

Legal and Vesting Product Cover Sheet

ORDER INFORMATION								
FILE/ORDER NUMBER:	LL-CF-00440	PRODUCT NAME:	LEGAL AND VESTING					
BORROWER NAME(S):	CHRISTOPHER M AKER AND AMAND	OA J AKER						
PROPERTY ADDRESS:	3540 E STATE ROAD 26, PORTLAND IN 47371							
CITY, STATE AND COUNTY: PORTLAND, INDIANA (IN), JAY								
	SEARCH INFO	RMATION						
SEARCH DATE:	07/03/2024	EFFECTIVE DATE:	07/02/2024					
NAME(S) SEARCHED:	CHRISTOPHER M AKER AND AMAND	OA J AKER						
ADDRESS/PARCEL SEARCHED:	3540 E STATE ROAD 26, PORTLAND II	N 47371/38-07-24-103-0	017.000-033					
ASSESSMENT INFORMATION								
COMMENTS:								
CURRENT OWNER VESTING								
CHRISTOPHER M. AKER A	ND AMANDA J. AKER, HUSBAND ANI	O WIFE						
COMMENTS:								
	VESTING	DEED						
DEED TYPE:	WARRANTY DEED	GRANTOR:	JAMES E. WRIGHT, JR. AND CYNTHIA S. WRIGHT, HUSBAND AND WIFE					
DATED DATE:	10/24/2017	GRANTEE:	CHRISTOPHER M. AKER AND AMANDA J. AKER, HUSBAND AND WIFE					
BOOK/PAGE:	N/A	RECORDED DATE:	11/01/2017					
INSTRUMENT NO:	201702885							
COMMENTS:								
	FOR PREA	MBLE						
CITY/TOWNSHIP/PARISH:	TOWNSHIP OF WAYNE							
	ADDITIONA	L NOTES						

LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY (20) IN EASTWOOD ADDITION, A SUB-DIVISION OF REAL ESTATE IN A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE FOURTEEN (14) EAST, WAYNE TOWNSHIP, JAY COUNTY, INDIANA.

Jay County, Indiana

SALAMONIA RIVER

generated on 7/3/2024 12:00:25 PM EDT

Taxes

Data Retrieved: 7/3/2024

	Data nettie	veu. 7/3/202		
Parcelid	Propert	v Type	Taxing Unit	Tax Year
38-07-24-103-017.000-0		00	WAYNE	2023 Pay 2024
Name/ Address AKER CHRISTOPHER M & AMAN 3540 E SR 26 PORTLAND IN 47371 Location: 3540 E SR 26, POR Legal Description LOT 20 EA	TLAND IN 47371-0000			
	SUMMARY C	F YOUR TAX	ES	
Assessed Value And Tax Summary	,			2023 Pay 2024
1a. Gross Assessed Value (AV	') of homestead prope	rty (capped	at 1%)	185,400
1b. Gross AV of residential pr	operty and farmland (capped at 29	%)	0
1c. Gross AV of all other prop	erty, including person	al property (capped at 3%)	0
2. Equals Total Gross Assess	ed Value of Property	<i>I</i>		185,400
2a. Minus Deductions				- 102,960
3. Equals Subtotal of Net Ass	essed Value of Prop	erty		82,440
3a. Multiplied by Your Local T	ax Rate			1.8046
4. Equals Gross Tax Liability				1,487.72
4a. Minus Local Property Tax	- 517.02			
4b. Minus Savings Due to Pro	- 0.00			
4c. Minus Savings Due to 65	Years & Older Cap			- 0.00
5. Total Property Tax Liability	У			970.70
	PROPERTY TAX	CAP INFORM	ATION	
Property Tax Cap (Equal to 1%, 2% or 3% of L	ine 2, Depending on T	ype of Prope	rty)	1,854.00
Upward adjustment due to vote	r-approved projects a	nd charges (e.g., referendum).	46.00
Maximum Tax That May Be I	mposed Under Cap			1,900.00
G	ROSS PROPERTY TAX	DISTRIBUTION	ON AMOUNTS	
Taxing Authority				2023 Pay 2024
County				508.50
Township				68.92
School District				851.44
City				0.00
Library				58.86
Tax Increment				0.00
Special District				0.00
Total				1,487.72
OTHER APPLICABLE CHARGES		APPLICAE	BLE DEDUCTIONS	
Levying Authority	2023 Pay 2024	Type of Ded	uction	2023 Pay 2024

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20.00 Blind/Disabled

		Geothermal	0
		Homestead/Standard	48,000
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	54,960
		Other	0
TOTAL OTHER CHARGES	20.00	TOTAL DEDUCTIONS	102,960

FIRST INSTALLMENT	(SPRING)	SECOND INSTALLMENT (FALL)			
Delinquent After Friday, M	ay 10, 2024	Delinquent After Tuesday, November 12, 2024			
Current Property Tax	485.35	Current Property Tax	485.35		
Other Charges (See Table 4)	20.00	Other Charges (See Table 4)	0.00		
Delinquent Tax	0.00	Delinquent Tax	0.00		
Delinquent Penalty	0.00	Delinquent Penalty	0.00		
LESS PREPAYMENTS	-505.35	LESS PREPAYMENTS	0.00		
Amount Due for SPRING	0.00	Amount Due for FALL	485.35		

Please contact the Treasurers office to pay this account.

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX IN		

TAX DETAILS				
Gross Assessed Value of Land	26,100			
Gross Assessed Value of Improvements	153,200			
Total Deduction Amount	95,005			
Tax Rate	1.8351			
Gross Tax Liability	1,546.90			
Minus Total Credit Amount (State, Local and Circuit Breaker)	573.88			
Net Tax	973.02			

FIRST INSTALLMENT	(SPRING)	SECOND INSTALLMEN	IT (FALL)
Property Tax Amount	486.51	Property Tax Amount	486.51
Other Charges	20.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	506.51	Amount Paid	486.51
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00

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201702885 WD \$25.00 11/01/2017 03:30:25P 2 PGS Betty St.Myers Jay County Recorder IN Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH, That James E. Wright, Jr. and Cynthia S. Wright, husband and wife, (Grantor) CONVEY(S) AND WARRANT(S) to Christopher M. Aker and Amanda J. Aker, husband and wife, (Grantees) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Jay County, State of Indiana:

See attached EXHIBIT "A"

Property Address: 3540 East State Road 26, Portland, IN 47371.

Parcel I.D. #: 38-07-24-103-017.000-033.

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

Before me the undersigned, A Notary Public for said County and State, personally appeared James E. Wright, Jr. and Cynthia S. Wright and acknowledged the execution of the foregoing deed, and who, having been duly sworn, stated that the representations contained therein are true.

Witness my hand and notarial seal on the 24 day of 00, 2017.

BARBARA KREIDEL
Notary Public - State of Florida
Commission # GG 090571
My Comm. Expires Jul 31, 2021
Bonded through National Notary Assn.

Notary Public BARBARA KRP1DEZ

Resident of LAPE County

My Commission expires: 7 3 2

Grantees' Address and Tax Billing Address: 3540 Pust State Road 24 Portland, In 41371

Prepared by: Justin R. Wall, Attorney at Law, Attorney #28115-35, P.O. Box 5100, 309 N. Jefferson St, Huntington, IN 46750.

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 (May). File No. 881700336.

Fidelity National
Title Company LLC

EXHIBIT "A"

LOT NUMBERED TWENTY (20) IN EASTWOOD ADDITION, A SUB-DIVISION OF REAL ESTATE IN A PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-FOUR (24), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE FOURTEEN (14) EAST, WAYNE TOWNSHIP, JAY COUNTY, INDIANA.

Search Results for:

NAME: Aker, Christopher (Super Search)

REGION: Jay County, IN DOCUMENTS VALIDATED THROUGH: 07/2/2024 1:29 PM

Document	County \$	Date ^	Туре	Name	Legal
Details			.,,,,		
200402773	Jay	08/06/2004	DEED : WARRANTY DEED	AKER, CHRISTOPHER M Search	<u>Search</u> Lot 28 GRAYS
			DEED	Search BOICE, MARY H Search SHULL, AMANDA J	
200402774	Jay	08/06/2004	MORT: MORTGAGES	AKER, CHRISTOPHER M Search	Search Lot 28 GRAYS
				Search SHULL, AMANDA J Search PACESETTER BANK	
200803338	Jay	12/16/2008	REL : RELEASE - MORTGAGE	AKER, CHRISTOPHER M Search	<u>Search</u> Lot 28 GRAYS
				Search PACESETTER BANK Search SHULL, AMANDA J	
200803355	Jay	12/18/2008	DEED : QUIT CLAIM DEED	AKER, CHRISTOPHER M Search	Search Lot 28 GRAYS
				Search AKER, AMANDA J Search SHULL, AMANDA J Search AKER, AMANDA J see details for more	
200803357	Jay	12/18/2008	MORT: MORTGAGES	AKER, CHRISTOPHER M Search	<u>Search</u> Lot 28 GRAYS
				Search AKER, AMANDA J Search PACESETTER BANK	
201702775	Jay	10/19/2017	DEED : WARRANTY	AKER, CHRISTOPHER M Search	<u>Search</u> Lot 28 GRAYS
			DEED	Search AKER, AMANDA J Search TYGER, DEL JAMES	
201702851	Jay	10/30/2017	REL : RELEASE - MORTGAGE	AKER, CHRISTOPHER M Search	<u>Search</u> Lot 28 GRAYS
				Search CITIZENS STATE BANK Search PACESETTER BANK	
				Search AKER, AMANDA J	
201702885	Jay	11/01/2017	DEED : WARRANTY DEED	AKER, CHRISTOPHER M Search	Search Lot 20 EASTWOOD ADDITION
				Search WRIGHT, CYNTHIA S Search WRIGHT, JAMES E JR	

Document Details	County 🜲	Date ^	Туре	Name 🔷	Legal 🜲
201702886	Jay	11/01/2017	MORT: MORTGAGES	AKER, CHRISTOPHER M Search Search AKER, AMANDA J Search AMERIFIRST FINANCIAL CORPORATION Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search Lot 20 EASTWOOD ADDITION
202001398	Jay	06/08/2020	MORT: MORTGAGES	AKER, CHRISTOPHER M Search Search AKER, AMANDA J Search FIRST BANK OF BERNE	Search Lot 20 EASTWOOD ADDITION
202001507	Jay	06/16/2020	REL : RELEASE - MORTGAGE	AKER, CHRISTOPHER M Search Search AMERIFIRST FINANCIAL CORPORATION Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search AKER, AMANDA J	Search Lot 20 EASTWOOD ADDITION

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Search Results for:

NAME: Aker, Amanda (Super Search)

REGION: Jay County, IN
DOCUMENTS VALIDATED THROUGH: 07/2/2024 1:29 PM

Showing 9 resu	1103					Filter:			
Document Details	\$	County	Date	•	Туре	Name	•	Legal	4
<u>200803355</u>		Jay	12/18/200	08	DEED : QUIT CLAIM DEED	AKER, AMANDA Search AKER, CHRISTOPHER M Search SHULL, AI Search AKER, AM see details for mo	MANDA J ANDA J	Search Lot 28 GRAYS	
<u>200803356</u>		Jay	12/18/200	08	MISC : AFFIDAVIT	AKER, AMANDA Search SHULL, AI Search SHULL, AI	MANDA J	Search Lot 28 GRAYS	
200803357		Jay	12/18/200)8	MORT: MORTGAGES	Search AKER, CHRISTOPHER M Search PACESETT		Search Lot 28 GRAYS	
201702775		Jay	10/19/201	17	DEED : WARRANTY DEED	AKER, AMANDA Search AKER, CHRISTOPHER M Search TYGER, D		Search Lot 28 GRAYS	
201702851		Jay	10/30/201	L7	REL : RELEASE - MORTGAGE	Search CITIZENS BANK Search PACESETT Search AKER, CHRISTOPHER M	STATE	Search Lot 28 GRAYS	
<u>201702885</u>		Jay	11/01/201	L7	DEED : WARRANTY DEED	AKER, AMANDA Search WRIGHT, Search WRIGHT, JR Search AKER, CHRISTOPHER M	CYNTHIA S	Search Lot 20 EASTWOOD ADDITION	
<u>201702886</u>		Jay	11/01/201	L7	MORT: MORTGAGES	AKER, AMANDA Search AKER, CHRISTOPHER M Search AMERIFIR FINANCIAL CORP Search MORTGAGE ELECTRONIC REGISTRATION SINC	ST ORATION SE	Search Lot 20 EASTWOOD ADDITION	

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202001398	Jay	06/08/2020	MORT: MORTGAGES	AKER, AMANDA J Search Search AKER, CHRISTOPHER M Search FIRST BANK OF BERNE	Search Lot 20 EASTWOOD ADDITION
202001507	Jay	06/16/2020	REL : RELEASE - MORTGAGE	AKER, AMANDA J Search Search AMERIFIRST FINANCIAL CORPORATION Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search AKER, CHRISTOPHER M	Search Lot 20 EASTWOOD ADDITION

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