



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00327	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JASON MAST		
PROPERTY ADDRESS:	52194 TIFTON PI, ELKHART, IN 46514		
CITY, STATE AND COUNTY:	ELKHART, IN, ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	05/17/2024	EFFECTIVE DATE:	05/16/2024
NAME(S) SEARCHED:	CHRISTINE MICHELLE MAST AND JANSON SCOTT MAST		
ADDRESS/PARCEL SEARCHED:	52194 TIFTON PI, ELKHART, IN 46514/20-01-23-104-003.000-005		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

CHRISTINE MICHELLE MAST AND JANSON SCOTT MAST, WIFE AND HUSBAND

COMMENTS:	
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### VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	CHRISTINE MICHELLE MAST
DATED DATE:	03/13/2024	GRANTEE:	CHRISTINE MICHELLE MAST AND JANSON SCOTT MAST, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	03/14/2024
INSTRUMENT NO:	2024-04004		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	ELKHART
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

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

LOT NUMBERED THIRTY-FIVE (35) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF DOVER TRACE, SECTION ONE, A SUBDIVISION IN CLEVELAND TOWNSHIP, ELKHART COUNTY, INDIANA; AS PER PLAT THEREOF RECORDED IN PLAT BOOK 29, PAGE 4 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

20-01-23-104-003.000-005

General Information

Parcel Number  
20-01-23-104-003.000-005

Local Parcel Number  
01-23-104-003-005

Tax ID:

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
CLEVELAND TOWNSHIP

District 005 (Local 005)  
CLEVELAND TOWNSHIP

School Corp 2305  
ELKHART COMMUNITY

Neighborhood 552712-005  
0552712-Dover Trace, Wayne Mea

Section/Plat

Location Address (1)  
52194 TIFTON PLACE  
ELKHART, IN 46516

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Static

Printed  
Wednesday, April 24, 2024

Review Group  
2020

MAST CHRISTINE MICHELLE &

Ownership

MAST CHRISTINE MICHELLE & JASO  
MAST W&H  
52194 TIFTON PLACE  
ELKHART, IN 46516

Legal

DOVER TRACE SUB SEC 1 LOT 35



52194 TIFTON PLACE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/14/2024	MAST CHRISTINE MI	01058	QC	/		I
12/31/2012	BREISCH CHRISTINE	05948	SW	/	\$103,110	I
11/16/2012	SECRETARY OF HOU	05125	SW	/	\$0	I
09/07/2012	BANK OF AMERICA N	03679	SH	/	\$187,373	I
08/02/2012	BANK OF AMERICA H	02989	SH	/	\$187,373	I
02/08/2005	DAVIS JEREMY W &		CO	/	\$93,500	I

510, 1 Family Dwell - Platted Lot

0552712-Dover Trace, Way 1/2

Notes

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
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"/>
Land	\$27,800	\$27,800	\$27,800	\$27,800	\$25,800
Land Res (1)	\$27,800	\$27,800	\$27,800	\$27,800	\$25,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$203,200	\$186,900	\$177,200	\$159,200	\$147,700
Imp Res (1)	\$203,200	\$186,900	\$177,200	\$159,200	\$147,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$231,000	\$214,700	\$205,000	\$187,000	\$173,500
Total Res (1)	\$231,000	\$214,700	\$205,000	\$187,000	\$173,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		0	109x200	1.11	\$230	\$255	\$27,795	0%	1.0000	100.00	0.00	0.00	\$27,800

Land Computations

Calculated Acreage	0.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.50
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	0.50
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	\$27,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,800

Data Source  
External Only

Collector  
03/09/2020 Rod

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

1352 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

0

0

Water Heaters

1

1

Add Fixtures

5

5

Total

7

9

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

9

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

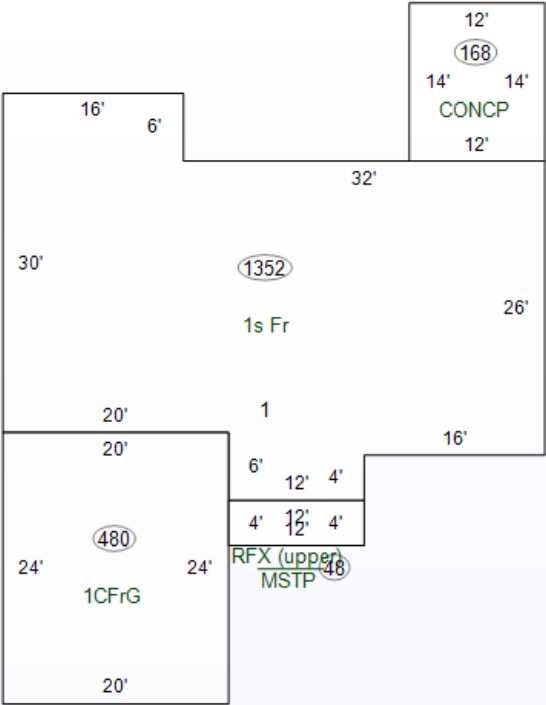
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	168	\$1,000
Stoop, Masonry	48	\$1,800
Canopy, Roof Extension	48	\$800



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1352	1352	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1352	0	\$32,200	
Crawl					
Slab					
				Total Base	\$128,400
Adjustments				1 Row Type Adj. x 1.00	\$128,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1352	\$3,500
No Elec (-)					\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$135,100
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,600	\$138,700
Garages (+) 480 sqft				\$15,200	\$153,900
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
				Replacement Cost	\$141,588

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	Wood Fr	C	2005	2005	19	A		0.92		2,704 sqft	\$141,588	18%	\$116,100	0%	100%	1.750	1.000	100.00	0.00	0.00	\$203,200

2024-04004

ELKHART COUNTY RECORDER  
KAALA BAKER  
FILED FOR RECORD ON  
03/14/2024 02:21 PM  
AS PRESENTED

TAX ID NUMBER(S)  
State ID Number Only 20-01-23-104-003.000-005

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH THAT

Christine Michelle Mast

RELEASE AND QUIT CLAIM TO

Christine Michelle Mast and Jason Scott Mast, Wife and Husband, for consideration other than monetary the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

Lot Numbered Thirty-five (35) as the said Lot is known and designated on the recorded Plat of Dover Trace, Section One, a Subdivision in Cleveland Township, Elkhart County, Indiana; as per plat thereof recorded in Plat Book 29, page 4 in the Office of the Recorder of Elkhart County, Indiana.

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

Grantor swears under oath that she was formerly known as Christine Michelle Breisch on a prior deed.

IN WITNESS WHEREOF, Christine Michelle Mast the Grantor has executed this Deed this 13<sup>th</sup> day of March, 2024.

  
Christine Michelle Mast

MTC File No.: 20-28736 (UD)

Page 1 of 2

DM

KK

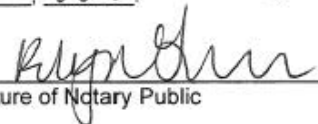
NO SALES DISCLOSURE REQUIRED.  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Mar 14 2024  
PATRICIA A. PICKENS, AUDITOR  
01058  
10.00

State of Indiana, County of Elkhart ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Christine Michelle Mast**, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 13<sup>th</sup> day of March, 2024.

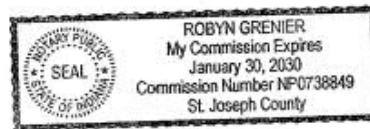
My Commission Expires:

  
Signature of Notary Public

Commission No.

Printed Name of Notary

Notary Public County and State of Residence



**This instrument was prepared by:**

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
Meridian Title Corporation  
202 S. Michigan Street, Ste. 701, South Bend, IN 46601

This instrument prepared by the above named attorney-at-law, at the specific request of Grantor or Grantee based solely upon information supplied by one or more of the parties to this conveyance, and without examination of title or abstract. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the Grantor's execution and the Grantee's acceptance of the instrument.

**Property Address:**

52194 Tifton Place  
Elkhart, IN 46514

**Grantee's Address and Mail Tax Statements To:**

52194 Tifton Place  
Elkhart, IN 46514

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. Debra A. Guy

MTC File No.: 20-28736 (UD)

Page 2 of 2

Criteria: Party Name = MAST JASON

INDEXED THROUGH:

05/16/2024

VERIFIED THROUGH:

05/16/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/14/2024	03/13/2024	2024-04004	QUIT CLA...	MAST JASON SCOTT		GRANTEE
08/16/2023	08/14/2023	2023-13470	MORTGAGE	MAST JASON L		MORTGAGOR
08/16/2023	08/14/2023	2023-13469	WARRANTY...	MAST JASON L		GRANTEE
06/29/2023	06/29/2023	2023-10503	RELEASE ...	MAST JASON L		GRANTEE
06/15/2023	06/10/2023	2023-09584	MORTGAGE	MAST JASON L		MORTGAGOR
08/12/2020	08/04/2020	2020-17913	RELEASE ...	MAST JASON L		GRANTEE
07/31/2020	07/09/2020	2020-16828	SUBORDIN...	MAST JASON L		GRANTOR
07/31/2020	07/27/2020	2020-16827	MORTGAGE	MAST JASON L		MORTGAGOR
07/08/2020	06/15/2020	2020-14607	AFFIDAVI...	MAST JASON L		GRANTOR
01/04/2019	01/04/2019	2019-00276	RELEASE ...	MAST JASON L		GRANTEE
12/17/2018	12/11/2018	2018-25614	MORTGAGE	MAST JASON L		MORTGAGOR
11/05/2013	10/30/2013	2013-26779	MORTGAGE	MAST JASON L		MORTGAGOR
08/07/2012	05/18/2012	2012-19152	MORTGAGE	MAST JASON L		MORTGAGOR
08/07/2012	05/17/2012	2012-19151	WARRANTY...	MAST JASON L		GRANTEE
06/11/2010	05/25/2010	2010-11301	RELEASE ...	MAST JASON		GRANTEE



Criteria: Party Name = MAST JASON

INDEXED THROUGH:

05/16/2024

VERIFIED THROUGH:

05/16/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/07/2010	05/28/2010	2010-11014	RELEASE ...	MAST JASON		GRANTEE
05/14/2010	05/10/2010	2010-09570	DEED	MAST JASON WAYNE EST...		GRANTOR
10/09/2007	09/15/2007	2007-28221	MORTGAGE	MAST JASON		MORTGAGOR
01/13/2005	12/30/2004	2005-01078	IRS - FE...	MAST JASON		MORTGAGOR
10/19/2004	08/09/2004	2004-35150	IRS - FE...	MAST JASON		MORTGAGOR
05/15/2003	03/19/2003	2003-19904	RELEASE ...	MAST JASON		GRANTEE
03/25/2003	03/19/2003	2003-12049	MORTGAGE	MAST JASON		MORTGAGOR
03/14/2002	03/13/2002	2002-10032	MORTGAGE	MAST JASON		MORTGAGOR
03/14/2002	03/13/2002	2002-10031	WARRANTY...	MAST JASON		GRANTEE