



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|--|---------------|-------------------|
| FILE/ORDER NUMBER: | LL-ICU-00601 | PRODUCT NAME: | LEGAL AND VESTING |
| BORROWER NAME(S): | GARRY ROSE AND CHERYL ROSE | | |
| PROPERTY ADDRESS: | 1209 E MARION STREET, NAPPANEE, IN 46550 | | |
| CITY, STATE AND COUNTY: | NAPPANEE, INDIANA (IN), ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 08/05/2024 | EFFECTIVE DATE: | 08/02/2024 |
| NAME(S) SEARCHED: | GARRY ROSE AND CHERYL ROSE | | |
| ADDRESS/PARCEL SEARCHED: | 1209 E MARION STREET, NAPPANEE, IN 46550/20-14-31-255-002.000-029 | | |

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

| | |
|--|--|
| GARRY L. ROSE AND CHERYL K. ROSE, HUSBAND AND WIFE | |
| COMMENTS: | |

VESTING DEED

| | | | |
|----------------|-------------------------------|----------------|---|
| DEED TYPE: | PERSONAL REPRESENTATIVES DEED | GRANTOR: | REBECCA J. GOLDEN AND WILLIAM F. WELCH, AS PERSONAL REPRESENTATIVES OF THE ESTATE OF FAY J. WELCH |
| DATED DATE: | 09/16/2005 | GRANTEE: | GARRY L. ROSE AND CHERYL K. ROSE, HUSBAND AND WIFE |
| BOOK/PAGE: | N/A | RECORDED DATE: | 09/19/2005 |
| INSTRUMENT NO: | 2005 29904 | | |
| COMMENTS: | | | |

FOR PREAMBLE

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

ADDITIONAL NOTES

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LEGAL DESCRIPTION

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| |
|--|

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

A PART OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 31, TOWNSHIP 35 NORTH, RANGE 5 EAST, IN THE CITY OF NAPPANEE, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHERLY LINE OF MARION STREET AS THE SAID STREET PLATTED AND USED IN THE RECORDED PLAT OF STUMP'S FIRST ADDITION IN PLAT BOOK 8 AT PAGE 65 OF THE RECORDS OF THE ELKHART COUNTY RECORDER WHERE THE SAME IS INTERSECTED BY THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 18 IN SAID RECORDED PLAT; THENCE SOUTH 60 DEGREES 51 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID MARION STREET 70.85 FEET FOR THE BEGINNING POINT OF THIS DESCRIPTION; THENCE SOUTH 60 DEGREES 51 MINUTES EAST ALONG THE SOUTHERLY LINE OF SAID STREET 85.09 FEET TO A POINT OF CURVATURE IN SAID STREET; THENCE EASTERLY ALONG A CURVE BEARING LEFT WITH A RADIUS OF 138.1 FEET, SAID CURVE BEING THE SOUTHERLY LINE OF SAID STREET, A DISTANCE 4.91 FEET; THENCE SOUTH 29 DEGREES 9 MINUTES WEST 138.09 FEET; THENCE NORTH 60 DEGREES 51 MINUTES WEST 90 FEET; THENCE NORTH 29 DEGREES 9 MINUTES EAST 138 FEET TO THE PLACE OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS, CURRENT TAXES, ASSESSMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

20-14-31-255-002.000-029

ROSE GARRY L & CHERYL K

1209 E MARION ST

511, 1 Family Dwell - Unplatted (0 to 9.9

2953101-NE side (029)/2953

1/2

General Information

Parcel Number 20-14-31-255-002.000-029
Local Parcel Number 14-31-255-002-029

Tax ID: 1431C

Routing Number

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

Year: 2024

Location Information

County Elkhart

Township UNION TOWNSHIP

District 029 (Local 029)
NAPPANEE UNION

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2953101-029
2953101-NE side (029)

Section/Plat

Location Address (1)
1209 E MARION ST
NAPPANEE, IN 46550

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

Ownership

ROSE GARRY L & CHERYL K
1209 E Marion St
Nappanee, IN 465502211

Legal

PT S1/2 NE SEC 31 .29A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 01/01/1900.

Notes



Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 70' X 132', CI 66' X 132')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81-83 Legal Drain NV, 82-83 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1-3 Value, Total Value \$27,300.

General Information

Occupancy Single-Family
Description Residential Dwelling
Story Height 1
Style N/A
Finished Area 1517 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

| Description | Area | Value |
|-------------------|------|---------|
| Porch, Open Frame | 88 | \$4,900 |

Plumbing

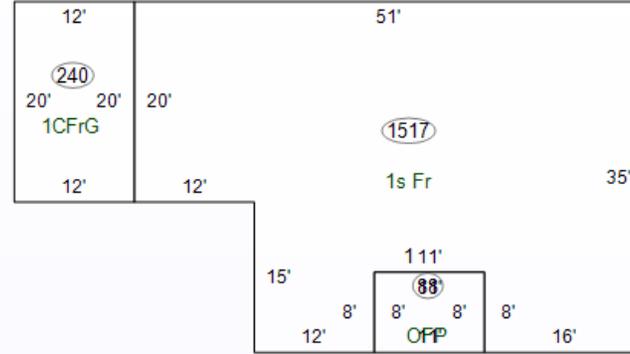
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 0 | 0 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 1 | 1 |
| Total | 4 | 7 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|-----------|--------|
| 1 | 8 | 1517 | 1517 | \$113,500 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | | | | |

| | |
|--------------------|-------------------------------|
| Total Base | \$113,500 |
| Adjustments | 1 Row Type Adj. x 1.00 |
| | \$113,500 |

| | |
|------------------|---------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1517 \$3,600 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 7 - 5 = 2 x \$800 \$1,600 |
| Spec Plumb (+) | \$0 |
| Elevator (+) | \$0 |

| | |
|----------------------------|-----------|
| Sub-Total, One Unit | \$118,700 |
|----------------------------|-----------|

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$4,900 | \$123,600 |
| Garages (+) 240 sqft | \$10,000 | \$133,600 |
| Quality and Design Factor (Grade) | 0.95 | |
| Location Multiplier | 0.92 | |
| Replacement Cost | | \$116,766 |

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 | Stone | C-1 | 1970 | 1980 | 44 | A | | 0.92 | | 1,517 sqft | \$116,766 | 30% | \$81,740 | 0% | 100% | 1.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$151,200 |
| 2: Utility Shed | 1 | | C | 2007 | 2007 | 17 | A | \$26.02 | 0.92 | \$23.94 | 7'x12' | \$2,011 | 50% | \$1,010 | 0% | 100% | 1.850 | 1.000 | 100.00 | 0.00 | 0.00 | \$1,900 |

2005 29904

ELKHART CNTY RECORDER
CHRISTOPHER J ANDERSON
FILED FOR RECORD
AS PRESENTED

2005 SEP 19 1:20

Parcel Number: 20-14-31-255-002.000-029

PERSONAL REPRESENTATIVES' DEED

REBECCA J. GOLDEN AND WILLIAM F. WELCH, as Personal Representatives of the Estate of Fay J. Welch, which Estate is pending in the Elkhart Circuit Court under Cause Number 20C01-0502-EU-00010, by virtue of the power and authority granted to the Personal Representatives under the Indiana Code proceeding under Unsupervised Administration, and for good and sufficient consideration, convey to:

GARRY L. ROSE and CHERYL K. ROSE,
husband and wife,

Mail taxes to: 1209 E. Marion Street
Nappanee, Indiana 46550

the following described real estate in Elkhart County, State of Indiana, to-wit:

②
16:00

A part of the Northeast Quarter (NE 1/4) of Section 31, Township 35 North, Range 5 East, in the City of Nappanee, Indiana, more particularly described as follows:

Commencing on the southerly line of Marion Street as the said street platted and used in the recorded plat of STUMP'S FIRST ADDITION in Plat Book 8 at page 65 of the records of the Elkhart County Recorder where the same is intersected by the southerly extension of the easterly line of Lot 18 in said recorded plat; thence South 60 degrees 51 minutes East along the Southerly line of said Marion Street 70.85 feet for the beginning point of this description; thence South 60 degrees 51 minutes East along the Southerly line of said Street 85.09 feet to a point of curvature in said street; thence Easterly along a curve bearing left with a radius of 138.1 feet, said curve being the southerly line of said street, a distance 4.91 feet; thence South 29 degrees 9 minutes West 138.09 feet; thence North 60 degrees 51 minutes West 90 feet; thence North 29 degrees 9 minutes East 138 feet to the place of beginning.

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

Return to
Kindig & Sloat

DISCLOSURE FEE PAID

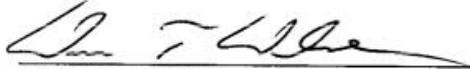
DAILY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
9-19 20 05
David J. Moore AUDITOR
005455
TRANSFER FEE 5.00
PARCEL NO.

2005 29904

The Grantors represent that the deceased, Fay J. Welch, is the surviving spouse of Annelie Welch, who died on September 2, 2004, and that he and Annelie Welch lived together continuously as husband and wife from the date they acquired title to the above described real estate until the date of death of Annelie Welch. Grantors further represent that there was no Federal Estate Tax or Indiana Inheritance Tax due as a result of the death of Annelie Welch.

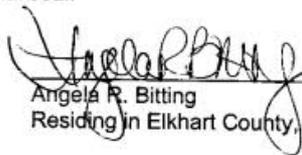
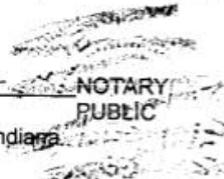
IN WITNESS WHEREOF, **Rebecca J. Golden and William F. Welch**, as Personal Representatives of the Estate of Fay J. Welch, have hereunto set their hands and seals this 16th day of September, 2005.


Rebecca J. Golden
Personal Representative of the Estate
of Fay J. Welch, deceased


William F. Welch
Personal Representative of the Estate
of Fay J. Welch, deceased

STATE OF INDIANA)
)SS:
COUNTY OF ELKHART)

Before me, the undersigned Notary Public, this 16th day of September, 2005, personally appeared **Rebecca J. Golden and William F. Welch**, as Personal Representatives of the Estate of Fay J. Welch, deceased, and acknowledged the execution of the foregoing Personal Representatives' Deed to be their free act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.


Angela R. Bitting
Residing in Elkhart County, Indiana
NOTARY
PUBLIC

My commission expires:
August 10, 2006

This instrument prepared by the law office of Kindig & Sloat, PC, by Loren R. Sloat, P.O. Box 31, Nappanee, IN 46550.
O:\Data\Probate\EstWelchFay.PRDeed.wpd

Criteria: Party Name = ROSE CHERYL

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|--------------|-------------|---------------|------------|------------|
| 11/02/2017 | 10/30/2017 | 2017-23710 | WARRANTY... | ROSE CHERYL K | | GRANTOR |
| 09/28/2015 | 09/19/2015 | 2015-20035 | AFFIDAVI... | ROSE CHERYL K | | GRANTOR |
| 09/28/2011 | 09/26/2011 | 2011-17919 | RELEASE ... | ROSE CHERYL K | | GRANTEE |
| 08/31/2009 | 08/13/2009 | 2009-21619 | RELEASE ... | ROSE CHERYL K | | GRANTEE |
| 05/28/2009 | 05/21/2009 | 2009-13380 | MORTGAGE | ROSE CHERYL K | | MORTGAGOR |
| 04/24/2006 | 03/31/2006 | 2006-10760 | ASSIGNME... | ROSE CHERYL K | | GRANTOR |
| 09/19/2005 | 09/16/2005 | 2005-29906 | WARRANTY... | ROSE CHERYL K | | GRANTOR |
| 09/19/2005 | 09/16/2005 | 2005-29905 | MORTGAGE | ROSE CHERYL K | | MORTGAGOR |
| 09/19/2005 | 09/16/2005 | 2005-29904 | DEED | ROSE CHERYL K | | GRANTEE |
| 05/21/2004 | 05/14/2004 | 2004-17211 | WARRANTY... | ROSE CHERYL K | | GRANTEE |
| 03/17/2000 | 03/17/2000 | 14815 | UCC FINA... | ROSE CHERYL K | | GRANTOR |
| 08/07/1990 | 08/07/1990 | 90-14864 | RELEASE ... | ROSE CHERYL K | | GRANTEE |
| 11/04/1987 | 11/04/1987 | 87-24419 | ASSIGNME... | ROSE CHERYL K | | GRANTOR |
| 09/08/1983 | 09/01/1983 | M00521-00782 | MORTGAGE | ROSE CHERYL K | | MORTGAGOR |
| 09/08/1983 | 09/01/1983 | D00404-00319 | WARRANTY... | ROSE CHERYL K | | GRANTEE |