



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00212	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	DAVID RAYNOHA AND MICKEY ROBERTS		
PROPERTY ADDRESS:	33227 SMITH TRL, WALKERTON IN, 46574		
CITY, STATE AND COUNTY:	WALKERTON, IN, ST JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	04/11/2024	EFFECTIVE DATE:	04/10/2024
NAME(S) SEARCHED:	DAVID RAYNOHA AND MICKEY ROBERTS		
ADDRESS/PARCEL SEARCHED:	71-16-15-200-004.000-014		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MICKEY E. ROBERTS AND DAVID A. RAYNOHA, WIFE AND HUSBAND	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	LARRY O. NEISWENDER AND LORI A. GRATNER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
DATED DATE:	07/16/2020	GRANTEE:	MICKEY E. ROBERTS AND DAVID A. RAYNOHA, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	08/13/2020
INSTRUMENT NO:	202023493		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	WALKERTON
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ADDITIONAL NOTES

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 35 NORTH, RANGE 1 WEST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID QUARTER OF QUARTER, SITUATE 506 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER; THENCE RUNNING NORTH ON SAID LINE 441.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD (FORMERLY THE LAKE ERIE & WESTERN RAILROAD); THENCE RUNNING SOUTHEASTERLY ON SAID RIGHT OF WAY LINE 181 FEET; THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER OF QUARTER 306 FEET TO THE CENTERLINE OF SAID STANTON ROAD; THENCE RUNNING WEST IN THE CENTERLINE OF SAID STANTON ROAD 133 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.

Parcel Identification Information

[Print](#)

Parcel Number:	71-16-15-200-004.000-014	<div>Property Class:5111 Family Dwell - Unplatted (0 to 9.99 Acres)</div> <div>Township:LINCOLN TOWNSHIP</div> <div>Taxing District:LINCOLN TOWNSHIP</div> <div>School Corp.:JOHN GLENN</div>
Tax ID:		
Property Address:	33227 SMITH TRL WALKERTON IN, 46574	
Neighborhood Name:	095103	
Neighborhood Number / Factor:	7114003-014 / 1.0000	
Legal Description:	IRREG. TR. ON N. SIDE STANTON RD. BEG. 506' N. OF SW. COR. SE. NE. 1.14 AC. SEC. 15-35-1W	

Neighborhood Amenities

Site Description:	Improving	Declining	Blighted	Static	
	N	N	N	Y	
Public Utilities:	Water	Sewer	Gas	Electricity	All Utilites
	N	N	N	Y	N
Topography:	Flat	High	Low	Rolling	Swampy
	Y	N	N	N	N
Streets:	Sidewalk	Alley	Paved	Unpaved	Proposed
	N	N	Y	N	N

Owner / Transfer History

CURRENT OWNER	TRANSFER HISTORY	
Raynoha David A & Roberts Mickey E w Life Est for Neiswender Ral	07/22/2020	Raynoha David A & Roberts Mickey E w Life Est for Neiswender Ral
33224 Smith Trl	06/10/2014	Neiswender Larry O and Gratner Lori A w Life Est for Neiswender
Walkerton	06/10/2014	Neiswender Ralph and PhyllisRev Living Trust and as Trustees w Life Estates
IN	08/01/1972	Neiswender Ralph and Phyllis
46574-9041		

Sales Information

Sale Date	Sale Price
07/16/2020	\$120,000.00
07/16/2020	\$120,000.00

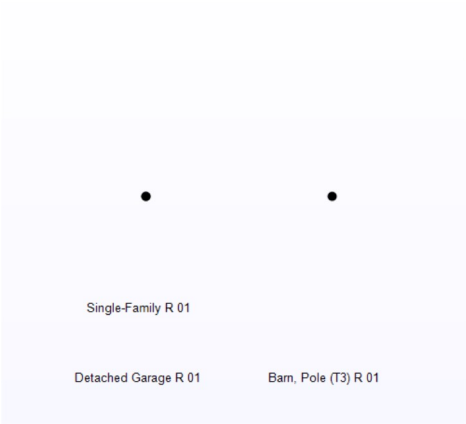
Valuation History

Assessment Year	Reason	Total Land	Cap 1 Land	Cap 2 Land	Cap 2 Ag Land	Cap 2 LTC Land	Cap 3 Land	Total Improv.	Cap 1 Improv.	Cap 2 Improv.	Cap 2 LTC Improv.	Cap 3 Improv.	Total Value
2023	GENERAL REVALUATION	\$39,200.00	\$38,300.00	\$0.00	\$0.00	\$0.00	\$900.00	\$98,800.00	\$87,800.00	\$0.00	\$0.00	\$11,000.00	\$138,000.00
2022	GENERAL REVALUATION	\$39,200.00	\$38,300.00	\$0.00	\$0.00	\$0.00	\$900.00	\$98,800.00	\$87,800.00	\$0.00	\$0.00	\$11,000.00	\$138,000.00
2021	GENERAL REVALUATION	\$41,700.00	\$41,100.00	\$0.00	\$0.00	\$0.00	\$600.00	\$88,400.00	\$79,200.00	\$0.00	\$0.00	\$9,200.00	\$130,100.00
2020	GENERAL REVALUATION	\$45,800.00	\$45,200.00	\$0.00	\$0.00	\$0.00	\$600.00	\$84,600.00	\$73,800.00	\$0.00	\$0.00	\$10,800.00	\$130,400.00
2019	REEVALUATION (FORM 134)	\$46,200.00	\$45,600.00	\$0.00	\$0.00	\$0.00	\$600.00	\$73,800.00	\$62,600.00	\$0.00	\$0.00	\$11,200.00	\$120,000.00
2019	GENERAL REVALUATION	\$46,200.00	\$45,600.00	\$600.00	\$0.00	\$0.00	\$0.00	\$95,700.00	\$81,200.00	\$0.00	\$0.00	\$14,500.00	\$141,900.00
2018	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$78,600.00	\$66,800.00	\$0.00	\$0.00	\$11,800.00	\$116,100.00
2017	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$73,300.00	\$61,700.00	\$0.00	\$0.00	\$11,600.00	\$110,800.00
2016	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$74,000.00	\$61,700.00	\$0.00	\$0.00	\$12,300.00	\$111,500.00
2015	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$72,400.00	\$60,400.00	\$0.00	\$0.00	\$12,000.00	\$109,900.00
2014	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$73,400.00	\$60,800.00	\$0.00	\$0.00	\$12,600.00	\$110,900.00
2013	GENERAL REVALUATION	\$37,500.00	\$37,000.00	\$500.00	\$0.00	\$0.00	\$0.00	\$73,400.00	\$60,800.00	\$0.00	\$0.00	\$12,600.00	\$110,900.00
2012	Annual Adjustment	\$28,500.00	\$28,100.00	\$400.00	\$0.00	\$0.00	\$0.00	\$54,200.00	\$46,500.00	\$7,700.00	\$0.00	\$0.00	\$82,700.00
2011	ANNUAL ADJUSTMENT	\$18,600.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$600.00	\$59,400.00	\$59,300.00	\$0.00	\$0.00	\$100.00	\$78,000.00
2010	ANNUAL ADJUSTMENT	\$18,600.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$600.00	\$59,400.00	\$59,300.00	\$0.00	\$0.00	\$100.00	\$78,000.00
2009	ANNUAL ADJUSTMENT	\$18,600.00	\$18,000.00	\$0.00	\$0.00	\$0.00	\$600.00	\$59,400.00	\$59,300.00	\$0.00	\$0.00	\$100.00	\$78,000.00
2008	ANNUAL ADJUSTMENT	\$17,600.00	\$17,100.00	\$0.00	\$0.00	\$0.00	\$500.00	\$56,300.00	\$56,200.00	\$0.00	\$0.00	\$100.00	\$73,900.00
2007	ANNUAL ADJUSTMENT	\$17,600.00	\$17,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,300.00	\$56,300.00	\$0.00	\$0.00	\$0.00	\$73,900.00
2003	MISCELLANEOUS	\$17,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$56,300.00	\$0.00	\$0.00	\$0.00	\$0.00	\$73,900.00
2002	GENERAL REVALUATION	\$17,600.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$42,400.00	\$0.00	\$0.00	\$0.00	\$0.00	\$60,000.00

Land Record Information

Total Parcel Acreage	Land Type	Size
0.000	9	1.0000

Sketch



Photos



Improvement Information

Bldg	Grade	YrConst	EffYear	Cond	Size
Detached Garage R 01	D	1950	1950	A	330
Barn, Pole (T3) R 01	D	2010	2010	A	0
Single-Family R 01	C	1950	1950	A	1361

Map

009-1009-013002

SD Filed AA

Transfer 41237
Taxing Unit Lincoln
Date 08/13/2020

2020-23493

RECORDED AS PRESENTED ON

08/13/2020 08:48 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 4 FEES: 25.00

N **N** **SEPH** **WARRANTY DEED****Mickey E. Roberts and David A. Raynoha, wife and husband**

This Indenture Witnesseth, that Larry O. Neiswender and Lori A. Gratner, as joint tenants with rights of survivorship ("Grantor") of St. Joseph County, State of Indiana, CONVEY(S) AND WARRANT(S) to ~~David A. Raynoha and Mickey E. Roberts,~~ ("Grantee") of St. Joseph County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in St. Joseph County, State of Indiana, commonly known as 33227 Smith Trl, Walkerton, IN 46574, and more particularly described as:

See attached Exhibit "A" **VM**

Subject to taxes for 2019 payable 2020 and taxes for 2020 payable 2021, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 16 day of

July, 2020.

Larry O. Neiswender
Larry O. Neiswender
Lori A. Gratner
Lori A. Gratner

VM

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

2020-23493

CERTIFICATE OF PROOF

WITNESS to the signature(s) executed and delivered in my presence on the foregoing instrument to which this Proof is attached:

Amy Legree
Witness Signature

Amy Legree
Witness Name (must be typed / printed)

STATE OF INDIANA

COUNTY OF St. Joseph

Before me, a Notary Public in and for said County and State, on 7th, 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 Mickey E. Rivers & David A. Raynor to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Mickey E. Rivers & David A. Raynor execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

Witness my hand and Notarial Seal this 16 day of July, 2020.

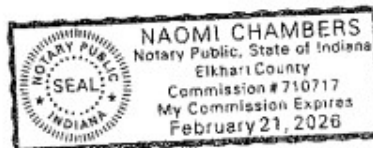
Signature Naomi Chambers Notary Public

Printed: _____

My Commission Expires:

My County of Residence is:

NNTG File No.:



STATE OF INDIANA

COUNTY OF

St. Joseph

Before me, a Notary Public in and for said County and State, personally appeared Larry O. Neiswender and Lori A. Gratner, who acknowledged the e: _____ having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of July, 2020.

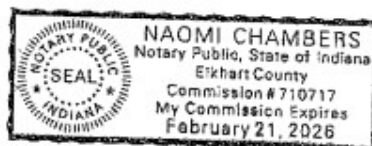
Signature Naomi Chambers Notary Public

Printed: _____

My Commission Expires:

My County of Residence is:

NNTG File No.: IN2008623



Prepared by and return deed to:
Adrienne M. McCollister, Esq.
Near North Title Group, 1230 E. University Drive, Granger, IN 46530

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, Adrienne M. McCollister, Esq.

Grantee mailing address and please send tax statements/notices to:

property address

EXHIBIT "A" VM

PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 35 NORTH, RANGE 1 WEST IN ST. JOSEPH COUNTY, INDIANA, DESCRIBED AS:

COMMENCING AT A POINT IN THE WEST LINE OF SAID QUARTER OF QUARTER, SITUATE 506 FEET NORTH OF THE SOUTHWEST CORNER OF SAID QUARTER OF QUARTER; THENCE RUNNING NORTH ON SAID LINE 441.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE NEW YORK, CHICAGO & ST. LOUIS RAILROAD (FORMERLY THE LAKE ERIE & WESTERN RAILROAD); THENCE RUNNING SOUTHEASTERLY ON SAID RIGHT OF WAY LINE 181 FEET; THENCE RUNNING SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER OF QUARTER 306 FEET TO THE CENTERLINE OF SAID STANTON ROAD; THENCE RUNNING WEST IN THE CENTERLINE OF SAID STANTON ROAD 133 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.14 ACRES, MORE OR LESS.

Parcel No.: 71-16-15-200-004.000-014

2020-23493

009-1009-013002

SD Filed AA

Transfer 40663Taxing Unit LincolnDate 07/22/2020**2020-20699**

RECORDED AS PRESENTED ON

07/22/2020 10:37 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 4 FEES: 25.00

NEAR NORTH TITLE GROUP WARRANTY DEED

This Indenture Witnesseth, that Larry O. Neiswender and Lori A. Gratner, as joint tenants with rights of survivorship ("Grantor"), of St. Joseph County, State of Indiana, CONVEY(S) AND WARRANT(S) to **David A. Raynoha and Mickey E. Roberts, as joint tenants with rights of survivorship** ("Grantee") of St. Joseph County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in St. Joseph County, State of Indiana, commonly known as 33227 Smith Trl, Walkerton, IN 46574, and more particularly described as:

See attached Exhibit "A" **VM**

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Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 16 day of

July, 2020.

Larry O. Neiswender
Larry O. Neiswender

Lori A. Gratner
Lori A. Gratner

VM

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

2020-20699

STATE OF INDIANA

COUNTY OF St. Joseph

Before me, a Notary Public in and for said County and State, personally appeared Larry O. Neiswender and Lori A. Gratner, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of July, 2020.

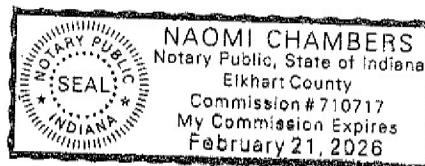
Signature Naomi Chambers, Notary Public

Printed: _____

My Commission Expires:

My County of Residence is:

NNTG File No.: IN2008623



Prepared by and return deed to:

Adrienne M. McCollister, Esq.

Near North Title Group, 1230 E. University Drive, Granger, IN 46530

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, Adrienne M. McCollister, Esq.

Grantee mailing address and please send tax statements/notices to:

property address

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Parcel No.: 71-16-15-200-004.000-014

CERTIFICATE OF PROOF

WITNESS to the signature(s) executed and delivered in my presence on the foregoing instrument to which this Proof is attached:

Amy Legier
Witness Signature

Amy Legier
Witness Name (must be typed / printed)

STATE OF INDIANA

COUNTY OF St. Joseph

Before me, a Notary Public in and for said County and State, on 7th, 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 Mickey E. Roberts & David A. Rayburn to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Mickey E. Roberts & David A. Rayburn execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

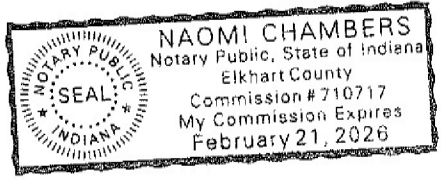
Witness my hand and Notarial Seal this 16 day of July, 2020.

Signature Naomi Chambers Notary Public

Printed: _____

My Commission Expires: _____

My County of Residence is: _____



NNTG File No.: _____



Session :\$ 8.75

[Receipt](#)

DataSource: St. Joseph, IN

Criteria: Party Name = RAYNOHA, DAVID

index date: 04/10/2024

mail out date: 04/10/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/03/2020	08/24/2020	2020-26136	AFFIDAVI...	RAYNOHA	DAVID A	GRANTEE
08/13/2020	07/16/2020	2020-23493	WARRANTY...	RAYNOHA	DAVID A	GRANTEE
07/22/2020	07/16/2020	2020-20700	1ST MORT...	RAYNOHA	DAVID A	MORTGAGOR
07/22/2020	07/16/2020	2020-20699	WARRANTY...	RAYNOHA	DAVID A	GRANTEE

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