

Legal and Vesting Product Cover Sheet

ORDER INFORMATION								
FILE/ORDER NUMBER:	LL-ICU-00233	PRODUCT NAME:	LEGAL AND VESTING					
BORROWER NAME(S):	BRANDON STRAUB							
PROPERTY ADDRESS:	0746 OAKSPRINGS DR							
CITY, STATE AND COUNTY:								
	SEARCH INFO	ORMATION						
SEARCH DATE:	04/23/2024	EFFECTIVE DATE:	04/22/2024					
NAME(S) SEARCHED:	BRANDON STRAUB							
ADDRESS/PARCEL SEARCHED: 30746 OAKSPRINGS DR, GRANGER, INDIANA,46530/ 20-01-27-351-014.000-005								
ASSESSMENT INFORMATION								
COMMENTS:								
CURRENT OWNER VESTING								
MADISON E. MANN AND BRANDON A. STRAUB, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP								
COMMENTS:								
	VESTING	G DEED						
DEED TYPE:	QUITCLAIM DEED	GRANTOR:	DEBRA A. MANN AND MADISON E. MANN, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP					
DATED DATE:	05/22/2014	GRANTEE:	MADISON E. MANN AND BRANDON A. STRAUB, JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP					
BOOK/PAGE:	N/A	RECORDED DATE:	05/30/2014					
INSTRUMENT NO:	2014-09348							
COMMENTS:								
	FOR PRE	AMBLE						
CITY/TOWNSHIP/PARISH:	CITY OF GRANGER							
	ADDITIONA	AL NOTES						

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY, STATE OF INDIANA:

LOT NUMBERED NINETEEN (19), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GLEN HAVEN ESTATES, A REPLAT OF OAK SPRINGS ESTATES, A SUBDIVISION IN CLEVELAND TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOA 18, PAGE 91, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-01-27-351-014.000-005	MANN MADISC	ON E & BRANDON	30746 OAF	SDDINGS		540 Mahi	ilo or M	lanufacturod	Homo - Dia	0554000-MH priced as	stick 1/2
			30740 OAF	SPRINGS		isfer of Owner		iaiiuiactureu	Home - Fla		Stick
General Information Parcel Number		nership I E & BRANDON A ST	- .	_	ı rar					Notes	
20-01-27-351-014.000-005	30746 Oak Spring		Date	Owner				ok/Page Adj \$			
Local Parcel Number	Granger, IN 4653	,	05/30/2014	MANN MADI			QC	/	\$0 I		
01-27-351-014-005	-		02/25/2010	MANN DEBR			WD	/	\$90,000 V		
Tax ID:			10/18/2004	WAGNER NI			CO	/	\$71,000 I		
0127E		_egal	10/18/2004	FEDERAL NA			CO	/	\$0 I		
Routing Number	GLEN HAVEN ESTATE	ES LOT 19	10/18/2004	HOMESIDE I			СО	/	\$0 I		
Routing Number			01/01/1900	SHEIRFF OF	ELKHAR		CO	1	\$0 I		
Property Class 540 Mobile or Manufactured Home - Plat			- In Dungung		not nowkifing	Re		ot to above a			
Year: 2023	2023	luation Records (Worl		values are i 023	2022	values and a 2021		2020	2019		
Location Information	WIP	Reason For Change	2	AA	AA	AA		AA	AA		
County	02/22/2023	As Of Date	01/01/2		1/01/2022	01/01/2021		01/01/2020	04/09/2019		
Elkhart	Indiana Cost Mod	Valuation Method	Indiana Cost			0 1/0 1/202 1 Indiana Cost Mod			liana Cost Mod		
Township CLEVELAND TOWNSHIP	1.0000	Equalization Factor	1.0	000	1.0000	1.0000		1.0000	1.0000		
		Notice Required	L	<u> </u>							
District 005 (Local 005) CLEVELAND TOWNSHIP	\$17,800	Land Dog (1)	\$17,		\$17,800	\$17,800		\$17,800 \$17,800	\$17,800		
	\$17,800 \$0	Land Res (1) Land Non Res (2)	\$17,	\$00 \$0	\$17,800 \$0	\$17,800 \$0		\$17,800 \$0	\$17,800 \$0		
School Corp 2305	\$0	Land Non Res (3)		\$0	\$0	\$0 \$0		\$0	\$0 \$0		
ELKHART COMMUNITY	\$154,500	Improvement	\$154,		136,900	\$122,400		\$117,300	\$94,000		
Neighborhood 554000-005	\$154,500	Imp Res (1)	\$154,	500	3136,900	\$122,400)	\$115,800	\$92,800		
0554000-MH priced as stick-built (0	\$0	Imp Non Res (2)		\$0	\$0	\$0		\$0	\$0		
Section/Plat	\$0 \$172.200	Imp Non Res (3) Total	\$172,	\$0	\$0 5154,700	\$0 \$140,200		\$1,500 \$135,100	\$1,200 \$111,800		
	\$172,300 \$172,300	Total Res (1)	\$17 2 , \$172,		6154,700	\$140,200 \$140,200		\$133,600	\$111,600 \$110,600	Land Computation	ons
Location Address (1)	\$0	Total Non Res (2)	4 · · - ,	\$0	\$0	\$0		\$0	\$0	Calculated Acreage	0.34
30746 OAK SPRINGS	\$0	Total Non Res (3)		\$0	\$0	\$0		\$1,500	\$1,200	Actual Frontage	0
GRANGER, IN 46530		Land Data (Stan	dard Depth: I	Res 100', CI	100' Base	Lot: Res 0' X	0', CI 0'	X 0')		Developer Discount	
	Land Pricing S	oil Act	Size Factor	Rate	Ad	j. Ext.	Infl.	Res Marke	t Value	Parcel Acreage	0.35
Zoning	Type Method II	D Front.	Size Factor	Rate	Rat	e Value	%	Elig % Facto	r value	81 Legal Drain NV	0.00
ZO01 Residential	9 OV	0 0.3	45000 1.00	\$17,780	\$17,78	0 \$17,780	0%	100% 1.000) \$17,780	82 Public Roads NV	0.00
Subdivision										83 UT Towers NV	0.00
										9 Homesite	0.00
Lot										91/92 Acres	0.34
										Total Acres Farmland	0.00
Market Model										Farmland Value	
N/A											\$0
Characteristics										Measured Acreage	0.00
Topography Flood Hazard										Avg Farmland Value/Acre	0.0
Level										Value of Farmland	\$0
Public Utilities ERA										Classified Total	\$0
All										Farm / Classifed Value	\$0
										Homesite(s) Value	\$17,800
Streets or Roads TIF										91/92 Value	\$0
Paved										Supp. Page Land Value	
Neighborhood Life Cycle Stage										CAP 1 Value	\$17,800
Other Printed Thursday, April 20, 2023										CAP 2 Value	\$0 ¢o
rimieu mursuay, April 20, 2023										CAP 3 Value	\$0
Review Group 2020	Data Source Ex	rternal Only	ector 03/04/2	020 Kayla	a	Appraise	r			Total Value	\$17,800

Fiberboard	Central Warm Air	
	Roofing	
Built-Up Metal Wood Shingle	✓ Asphalt Slate Tile Other	
	Exterior Features	
Description	Area	۷

	Roofing	1		
Built-Up Metal	✓ Asphalt	Slate	Tile	
Wood Shingle	Other			
	Exterior Fea	tures		
Description			Area	Value
Porch, Open Frame			120	\$5,800
Patio, Concrete			240	\$1,400

27'		CONCP 6'	40' 240 40'	6' 27'
27'	17	82)		27'
		;		
	8,OFP 1208,	6'	•	
_	Specialty	Plumbing		

		Cost Lad	der	
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1782	1782	\$115,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1782	0	\$7,800	
Slab				
			Total Base	\$122,900
Adjustments	1 R	ow Type	Adj. x 1.00	\$122,900
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1782	\$4,100
No Elec (-)				\$0
Plumbing (+ / -)		11 – 5	$= 6 \times 800	\$4,800
Spec Plumb (+)				\$0
Elevator (+)				\$0
			I, One Unit	\$131,800
		Sub-To	tal, 1 Units	
Exterior Feature	. ,		\$7,200	\$139,000
Garages (+) 0 s			\$0	\$139,000
Quali	ty and D		tor (Grade)	0.70
			n Multiplier	0.92
		Replace	ment Cost	\$89,516

									of Impr	ovements							
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: Residential Dwelling	100%		Wood Frame		1995		28 A		0.92		1,782 sqft	\$89,516	28%	\$64,450	0%	100% 1.930 1.0000	\$124,400
2: Detached Garage/Boat	100%	1	Wood Frame	С	1995	1995	28 A	\$27.92	0.92	\$25.69	20'x40'	\$20,549	24%	\$15,620	0%	100% 1.930 1.0000	\$30,100

Total all pages \$154,500 Total this page \$154,500

2014-09348

ELKHART COUNTY RECORDER

JERRY L WEAVER
FILED FOR RECORD ON
AS PRESENTED
05/30/2014 10:28 AM

Fidelity National Title Company LLC

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, That Debra A. Mann and Madison E. Mann, Joint Tenants with Full Rights of Survivorship (Grantor) QUITCLAIMS to Madison E. Mann and Brandon A. Straub, Joint Tenants with Full Rights of Survivorship (Grantee), for no consideration the following described real estate in Elkhart County, State of Indiana:

LOT NUMBERED NINETEEN (19), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GLEN HAVEN ESTATES, A REPLAT OF OAK SPRINGS ESTATES, A SUBDIVISION IN CLEVELAND TOWNSHIP; SAID PLAT BEING RECORDED IN PLAT BOOK 18, PAGE 91, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

Property Address: 30746 Oak Springs Drive, Granger, IN 46530

Tax ID No.: 20-01-27-351-014.000-005

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Debra a mann , Lower Mann

STATE OF INDIANA
COUNTY OF EICHAA

Before me, a Notary Public in and for said County and State, personally appeared Debra A. Mann and Madison E. Mann, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal on this

RYANN MICOLA VON FURSIENRECHT
NOTAN PUBLIC, Size of Indiana
St. Joseph County
Commission e 22895
My Commission Expires
June 01, 2019

(Signature of Notary Public)
Printed Name of Notary Public:

Resident of County, Indiana
My Commission expires:

Prepared by:

Edward W. Hardig, Jr., Attorney at Law, IN#19199-71/MI# P60319, 401 W. High St., Elkhart, IN 46516 klb

Grantee's Address and Tax Billing Address:

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Sharen Jemity File No. 511401562

This conveyance is for no economic consideration and Sales Disclosure form 46021 is not required.

MC

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER NO SALES DISCLOSURE REQUIRED

I TO FINAL ACCEPTANCE FOR TRANSFER

May 30 2014

AW

PAULINE GRAFF, AUDITOR

1604

\$5.00

KB

ELKHART COUNTY INDIANA 2014-09348 PAGE 1 OF 1

2010-03711

ELKHART CNTY RECORDER CHRISTOPHER J ANDERSON FILED FOR RECORD AS PRESENTED

2010 FEB 25 P 3 24

File Number: 940001669

STEWART TITLE / CLOSING ARRANTY DEED

THIS INDENTURE WITNESSETH, That Nicole E. Thompson f/k/a Nicole E. Wagner and Matthew P. Thompson, Joint Tenants with Right of Survivorship and not as Tenants in Common, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to Debra A. Mann and Madison E. Mann, Joint Tenants with Right of Survivorship (Grantee) of Elkhart County, in the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, State of Indiana:

See Exhibit A

Key #20-01-27-351-014.000-005

Subject to Restrictions as recorded in Plat Book 18, page 91.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 30746 Oaksprings Drive, Granger, Indiana 46530

IN WITNESS WHEREOF, Grantor has executed this deed this 18th day of February, 2010.

(2) KS 2

Signature: 4 400 6 Thompson
Nicole E. Thompson

Signature:

Matthew P. Thompson

STATE OF INDIANA

COUNTY OF ELKHART

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Nicole E. Wagner and Matthew P. Thompson, Joint Tenants with Right of Survivorship and not as Tenants in Common, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 18th day of February, 2010.

My Commission Expires:2/11/2010

Signature T & Judges

Steven E. Noonan, Notary Public Resident of St. Joseph County, Indiana

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53

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. Steve Noonan

Information from: Stewart Title

Send tax bills to: 30746 Oaksprings Drive, Granger, IN 46530

Grantee's street or rural route address: 30746 Oaksprings Drive, Granger, IN 46530

DISCUSSIVE FOR TAXATION ECT TO FINAL ACCEPTANCE FOR TRANSFER

006960 ANSFER FEE S

ELKHART COUNTY INDIANA 2010-03771 PAGE 1 OF 2

1 of 1

2010-03711

File No: 940001669

EXHIBIT A - LEGAL DESCRIPTION

Lot Numbered Nineteen (19), as the said Lot is known and designated on the recorded Plat of Glen Haven Estates, a Replat of Oak Springs Estates, a Subdivision in Cleveland Township; said Plat being recorded in Plat Book 18, page 91, in the Office of the Recorder of Elkhart County, Indiana.

ELKHART COUNTY INDIANA 2010-03771 PAGE 2 OF 2

1 of 1 24-04-2024, 18:03

Criteria: Party	Name = MAN	N DEBRA				04/23/2024 D THROUGH: 04/22/2024
RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/25/2021	03/05/2021	2021-07575	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
03/18/2021	03/17/2021	2021-07036	RELEASE	MANN DEBRA LYNN		GRANTEE
02/25/2020	02/12/2020	2020-04109	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
02/20/2020	02/19/2020	2020-03892	RELEASE	MANN DEBRA LYNN		GRANTEE
05/10/2019	05/06/2019	2019-08918	RELEASE	MANN DEBRA LYNN		GRANTEE
05/01/2019	04/23/2019	2019-08204	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/16/2016	11/18/2016	2016-26304	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
12/05/2016	11/30/2016	2016-25208	RELEASE	MANN DEBRA LYNN		GRANTEE
07/23/2014	07/21/2014	2014-13326	MORTGAGE	MANN DEBRA A		MORTGAGOR
07/23/2014	07/21/2014	2014-13325	WARRANTY	MANN DEBRA A		GRANTEE
07/11/2014	06/09/2014	2014-12401	RELEASE	MANN DEBRA A		GRANTEE
05/30/2014	05/22/2014	2014-09348	QUIT CLA	MANN DEBRA A		GRANTOR
09/04/2013	08/29/2013	2013-21802	MORTGAGE	MANN DEBRA LYNN		MORTGAGOR
09/04/2013	08/30/2013	2013-21801	WARRANTY	MANN DEBRA LYNN		GRANTEE
06/17/2010	06/01/2010	2010-11717	RELEASE	MANN DEBRA A		GRANTEE
Results found:	27				Disp	laying page: 1 of 2

PRINT

NEW

DocNumber

2010-04136

Criteria: Party Name = MANN DEBRA

OUIT CLA...

MORTGAGE

WARRANTY

RELEASE

MORTGAGE

MORTGAGE

RELEASE ...

ASSIGNME

DocType

Last Name MANN DEBRA A

First Name MANN DEBRA A

MORTGAGOR MORTGAGOR GRANTEE GRANTOR **GRANTOR** MORTGAGOR

INDEXED THROUGH:

VERIFIED THROUGH:

04/23/2024

04/22/2024

Party Type

GRANTOR

MORTGAGOR

GRANTEE

GRANTEE

Displaying page: 2 of 2

GRANTEE

GRANTOR

02/25/2010 02/18/2010 2010-03772 02/25/2010 02/18/2010 10/05/2007 09/26/2007 08/16/2007

DocDate

02/12/2010

10/11/2006

12/28/1999

07/23/1999

07/23/1999

07/23/1999

07/23/1999

RecDate

03/02/2010

10/30/2006

10/16/2006

01/07/2000

07/29/1999

07/29/1999

07/29/1999

07/29/1999

2010-03771 2007-27973 08/09/2007 2007-22737 09/18/2006

2006-32090 2006-30379 2000-00937

99-24829

99-24829

NEW

99-24831 99-24830

ASSIGNME MORTGAGE

OUIT CLA... OUIT CLA...

Results found: 27