



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|------------------------------------|---------------|-------------------|
| FILE/ORDER NUMBER: | LL-ICU-00699 | PRODUCT NAME: | LEGAL AND VESTING |
| BORROWER NAME(S): | WENDY MEYER AND GREGG MEYER | | |
| PROPERTY ADDRESS: | 1526 N MAIN ST, NAPPANEE, IN 46550 | | |
| CITY, STATE AND COUNTY: | NAPPANEE, INDIANA (IN), ELKHART | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 08/20/2024 | EFFECTIVE DATE: | 08/19/2024 |
| NAME(S) SEARCHED: | WENDY MEYER AND GREGG MEYER | | |
| ADDRESS/PARCEL SEARCHED: | 1526 N MAIN ST, NAPPANEE, IN 46550/20-13-25-426-014.000-021 | | |

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

GREGG E MEYER AND WENDY E MEYER, HUSBAND AND WIFE

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

VESTING DEED

| | | | |
|----------------|---------------|----------------|---|
| DEED TYPE: | WARRANTY DEED | GRANTOR: | BARNEY R CLAYTON |
| DATED DATE: | 12/04/2023 | GRANTEE: | GREGG E MEYER AND WENDY E MEYER, HUSBAND AND WIFE |
| BOOK/PAGE: | N/A | RECORDED DATE: | 12/04/2023 |
| INSTRUMENT NO: | 2023-20229 | | |
| COMMENTS: | | | |

FOR PREAMBLE

| | |
|-----------------------|-------------------------|
| CITY/TOWNSHIP/PARISH: | TOWNSHIP OF LOCKE CIVIL |
|-----------------------|-------------------------|

ADDITIONAL NOTES

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LEGAL DESCRIPTION

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| |
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THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA, TO-WIT:

A PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION 25, 899.00 FEET NORTH FOR THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER ABOVE DESCRIBED; RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 290.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SECTION 100.00 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 290.00 FEET; THENCE SOUTH ON SAID SECTION LINE 100.00 FEET TO THE PLACE OF BEGINNING.

LESS AND EXCEPTING:

A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 4 EAST, LOCKE CIVIL TOWNSHIP, ELKHART COUNTY, INDIANA, BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 25; THENCE SOUTH 00 DEGREES 28 MINUTES 51 SECONDS EAST (BASE OF BEARING GRID) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR 319.43 FEET TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND AND THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 28 MINUTES 51 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, FOR 100.00 FEET TO THE SOUTHEAST CORNER OF SAID GRANTOR'S LAND; THENCE NORTH 89 DEGREES 05 MINUTES 01 SECONDS WEST, ALONG A PORTION OF THE SOUTH LINE OF SAID GRANTOR'S LAND, FOR 36.25 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 34 SECONDS WEST, ALONG A LINE 40.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF STATE ROAD 19, FOR 100.00 FEET TO THE NORTH LINE OF SAID GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 05 MINUTES 01 SECONDS EAST, ALONG A PORTION OF THE NORTH LINE OF SAID GRANTOR'S LAND, FOR 36. 10 FEET TO THE POINT OF BEGINNING.

20-13-25-426-014.000-021

General Information

Parcel Number
20-13-25-426-014.000-021

Local Parcel Number
13-25-426-014-021

Tax ID:
13-25H

Routing Number

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

Year: 2024

Location Information

County
Elkhart

Township
LOCKE TOWNSHIP

District 021 (Local 021)
NAPPANEE LOCKE

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2150000-021
2150000-Residential Acreage defau

Section/Plat

Location Address (1)
1526 N MAIN 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 2023

MEYER GREGG E & WENDY E M

Ownership

MEYER GREGG E & WENDY E MEYE
1526 N MAIN ST
NAPPANEE, IN 46550

Legal

100X290-899FT N OF SE COR N1/2 SE EX .083A
ROW SEC 25 .587A



1526 N MAIN ST

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|------------------|--------|------|-----------|----------------|-----|
| 12/04/2023 | MEYER GREGG E & | 05300 | WD | / | \$215,000 | V |
| 03/02/2023 | CLAYTON BARNEY R | 00771 | TD | / | \$100,000 | I |
| 01/01/1900 | PENROSE BERNICE | | CO | / | | I |
| 01/01/1900 | PENROSE BERNICE | | CO | / | | I |

511, 1 Family Dwell - Unplatted (0 to 9.9

2150000-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 | \$22,400 | \$22,400 | \$22,400 | \$22,400 | \$22,400 |
| Land Res (1) | \$22,400 | \$22,400 | \$22,400 | \$22,400 | \$22,400 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$193,000 | \$161,900 | \$146,900 | \$136,100 | \$119,000 |
| Imp Res (1) | \$193,000 | \$159,600 | \$144,800 | \$134,200 | \$117,400 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$2,300 | \$2,100 | \$1,900 | \$1,600 |
| Total | \$215,400 | \$184,300 | \$169,300 | \$158,500 | \$141,400 |
| Total Res (1) | \$215,400 | \$182,000 | \$167,200 | \$156,600 | \$139,800 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$2,300 | \$2,100 | \$1,900 | \$1,600 |

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 | 0.587000 | 1.42 | \$26,900 | \$38,198 | \$22,422 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$22,420 |

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.59 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.59 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.59 |
| 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 | \$22,400 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$22,400 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$22,400 |

Data Source Aerial

Collector 05/31/2023 Rod

Appraiser

Heat Type
Central Warm Air



| | Total Base | \$133,700 |
|--------------------|-------------------------------|------------------|
| Adjustments | 1 Row Type Adj. x 1.00 | \$133,700 |
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | 2:500 | \$4,500 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | | \$0 |
| A/C (+) | 1:1288 | \$3,300 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

| 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 | Brick | C | 1964 | 1964 | 60 | G | | 0.92 | | 2,464 sqft | \$149,500 | 35% | \$97,180 | 0% | 100% | 1.960 | 1.000 | 100.00 | 0.00 | 0.00 | \$190,500 |
| 2: Utility Shed | 1 | | C | 1984 | 1984 | 40 | A | \$20.44 | 0.92 | \$18.80 | 12'x16' | \$3,611 | 65% | \$1,260 | 0% | 100% | 1.960 | 1.000 | 100.00 | 0.00 | 0.00 | \$2,500 |

2023-20229**ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
12/04/2023 11:01 AM
AS PRESENTED****WARRANTY DEED**

| | | | |
|-------------------|---|-------------------------|--------------------------------------|
| Property Address: | 1526 N Main St, Nappanee, IN 46550 | Mail Tax Statements To: | 1526 N Main St Nappanee, IN 46550 |
| Return to: | Heritage Parke Title, LLC 102 Heritage Pkwy Nappanee, IN 46550-1156 | Parcel No.: | 20-13-25-426-014.000-021 |

THIS INDENTURE WITNESSETH, THAT:

Barney R Clayton

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

Gregg E Meyer and Wendy E Meyer, husband and wife

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:

A part of the North Half of the Southeast Quarter of Section 25, Township 35 North, Range 4 East, more fully described as follows:

Beginning at a point on the East line of said Section 25, 899.00 feet North for the Southeast corner of the North Half of the Southeast Quarter above described; running thence West parallel with the South line of said Quarter Section, a distance of 290.00 feet; thence North parallel with the East line of said Section 100.00 feet; thence East parallel with the South line of said Quarter Section 290.00 feet; thence South on said Section line 100.00 feet to the place of beginning.

LESS AND EXCEPTING:

A part of the Southeast Quarter of Section 25, Township 35 North, Range 4 East, Locke Civil Township, Elkhart County, Indiana, being that part of the Grantor's land lying within the Right-of-Way lines, being more particularly described as follows:

Commencing at the East Quarter corner of said Section 25; thence South 00 degrees 28 minutes 51 seconds East (base of bearing grid) along the East line of said Southeast Quarter, for 319.43 feet to the Northeast corner of the Grantor's land and the point of beginning for this description; thence continuing South 00 degrees 28 minutes 51 seconds East, along the East line of said Southeast Quarter, for 100.00 feet to the Southeast corner of said Grantor's land; thence North 89 degrees 05 minutes 01 seconds West, along a portion of the South line of said Grantor's land, for 36.25 feet; thence North 00 degrees 23 minutes 34 seconds West, along a line 40.00 feet West of and parallel with the centerline of State Road 19,

KB


KK

DISCLOSURE FEE PAID
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Dec 04 2023
PATRICIA A. PICKENS, AUDITOR
05300
10.00

for 100.00 feet to the North line of said Grantor's land; thence South 89 degrees 05 minutes 01 seconds East, along a portion of the North line of said Grantor's land, for 36.10 feet to the Point of Beginning.

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

IN WITNESS WHEREOF, Grantor has executed this Deed this 4th day of December, 2023.


Barney R Clayton

STATE OF INDIANA

COUNTY OF ELKHART

)
) SS:
)

Before me, the undersigned Notary Public in and for said county and State, this 4th day of December, 2023, personally appeared **Barney R Clayton** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



NOTARY PUBLIC

Criteria: Party Name = MEYER WENDY

INDEXED THROUGH:

08/19/2024

VERIFIED THROUGH:

08/19/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|------------|-------------|---------------|------------|------------|
| 12/04/2023 | 12/04/2023 | 2023-20229 | WARRANTY... | MEYER WENDY E | | GRANTEE |