



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00315	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	WADE SNIDER		
PROPERTY ADDRESS:	1300 MCCORMICK DR		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA, KOSCIUSKO		

### SEARCH INFORMATION

SEARCH DATE:	05/17/2024	EFFECTIVE DATE:	05/16/2024
NAME(S) SEARCHED:	WADE SNIDER AND JANE SNIDER		
ADDRESS/PARCEL SEARCHED:	1300 MCCORMICK DR, NAPPANEE, INDIANA, 46550 / 20-14-30-402-009.000-029		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

WADE W. SNIDER, II AND JAN E. SNIDER, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL A. GRIGGS AND KIMBERLEE A. GRIGGS, HUSBAND AND WIFE
DATED DATE:	09/04/2014	GRANTEE:	WADE W. SNIDER, II AND JAN E. SNIDER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	09/05/2014
INSTRUMENT NO:	2014-16753		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

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

LOT NUMBERED TWENTY-NINE (29), AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF MCCORMICK CREEK PUD; SAID PLAT BEING RECORDED IN PLAT BOOK 21, PAGE 49, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA. AND AS SUBJECTED TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF MCCORMICK CREEK, A PLANNED UNIT DEVELOPMENT, (WHICH INSTRUMENT IS HEREINAFTER REFERRED TO AS THE "DECLARATION") RECORDED IN DOCUMENT NO. 94-10966 UNDER THE DATE OF APRIL 29, 1994, BY ARTICLE II, SECTION 1 OF THE DECLARATION; BY SUPPLEMENT TO DECLARATION OF MCCORMICK CREEK, A P.U.D. TO ANNEX REAL ESTATE, WHICH SUPPLEMENT IS RECORDED IN DOCUMENT NO. 96-27942, UNDER THE DATE OF NOVEMBER 6, 1996; BY THE FIRST AMENDMENT TO THE DECLARATION OF MCCORMICK CREEK, WHICH AMENDMENT IS RECORDED IN DOCUMENT NO. 98-07250, UNDER THE DATE OF MARCH 13, 1999; BY THE THIRD AMENDMENT TO THE DECLARATION OF MCCORMICK CREEK, WHICH AMENDMENT IS RECORDED IN DOCUMENT NO. 99-21754, UNDER THE DATE OF JULY 2, 1999; BY THE FOURTH AMENDMENT TO THE DECLARATION OF MCCORMICK CREEK, WHICH AMENDMENT IS RECORDED IN DOCUMENT NO. 2001-36165, UNDER THE DATE OF NOVEMBER 9, 2001; BY THE FIFTH AMENDMENT TO THE DECLARATION OF MCCORMICK CREEK, WHICH AMENDMENT IS RECORDED IN DOCUMENT NO. 2003-53668, UNDER THE DATE OF DECEMBER 31, 2003; BY THE SIXTH AMENDMENT TO THE DECLARATION OF MCCORMICK CREEK, WHICH IS RECORDED IN DOCUMENT NO. 2005-33651, UNDER THE DATE OF OCTOBER 18, 2005, IN THE RECORDS OF THE RECORDER OF ELKHART COUNTY; TOGETHER WITH AN UNDIVIDED ONE- FORTY-FIFTH (1/45) INTEREST IN THE COMMON AREAS AS PROVIDED IN ARTICLE II, SECTION (A) OF THE DECLARATION.

EXCEPTING:

A PART OF LOT NUMBER 29 AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE PLAT OF MCCORMICK CREEK, A PLANNED UNIT DEVELOPMENT, SAID PLAT BEING RECORDED IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY IN PLAT BOOK 21, PAGE 49 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 5 EAST, UNION TOWNSHIP, CITY OF NAPPANEE, ELKHART COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A REBAR MARKING THE NORTHEAST CORNER OF SAID LOT NUMBER 29; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT NUMBER 29, BEING ON THE ARC OF 385.00 FOOT RADIUS CURVE TO THE RIGHT, CONCAVE TO THE WEST, A DISTANCE OF 5.00 FEET (CHORD BEARING SOUTH 11 DEGREES 27 MINUTES 37 SECONDS WEST, CHORD DISTANCE 5.00 FEET); THENCE NORTH 77 DEGREES 17 MINUTES 37 SECONDS WEST PARALLEL WITH AND 5.00 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID LOT NUMBER 29, A DISTANCE OF 138.53 FEET TO A REBAR ON THE WEST LINE OF SAID LOT NUMBER 29; THENCE NORTH 12 DEGREES 20 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT NUMBER 29, A DISTANCE OF 5.00 FEET TO A REBAR MARKING THE NORTHWEST CORNER OF SAID LOT NUMBER 29; THENCE SOUTH 77 DEGREES 19 MINUTES 07 SECONDS EAST, A DISTANCE OF 138.46 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

20-14-30-402-009.000-029

General Information

Parcel Number  
20-14-30-402-009.000-029

Local Parcel Number  
14-30-402-009-029

Tax ID:  
1430G

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
UNION TOWNSHIP

District 029 (Local 029)  
NAPPANEE UNION

School Corp 2285  
WA-NEE COMMUNITY

Neighborhood 2953045-029  
2953045-McCormick Creek (029)

Section/Plat

Location Address (1)  
1300 MCCORMICK DRIVE  
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

SNIDER WADE W II & JAN E SNI

Ownership

SNIDER WADE W II & JAN E SNIDER  
1300 MCCORMICK DR  
NAPPANEE, IN 46550

Legal

MCCORMICK CREEK PUD LOT 29 EX N 5FT &  
1/45 INT COMMON AREA



1300 MCCORMICK DRIVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/05/2014	SNIDER WADE W II &	3699	WD	/	\$232,000	V
01/01/1900	GRIGGS MICHAEL A		CO	/	\$258,966	I
01/01/1900	SHROCK HOMES INC		CO	/		I
01/01/1900	GORDON MCCORMI		CO	/		I

2953045-McCormick Creek 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	\$39,700	\$39,700	\$39,700	\$39,700	\$39,700
Land Res (1)	\$39,700	\$39,700	\$39,700	\$39,700	\$39,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$334,700	\$308,200	\$286,800	\$257,900	\$239,200
Imp Res (1)	\$334,700	\$308,200	\$286,800	\$257,900	\$239,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$374,400	\$347,900	\$326,500	\$297,600	\$278,900
Total Res (1)	\$374,400	\$347,900	\$326,500	\$297,600	\$278,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 150' Base Lot: Res 50' X 132', CI 50' X 150')

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	86x133	1.00	\$540	\$540	\$46,440	-15%	1.0000	100.00	0.00	0.00	\$39,470
9	OV		0	0.000000	1.00	\$175	\$175	\$175	0%	1.0000	100.00	0.00	0.00	\$180

Land Computations

Calculated Acreage	0.26
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.26
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	0.26
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	\$200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$39,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$39,700

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

1

Style

N/A

Finished Area

2628 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 Bath

3

9

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

6

12

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

7

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

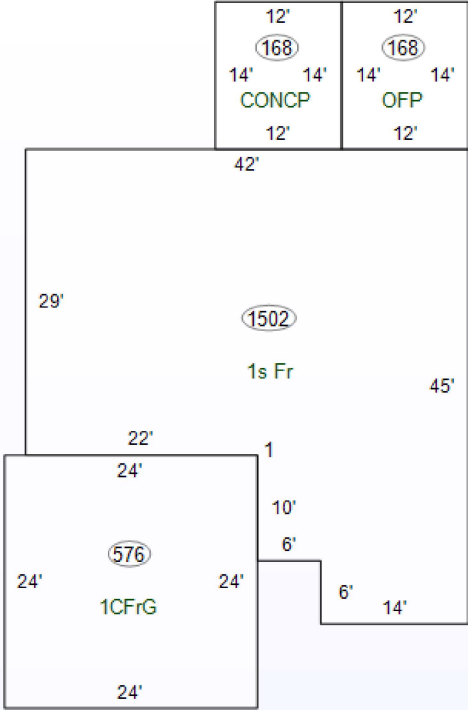
☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	168	\$7,000
Patio, Concrete	168	\$1,000



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	92	1502	1502	\$105,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1502	1126	\$66,400	
Crawl					
Slab					

	Total Base	\$171,700
Adjustments	1 Row Type Adj. x 1.00	\$171,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1502	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	12 – 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$182,500
	Sub-Total, 1 Units	
Exterior Features (+)	\$8,000	\$190,500
Garages (+) 576 sqft	\$18,600	\$209,100
Quality and Design Factor (Grade)		1.15
	Location Multiplier	0.92
	Replacement Cost	\$221,228

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	1/6 Maso	B-1	2007	2007	17 A		0.92		3,004 sqft	\$221,228	15%	\$188,040	0%	100%	1.780	1.000	100.00	0.00	0.00	\$334,700

2014-16753

ELKHART COUNTY RECORDER  
JERRY L WEAVER  
FILED FOR RECORD ON  
AS PRESENTED  
09/05/2014 09:54 AM

## WARRANTY DEED

Property Address: 1300 McCormick Drive  
Nappanee, IN 46550

Mail Tax Statements To: 1300 McCormick Drive  
Nappanee, IN 46550

Return to: Heritage Parke Title, LLC, Nappanee, IN

Parcel No. 20-14-30-402-009.000-029

THIS INDENTURE WITNESSETH, THAT:

**MICHAEL A. GRIGGS AND KIMBERLEE A. GRIGGS,**  
husband and wife

of Elkhart County, in the State of Indiana,

CONVEY AND WARRANT TO:

**WADE W. SNIDER, II AND JAN E. SNIDER,**  
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:

Lot Numbered Twenty-nine (29), as the said Lot is known and designated on the recorded Plat of MCCORMICK CREEK PUD; said Plat being recorded in Plat Book 21, page 49, in the Office of the Recorder of Elkhart County, Indiana. And as subjected to the Declaration of Covenants, Conditions and Restrictions of McCormick Creek, a Planned Unit Development, (which instrument is hereinafter referred to as the "Declaration") recorded in Document No. 94-10966 under the date of April 29, 1994, by Article II, Section 1 of the Declaration; by supplement to Declaration of McCormick Creek, a P.U.D. to Annex real estate, which Supplement is recorded in Document No. 96-27942, under the date of November 6, 1996; by the First Amendment to the Declaration of McCormick Creek, which Amendment is recorded in Document No. 98-07250, under the date of March 13, 1999; by the Third Amendment to the Declaration of McCormick Creek, which Amendment is recorded in Document No. 99-21754, under the date of July 2,

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 05 2014

PAULINE GRAFF, AUDITOR

MC

LB

\$5.00

3699

DISCLOSURE FEE PAID

1999; by the Fourth

Amendment to the Declaration of McCormick Creek, which Amendment is recorded in Document No. 2001-36165, under the date of November 9, 2001; by the Fifth Amendment to the Declaration of McCormick Creek, which Amendment is recorded in Document No. 2003-53668, under the date of December 31, 2003; by the Sixth Amendment to the Declaration of McCormick Creek, which is recorded in Document No. 2005-33651, under the date of October 18, 2005, in the records of the Recorder of Elkhart County; together with an undivided One-Forty-Fifth (1/45) interest in the Common Areas as provided in Article II, Section (a) of the Declaration.

**EXCEPTING:**

A part of Lot Number 29 as the said Lot is known and designated on the Plat of McCormick Creek, a Planned Unit Development, said Plat being recorded in the Office of the Recorder of Elkhart County in Plat Book 21, page 49 and a part of the Southeast Quarter of Section 30, Township 35 North, Range 5 East, Union Township, City of Nappanee, Elkhart County, Indiana, being more particularly described as follows:

Beginning at a rebar marking the Northeast corner of said Lot Number 29; thence Southerly along the Easterly line of said Lot Number 29, being on the arc of 385.00 foot radius curve to the right, concave to the West, a distance of 5.00 feet (chord bearing South 11°27'37" West, chord distance 5.00 feet); thence North 77°17'07" West parallel with and 5.00 feet South of as measured at right angles to the Northerly line of said Lot Number 29, a distance of 138.53 feet to a rebar on the West line of said Lot Number 29; thence North 12°20'00" East along the West line of said Lot Number 29, a distance of 5.00 feet to a rebar marking the Northwest corner of said Lot Number 29; thence South 77°19'07" East, a distance of 138.46 feet to the point of beginning of this description.

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

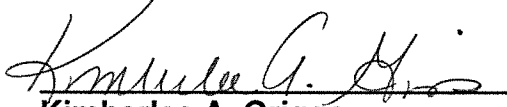
IN WITNESS WHEREOF, Grantors have executed this Deed this 4th day of September, 2014.

  
Michael A. Griggs

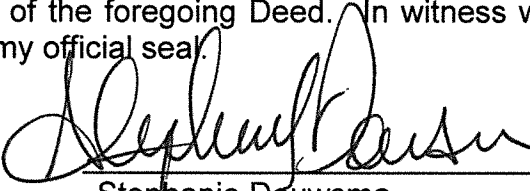
STATE OF INDIANA )

)SS:

COUNTY OF ELKHART )

  
Kimberlee A. Griggs

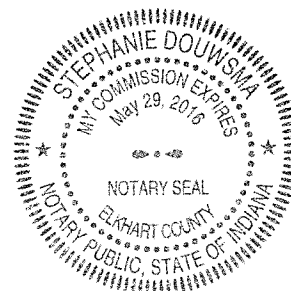
Before me, the undersigned Notary Public in and for said county and State, this 4th day of September, 2014, personally appeared **Michael A. Griggs and Kimberlee A. Griggs**, and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

  
Stephanie Douwsma  
Residing in Elkhart County, Indiana

NOTARY PUBLIC

My Commission Expires:  
May 29, 2016

Grantee Address: 1300 McCormick Drive  
Nappanee, IN 46550



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. Loren R. Sloat

This instrument prepared by the law office of Kindig & Sloat, PC, by Loren R. Sloat, P.O. Box 31, Nappanee, Indiana 46550-0031.

Criteria: Party Name = SNIDER WADE

INDEXED THROUGH:

05/16/2024

VERIFIED THROUGH:

05/16/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/26/2024	02/23/2024	2024-03032	RELEASE ...	SNIDER WADE W		GRANTEE
10/18/2021	10/18/2021	2021-27971	RELEASE ...	SNIDER WADE W II		GRANTEE
09/10/2021	09/10/2021	2021-24336	RELEASE ...	SNIDER WADE W II		GRANTEE
09/02/2021	08/24/2021	2021-23695	MORTGAGE	SNIDER WADE W II		MORTGAGOR
03/24/2020	02/15/2020	2020-06240	MORTGAGE	SNIDER WADE W		MORTGAGOR
03/02/2020	02/28/2020	2020-04523	RELEASE ...	SNIDER WADE W		GRANTEE
12/26/2019	11/30/2019	2019-27100	MORTGAGE	SNIDER WADE W		MORTGAGOR
01/11/2017	01/06/2017	2017-00619	MORTGAGE	SNIDER WADE W II		MORTGAGOR
09/29/2014	09/09/2014	2014-18543	RELEASE ...	SNIDER WADE W		GRANTEE
09/05/2014	09/04/2014	2014-16754	MORTGAGE	SNIDER WADE W II		MORTGAGOR
09/05/2014	09/04/2014	2014-16753	WARRANTY...	SNIDER WADE W II		GRANTEE
09/04/2014	09/04/2014	2014-16655	WARRANTY...	SNIDER WADE W		GRANTOR
06/20/2014	06/18/2014	2014-10895	RELEASE ...	SNIDER WADE W		GRANTEE
10/20/2008	10/09/2008	2008-24959	MORTGAGE	SNIDER WADE W		MORTGAGOR
10/02/2008	09/30/2008	2008-23589	RELEASE ...	SNIDER WADE W		GRANTEE