



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|--|---------------|-------------------|
| FILE/ORDER NUMBER: | LL-ICU-00417 | PRODUCT NAME: | LEGAL AND VESTING |
| BORROWER NAME(S): | JACOB BROCKLEMAN | | |
| PROPERTY ADDRESS: | 11188 COUNTY ROAD 10, MIDDLEBURY, IN 46540 | | |
| CITY, STATE AND COUNTY: | MIDDLEBURY, INDIANA (IN), ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 06/26/2024 | EFFECTIVE DATE: | 06/25/2024 |
| NAME(S) SEARCHED: | JACOB BROCKLEMAN | | |
| ADDRESS/PARCEL SEARCHED: | 11188 COUNTY ROAD 10, MIDDLEBURY, IN 46540/20-04-35-426-002.000-032 | | |

ASSESSMENT INFORMATION

| | |
|-----------|--|
| COMMENTS: | |
|-----------|--|

CURRENT OWNER VESTING

| |
|------------------|
| JACOB BROCKLEMAN |
| COMMENTS: |

VESTING DEED

| | | | |
|----------------|---------------|----------------|---|
| DEED TYPE: | WARRANTY DEED | GRANTOR: | ALEX O. GONZALEZ AND LORI M. GONZALEZ, HUSBAND AND WIFE |
| DATED DATE: | 05/15/2020 | GRANTEE: | JACOB BROCKLEMAN |
| BOOK/PAGE: | N/A | RECORDED DATE: | 05/20/2020 |
| INSTRUMENT NO: | 2020-10454 | | |
| COMMENTS: | | | |

FOR PREAMBLE

| | |
|-----------------------|------------------|
| CITY/TOWNSHIP/PARISH: | TOWNSHIP OF YORK |
|-----------------------|------------------|

ADDITIONAL NOTES

LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF DUE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF COUNTY ROAD 10, A DISTANCE OF 904.60 FEET TO A RAILROAD SPIKE MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ON A BEARING OF DUE WEST ALONG SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 221.04 FEET TO A RAILROAD SPIKE MARKING THE NORTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO STEVEN C. AND JOAN E. PLATZ AND RECORDED IN ELKHART COUNTY DEED RECORD VOL. 364, PAGE 139; THENCE SOUTH 02 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID PLATZ LAND, A DISTANCE OF 622.68 FEET TO A 3/4 INCH REBAR, THENCE ON A BEARING OF DUE EAST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 199.31 FEET TO A 3/4 INCH REBAR; THENCE ON A BEARING OF DUE NORTH, A DISTANCE OF 622.30 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 3.003 ACRES MORE OR LESS.

20-04-35-426-002.000-032

General Information

Parcel Number
20-04-35-426-002.000-032

Local Parcel Number
04-35-426-002-032

Tax ID:
0435H

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Elkhart

Township
YORK TOWNSHIP

District 032 (Local 032)
YORK TOWNSHIP

School Corp 2275
MIDDLEBURY COMMUNITY

Neighborhood 3250000-032
3250000-Residential Acreage defau

Section/Plat

Location Address (1)
11188 COUNTY RD 10
MIDDLEBURY, IN 46540

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024

Review Group 2021

BROCKLEMAN JACOB

Ownership

BROCKLEMAN JACOB
11188 COUNTY RD 10
MIDDLEBURY, IN 46540

Legal

PT NE SE SEC 35
3.003A



11188 COUNTY RD 10

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|-----------|----------------|-----|
| 05/20/2020 | BROCKLEMAN JACO | 02331 | WD | / | \$298,000 | V |
| 08/14/2012 | GONZALEZ ALEX O & | 03245 | WD | / | \$175,000 | V |
| 10/18/2004 | ONG BARBARA I | | CO | / | | I |
| 01/01/1900 | ONG KEVIN E & BAR | | CO | / | | I |

511, 1 Family Dwell - Unplatted (0 to 9.9

3250000-Residential Acrea 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 | \$55,500 | \$55,500 | \$55,500 | \$55,500 | \$55,500 |
| Land Res (1) | \$26,900 | \$26,900 | \$26,900 | \$26,900 | \$26,900 |
| Land Non Res (2) | \$28,600 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$28,600 | \$28,600 | \$28,600 | \$28,600 |
| Improvement | \$257,600 | \$236,800 | \$219,300 | \$192,900 | \$173,700 |
| Imp Res (1) | \$257,600 | \$232,500 | \$215,200 | \$192,900 | \$173,700 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$4,300 | \$4,100 | \$0 | \$0 |
| Total | \$313,100 | \$292,300 | \$274,800 | \$248,400 | \$229,200 |
| Total Res (1) | \$284,500 | \$259,400 | \$242,100 | \$219,800 | \$200,600 |
| Total Non Res (2) | \$28,600 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$32,900 | \$32,700 | \$28,600 | \$28,600 |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

| 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 | A | | 0 | 1.000000 | 1.00 | \$26,900 | \$26,900 | \$26,900 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$26,900 |
| 91 | A | | 0 | 1.905000 | 1.00 | \$15,000 | \$15,000 | \$28,575 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$28,580 |
| 82 | A | AAH | 0 | 0.098000 | 0.64 | \$2,280 | \$1,459 | \$143 | -100% | 1.0000 | 0.00 | 100.00 | 0.00 | \$00 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 3.00 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 3.00 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.10 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 1.91 |
| 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 | \$26,900 |
| 91/92 Value | \$28,600 |
| Supp. Page Land Value | |
| CAP 1 Value | \$26,900 |
| CAP 2 Value | \$28,600 |
| CAP 3 Value | \$0 |
| Total Value | \$55,500 |

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

2164 sqft

Make

Floor Finish

☐Earth

☐Tile

☒Slab

☐Carpet

☐Sub & Joist

☒Unfinished

☐Wood

☐Other

Parquet

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

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

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

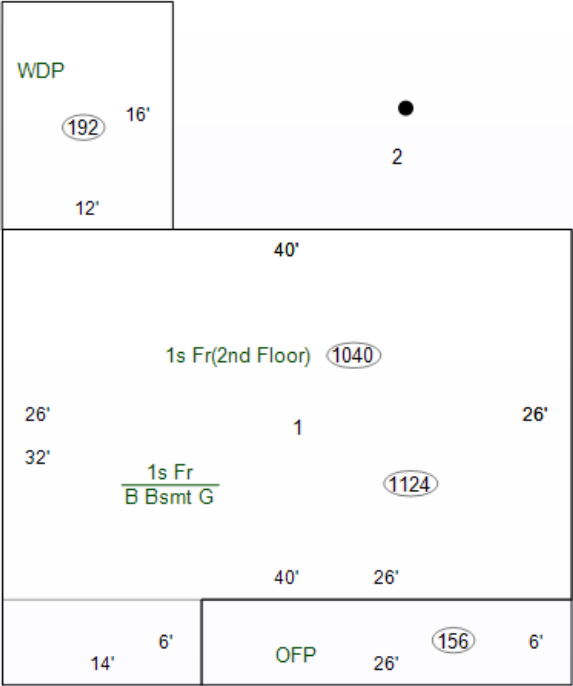
☐Slate

☐Tile

☐Wood Shingle

☐Other

| Exterior Features | | |
|---------------------|------|---------|
| Description | Area | Value |
| Porch, Open Frame | 156 | \$6,400 |
| Patio, Treated Pine | 192 | \$1,100 |



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

| Cost Ladder | | | | | |
|-----------------------------------|--------|------------------------|-------------------|---------------|-----------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 1124 | 1124 | \$86,300 | |
| 2 | 1Fr | 1040 | 1040 | \$41,000 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1124 | 0 | \$28,600 | |
| Crawl | | | | | |
| Slab | | | | | |
| | | Total Base | | | \$155,900 |
| Adjustments | | 1 Row Type Adj. x 1.00 | | | \$155,900 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | MS:1 MO:1 | \$4,500 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | 1:1124 2:1040 | \$4,700 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | 8 – 5 = 3 x \$800 | | \$2,400 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| Sub-Total, One Unit | | | | | \$167,500 |
| Sub-Total, 1 Units | | | | | |
| Exterior Features (+) | | | | \$7,500 | \$175,000 |
| Garages (+) 450 sqft | | | | \$3,700 | \$178,700 |
| Quality and Design Factor (Grade) | | | | | 1.05 |
| Location Multiplier | | | | | 0.92 |
| Replacement Cost | | | | | \$172,624 |

| 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+1 | 1992 | 1992 | 32 A | | 0.92 | | 3,288 sqft | \$172,624 | 26% | \$127,740 | 0% | 100% | 1.980 | 1.000 | 100.00 | 0.00 | 0.00 | \$252,900 |
| 2: Utility Shed | 1 | | C | 2020 | 2020 | 4 A | \$21.43 | 0.92 | \$19.72 | 10'x14' | \$2,760 | 15% | \$2,350 | 0% | 100% | 1.980 | 1.000 | 100.00 | 0.00 | 0.00 | \$4,700 |

2020-10454

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/20/2020 01:00 PM
AS PRESENTED**

Tax ID Number(s):
State ID Number Only 20-04-35-426-002.000-032

WARRANTY DEED**THIS INDENTURE WITNESSETH THAT****Alex O. Gonzalez and Lori M. Gonzalez, Husband and Wife****CONVEY(S) AND WARRANT(S) TO**


Jacob Brockleman, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

SEE ATTACHED EXHIBIT "A"

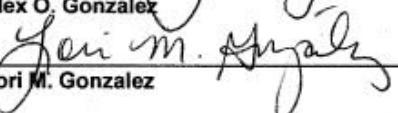
Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 15 day of May, 2020.



Alex O. Gonzalez



Lori M. Gonzalez

MTC File No.: 20-11449 (UD)

EL

AL

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 20 2020

PATRICIA A. PICKENS, AUDITOR

02331

10.00

Page 1 of 3

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 **Alex O. Gonzalez and Lori M. Gonzalez** 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 15 day of May, 2020

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:

Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032



Property Address:

11188 County Road 10
Middlebury, IN 46540

Grantee's Address and Mail Tax Statements To:

Property

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. Andrew R. Drake

MTC File No.: 20-11449 (UD)

Page 2 of 3

EXHIBIT A

A part of the Southeast Quarter of Section 35, Township 38 North, Range 7 East, York Township, Elkhart County, Indiana, being more particularly described as follows:

Commencing at a railroad spike marking the Northeast corner of said Southeast Quarter; thence on an assumed bearing of due West along the North line of said Southeast Quarter and the centerline of County Road 10, a distance of 904.60 feet to a railroad spike marking the point of beginning of this description; thence continuing on a bearing of due West along said North line and said centerline, a distance of 221.04 feet to a railroad spike marking the Northeast corner of a parcel of land conveyed to Steven C. and Joan E. Platz and recorded in Elkhart County Deed Record Vol. 364, page 139; thence South 02°00'00" East along the East line of said Platz land, a distance of 622.68 feet to a 3/4 inch rebar; thence on a bearing of due East parallel to the North line of said Southeast Quarter, a distance of 199.31 feet to a 3/4 inch rebar; thence on a bearing of due North, a distance of 622.30 feet to the point of beginning of this description, containing 3.003 acres more or less.

Criteria: Party Name = BROCKLEMAN JACOB

INDEXED THROUGH:

06/25/2024

VERIFIED THROUGH:

06/25/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|------------------|------------|------------|
| 02/25/2022 | 02/24/2022 | 2022-04134 | RELEASE ... | BROCKLEMAN JACOB | | GRANTEE |
| 02/15/2022 | 02/10/2022 | 2022-03417 | MORTGAGE | BROCKLEMAN JACOB | | MORTGAGOR |
| 05/20/2020 | 05/15/2020 | 2020-10455 | MORTGAGE | BROCKLEMAN JACOB | | MORTGAGOR |
| 05/20/2020 | 05/15/2020 | 2020-10454 | WARRANTY... | BROCKLEMAN JACOB | | GRANTEE |
| 03/31/2020 | 03/31/2020 | 2020-06713 | RELEASE ... | BROCKLEMAN JACOB | | GRANTEE |
| 03/24/2020 | 03/23/2020 | 2020-06266 | WARRANTY... | BROCKLEMAN JACOB | | GRANTOR |
| 03/23/2018 | 03/21/2018 | 2018-05745 | MORTGAGE | BROCKLEMAN JACOB | | MORTGAGOR |
| 03/23/2018 | 03/21/2018 | 2018-05744 | WARRANTY... | BROCKLEMAN JACOB | | GRANTEE |