



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00237	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CORY ROGERS		
PROPERTY ADDRESS:	4059 DEER RUN N		
CITY, STATE AND COUNTY:	WARSAW, INDIANA, KOSCIUSKO		

SEARCH INFORMATION

SEARCH DATE:	04/23/2024	EFFECTIVE DATE:	04/22/2024
NAME(S) SEARCHED:	CORY ROGERS		
ADDRESS/PARCEL SEARCHED:	4059 DEER RUN N, WARSAW, INDIANA, 46582/029-084-024		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CORY W. ROGERS, AN INDIVIDUAL	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MARGARET S. EBRIGHT
DATED DATE:	07/12/2022	GRANTEE:	CORY W. ROGERS, AN INDIVIDUAL
BOOK/PAGE:	N/A	RECORDED DATE:	07/13/2022
INSTRUMENT NO:	2022070491		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WARSAW
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN KOSCIUSKO COUNTY, INDIANA:

LOT NUMBER NINETEEN (19) OF NORTH RIVERWOOD ESTATES, SECTION 2, AS SHOWN IN PLAT BOOK 9, PAGE 47 IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA.

43-07-21-200-142.000-016

General Information

Parcel Number
43-07-21-200-142.000-016

Local Parcel Number
2971800066

Tax ID:

Routing Number
029-084-024

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2023

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2900900-016
NORTH RIVERWOOD EST

Section/Plat
21-33-6

Location Address (1)
4059 N DEER RUN
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
North Riverwood Estates Section 2

Lot
19

Market Model
Manufactured Homes Northern

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 3, 2023

Review Group 2025

ROGERS CORY W

Ownership

ROGERS CORY W
4059 N DEER RUN
WARSAW, IN 46582

Legal

29-84-24
LOT 19 NORTH RIVERWOOD EST SEC 2



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
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$24,800	Land	\$24,800	\$24,800	\$24,800	\$21,300	\$21,300
\$24,800	Land Res (1)	\$24,800	\$24,800	\$24,800	\$21,300	\$21,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$108,700	Improvement	\$108,700	\$90,400	\$79,300	\$80,300	\$73,100
\$107,200	Imp Res (1)	\$107,200	\$89,000	\$78,100	\$78,200	\$71,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,500	Imp Non Res (3)	\$1,500	\$1,400	\$1,200	\$2,100	\$1,900
\$133,500	Total	\$133,500	\$115,200	\$104,100	\$101,600	\$94,400
\$132,000	Total Res (1)	\$132,000	\$113,800	\$102,900	\$99,500	\$92,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$1,500	Total Non Res (3)	\$1,500	\$1,400	\$1,200	\$2,100	\$1,900

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		90	125x256	1.13	\$175	\$198	\$24,750	0%	100%	1.0000	\$24,750

4059 N DEER RUN

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/13/2022	ROGERS CORY W	2022070491	WD	/	\$123,000	V
03/11/1999	EBRIGHT MARGARE	0	WD	/	\$79,900	I
11/29/1994	SHASKE BRETT A & J	0	WD	/	\$0	I
11/29/1994	SECRETARY HOUSIN	0	WD	/	\$0	I
04/16/1993	ELDRIDGE MITCHEL	0	WD	/	\$0	I
11/20/1992	MUTUAL FEDERAL S	0	WD	/	\$0	I

Res

540, Mobile or Manufactured Home - Pla

NORTH RIVERWOOD EST/ 1/2

Notes

1/13/2023 AFF: AFFIDAVIT OF TRANSFER TO REAL ESTATE, REDMAN HOMES, HUD# PFS 218313 & PFS 218132, RECORDED ON 07/25/2022, DOC# 2022071040.

9/23/2020 REA: 2021 REMOVED POOL & 12X19 WDDK & CHANGED 6X12 OFF TO EFP PER PICTOMETRY

8/9/2016 REA: 2017 PAY 2018 CORRECTED LAND DIMENSIONS & PRICED WDDK IN WITH HOUSE

6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES

2/7/2012 MH: 2012 CHANGED MH TO 1SFR PER STATE DIRECTIVE

Land Computations

Calculated Acreage	0.73
Actual Frontage	90
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
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	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$24,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

1384 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

72

\$6,100

Porch, Open Frame

48

\$3,400

Wood Deck

144

\$2,900

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

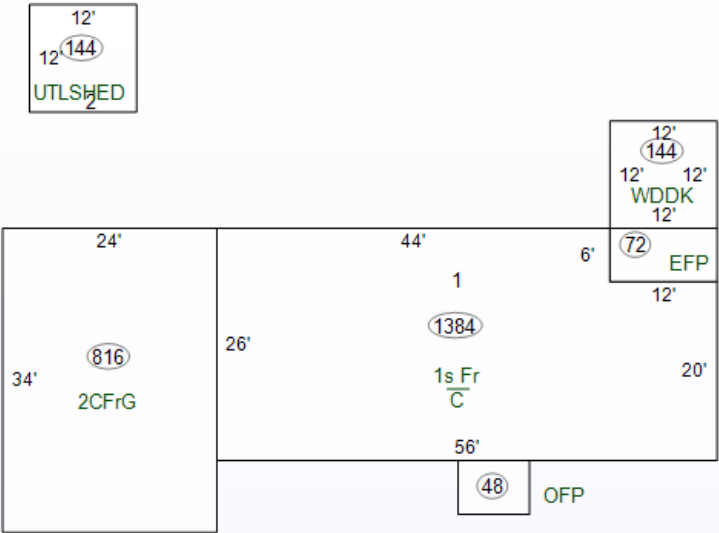
Dining Rooms

Family Rooms

Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1384	1384	\$97,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1384	0	\$6,800	
Slab					
		Total Base			\$103,900
Adjustments		1 Row Type Adj. x 1.00			\$103,900
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)		8 – 5 = 3 x \$800			\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
		Sub-Total, One Unit			\$106,300
		Sub-Total, 1 Units			
Exterior Features (+)		\$12,400			\$118,700
Garages (+) 816 sqft		\$22,800			\$141,500
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.92
Replacement Cost					\$104,144

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: Single-Family	100%	1	Wood Frame	D	1990	1990	33	A		0.92		1,384 sqft	\$104,144	30%	\$72,900	0%	100%	1.470	1.0000	\$107,200
2: Utility Shed	0%	1		D	2002	2002	21	A	\$21.43	0.92	\$15.77	12'x12'	\$2,271	55%	\$1,020	0%	100%	1.470	1.0000	\$1,500

doma

Duly Entered for Taxation Subject to
Final Acceptance for Transfer this
Jul 13, 2022
Michelle J. Puslitt
Auditor of Kosciusko County
BR

2022070491 DEED \$25.00
7/13/2022 9:06:59 AM 3 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



Doma File Number: 15701-22-06582-IN

Grantee's Mailing Address and Tax Billing Address is:

4059 N Deer Run
Warsaw, IN 46582

WARRANTY DEED

THIS INDENTURE WITNESSETH That

Margaret S. Ebright

(Grantors), of Kosciusko County, in the State of Indiana **CONVEYS AND WARRANTS** to

Cory W. Rogers, an individual

(Grantees), of Kosciusko County, in the State of Indiana, for the sum of \$1.00 and other valuable consideration, the following described real estate in Kosciusko County, Indiana:

See Exhibit A attached hereto and by this reference incorporated herein and made a part hereof.

Tax ID No.: 43-07-21-200-142.000-016

The address of the real estate described herein is 4059 N Deer Run, Warsaw, IN 46582.

Subject to Taxes for the year 2022 and thereafter, and, subject to Covenants, Conditions, Restrictions, and Easements of record.

IN WITNESS WHEREOF, Grantors have executed this Deed this 12 day of

July, 2022

Margaret S Ebricht
Margaret S Ebricht

STATE OF INDIANA) SS: ACKNOWLEDGMENT
COUNTY OF KOSCIUSKO)

Before me, a Notary Public in and for said County and State, personally appeared Margaret S. Ebricht, who acknowledged before me the execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 12 day of July, 22.



THERESA L. WINEBRENNER, Notary Public
Whitley County, State of Indiana
Commission Number NP0721696
My Commission Expires August 6, 2027

Signature Theresa L. Winebrenner

Notary Public

Printed _____

County of Residence: _____

Commission #: _____

Commission Exp: _____

This instrument prepared by: **Kassandra Green, Attorney at Law #28258-29, The Green Law Firm, LLC**

I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Name: **Kassandra Green, Esq.**

EXHIBIT A

Legal Description

Lot Number Nineteen (19) of North Riverwood Estates, Section 2, as shown in Plat Book 9, Page 47 in the Office of the Recorder of Kosciusko County, Indiana.

99-03-0760

LASHAWN L. BRUMFIELD
RECORDER
KOSCIUSKO COUNTY

Mail Tax Statements to:

4054 N. Deer Run
Warsaw, Ind
46580

'99 MAR 11 PM 1 48

WARRANTY DEED

This Indenture Witnesseth that Brett A. Shaske and Judy M. Shaske, husband and wife
convey(s) and warrant(s) to Margaret S. Ebright, an adult

in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby
acknowledged, the following described REAL ESTATE in Kosciusko County in the State of Indiana, to-wit:

Lot Number Nineteen (19) of North Riverwood Estates, Section 2, as shown in Plat Book 9, page
47, in the Office of the Recorder of Kosciusko County, Indiana.

Subject to any and all easements, rights-of-way, streets, highways and valid restrictions presently existing and of
record, any rights of tile and drainage ditches, and any zoning ordinances applicable hereto.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seals this 8th day of
March, 1999.

Brett A. Shaske
(Brett A. Shaske)

(SEAL)

(SEAL)

Judy M. Shaske
(Judy M. Shaske)

(SEAL)

(SEAL)

STATE OF INDIANA, KOSCIUSKO COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 8th day of
March, A.D., 1999, personally appeared the within named

Brett A. Shaske and Judy M. Shaske, 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: June 4, 2001



Laura A. Circa
Notary Public

County of Residence: Allen

LAURA A. CIRCA
Printed Signature

This instrument prepared by Stephen P. Harris of Harris & Harris, Attorneys, 222 North
Buffalo Street, Warsaw, Indiana 46580.

acc: St

Duly Entered for Taxation
Subject to Final Acceptance
for Transfer this _____

MAR 11 1999

Harold H. Koppel
AUDITOR of KOSCIUSKO COUNTY

99-03-0760 DOCUMENT IS BEING FILMED AS RECORDED:
DOCUMENT, PRINTED NAME AND NOTARY ACKNOWLEDGEMENT
SHOW BRETT A SHASKE, DOCUMENT IS SIGNED BRETT
SHASKE.

Search Results for:

NAME: Rogers, Cory (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 04/22/2024 3:45 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
2022070491	Kosciusko	07/13/2022	DEED : DEED	ROGERS, CORY W Search Search EBRIGHT, MARGARET S	Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2
2022070492	Kosciusko	07/13/2022	MORT : MORTGAGE	ROGERS, CORY W Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search RUOFF MORTGAGE COMPANY INC	Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2
2022071040	Kosciusko	07/25/2022	MISC : AFFIDAVIT OF TRANSFER	ROGERS, CORY W Search Search INDIANA BUREAU OF MOTOR VEHICLES	Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2

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Search Results for:

NAME: EBRIGHT, MARGARET (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 04/22/2024 3:45 PM

Showing 23 results

Filter:

Document Details	County	Date	Type	Name	Legal
1999030760	Kosciusko	03/11/1999	DEED : DEED	EBRIGHT, MARGARET S Search Search SHASKE, BRETT A Search SHASKE, JUDY M	Search Lot 19 NORTH RIVERWOOD ESTATES Non-land
1999030761	Kosciusko	03/11/1999	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search RUOFF MORTGAGE COMPANY	Non-land Non-land Non-land Non-land see details for more
1999030762	Kosciusko	03/11/1999	ASGN : MORTGAGE ASSIGNMENT	EBRIGHT, MARGARET S Search Search RUOFF MORTGAGE COMPANY Search TRUSTCORP MORTGAGE COMPANY	Non-land
1999120099	Kosciusko	12/02/1999	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search CONSECO BANK INC	Search Lot 19 NORTH RIVERWOOD ESTATES Non-land Non-land Non-land
2000080377	Kosciusko	08/07/2000	ASGN : MORTGAGE ASSIGNMENT	EBRIGHT, MARGARET S Search Search CONSECO BANK INC Search CONSECO FINANCE SERVICING CORP	Non-land
2001060600	Kosciusko	06/08/2001	ASGN : MORTGAGE ASSIGNMENT	EBRIGHT, MARGARET S Search Search TRUSTCORP MORTGAGE COMPANY Search ABN AMRO MORTGAGE GROUP INC	Non-land
2002010939	Kosciusko	01/16/2002	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search CONSECO FINANCE SERVICING CORP	Non-land

Document Details	County	Date	Type	Name	Legal
2003041198	Kosciusko	04/15/2003	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search ABN AMRO MORTGAGE GROUP INC	Search Lot 19 NORTH RIVERWOOD ESTATES Non-land
2003060386	Kosciusko	06/05/2003	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search ABN AMRO MORTGAGE GROUP INC	Non-land
2005014342	Kosciusko	09/23/2005	DEED : DEED	EBRIGHT, MARGARET S Search Search KREKLOW, ELSON	Search 20-33-7 SE Non-land
2005014343	Kosciusko	09/23/2005	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search FIRST FRANKLIN	Search 20-33-7 SE Non-land
2005014344	Kosciusko	09/23/2005	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search HOMELAND MORTGAGE COMPANY Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2
2005014750	Kosciusko	09/30/2005	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search ABN AMRO MORTGAGE GROUP INC	Non-land
2006000734	Kosciusko	01/20/2006	MISC : AGREEMENT/MEMO OF AGMT	EBRIGHT, MARGARET Search Search KUHN, RICHARD	Non-land Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2
2006002951	Kosciusko	03/10/2006	ASGN : MORTGAGE ASSIGNMENT	EBRIGHT, MARGARET S Search Search FIRST FRANKLIN Search FIRST FRANKLIN FINANCIAL CORPORATION	Non-land
2007013177	Kosciusko	10/09/2007	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search FIRST FRANKLIN FINANCIAL CORPORATION	Non-land

Document Details	County	Date	Type	Name	Legal
2007016209	Kosciusko	12/13/2007	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search INDIGO FINANCIAL GROUP Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	Non-land Non-land Search 20-33-7 SE Search 20-33-7 SE
2012010434	Kosciusko	01/12/2012	MORT : MORTGAGE	EBRIGHT, MARGARET S Search Search RUOFF MORGAGE COMPANY INCORPORATED	Search 20-33-7 SE Non-land
2012010435	Kosciusko	01/12/2012	ASGN : MORTGAGE ASSIGNMENT	EBRIGHT, MARGARET S Search Search RUOFF MORTGAGE COMPANY INCORPORATED Search JPMORGAN CHASE BANK NA	
2012020236	Kosciusko	02/06/2012	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search INDIGO FINANCIAL GROUP Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	
2012090772	Kosciusko	09/14/2012	EASEMENT : EASEMENT	EBRIGHT, MARGARET S Search Search LAKELAND REGIONAL SEWER DISTRICT	Non-land
2022070491	Kosciusko	07/13/2022	DEED : DEED	EBRIGHT, MARGARET S Search Search ROGERS, CORY W	Search Lot 19 NORTH RIVERWOOD ESTATES SECTION 2
2022070687	Kosciusko	07/15/2022	REL : MORTGAGE RELEASE	EBRIGHT, MARGARET S Search Search HOMELAND MORTGAGE COMPANY Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS	

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