



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00345	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JON ANDREWS		
PROPERTY ADDRESS:	310 W WATERFORD ST, WAKARUSA, IN 46573		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA(IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	05/28/2024	EFFECTIVE DATE:	05/24/2024
NAME(S) SEARCHED:	JON ANDREWS AND ALISON ANDREWS		
ADDRESS/PARCEL SEARCHED:	310 W WATERFORD ST, WAKARUSA, IN 46573/ 20-09-26-482-002.000-025		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

ALISON A. ANDREWS AND JON C. ANDREWS, MARRIED	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	RYAN D. CHUPP AND CHRISTINE R. CHUPP, HUSBAND AND WIFE
DATED DATE:	12/09/2020	GRANTEE:	ALISON A. ANDREWS AND JON C. ANDREWS, MARRIED
BOOK/PAGE:	N/A	RECORDED DATE:	12/28/2020
INSTRUMENT NO:	2020-31217		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWN OF WAKARUSA
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

TRACT I:

LOT NUMBERED NINE (9), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF GEISINGER'S ADDITION TO THE TOWN OF WAKARUSA, INDIANA; SAID PLAT BEING RECORDED IN DEED RECORD 78, PAGE 391, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

TRACT II:

A PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 4 EAST, OLIVE TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 AND ALONG WATERFORD STREET (COUNTY ROAD NO. 40), A DISTANCE OF 1324.13 FEET TO A MAG NAIL MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 26, THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 3.00 FEET TO A MAG NAIL; THENCE NORTH 00 DEGREES 38 MINUTES 32 SECONDS WEST, PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 195.00 FEET TO A 5/8 INCH REBAR WITH CAP STAMPED BRADS-KO 0041; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 3.00 FEET TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 00 DEGREES 38 MINUTES 32 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 195.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

20-09-26-482-002.000-025

General Information

Parcel Number  
20-09-26-482-002.000-025

Local Parcel Number  
09-26-482-002-025

Tax ID:  
0926H

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
OLIVE TOWNSHIP

District 025 (Local 025)  
WAKARUSA OLIVE

School Corp 2285  
WA-NEE COMMUNITY

Neighborhood 2552604-025  
2552604-Salem Original Town (025)

Section/Plat

Location Address (1)  
310 W WATERFORD  
WAKARUSA, IN 46573

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 Thursday, April 25, 2024

Review Group 2022

ANDREWS ALISON A & JON C A

Ownership

ANDREWS ALISON A & JON C ANDR  
310 W WATERFORD  
WAKARUSA, IN 46573

Legal

GEISINGERS LOT 9 & 1324.13' E SW COR SE 1/4  
SEC 26 .01A (TOTAL .283A)



310 W WATERFORD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/28/2020	ANDREWS ALISON A	07141	WD	/	\$199,000	V
10/30/2014	CHUPP RYAN D & CH	4873	WD	/	\$154,900	V
03/29/2010	PIERZCHALA STEVE	7486	WD	/	\$133,000	I
01/01/1900	BATE NATHAN A & K		CO	/	\$135,000	I
01/01/1900	LANGTON JAMES D		CO	/	\$135,000	I

510, 1 Family Dwell - Platted Lot

2552604-Salem Original To 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	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000
Land Res (1)	\$21,000	\$21,000	\$21,000	\$21,000	\$21,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$225,600	\$220,700	\$208,500	\$178,000	\$155,500
Imp Res (1)	\$225,600	\$208,200	\$196,700	\$167,900	\$145,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$12,500	\$11,800	\$10,100	\$10,200
Total	\$246,600	\$241,700	\$229,500	\$199,000	\$176,500
Total Res (1)	\$246,600	\$229,200	\$217,700	\$188,900	\$166,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$12,500	\$11,800	\$10,100	\$10,200

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 66' X 200')

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
9	S		0	12327	1.00	\$1.7	\$1.7	\$20,956	0%	1.0000	100.00	0.00	0.00	\$20,960

Land Computations

Calculated Acreage	0.28
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.28
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.28
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	\$21,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$21,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$21,000

Data Source Aerial

Collector 07/07/2022 Rod

Appraiser

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height2

StyleN/A

Finished Area2226 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Canopy, Roof Extension	160	\$1,600
Stoop, Masonry	160	\$2,900
Patio, Concrete	648	\$3,100
Porch, Open Masonry	283	\$10,700

Plumbing

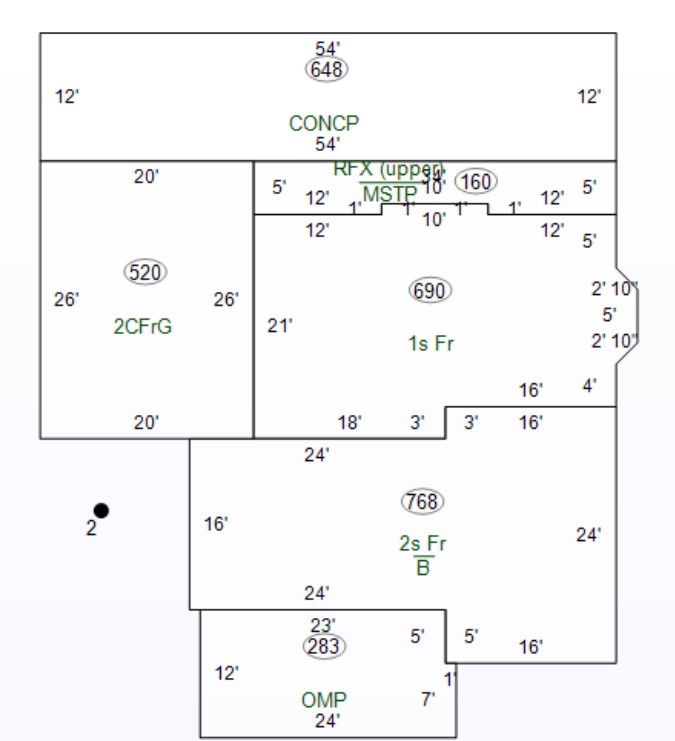
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1458	1458	\$99,900	
2	1Fr	768	768	\$34,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		768	0	\$23,100	
Crawl					
Slab					

	Total Base	\$157,400
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Adjustments	1 Row Type Adj. x 1.00	\$157,400
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:384	\$3,900
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1458 2:768	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$174,900
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$18,300	\$193,200
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Garages (+) 520 sqft	\$15,200	\$208,400
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Quality and Design Factor (Grade)		1.00
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Location Multiplier		0.92
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	Replacement Cost	\$191,728
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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	2	Wood Fr	C	1900	1928	96 G		0.92		2,994 sqft	\$191,728	40%	\$115,040	0%	100%	1.850	1.000	100.00	0.00	0.00	\$212,800
2: Porch (free standing)	1		C	1980	1980	44 F		0.92		12'x20'	\$11,132	38%	\$6,900	0%	100%	1.850	1.000	100.00	0.00	0.00	\$12,800

**2020-31217**

**ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
12/28/2020 03:37 PM  
AS PRESENTED**

**WARRANTY DEED**

This Indenture Witnesseth, that Ryan D. Chupp and Christine R. Chupp, husband and wife ("Grantor") of Elkhart County, State of Indiana, CONVEY(S) AND WARRANT(S) to **Alison A. Andrews and Jon C. Andrews, married** ("Grantee") of Elkhart 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 Elkhart County, State of Indiana, commonly known as 310 W. Waterford, Wakarusa, IN 46573, and more particularly described as:

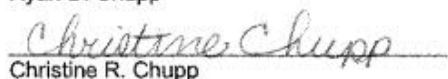
See attached Exhibit "A"

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 9 day of

December, 2020.

  
Ryan D. Chupp  
Christine R. Chupp

JD

20-09-26-482-002.000-025

SD

**DISCLOSURE FEE PAID**  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Dec 28 2020  
PATRICIA A. PICKENS, AUDITOR  
**07141**  
**10.00**

STATE OF INDIANA

COUNTY OF Elkhart

Before me, a Notary Public in and for said County and State, personally appeared Ryan D. Chupp and Christine R. Chupp, who acknowledged the execution of the foregoing document, and who, having been duly sworn, stated that any representations therein contained are true.

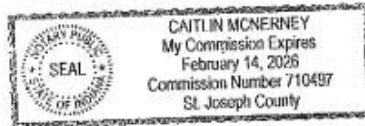
Witness my hand and Notarial Seal this 9 day of December, 2020.

Signature Caitlin Mcnerney, Notary Public

Printed: \_\_\_\_\_

My Commission Expires:

My County of Residence is:



NNTG File No.: IN2015367

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

Amy J. Weatherholt  
Witness Signature  
Amy J. Weatherholt  
Witness Name (must be typed / printed)

STATE OF INDIANA )

COUNTY OF Elkhart )

Before me, a Notary Public in and for said County and State, on 12/9/, 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 Ryan D. Chupp and Christine R. Chupp to be the individual(s) described in and who executed the foregoing instrument; that said WITNESS was present and saw said Ryan D. Chupp and Christine R. Chupp execute the same; and that said WITNESS at the same time subscribed his/her name as a witness thereto.

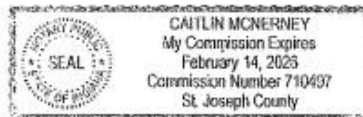
Witness my hand and Notarial Seal this 9 day of December, 2020.

Signature , Notary Public

Printed: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

My County of Residence is: \_\_\_\_\_



NNTG File No.: IN2015367

Prepared by and return deed to:  
Adrienne M. McCollister, Esq.  
Near North Title Group, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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"****Tract I:**

Lot Numbered Nine (9), as the said Lot is known and designated on the recorded Plat of Geisinger's Addition to the Town of Wakarusa, Indiana; said Plat being recorded in Deed Record 78, Page 391, in the Office of the Recorder of Elkhart County, Indiana.

**Tract II:**

A part of the West half of the Southeast Quarter of Section 26, Township 36 North, Range 4 East, Olive Township, Elkhart County, Indiana, being more particularly described as follows:

Commencing at a Harrison monument marking the Southwest corner of the Southeast Quarter of said Section 26; thence on an assumed bearing of North 90 degrees 00 minutes 00 seconds East along the South line of the Southeast Quarter of said Section 26 and along Waterford Street (County Road No. 40), a distance of 1324.13 feet to a mag nail marking the Southeast corner of the West half of the Southwest Quarter of said Section 26, the point of beginning of this description; thence South 90 degrees 00 minutes 00 seconds West along the South line of the Southeast Quarter of said Section 26, a distance of 3.00 feet to a mag nail; thence North 00 degrees 38 minutes 32 seconds West, parallel with the East line of the West half of the Southeast Quarter of said Section 26, a distance of 195.00 feet to a 5/8 inch rebar with cap stamped Brads-Ko 0041; thence North 90 degrees 00 minutes 00 seconds East parallel with the South line of the Southeast Quarter of said Section 26, a distance of 3.00 feet to the East line of the West half of the Southeast Quarter of said Section 26; thence South 00 degrees 38 minutes 32 seconds East along said East line, a distance of 195.00 feet to the point of beginning of this description.

Parcel No.: 20-09-26-482-002.000-025



Criteria: Party Name = ANDREWS JON

INDEXED THROUGH:

05/24/2024

VERIFIED THROUGH:

05/24/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/28/2020	12/09/2020	2020-31218	MORTGAGE	ANDREWS JON C		MORTGAGOR
12/28/2020	12/09/2020	2020-31217	WARRANTY...	ANDREWS JON C		GRANTEE