



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00447	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JANELLE HOSTETLER		
PROPERTY ADDRESS:	204 UNION ST, WAKARUSA IN 46573		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA (IN), WAKARUSA		

### SEARCH INFORMATION

SEARCH DATE:	07/05/2024	EFFECTIVE DATE:	07/03/2024
NAME(S) SEARCHED:	STACEY HOSTETLER, KRISTI HOSTETLER AND JANELLE HOSTETLER		
ADDRESS/PARCEL SEARCHED:	204 UNION ST, WAKARUSA, IN 46573/20-09-36-105-013.000-025		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

JANELLE C. HOSTETLER
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	STACEY A. HOSTETLER AND KRISTI K. HOSTETLER, HUSBAND AND WIFE
DATED DATE:	05/04/2006	GRANTEE:	JANELLE C. HOSTETLER
BOOK/PAGE:	N/A	RECORDED DATE:	05/08/2006
INSTRUMENT NO:	200612396		
COMMENTS:	WARRANTY DEED RECORDED ON 01/12/1995 IN INSTRUMENT NO. 95 000723.		

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

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

LOT EIGHTEEN (18) IN SENSENICH AND WHISLER'S ADDITION TO THE TOWN OF WAKARUSA; SAID PLAT BEING RECORDED IN DEED RECORD 87, PAGE 390, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA. ALSO, THE SOUTH HALF (S1/2) OF THE VACATED ALLEY LYING NORTH OF AND ADJACENT TO SAID LOT. ALSO, THE EAST HALF (E1/2) OF THE VACATED ALLEY LYING WEST OF AND ADJACENT TO SAID LOT.



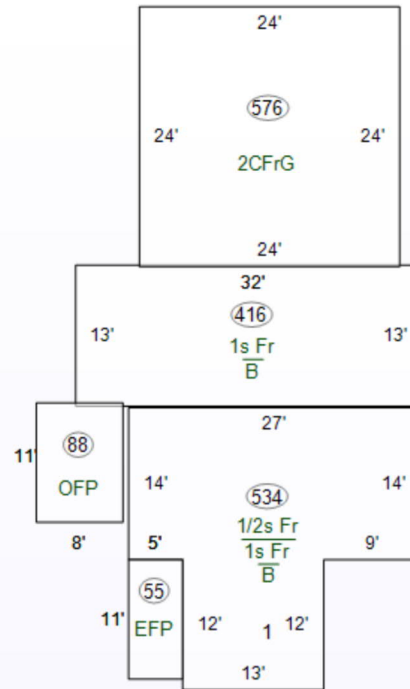
HOSTETLER JANELLE C

General Information		Plumbing	
<b>Occupancy</b>	Single-Family	<b>#</b>	<b>TF</b>
<b>Description</b>	Residential Dwelling	<b>Full Bath</b>	1 3
<b>Story Height</b>	1 1/2	<b>Half Bath</b>	0 0
<b>Style</b>	N/A	<b>Kitchen Sinks</b>	1 1
<b>Finished Area</b>	1484 sqft	<b>Water Heaters</b>	1 1
<b>Make</b>		<b>Add Fixtures</b>	1 1
<b>Floor Finish</b>		<b>Total</b>	4 6
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	<b>Accommodations</b>	
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet	<b>Bedrooms</b>	3
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	<b>Living Rooms</b>	1
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	<b>Dining Rooms</b>	0
<input type="checkbox"/> Parquet		<b>Family Rooms</b>	0
<b>Wall Finish</b>		<b>Total Rooms</b>	6
<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	<b>Heat Type</b>	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air	
<input type="checkbox"/> Fiberboard			
<b>Roofing</b>			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other	<input type="checkbox"/> Tile	
<b>Exterior Features</b>			
<b>Description</b>	<b>Area</b>	<b>Value</b>	
Porch, Enclosed Frame	55	\$4,900	
Porch, Open Frame	88	\$4,900	

204 UNION STREET

**510, 1 Family Dwell - Platted Lot**

2553601-Links, Lutz, Sense 2/2



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	950	950	\$77,400	
2					
3					
4					
1/4					
1/2	1Fr	534	534	\$21,000	
3/4					
Attic					
Bsmt		950	0	\$25,800	
Crawl					
Slab					
				Total Base	\$124,200
Adjustments	1 Row Type Adj. x 1.00				\$124,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			1:950 1/2:534		\$3,400
No Elec (-)					\$0
Plumbing (+ / -)			6 – 5 = 1 x \$800		\$800
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$128,400
Sub-Total, 1 Units					
Exterior Features (+)				\$9,800	\$138,200
Garages (+) 576 sqft				\$18,600	\$156,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
Replacement Cost					\$137,043

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 1/2	Wood Fr	C-1	1890	1937	87	A		0.92		2,434 sqft	\$137,043	45%	\$75,370	0%	100%	1.930	1.000	100.00	0.00	0.00	\$145,500

2006 12396

ELKHART COUNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD  
APPROPRIATE

2006 MAY -8 A 8:44

**STEWART TITLE / CLOSING**

File Number: 640000347

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That *Stacey A. Hostetler and Kristi K. Hostetler, Husband and Wife*, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to *Janelle C. Hostetler* (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:

- ① Lot Eighteen (18) in Sensenich & Whisler's Addition to the Town of Wakarusa; said plat being recorded in Deed Record 87, page 390, in the Office of the Recorder of Elkhart County, Indiana. ALSO, the South Half (S1/2) of the vacated alley lying North of and adjacent to said Lot. ALSO, the East Half (E 1/2) of the vacated alley lying West of and adjacent to said Lot.

Tax #20-09-36-105-013.000-025

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as: 204 Union Street, Wakarusa, Indiana 46573

IN WITNESS WHEREOF, Grantor has executed this deed this 4th day of May, 2006.

Signature: *Stacey A. Hostetler*  
Stacey A. Hostetler

Signature: *Kristi K. Hostetler*  
Kristi K. Hostetler

STATE OF INDIANA )  
 ) SS: ACKNOWLEDGMENT  
COUNTY OF ELKHART )

Before me, a Notary Public in and for said County and State, personally appeared Stacey A. Hostetler and Kristi K. Hostetler, Husband and Wife, 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 4th day of May, 2006.

My Commission Expires: 8/31/2013



Signature: *Connie Caiceros*  
Connie Caiceros, Notary Public  
Resident of Elkhart County, Indiana

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53  
Information from: Stewart Title  
Send tax bills to:

**DISCLOSURE FEE PAID**

FILED FOR TAXATION  
SUBJECT TO LEGAL ACCEPTANCE FOR TRANSFER  
5-8 20 06  
Doris J. [Signature]  
001613

PLAT 5.00pct  
FEE \$11.00

**ELKHART COUNTY INDIANA 2006-12396 PAGE 1 OF 1**

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jan 12 19 95  
Chas. B. Mikel AUDITOR

95 000723

006462  
TRANSFER FEE 1.00 DISCLOSURE FEE PAID  
PARCEL NO. ✓

Key # 46-09-36-105-013

**WARRANTY DEED**

JAN 12 2 25 PM '95

THIS INDENTURE WITNESSETH, THAT:

**THE TRUSTEES OF THE WAKARUSA CHURCH  
OF THE BRETHREN**

ELKHART COUNTY RECORDER  
PEGGY A. MILLER  
FILED FOR RECORD

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

**STACEY A. HOSTETLER and KRISTI K. HOSTETLER**  
husband and wife  
204 Union St  
Wakarusa, IN 46573

②  
9.00 cf.

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

Lot Eighteen (18) in Sensenich & Whisler's Addition to the Town of Wakarusa; said Plat being recorded in Deed Record 87, page 390, in the Office of the Recorder of Elkhart County, Indiana. Also, all of the vacated alley lying North of and adjacent to said Lot. Also, the East Half (E 1/2) of the vacated alley lying West of and adjacent to said Lot.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

The undersigned person executing this Deed on behalf of the Grantor represents that he has been duly elected as Trustee of the Grantor and has been fully empowered by the governing body of Grantor to execute and deliver this Deed.

IN WITNESS WHEREOF, Grantor has executed this Deed this 11th day of January, 1995.

**TRUSTEES OF THE WAKARUSA  
CHURCH OF THE BRETHREN**

By:

John Mikel  
John Mikel, Trustee

③  
FFSB  
EIK.

ELKHART COUNTY INDIANA 95-000723 PAGE 1 OF 2

STATE OF INDIANA )

)SS:

COUNTY OF ELKHART )

95 000723

Before me, the undersigned Notary Public in and for said County and State, this 11th day of January, 1995, personally appeared John Mikel, Trustee of Wakarusa Church of the Brethren, and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and official seal.

Gwendolyn J. Briggs NOTARY  
Gwendolyn J Briggs PUBLIC  
(print or type name)  
Residing in Elkhart County

My Commission expires:  
April 3, 1995

This instrument prepared by the law office of Kindig & Sloat, by  
Loren R. Sloat, 100 W. Waterford Street, Wakarusa, IN 46573.

ELKHART COUNTY INDIANA 95-00723 PAGE 2 OF 2

Criteria: Party Name = HOSTETLER JANELLE

INDEXED THROUGH:

07/03/2024

VERIFIED THROUGH:

07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/02/2012	04/04/2012	2012-09854	MORTGAGE	HOSTETLER JANELLE C		MORTGAGOR
04/19/2012	04/17/2012	2012-08466	RELEASE ...	HOSTETLER JANELLE C		GRANTEE
05/08/2006	05/04/2006	2006-12397	MORTGAGE	HOSTETLER JANELLE C		MORTGAGOR
05/08/2006	05/04/2006	2006-12396	WARRANTY...	HOSTETLER JANELLE C		GRANTEE

Criteria: Party Name = HOSTETLER KRISTI

INDEXED THROUGH:  
07/03/2024VERIFIED THROUGH:  
07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/06/2024	04/18/2024	2024-07021	WARRANTY...	HOSTETLER KRISTINE		GRANTEE
08/04/2022	08/03/2022	2022-16873	MORTGAGE	HOSTETLER KRISTINE		MORTGAGOR
08/04/2022	08/03/2022	2022-16872	WARRANTY...	HOSTETLER KRISTINE		GRANTEE
03/22/2022	03/22/2022	2022-06102	RELEASE ...	HOSTETLER KRISTINE		GRANTEE
03/22/2022	03/11/2022	2022-06099	SUBORDIN...	HOSTETLER KRISTINE		GRANTOR
03/18/2022	03/14/2022	2022-05938	MORTGAGE	HOSTETLER KRISTINE		MORTGAGOR
01/15/2020	01/14/2020	2020-01214	CONTRACT	HOSTETLER KRISTINE		GRANTEE
12/28/2015	12/15/2015	2015-26490	MORTGAGE	HOSTETLER KRISTINE		MORTGAGOR
12/16/2015	12/15/2015	2015-25878	MORTGAGE	HOSTETLER KRISTINE		MORTGAGOR
12/16/2015	12/15/2015	2015-25877	WARRANTY...	HOSTETLER KRISTINE		GRANTEE
10/07/2015	09/17/2015	2015-20767	RELEASE ...	HOSTETLER KRISTINE E		GRANTEE
09/08/2015	09/02/2015	2015-18447	WARRANTY...	HOSTETLER KRISTINE E		GRANTOR
06/24/2013	06/10/2013	2013-15010	MORTGAGE	HOSTETLER KRISTINE E		MORTGAGOR
06/24/2013	06/10/2013	2013-15009	QUIT CLA...	HOSTETLER KRISTINE E		GRANTEE
09/01/2010	07/21/2010	2010-17244	RELEASE ...	HOSTETLER KRISTI KAY		GRANTEE

Criteria: Party Name = HOSTETLER KRISTI

INDEXED THROUGH:  
07/03/2024

VERIFIED THROUGH:  
07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/09/2010	07/21/2010	2010-15551	RELEASE ...	HOSTETLER KRISTI KAY		GRANTEE
04/01/2010	03/25/2010	2010-06388	RELEASE ...	HOSTETLER KRISTI KAY		GRANTEE
04/01/2010	03/19/2010	2010-06387	WARRANTY...	HOSTETLER KRISTI KAY		GRANTOR
03/15/2010	03/10/2010	2010-05038	ASSIGNME...	HOSTETLER KRISTI KAY		GRANTOR
12/10/2007	11/29/2007	2007-33560	RELEASE ...	HOSTETLER KRISTI KAY		GRANTEE
11/27/2007	11/21/2007	2007-32373	MORTGAGE	HOSTETLER KRISTI KAY		MORTGAGOR
05/18/2006	05/11/2006	2006-14237	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
05/08/2006	05/04/2006	2006-12400	MORTGAGE	HOSTETLER KRISTI KAY		MORTGAGOR
05/08/2006	05/04/2006	2006-12399	WARRANTY...	HOSTETLER KRISTI KAY		GRANTEE
05/08/2006	05/04/2006	2006-12396	WARRANTY...	HOSTETLER KRISTI K		GRANTOR
10/01/2004	08/28/2003	2004-33244	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
10/03/2003	09/12/2003	2003-42230	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
09/08/2003	08/28/2003	2003-37936	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
08/21/2003	08/20/2003	2003-35300	MORTGAGE	HOSTETLER KRISTI K		MORTGAGOR
04/01/2002	03/09/2000	2002-12119	ASSIGNME...	HOSTETLER KRISTI K		GRANTOR

Criteria: Party Name = HOSTETLER KRISTI

INDEXED THROUGH:  
07/03/2024VERIFIED THROUGH:  
07/03/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/20/2000	03/10/2000	2000-07345	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
03/09/2000	03/01/2000	2000-06395	MORTGAGE	HOSTETLER KRISTI K		MORTGAGOR
01/04/2000	11/04/1998	2000-00193	ASSIGNME...	HOSTETLER KRISTI K		GRANTOR
01/04/2000	11/04/1998	2000-00192	ASSIGNME...	HOSTETLER KRISTI K		GRANTOR
12/19/1997	12/12/1997	97-33006	RELEASE ...	HOSTETLER KRISTI K		GRANTEE
11/26/1997	11/19/1997	97-30668	MORTGAGE	HOSTETLER KRISTI K		MORTGAGOR
11/26/1997	11/19/1997	97-30667	MORTGAGE	HOSTETLER KRISTI K		MORTGAGOR
01/12/1995	01/11/1995	95-00724	MORTGAGE	HOSTETLER KRISTI K		MORTGAGOR
01/12/1995	01/11/1995	95-00723	WARRANTY...	HOSTETLER KRISTI K		GRANTEE