NAME(S) SEARCHED: | DALTON WISE AND DALE WISE | | |
| ADDRESS/PARCEL SEARCHED: | 25560 COUNTY ROAD 36, GOSHEN, INDIANA, 46526 | | |

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

| | |
|----------------------------|--|
| DALTON WISE, A MARRIED MAN | |
| COMMENTS: | |

VESTING DEED

| | | | |
|----------------|---------------|----------------|--|
| DEED TYPE: | WARRANTY DEED | GRANTOR: | DALE L. WISE, SURVIVING SPOUSE OF TREVA WISE |
| DATED DATE: | 04/12/2021 | GRANTEE: | DALTON WISE, A MARRIED MAN |
| BOOK/PAGE: | N/A | RECORDED DATE: | 04/12/0021 |
| INSTRUMENT NO: | 2021-09300 | | |
| COMMENTS: | | | |

FOR PREAMBLE

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

ADDITIONAL NOTES

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

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA, TO-WIT:

BEGINNING AT A POINT WHICH IS 300 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP THIRTY-SIX (36) NORTH, RANGE FIVE (5) EAST; AND CONTINUING WEST ON THE SECTION LINE A DISTANCE OF 150 FEET; THENCE RUNNING SOUTH PARALLEL TO THE EAST LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 150 FEET; RUNNING THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION 150 FEET, RUNNING THENCE NORTH 150 FEET, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, TO THE PLACE OF BEGINNING.

ALSO

A PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 5 EAST, ALL IN HARRISON TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID QUARTER SECTION, WHICH IS 450 FEET WEST OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 150 FEET TO AN IRON STAKE; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION, 30 FEET TO AN IRON STAKE; THENCE NORTH, 150 FEET TO A POINT ON THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST, 30 FEET TO THE POINT OF BEGINNING.

20-10-21-100-003.000-016

General Information

Parcel Number
20-10-21-100-003.000-016

Local Parcel Number
10-21-100-003-016

Tax ID:
1000J

Routing Number

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

Year: 2023

Location Information

County
Elkhart

Township
HARRISON TOWNSHIP

District 016 (Local 016)
HARRISON TOWNSHIP

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 1650000-016
1650000-Residential Acreage defau

Section/Plat

Location Address (1)
25560 COUNTY ROAD 36
GOSHEN, IN 46526

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
Level

Public Utilities
ERA
All

Streets or Roads
TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 20, 2023
Review Group 2022

WISE DALTON

Ownership

WISE DALTON
25560 COUNTY ROAD 36
GOSHEN, IN 46526

Legal

150X150-300FT W NE COR NW SEC 21 &
150X30-450FT W NE COR NW1/4 SEC 21 .62A



25560 COUNTY ROAD 36

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|--------------------|--------|------|-----------|----------------|-----|
| 04/12/2021 | WISE DALTON | 01844 | WD | / | \$175,000 | I |
| 01/01/1900 | WISE DALE L & TREV | | CO | / | \$0 | I |

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"/> |
| \$23,500 | Land | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 |
| \$23,500 | Land Res (1) | \$23,500 | \$23,500 | \$23,500 | \$23,500 | \$23,500 |
| \$0 | Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$150,800 | Improvement | \$150,800 | \$141,600 | \$120,200 | \$112,400 | \$105,300 |
| \$149,800 | Imp Res (1) | \$149,800 | \$137,800 | \$119,400 | \$111,600 | \$104,600 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$1,000 | Imp Non Res (3) | \$1,000 | \$3,800 | \$800 | \$800 | \$700 |
| \$174,300 | Total | \$174,300 | \$165,100 | \$143,700 | \$135,900 | \$128,800 |
| \$173,300 | Total Res (1) | \$173,300 | \$161,300 | \$142,900 | \$135,100 | \$128,100 |
| \$0 | Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$1,000 | Total Non Res (3) | \$1,000 | \$3,800 | \$800 | \$800 | \$700 |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' 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 | 0.620000 | 1.41 | \$26,900 | \$37,929 | \$23,516 | 0% | 100% | 1.0000 | \$23,520 |

1650000-Residential Acrea

1/2

Notes

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.62 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.62 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.62 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| 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 | \$23,500 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$23,500 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$23,500 |

General Information

| | |
|---------------|----------------------|
| Occupancy | Single-Family |
| Description | Residential Dwelling |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1608 sqft |
| Make | |

Floor Finish

| | |
|--|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input checked="" type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other |
| <input type="checkbox"/> Parquet | |

Wall Finish

| | |
|---|-------------------------------------|
| <input checked="" 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 |
|----------------|------|---------|
| Stoop, Masonry | 84 | \$2,100 |

Plumbing

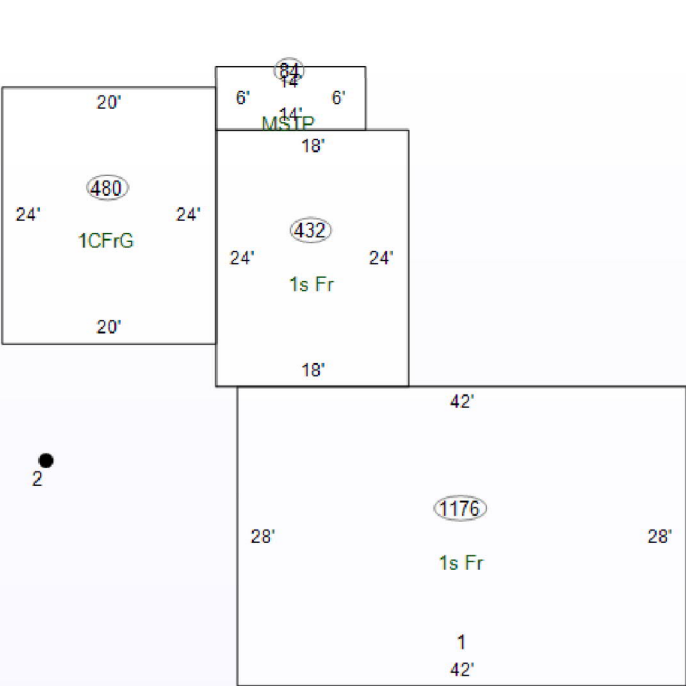
| | # | TF |
|---------------|---|----|
| Full Bath | 2 | 6 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 4 | 8 |

Accommodations

| | |
|--------------|---|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 1 |
| Total Rooms | 9 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 1Fr | 1608 | 1608 | \$106,100 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1176 | 0 | \$29,500 | |
| Crawl | | 432 | 0 | \$4,100 | |
| Slab | | | | | |

| | |
|------------|-----------|
| Total Base | \$139,700 |
|------------|-----------|

| | | |
|-------------|------------------------|-----------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$139,700 |
|-------------|------------------------|-----------|

| | |
|---------------|-----|
| Unfin Int (-) | \$0 |
|---------------|-----|

| | |
|------------------|-----|
| Ex Liv Units (+) | \$0 |
|------------------|-----|

| | |
|--------------|-----|
| Rec Room (+) | \$0 |
|--------------|-----|

| | |
|----------|-----|
| Loft (+) | \$0 |
|----------|-----|

| | |
|---------------|-----|
| Fireplace (+) | \$0 |
|---------------|-----|

| | |
|----------------|-----|
| No Heating (-) | \$0 |
|----------------|-----|

| | | |
|---------|--------|---------|
| A/C (+) | 1:1608 | \$3,800 |
|---------|--------|---------|

| | |
|-------------|-----|
| No Elec (-) | \$0 |
|-------------|-----|

| | | |
|------------------|-------------------|---------|
| Plumbing (+ / -) | 8 - 5 = 3 x \$800 | \$2,400 |
|------------------|-------------------|---------|

| | |
|----------------|-----|
| Spec Plumb (+) | \$0 |
|----------------|-----|

| | |
|--------------|-----|
| Elevator (+) | \$0 |
|--------------|-----|

| | |
|---------------------|-----------|
| Sub-Total, One Unit | \$145,900 |
|---------------------|-----------|

| | |
|--------------------|--|
| Sub-Total, 1 Units | |
|--------------------|--|

| | | |
|-----------------------|---------|-----------|
| Exterior Features (+) | \$2,100 | \$148,000 |
|-----------------------|---------|-----------|

| | | |
|----------------------|----------|-----------|
| Garages (+) 480 sqft | \$15,200 | \$163,200 |
|----------------------|----------|-----------|

| | |
|-----------------------------------|------|
| Quality and Design Factor (Grade) | 0.95 |
|-----------------------------------|------|

| | |
|---------------------|------|
| Location Multiplier | 0.92 |
|---------------------|------|

| | |
|------------------|-----------|
| Replacement Cost | \$142,637 |
|------------------|-----------|

Summary of Improvements

| Description | Res Eligibl | 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: Residential Dwelling | 100% | 1 | Wood Frame | C-1 | 1957 | 1963 | 60 | A | | 0.92 | | 2,784 sqft | \$142,637 | 40% | \$85,580 | 0% | 100% | 1.750 | 1.0000 | \$149,800 |
| 2: Utility Shed | 0% | 1 | | D | 2001 | 2001 | 22 | A | \$26.02 | 0.92 | \$19.15 | 8'x12' | \$1,226 | 55% | \$550 | 0% | 100% | 1.750 | 1.0000 | \$1,000 |

2021-09300**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
04/12/2021 03:46 PM
AS PRESENTED****WARRANTY DEED**

| | | | |
|-------------------|---|-------------------------|--|
| Property Address: | 25560 County Road 36, Goshen, IN 46526 | Mail Tax Statements To: | 25560 County Road 36 Goshen, IN 46526 |
| Return to: | Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156 | Parcel No.: | 20-10-21-100-003.000-016 |

THIS INDENTURE WITNESSETH, THAT:

Dale L Wise, surviving spouse of Treva Wise

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Dalton Wise, a married man

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Beginning at a point which is 300 feet West of the Northeast corner of the Northwest Quarter of Section Twenty-one (21), Township Thirty-six (36) North, Range Five (5) East; and continuing West on the Section line a distance of 150 feet; thence running South parallel to the East line of said Northwest Quarter of said Section 150 feet; running thence East parallel with the North line of said Section 150 feet, running thence North 150 feet, parallel with the East line of said Northwest Quarter, to the place of beginning.

ALSO

A part of the Northwest Quarter of Section 21, Township 36 North, Range 5 East, all in Harrison Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a point on the North line of said Quarter Section, which is 450 feet West of the Northeast corner of said Quarter Section; thence South, parallel with the East line of said Quarter Section, 150 feet to an iron stake; thence West, parallel with the North line of said Quarter Section, 30 feet to an iron stake; thence North, 150 feet to a point on the North line of said Quarter Section; thence East, 30 feet to the point of beginning.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Apr 12 2021

PATRICIA A. PICKENS, AUDITOR

01844**10.00**

JM

SD

ELKHART COUNTY INDIANA 2021-09300 PAGE 1 OF 2

The Grantor represents that he is the surviving spouse of Treva Wise, who died on December 30, 2012 and that him and Treva Wise lived together continuously as husband and wife from the date they acquired title to the above described real estate until the date of death of Treva Wise. Grantor further represents that there was no Federal Estate Tax or Indiana Inheritance Tax due as a result of said death.

IN WITNESS WHEREOF, Grantor has executed this Deed this 12th day of April, 2021.

Dale L. Wise
Dale L. Wise

STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 12th day of April, 2021, personally appeared **Dale L. Wise, surviving spouse of Treva Wise** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

Stephanie Douwsma NOTARY PUBLIC
Stephanie Douwsma
Residing in Elkhart County, Indiana

My Commission Expires: May 29, 2024

Grantee Address: 25560 County Road 36, Goshen, IN 46526

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.

Loren R Sloat

This instrument prepared by Kindig and Sloat, P.C., by Loren R Sloat, 102 Heritage Parkway, Nappanee, IN 46550.



MSM

2013-27916

ELKHART COUNTY RECORDER
JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
11/19/2013 09:20 AM

Send tax statements to:
Dale L. Wise
25560 County Road 36
Goshen, Indiana 46526

Parcel Number: 20-10-21-100-003.000-016

TRANSFER ON DEATH DEED

Dale L. Wise ("Owner"), surviving spouse of Treva Wise, of Elkhart County, Indiana, **Transfers and Quit-Claims to Dale L. Wise, of legal age, transfer on death (TOD) to Regina C. Huff, Dalton D. Wise and Lori L. Firstenberger, as tenants in common ("Primary Beneficiaries")**, **For No Consideration**, the following described real estate in Elkhart County, Indiana:

Beginning at a point which is 300 feet West of the Northeast corner of the Northwest Quarter of Section Twenty-one (21), Township Thirty-six (36) North, Range Five (5) East; and continuing West on the Section line a distance of 150 feet; thence running South parallel to the East line of said Northwest Quarter of said Section 150 feet; running thence East parallel with the North line of said Section 150 feet, running thence North 150 feet, parallel with the East line of said Northwest Quarter, to the place of beginning.

ALSO

A part of the Northwest Quarter of Section 21, Township 36 North, Range 5 East, all in Harrison Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a point on the North line of said Quarter Section, which is 450 feet West of the Northeast corner of said Quarter Section; thence South, parallel with the East line of said Quarter Section, 150 feet to an iron stake; thence West, parallel with the North line of said Quarter Section, 30 feet to an iron stake; thence North, 150 feet to a point on the North line of said Quarter Section; thence East, 30 feet to the point of beginning.

The Grantor represents that he is the surviving spouse of Treva Wise, who died on December 30, 2012, and that he and Treva Wise lived together continuously as husband and wife from the date they acquired title to the above described real estate until the date of death of Treva Wise. Grantor further represents that there was no Federal Estate Tax or Indiana Inheritance Tax due as a result of said death.

NO SALES DISCLOSURE REQUIRED

KM

JD

KB

If any of the Primary Beneficiaries do not survive the Owner, then the interest of such deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the deceased Primary Beneficiary's lineal descendants, per stirpes.

Pursuant to I.C. 6-1.1-5.5, this transaction is exempt from the filing of an Indiana Sales Disclosure Form 46021 because no consideration was paid.

Dated this 18th day of November, 2013.

Dale L. Wise
Dale L. Wise

STATE OF INDIANA)
) SS:
COUNTY OF ELKHART)

Before me, a Notary Public in and for said County and State, this 18th day of November, 2013, personally appeared **Dale L. Wise**, as Owner, and acknowledged the free and voluntary execution of the above and foregoing Transfer on Death Deed.

Witness my hand and notarial seal.



My commission expires:
June 8, 2017

Loren R. Sloat
NOTARY
PUBLIC
Residing in Elkhart County, Indiana

Primary Beneficiaries' Addresses:

Regina C. Huff
1681 3rd B Road
Bremen, IN 46506

Dalton D. Wise
200 North Drive
Elkhart, IN 46514

Lori L. Firstenberger
209 Northern Lites Drive
Middlebury, IN 46540

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.

Loren R. Sloat

This instrument prepared by the law office of Kindig & Sloat, PC, by Loren R. Sloat, P.O. Box 31, Nappanee, IN 46550-0031.

O:\Data\TM Files\Dale L. Wise\Estate Planning\DEED\Transfer on Death Deed.WPD

WARRANTY DEED

VOL 297 PAGE 123

THIS INDENTURE WITNESSETH That Viola M. Metzler, an unmarried adult, surviving widow of Ralph L. Metzler, deceased

of Elkhart County in the State of Indiana

CONVEYS and WARRANTS to Dale L. Wise and Treva Wise, husband and wife
RR 3, Goshen, Indiana

of Elkhart County in the State of Indiana

for and in consideration of One and more dollars
the receipt whereof is hereby acknowledged, the following Real Estate

in Elkhart County in the State of Indiana, to-wit:

A part of the Northwest Quarter of Section 21, Township 36 North, Range 5 East, all in Harrison Township, Elkhart County, Indiana, more particularly described as follows:

Beginning at a point on the north line of said quarter section, which is 450 feet west of the Northeast corner of said quarter section; thence South, parallel with the east line of said quarter section, 150 feet to an iron stake; thence West, parallel with the north line of said quarter section, 30 feet to an iron stake, thence North, 150 feet to a point on the north line of said quarter section, thence East, 30 feet to the point of beginning.

The above described tract contains 0.103 acre more or less.

| | |
|--------------|---------------|
| TRANSFER NO. | 05080 |
| KEY NO. | 313-1 |
| TOWNSHIP | Harrison |
| DATE | July 24, 1969 |

Real Estate Transfer
Valuation Affidavit Filed
Clara F. Barber
Auditor Elkhart County

517293

RECORDED JUL 24 1969 AT 130 PM *George W. Ruff*
ELKHART COUNTY RECORDER

PARTIAL

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County and State this 22 day of July 19 69 personally appeared: Viola M. Metzler, an

unmarried adult, surviving widow of Ralph L. Metzler, deceased

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and official seal.

Wilberta E. Ridenoure
Wilberta E. Ridenoure Notary Public

My commission expires 2-15-73

State of Indiana, Elkhart County, ss:

Before me, the undersigned, a Notary Public in and for said County and State this day of 19 personally appeared:

and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and official seal.

Notary Public

My commission expires

Ulmer & Buckingham

Frank E. Yoder

Prepared by the law office of FRANK E. YODER & AINLAY, 130 North Main Street, Goshen, Indiana, by

ELKHART COUNTY, INDIANA JUL 23 1969 PAGE 1 OF 1
Viola M. Metzler

DATED this 22 day of July, 19 69

Viola M. Metzler (Seal)
Viola M. Metzler

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

No. 205

273679

✓ THIS INDENTURE WITNESSETH, That William H. Rupert and Ota Rupert, husband and wife, of Elkhart County, in the State of Indiana Convey and Warrant to Charles Wenner and June Wenner, husband and wife, of Elkhart County, in the State of Indiana, for and in consideration of one dollar (\$1.00) and other valuable consideration Dollars, the receipt whereof is hereby acknowledged, the following described Real Estate in Elkhart County in the State of Indiana, to wit:

A part of the south half (½) of Section ten (10), Township thirty-seven (37) North, Range five (5) East, more particularly described as follows:

Commencing on the east line of a tract of land conveyed by Nathan Pawling and Elizabeth Pawling, his wife, to Samuel Bickel, December 26th, 1862, as the same appears of record in Elkhart County, Indiana, in Deed Record Number twenty five (25) at page three hundred sixty-seven (367) and three hundred sixty eight (368) at a bronze pin where the said east line of the said land is intersected by the center line of the highway running southeastwardly through the south half (½) of said section ten (10) from Elkhart to Goshen; thence south one hundred eighty five (185) feet to an iron stake for the beginning point of this description; thence west one hundred eighty-six (186) feet to an iron stake; thence south one hundred (100) feet to an iron stake; thence east one hundred eighty-six (186) feet to an iron stake; thence north one hundred (100) feet to the place of beginning; containing four hundred twenty-seven thousandths (0.427) of an acre.

Subject to any and all taxes.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seal, this 25th day of April 1956.

This is a reconveyance of property that was conveyed to the grantors as security for a debt.. Ota Rupert (Seal) William H. Rupert (Seal)
Ota Rupert William H. Rupert

STATE OF INDIANA ELKHART COUNTY SS: Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of April A.D., 1956, personally appeared the within named William H. Rupert and Ota Rupert, husband and wife, Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

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

My commission expires 12/21/1967.

(L.S.)

Recorded May 12, 1956 at 9:10 A.M.

No Revenue attached.

Vern W. Sechrist Notary Public

Vern W. Sechrist

Clare F. Garber, Recorder

273681

✓ THIS INDENTURE WITNESSETH, That Ralph L. Metzler and Viola M. Metzler husband and wife, of Elkhart County in the State of Indiana Conveys and Warrants to Dale L. Wise and Treva Wise, husband and wife, of Elkhart County in the State of Indiana for and in consideration of one and more Dollars, the receipt whereof is hereby acknowledged, the following Real Estate in Elkhart County in the State of Indiana, to wit:

Beginning at a point which is 300 feet west of the northeast corner of the northwest quarter of Section twenty one (21), Township thirty six (36) North, Range five (5) East; and continuing west on the section line a distance of 150 feet; thence running south parallel to the east line of said northwest quarter of said section 150 feet; running thence east parallel with the north line of said section 150 feet; running thence north 150 feet, parallel with the east line of said northwest quarter, to the place of beginning.

Subject to the taxes for the year 1956, due and payable in the year 1957.

Dated this 10 day of May 1956.

Ralph L. Metzler (Seal)

Ralph L. Metzler

Viola M. Metzler (Seal)

Viola M. Metzler

State of Indiana, Elkhart County ss: Before me, the undersigned, a Notary Public in and for said County and State, this 10 day of May 1956 personally appeared: Ralph L. Metzler and Viola M. Metzler, husband and wife, and acknowledged the execution of the foregoing deed.

In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires May 2, 1959.

(NO. (L.S.))

Recorded May 12, 1956 at 10:00 A.M.

NovRevenue attached.

Harry E. Vernon Notary Public

Harry E. Vernon

Clare F. Garber, Recorder

273682

✓ THIS INDENTURE WITNESSETH, That Salem Bank and Trust Company, Trustee, as appears in deed record 185 at page 333 of the records of Elkhart County, Indiana, by its president, Charles A. Aitken, and its Secretary, Carlyle W. Pickering, of Elkhart County in the State of Indiana Conveys and Warrants to Howard S. Fletcher and Eva A. Fletcher, husband and wife, of Elkhart County in the State of Indiana for and in consideration of one (\$1.00) dollar and other valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Elkhart County in the State of Indiana to wit:

Lot numbered twenty five (25) in Martin Manor Addition, located in the northeast corner of section twenty eight (28), township thirty six (36) north of range six (6) east, as appears of record in Plat Record No. three (3) at page one hundred sixteen (116) of the records of Elkhart County, Indiana.

This conveyance is made subject to the taxes of 1956 due and payable in 1957.

Reserving an easement over and across the west five (5) feet of the above numbered lot for use in the erection and maintenance of electric and telephone lines for electric and telephone service to owners of lots in said addition.

Dated this 12th day of May 1956.

Revenue \$2.75

By: Carlyle W. Pickering (Seal)

(C.S.) Carlyle W. Pickering, its secretary

state of Indiana, Elkhart County ss: Before me, the undersigned, a Notary Public in and for said County and State, this 12th day of May 1956 personally appeared: Salem Bank and Trust Company, Trustee, by its president, Charles A. Aitken, and its Secretary, Carlyle W. Pickering and acknowledged the execution of the foregoing deed.

Salem Bank and Trust Company

By: Charles A. Aitken (Seal)

Charles A. Aitken, its president

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|---------------|------------|------------|
| 04/12/2021 | 04/12/2021 | 2021-09301 | MORTGAGE | WISE DALTON | | MORTGAGOR |
| 04/12/2021 | 04/12/2021 | 2021-09300 | WARRANTY... | WISE DALTON | | GRANTEE |
| 03/12/2020 | 03/11/2020 | 2020-05405 | RELEASE ... | WISE DALTON D | | GRANTEE |
| 03/03/2020 | 03/02/2020 | 2020-04711 | WARRANTY... | WISE DALTON D | | GRANTOR |
| 11/19/2013 | 11/18/2013 | 2013-27916 | TRANSFER... | WISE DALTON D | | GRANTEE |
| 04/08/2013 | 04/05/2013 | 2013-08141 | RELEASE ... | WISE DALTON D | | GRANTEE |
| 04/02/2013 | 03/18/2013 | 2013-07453 | MORTGAGE | WISE DALTON D | | MORTGAGOR |
| 06/01/2009 | 06/01/2009 | 2009-13757 | PARTNERS... | WISE DALTON D | | GRANTOR |
| 09/07/2005 | 08/30/2005 | 2005-28615 | RELEASE ... | WISE DALTON | | GRANTEE |
| 08/11/2005 | 07/28/2005 | 2005-25466 | WARRANTY... | WISE DALTON | | GRANTOR |
| 11/09/2004 | 11/02/2004 | 2004-37758 | MORTGAGE | WISE DALTON D | | MORTGAGOR |
| 11/09/2004 | 11/02/2004 | 2004-37757 | WARRANTY... | WISE DALTON D | | GRANTEE |
| 05/20/2002 | 05/13/2002 | 2002-18781 | MORTGAGE | WISE DALTON | | MORTGAGOR |
| 05/20/2002 | 05/13/2002 | 2002-18780 | WARRANTY... | WISE DALTON | | GRANTEE |
| 12/16/1994 | 12/09/1994 | 94-30300 | CONTRACT | WISE DALTON | | GRANTEE |

Criteria: Party Name = WISE DALE

INDEXED THROUGH:
02/21/2024

VERIFIED THROUGH:
02/21/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|-------------|------------|------------|
| 04/12/2021 | 04/12/2021 | 2021-09300 | WARRANTY... | WISE DALE L | | GRANTOR |
| 11/19/2013 | 11/18/2013 | 2013-27916 | TRANSFER... | WISE DALE L | | GRANTEE |
| 11/19/2013 | 11/18/2013 | 2013-27916 | TRANSFER... | WISE DALE L | | GRANTOR |
| 07/24/1969 | 07/22/1969 | D00297-00123 | WARRANTY... | WISE DALE L | | GRANTEE |
| 12/02/1968 | 11/30/1968 | R00009-00502 | RELEASE ... | WISE DALE L | | GRANTEE |
| 05/12/1956 | 05/10/1956 | D00205-00299A | DEED | WISE DALE L | | GRANTEE |