



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:	
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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
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

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 Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024

Review Group 2022

ROSE GARRY L & CHERYL K

Ownership

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

Legal

PT S1/2 NE SEC 31 .29A



1209 E MARION ST

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	ROSE GARRY L & CH		CO	/	\$108,000	I
01/01/1900	WELCH FAY ESTATE		CO	/	\$108,000	I

2953101-NE side (029)/2953 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	\$27,300	\$27,300	\$27,300	\$27,300	\$27,300
Land Res (1)	\$27,300	\$27,300	\$27,300	\$27,300	\$27,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$153,100	\$141,700	\$132,600	\$122,000	\$113,600
Imp Res (1)	\$153,100	\$139,800	\$130,800	\$120,300	\$112,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,900	\$1,800	\$1,700	\$1,500
Total	\$180,400	\$169,000	\$159,900	\$149,300	\$140,900
Total Res (1)	\$180,400	\$167,100	\$158,100	\$147,600	\$139,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,900	\$1,800	\$1,700	\$1,500

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

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
F	F		0	90x138	1.02	\$350	\$357	\$32,130	-15%	1.0000	100.00	0.00	0.00	\$27,310

Land Computations

Calculated Acreage	0.29
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.29
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.29
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$27,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,300

Data Source External Only

Collector 11/16/2022 James

Appraiser

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

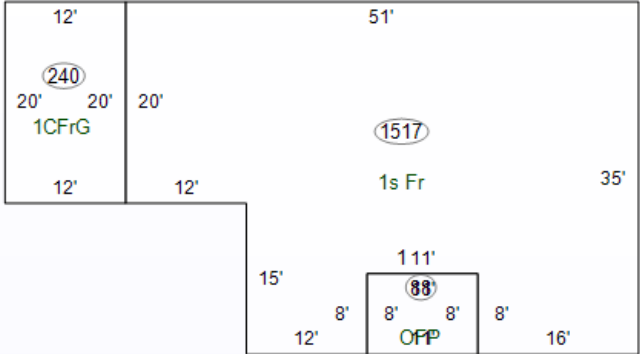
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	0	0
Water Heaters	1	1
Add Fixtures	1	1
Total	4	7

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
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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
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Adjustments	1 Row Type Adj. x 1.00	\$113,500
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Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)		\$0
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Loft (+)		\$0
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Fireplace (+)		\$0
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No Heating (-)		\$0
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A/C (+)	1:1517	\$3,600
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No Elec (-)		\$0
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Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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	Sub-Total, One Unit	\$118,700
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$4,900	\$123,600
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Garages (+) 240 sqft	\$10,000	\$133,600
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Quality and Design Factor (Grade)		0.95
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Location Multiplier		0.92
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	Replacement Cost	\$116,766
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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 P 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
16.0

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 L. Sloat AUDITOR
005455

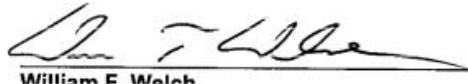
TRANSFER FEE 5.00
PARCEL NO.

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.

My commission expires:
August 10, 2006


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

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

INDEXED THROUGH:

08/02/2024

VERIFIED THROUGH:

08/02/2024

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