



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00610	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	SUSAN BUSS		
PROPERTY ADDRESS:	29223 COUNTY ROAD 42, WAKARUSA, IN 46573		
CITY, STATE AND COUNTY:	WAKARUSA, INDIANA (IN), ELKHART		

SEARCH INFORMATION

SEARCH DATE:	08/06/2024	EFFECTIVE DATE:	08/05/2024
NAME(S) SEARCHED:	SUSAN BUSS AND ROBERT BUSS		
ADDRESS/PARCEL SEARCHED:	29223 COUNTY ROAD 42, WAKARUSA, IN 46573/20-09-35-476-013.000-024		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ROBERT S. BUSS AND SUSAN J. BUSS, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	SUSAN J. BUSS FORMERLY KNOWN AS SUSAN J. BOWEN
DATED DATE:	03/06/2012	GRANTEE:	ROBERT S. BUSS AND SUSAN J. BUSS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/12/2012
INSTRUMENT NO:	2012005186		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	OLIVE TOWNSHIP
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

A PART OF THE SOUTHEAST QUARTER OF SECTION 35. TOWNSHIP 36 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, OLIVE TOWNSHIP, ELKHART COUNTY. INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STEEL PLATE MARKING THE SOUTHEAST CORNER OF SAID SECTION 35; THEN SOUTH 89 DEGREES 36 MINUTES 22 SECONDS WEST, 168.45 FEET, ALONG THE SOUTH LINE OF SAID SECTION 35 AND COUNTY ROAD 42 TO A STEEL PLUG AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 4 EAST, LOCKE TOWNSHIP; THENCE SOUTH 89 DEGREES, 59 MINUTES, 52 SECONDS WEST, A DISTANCE OF 903.92 FEET, ALONG THE LAST DESCRIBED LINE, TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE AND BEARING, A DISTANCE OF 174.73 FEET; THENCE NORTH 00 DEGREES, 00 MINUTES, 08 SECONDS WEST, A DISTANCE OF 249.35 FEET; THENCE NORTH 89 DEGREES, 59 MINUTES, 52 SECONDS EAST, A DISTANCE OF 174.73 FEET; THENCE SOUTH 0 DEGREES, 00 MINUTES, 08 SECONDS EAST, A DISTANCE OF 249.30 FEET. TO THE POINT OF BEGINNING, CONTAINING 1.00 ACRE, MORE OR LESS.

20-09-35-476-013.000-024

General Information

Parcel Number
20-09-35-476-013.000-024

Local Parcel Number
09-35-476-013-024

Tax ID:
0935H

Routing Number

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

Year: 2024

Location Information

County
Elkhart

Township
OLIVE TOWNSHIP

District 024 (Local 024)
OLIVE TOWNSHIP

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2450000-024
2450000-Residential Acreage defau

Section/Plat

Location Address (1)
29223 COUNTY RD 42
WAKARUSA, IN 46573

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

BUSS ROBERT S & SUSAN J BU

Ownership

BUSS ROBERT S & SUSAN J BUSS H
29223 County Road 42
Wakarusa, IN 465739723

Legal

1072.37FT W SE COR SE1/4 174.73X249.35FT
SEC 35 1.00A



29223 COUNTY RD 42

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/12/2012	BUSS ROBERT S & S	00129	WD	/		I
01/01/1900	BOWEN SUSAN J	00129	WD	/		I

2450000-Residential Acrea 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	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Res (1)	\$26,900	\$26,900	\$26,900	\$26,900	\$26,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$262,300	\$200,500	\$189,500	\$159,500	\$158,500
Imp Res (1)	\$262,300	\$200,500	\$189,500	\$159,500	\$158,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$42,900	\$42,900	\$33,300	\$34,100
Total	\$289,200	\$270,300	\$259,300	\$219,700	\$219,500
Total Res (1)	\$289,200	\$227,400	\$216,400	\$186,400	\$185,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$42,900	\$42,900	\$33,300	\$34,100

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 100' X 0', CI 100' X 0')

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
9	A		0	1.000000	1.00	\$26,900	\$26,900	\$26,900	0%	1.0000	100.00	0.00	0.00	\$26,900

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$26,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$26,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$26,900

Data Source Aerial

Collector 07/27/2022 Rod

Appraiser

General Information

OccupancySingle-Family

DescriptionResidential Dwelling

Story Height1

StyleN/A

Finished Area1400 sqft

Make

Floor Finish

☐Earth

☐Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

Plumbing

#TF

Full Bath26

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total48

Accommodations

Bedrooms3

Living Rooms1

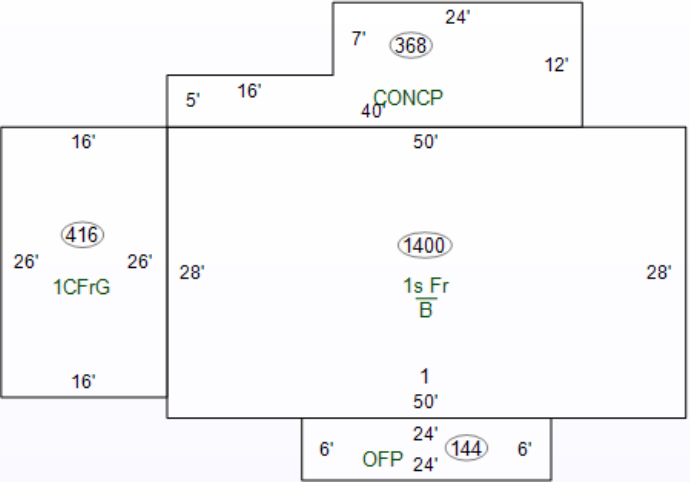
Dining Rooms1

Family Rooms0

Total Rooms8

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1400	1400	\$97,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1400	0	\$32,800	
Crawl					
Slab					
				Total Base	\$130,700
Adjustments				1 Row Type Adj. x 1.00	\$130,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				2:1050	\$8,400
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1400	\$3,500
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$145,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$8,400	\$153,400
Garages (+) 416 sqft				\$13,400	\$166,800
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
				Replacement Cost	\$145,783

Description	Area	Value
Porch, Open Frame	144	\$6,400
Patio, Concrete	368	\$2,000

Specialty Plumbing		
Description	Count	Value

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	Wood Fr	C-1	1995	1995	29	A		0.92		2,800 sqft	\$145,783	24%	\$110,800	0%	100%	1.950	1.000	100.00	0.00	0.00	\$216,100
2: Barn, Pole (T3)	1	T3AW	C	2018	2018	6	A	\$17.55	0.92		36' x 48' x 14'	\$27,899	15%	\$23,710	0%	100%	1.950	1.000	100.00	0.00	0.00	\$46,200

2012005186

ELKHART CNTY
JERRY L. WEAVER
FILED FOR RECORD
AS PRESENTED

2012 MAR 12 P 1:52

File Number: 01077-4479

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Susan J. Buss formerly known as Susan J. Bowen, (Grantor) of Elkhart County, in the State of Indiana, CONVEY AND WARRANT(S) to Robert S. Buss and Susan J. Buss, husband and wife, (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:

A part of the Southeast Quarter of Section 35, Township 36 North, Range 4 East, Second Principal Meridian, Olive Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a steel plate marking the Southeast corner of said Section 35; then South 89 degrees 36 minutes 22 seconds West, 168.45 feet, along the South line of said Section 35 and County Road 42 to a steel plug at the Northeast corner of Section 2, Township 35 North, Range 4 East, Locke Township; thence South 89 degrees, 59 minutes, 52 seconds West, a distance of 903.92 feet, along the last described line, to THE POINT OF BEGINNING of this description; thence continuing along the last described line and bearing, a distance of 174.73 feet; thence North 00 degrees, 00 minutes, 08 seconds West, a distance of 249.35 feet; thence North 89 degrees, 59 minutes, 52 seconds East, a distance of 174.73 feet; thence South 0 degrees, 00 minutes, 08 seconds East, a distance of 249.30 feet, to THE POINT OF BEGINNING, containing 1.00 acre, more or less.

Key #20-09-35-476-013.000-024

Subject to real estate taxes payable in 2012 and all subsequent taxes and assessments thereon, all of which Grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 29223 County Road 42, Wakarusa, IN 46573.

IN WITNESS WHEREOF, Grantor has executed this deed this 16th day of MARCH, 2012.

Susan J. Buss
Susan J. Buss

State of Indiana

ss: ACKNOWLEDGEMENT

County of Elkhart

Before me, a Notary Public in and for the said County and State, personally appeared Susan J. Buss formerly known as Susan J. Bowen, who acknowledged the execution of the foregoing Instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16th day of MARCH, 2012

Dennis M. Bilinski
Notary Public

Residing in _____ County, Indiana



DENNIS M. BILINSKI
Notary Public, State of Indiana
County of Marshall
Commission Expires: 03-06-2013

My commission expires: _____

This instrument prepared by: Wendy S. Gibbons, Attorney at Law 16726-53

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. Julie K Yoder

Information from Stewart Title Company

Send Tax bills to: 29223 County Rd 42 Wakarusa In 46573Grantee's street or rural route address is: 29223 County Rd 42 Wakarusa In 46573

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

3/12 20 12
Pauline E. Huff AUDITOR
000129

TRANSFER FEE 5PARCEL NO. 09-35-476-013-024

NO SALES DISCLOSURE REQUIRED

Criteria: Party Name = BUSS SUSAN

INDEXED THROUGH:
08/05/2024VERIFIED THROUGH:
08/05/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/06/2021	01/06/2021	2021-00425	RELEASE ...	BUSS SUSAN J		GRANTEE
04/20/2018	04/16/2018	2018-07641	MORTGAGE	BUSS SUSAN J		MORTGAGOR
07/28/2015	07/23/2015	2015-15271	WARRANTY...	BUSS SUSAN J		GRANTOR
07/28/2015	07/23/2015	2015-15270	WARRANTY...	BUSS SUSAN J		GRANTOR
07/28/2015	06/16/2015	2015-15269	POWER OF...	BUSS SUSAN		GRANTEE
03/03/2015	02/24/2015	2015-04066	QUIT CLA...	BUSS SUSAN J		GRANTEE
09/09/2013	07/31/2013	2013-22111	MISCELLA...	BUSS SUSAN J		GRANTOR
02/08/2013	11/15/2012	2013-03486	DEED	BUSS SUSAN J		GRANTEE
01/30/2013	11/15/2012	2013-02543	DEED	BUSS SUSAN J		GRANTEE
03/12/2012	03/06/2012	2012-05187	MORTGAGE	BUSS SUSAN J		MORTGAGOR
03/12/2012	03/06/2012	2012-05186	WARRANTY...	BUSS SUSAN J		GRANTEE
03/12/2012	03/06/2012	2012-05186	WARRANTY...	BUSS SUSAN J		GRANTOR