

INDIANA.

# **Legal and Vesting Product Cover Sheet**

ORDER INFORMATION									
FILE/ORDER NUMBER:	LL-AB-00528	PRODUCT NAME:	LEGAL AND VESTING						
BORROWER NAME(S):	KATHRYN A LANDIS								
PROPERTY ADDRESS:	609 CHERRYDALE DR, MONTICELLO, IN 47960								
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA (IN), WHITE								
	SEARCH INFORMATION								
SEARCH DATE:	07/22/2024	EFFECTIVE DATE:	07/19/2024						
NAME(S) SEARCHED:	KATHRYN A LANDIS								
ADDRESS/PARCEL SEARCHED:	1609 CHERRYDALE DR. MONTICELLO IN 47960/91-63-04-000-031 x00-021								
	ASSESSMENT INFO	ORMATION							
COMMENTS:									
	CURRENT OWNER	R VESTING							
KATHRYN A LANDIS									
COMMENTS:									
	VESTING D	EED							
DEED TYPE:	WARRANTY DEED	GRANTOR:	TSCR, LLC						
DATED DATE:	06/16/2010	GRANTEE:	KATHRYN A LANDIS						
BOOK/PAGE:	N/A	RECORDED DATE:	06/17/2010						
INSTRUMENT NO:	100602720								
COMMENTS:									
FOR PREAMBLE									
CITY/TOWNSHIP/PARISH: CITY OF MONTICELLO									
ADDITIONAL NOTES									
TRANSFER ON DEATH DEED RECORDED ON 07/21/2022 IN INSTRUMENT NO. 2022R3732.									
LEGAL DESCRIPTION									
THE FOLLOWING DESCRIBED REAL ESTATE IN WHITE COUNTY, STATE OF INDIANA:									
LOT NUMBER FIVE (5) IN BAY RIDGE SUBDIVISION TO THE TOWN, NOW CITY OF MONTICELLO, WHITE COUNTY,									

### White County, Indiana

generated on 7/22/2024 1:53:15 PM EST

#### **Parcel**

**Farmland Value** 

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-63-04-000-031.800-02	1 609 CHERRYDALE DR	\$139,800	11/29/2023 2:45:00 PM		

**Owner Information** 

Owner Name Landis Kathryn A TOD Claire Ann Landis

Owner Address 609 Cherrydale Dr Monticello IN 47960

**Transfer Date** 07/20/2022

Location / Description

Taxing Unit021Section & PlatTownship011Routing #

 Parcel Address
 609 CHERRYDALE DR
 Parcel Address
 609 CHERRYDALE DR

**Legal Desc.** BAY RIDGE SUB LOT 5

15

\$0

Parcel Type		Topography	Services			
Property Class Code Neighborhood Code Neighborhood Factor Street / Road Code	510 213501 155.00 A		Level Ground High Low Rolling Swampy	Y N N N	Water Sewer Natural Gas Electricity Sidewalk Alley	Y Y Y Y N
		,	Assessment Information			
<b>Current Land Value</b>		\$14,100	Residential Land	\$14,100	Deeded Acreage	.0000
Current Imp. Value		\$125,700	Residential Imp.	\$125,400	Average Value / Acre	\$0
<b>Current Total Value</b>		\$139,800	Residential Total	\$139,500	Appraisal Date	3/1/1995
Commercial Land		\$0	Non-Res Land	\$0	Reason For Change	55
Commercial Imp.		\$0	Non-Res Imp.	\$300	Prior Land Value	\$14,100
<b>Commercial Total</b>		\$0	Non-Res Total	\$300	Prior Imp. Value	\$113,600
Dwelling Value		\$125,400	Classified Land Value	\$0	Adjustment Factor	0.00

\$0 Homesite Value

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# White County, Indiana

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#### **Sales Disclosure**

arcel Number	Address	Currer Value	t Total	Data as of	Assess Year	Pay Yea
-63-04-000-031.800-	021 609 CHERRYDALE		00	11/29/2023 2:45:00 PM		
les Disclosure		Sale Information fo	× 07/00/000	2		
and - AV	\$14,100.00	Exempt Transaction	Y	2 Relationship		N
nprove - AV	\$113,600.00	Exempt Code	9	Personal Prop		N
otal - AV	\$127,700.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
ale Date	07/20/2022		r N	Condo Sale		φυ.υυ N
otal Sale Price		Real Prop Exchange	N			N
	\$0.00	Significant Change	IN	Adjoining Land		IN
eed Type	D	Splits Sale Information for	r 06/17/201	n		
and - AV	\$12,400.00	Exempt Transaction	N	Relationship		N
ing - Av iprove - AV		Exempt Code	9	Personal Prop		N
•	\$42,600.00	Transfer of Entire Parcel	9 Y	•		
otal - AV	\$55,000.00			Amt. Pers Prop		\$0.00
ale Date otal Sale Price	06/17/2010	Real Prop Exchange	N N	Condo Sale		N N
	\$95,000.00 W	Significant Change Splits	IN	Adjoining Land		IN
eed Type	VV	Sale Information for	r 02/16/200	5		
and - AV	¢20,400,00		Y			N
and - AV	\$20,400.00	Exempt Transaction	Y 9	Relationship Personal Prop		N N
nprove - AV otal - AV	\$61,800.00 \$82,200.00	Exempt Code Transfer of Entire Parcel	9 Y	Amt. Pers Prop		\$0.00
ale Date			Y N	•		
ale Date otal Sale Price	03/16/2005	Real Prop Exchange	N N	Condo Sale		N N
	\$0.00 W	Significant Change Splits	IN	Adjoining Land		IN
eed Type	VV	Sale Information fo	r 01/25/200	5		
and - AV	¢20,400,00	Exempt Transaction	Y	Relationship		N
and - Av nprove - AV	\$20,400.00 \$64,400.00	Exempt Transaction  Exempt Code	9	Personal Prop		N
otal - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
ale Date	01/25/2005	Real Prop Exchange	r N	Condo Sale		φυ.υυ N
otal Sale Price	\$53,500.00		N	Adjoining Land		N
eed Type	\$55,500.00 S	Significant Change Splits	IN	Aujoining Land		IN
ccu Type	O .	Sale Information for	r 07/13/200	4		
and - AV	\$20,400.00	Exempt Transaction	Υ	Relationship		N
nprove - AV	\$64,400.00	Exempt Code	9	Personal Prop		N
otal - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
ale Date	07/13/2004	Real Prop Exchange	N	Condo Sale		ψ0.00 N
otal Sale Price	\$0.00	Significant Change	N	Adjoining Land		N
eed Type	Ψ0.00 W	Splits	11	Adjoining Land		14
.,,,,,	••	Sale Information for	r 06/10/200	4		
and - AV	\$20,400.00	Exempt Transaction	Y	Relationship		N
nprove - AV	\$64,400.00	Exempt Code	9	Personal Prop		N
otal - AV	\$84,800.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
ale Date	06/10/2004	Real Prop Exchange	N	Condo Sale		φ0.00 N
otal Sale Price	\$0.00	Significant Change	N	Adjoining Land		N
eed Type	\$	Splits				
		Sale Information for	r 03/19/200	1		
and - AV	\$0.00	Exempt Transaction	N	Relationship		N
prove - AV	\$0.00	Exempt Code	9	Personal Prop		N
otal - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
ale Date	03/19/2001	Real Prop Exchange	N	Condo Sale		φο.σσ N
otal Sale Price	\$79,900.00	Significant Change	N	Adjoining Land		N
eed Type	W	Splits	• •			
		Sale Information for	r 05/24/199	9		
and - AV	\$0.00	Exempt Transaction	N	Relationship		N
prove - AV	\$0.00	Exempt Code	9	Personal Prop		N
otal - AV	\$0.00	Transfer of Entire Parcel	Y	Amt. Pers Prop		\$0.00
	* <del>-</del>	Real Prop Exchange	N	Condo Sale		N

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Total Sale Price	\$46,000.00	Significant Change	N	Adjoining Land	N
Deed Type	W	Splits			
		Sale Information for 0	04/20/1994		
Land - AV	\$0.00	<b>Exempt Transaction</b>	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Υ	Amt. Pers Prop	\$0.00
Sale Date	04/20/1994	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits			
		Sale Information for 0	08/18/1992		
Land - AV	\$0.00	Exempt Transaction	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Υ	Amt. Pers Prop	\$0.00
Sale Date	08/18/1992	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits			
		Sale Information for 0	01/01/1970		
Land - AV	\$0.00	<b>Exempt Transaction</b>	N	Relationship	N
Improve - AV	\$0.00	Exempt Code	9	Personal Prop	N
Total - AV	\$0.00	Transfer of Entire Parcel	Υ	Amt. Pers Prop	\$0.00
Sale Date	01/01/1970	Real Prop Exchange	N	Condo Sale	N
Total Sale Price	\$0.00	Significant Change	N	Adjoining Land	N
Deed Type		Splits		-	

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PAULA L. LANTZ WHITE COUNTY RECORDER

Parcel Number: 91-63-04-000-031.800-021

# WARRANTY DEED

THIS INDENTURE WITNESSETH, That T	SCR, LLC, (	Grantor) of V	Vhite Coun	ty, in the State	of
Indiana, CONVEY AND WARRANT(S) to Kathry	n A Landis	(Grantee) of	WHITE	County	in
the State of INDIANA , for the sum o					200 COCCO.
consideration, the receipt and sufficiency of wh	ich is hereby	acknowledge	ed, the follo	wing described	d real
estate in White County, State of Indiana:					
Lot Number Five (5) in Bay Ridge Subdivis Indiana.	sion to the To	own, now Cit	y of Montic	ello, White Co	ounty,
Subject to any and all easements, agreeme estate is commonly known as: 609 Cherrydale I				address of suc	th real
Grantor Certifies that no Indiana Gross Income	Tax is due a	nd owing on t	this transac	tion.	
The undersigned person executing this Deed re of the undersigned is a managing member of the deliver this Deed.					
IN WITNESS WHEREOF, Grantor I JUNE , 2010.	has execute	ed this dec	ed this _	16TH da	ay of
TSCR, LLC	100		Visit of the con-		
Signature Shelly Self		harles		t	
Timothy Schaffer, Member	Charle	s Roberts, Me	ember		
STATE OF INDIANA	)				
	) SS:	ACKN	OWLEDG!	MENT	
COUNTY OF WHITE	)				
Before me, a Notary Public in and for said and Charles Roberts, Members of TSCR, LI Warranty Deed, and who, having been duly sw true.	LC, who ac	knowledged	the executi	ion of the for	egoing
Witness my hand and Notarial Seal this $\underline{16TH}$	day of _	JUNE	2 3	_, 2010.	
My Commission Expires:	Signatu	//.			
3-12-15	Printed	: STEVE	N E. FI		
	Reside	nt of White C			3 2 3
This instrument prepared by: Terry L. Smith, 11					9
Mail Tax Bills To/Grantee's Address: 609 Che	rrydale Driv	e, Monticello	, Indiana 41	7960	(8)
I affirm, under penalties for perjury, that I has number in this document, unless required by law		asonable care	to redact	each Social Se	
ENTERED FOR TAXATION		STEVEN E	. FISHE	L	
JUN 1 7 2010	Pri	nted:			¥
7. 4	15				
AUDITOR WHITE COUNTY	(i <del>'</del> t				

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2022R3732

RECORDED AS PRESENTED ON 07/21/2022 03:26:36 PM FEE: 25.00 PAGES: 2 LORI L. AUSTIN WHITE COUNTY RECORDER

Tax Key No. 91-63-04-000-031.800-021

#### TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that KATHRYN ANN LANDIS, an adult, of White County, in the State of Indiana, "Owner" CONVEYS AND WARRANTS to owner, KATHRYN ANN LANDIS, of White County, in the State of Indiana, TRANSFERS ON DEATH for no consideration, to CLAIRE ANN LANDIS, of White County, in the State of Indiana, any interest Owner ownS at Owner's death in the following described real estate in White County, Indiana:

Lot Number Five (5) in Bay Ridge Subdivision to the Town, now City of Monticello, White County, Indiana.

More commonly known as: 609 Cherrydale Drive, Monticello, IN 47960

Upon the death of KATHRYN ANN LANDIS, title to the above described real estate shall vest in the above-named beneficiary, CLAIRE ANN LANDIS.

If the Primary Beneficiary shall not survive the Owner, then the interest transferred on Owner's death to the deceased Primary Beneficiary shall be distributed to the predeceased Primary Beneficiary's LDPS.

IN WITNESS WHEREOF, the said KATHRYN ANN LANDIS, an adult, has hereunto set her hand and seal this day of July, 2022.

KATHRYN ANN I ANDIS

STATE OF INDIANA )
) SS

COUNTY OF WHITE

BEFORE ME, a Notary Public in and for said County and State, personally appeared

DULY ENTERED FOR TAXATION RE

RECEIVED

JUL 21 2022

JUL 2 1 2022

Lisa M Downey White County Assessor

2022R3732 1 of 2

KATHRYN ANN LANDIS, an adult, and acknowledged the execution of said deed to be her voluntary act and deed for the uses and purposes expressed therein.

WITNESS, my hand and notarial seal this

day of July, 2022.

Residing in White County, IN

ROBERT B. CHRISTOPHER, Notary Public

My commission expires:

July 18, 2024

SEAL \*

ROBERT B CHRISTOPHER NOTARY PUBLIC State of Indiana Comm. Number: 698173 My Commission Expires July 18, 2024

Owner's Address:

609 Cherrydale Drive Monticello, IN 47960

Mail Tax Bills To: 609 Cherrydale Drive Monticello, IN 47960

Beneficiary's Address:

Claire Ann Landis 609 Cherrydale Drive Monticello, IN 47960

THIS INSTRUMENT WAS PREPARED BY ROBERT B. CHRISTOPHER, ATTORNEY AT LAW, 107 W. BROADWAY, P.O. BOX 617, MONTICELLO, INDIANA 47960 (574) 583-4862 AT THE SPECIFIC REQUEST OF OWNER OR BENEFICIARY AND IS BASED SOLELY ON INFORMATION SUPPLIED BY ONE OR MORE OF THOSE PARTIES AND WITHOUT EXAMINATION FOR ACCURACY. THIS PREPARER ASSUMES NO LIABILITY FOR ANY ERRORS, INACCURACY OR OMISSIONS IN THIS INSTRUMENT RESULTING FROM THE INFORMATION PROVIDED. THE PARTIES ACCEPT THIS DISCLAIMER BY OWNER'S EXECUTION OF THIS DOCUMENT OR BENEFICIARY'S ACCEPTANCE.

I affirm under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Robert B. Christopher, Esq.

c:\data\data\deeds\Landis2Landis.TOD

DULY ENTERED FOR TAXATION

JUL 21 2022

AUDITOR WHITE COUNT

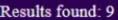
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DataSource: White, IN

Criteria: Party Name = LANDIS KATHRYN

Last Indexed: 07/19/2024 Last Verified: 07/19/2024

RecDate	DocDate	DocNumber	<b>D</b> осТуре	Last Name	First Name	Party Type
07/21/2022	07/20/2022	2022R3732	TRANSFER	LANDIS KATHRYN ANN		GRANTEE
07/21/2022	07/20/2022	2022R3732	TRANSFER	LANDIS KATHRYN ANN		GRANTOR
11/17/2020	11/16/2020	200406031	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
11/04/2020	10/29/2020	200405717	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
08/04/2014	07/29/2014	140804500	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
07/29/2014	07/23/2014	140704438	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
06/17/2010	06/16/2010	100602721	MORTGAGE	LANDIS KATHRYN A		MORTGAGOR
06/17/2010	06/16/2010	100602720	WARRANTY	LANDIS KATHRYN A		GRANTEE
06/10/1994	06/06/1994	940602691	QUIT CLA	LANDIS KATHRYN A		GRANTOR











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