



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00994	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BRUCE ABRAMSON		
PROPERTY ADDRESS:	68371 PEREGRINE PERCH, GOSHEN, IN 46526		
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	10/15/2024	EFFECTIVE DATE:	10/14/2024
NAME(S) SEARCHED:	BRUCE A ABRAMSON AND MICHELLE E ABRAMSON		
ADDRESS/PARCEL SEARCHED:	68371 PEREGRINE PERCH, GOSHEN, IN 46526/20-16-07-277-020.000-003		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

BRUCE A. ABRAMSON AND MICHELLE E. ABRAMSON, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	BRUCE A. ABRAMSON
DATED DATE:	08/23/2004	GRANTEE:	BRUCE A. ABRAMSON AND MICHELLE E. ABRAMSON, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/25/2004
INSTRUMENT NO:	2004-28935		
COMMENTS:			

### FOR PREAMBLE

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

CORPORATE WARRANTY DEED RECORDED ON 08/25/2004 IN INSTRUMENT NO. 2004-28933.
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### LEGAL DESCRIPTION

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

LOT NUMBER SEVEN (7) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF FALCON COVE; SAID PLAT BEING RECORDED IN PLAT BOOK 26, PAGE 57, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA. LESS AND EXCEPTING BEGINNING AT THE NORTHWEST CORNER OF LOT NUMBER SEVEN (7) IN THE RECORDED PLAT OF FALCON COVE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 7 EAST, BENTON TOWNSHIP, ELKHART COUNTY, INDIANA, SAID PLAT IS RECORDED IN PLAT BOOK 26, PAGE 57, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA; THENCE SOUTH 77 DEGREES 49 MINUTES 00 SECONDS EAST ON THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 100.00 FEET TO AN IRON STAKE; THENCE SOUTH 00 DEGREES 47 MINUTES 00 SECONDS EAST, 41.68 FEET TO AN IRON STAKE; THENCE NORTH 77 DEGREES 49 MINUTES 00 SECONDS WEST, 100.00 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT 7; THENCE NORTH 00 DEGREES 38 MINUTES 29 SECONDS WEST ON SAID WEST LINE, 41.68 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

20-16-07-277-020.000-003

General Information

Parcel Number  
20-16-07-277-020.000-003

Local Parcel Number  
16-07-277-020-003

Tax ID:  
1607D

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
BENTON TOWNSHIP

District 003 (Local 003)  
BENTON TOWNSHIP

School Corp 2155  
FAIRFIELD COMMUNITY

Neighborhood 350702-003  
0350702-Rookstool Estates, Falcon

Section/Plat

Location Address (1)  
68371 PEREGRINE PERCH  
GOSHEN, IN 46526

Zoning  
Z001 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 2020

ABRAMSON BRUCE A & MICHE

Ownership

ABRAMSON BRUCE A & MICHELLE E  
68371 Peregrine Perch  
Goshen, IN 465268501

Legal

FALCON COVE LOT 7 EX N 100X 41.68FT



68371 PEREGRINE PERCH

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/05/2004	ABRAMSON BRUCE		CO	/	\$185,600	I
11/05/2004	ABRAMSON BRUCE		CO	/	\$185,600	I
01/01/1900	ABRAMSON BRUCE		CO	/	\$185,600	I

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	\$18,600	\$18,600	\$18,600	\$18,600	\$18,600
Land Res (1)	\$18,600	\$18,600	\$18,600	\$18,600	\$18,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$297,200	\$282,200	\$251,900	\$211,100	\$203,500
Imp Res (1)	\$297,200	\$280,600	\$250,500	\$210,000	\$202,400
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,600	\$1,400	\$1,100	\$1,100
Total	\$315,800	\$300,800	\$270,500	\$229,700	\$222,100
Total Res (1)	\$315,800	\$299,200	\$269,100	\$228,600	\$221,000
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,600	\$1,400	\$1,100	\$1,100

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 125' X 200', CI 125' X 200')

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	138x243	1.04	\$130	\$135	\$18,630	0%	1.0000	100.00	0.00	0.00	\$18,630

0350702-Rookstool Estates 1/2

Notes

Land Computations

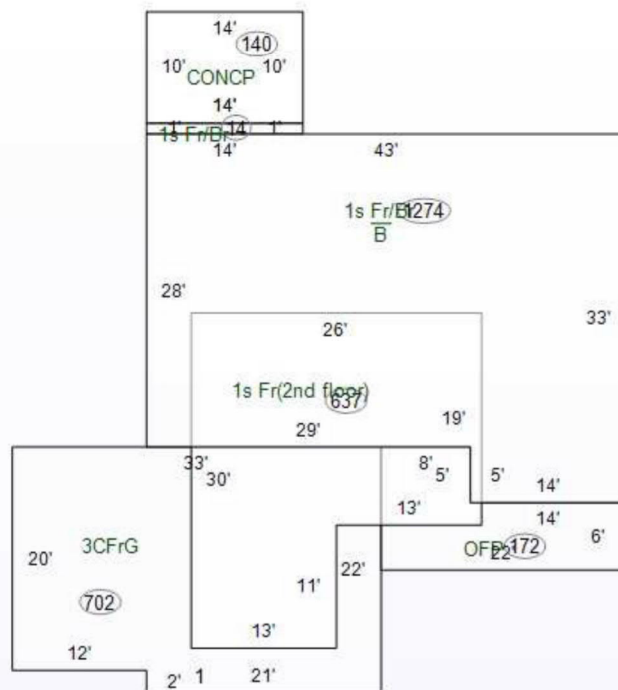
Calculated Acreage	0.77
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.77
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.77
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
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	\$18,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,600

Data Source External Only

Collector 01/30/2020 Rod

Appraiser

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Residential Dwelling		Full Bath	2	6
Story Height	2		Half Bath	1	2
Style	N/A		Kitchen Sinks	1	1
Finished Area	1925 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	5	10
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		Accommodations		
<input checked="" type="checkbox"/> Slab	<input type="checkbox"/> Carpet		Bedrooms	3	
<input type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		Living Rooms	1	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other		Dining Rooms	1	
<input type="checkbox"/> Parquet			Family Rooms	0	
Wall Finish			Total Rooms	9	
<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished		Heat Type		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		Central Warm Air		
<input type="checkbox"/> Fiberboard			Roofing		
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile	
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		Exterior Features		
Description	Area	Value			
Porch, Open Frame	172	\$7,000			
Patio, Concrete	140	\$900			



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1288	1288	\$96,100	
2	1Fr	637	637	\$31,100	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1274	0	\$31,100	
Crawl					
Slab					
Total Base				\$158,300	
Adjustments				1 Row Type Adj. x 1.00	\$158,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1288 2:637	\$4,300
No Elec (-)					\$0
Plumbing (+ / -)				10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$166,600
Sub-Total, 1 Units					
Exterior Features (+)				\$7,900	\$174,500
Garages (+) 702 sqft				\$20,700	\$195,200
Quality and Design Factor (Grade)				1.05	
Location Multiplier				0.92	
Replacement Cost					\$188,563

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	2	1/6 Maso	C+1	2003	2003	21	A		0.92		3,199 sqft	\$188,563	22%	\$147,080	0%	100%	2.010	1.000	100.00	0.00	0.00	\$295,600
2: Utility Shed	1		D	2003	2003	21	A	\$23.66	0.92	\$17.41	10'x10'	\$1,741	55%	\$780	0%	100%	2.010	1.000	100.00	0.00	0.00	\$1,600

ELKHART CNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD

2004 AUG 25 A 8:37

2004-28935

# WARRANTY DEED

Case No: 04011234

*This Indenture Witnesseth*, That Bruce A. Abramson

(Grantor) of \_\_\_\_\_ County, in the State of Indiana, *Conveys and Warrants* to  
Bruce A. Abramson and Michelle E. Abramson, 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, in the State of Indiana:

STEWART TITLE / CLOSING

Lot Number Seven (7) as the said Lot is known and designated on the recorded Plat of Falcon Cove; said Plat being recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana. LESS AND EXCEPTING Beginning at the Northwest Corner of Lot Number Seven (7) in the recorded Plat of Falcon Cove, being a Subdivision in the Northeast Quarter (NE 1/4) of Section 7, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana, said Plat is recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana; thence South 77 degrees 49 minutes 00 seconds East on the North line of said Lot 7, a distance of 100.00 feet to an iron stake; thence South 00 degrees 47 minutes 00 seconds East,

Continued on next page

*Subject To* any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 68371 Perregrine Perch Goshen, IN 46526

In Witness Whereof, Grantor has executed this deed this 23<sup>rd</sup> day of August 2004

Bruce A. Abramson (Seal) \_\_\_\_\_ (Seal)

\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF INDIANA, Elkhart COUNTY ss: ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared Bruce A. Abramson

who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 23<sup>rd</sup> day of August, 2004.

My commission expires:

Signature Lou Ann Stoner, Notary Public

10-18-07

Residing in Elkhart County, Indiana

THIS INSTRUMENT PREPARED BY: Wendy S. Gibbons, Attorney at Law  
16726-53,

Information from: Stewart Title of Elkhart of County, Inc.

Send tax bills to:

04011234

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

8-25 2004  
Daniel J. Hester AUDITOR  
004878

TRANSFER FEE 3.00  
PARCEL NO. \_\_\_\_\_

DISCLOSURE FEE PAID 66.00  
LOU ANN STONER  
MY COMMISSION EXPIRES OCT. 18, 2007  
A NOTARY PUBLIC, STATE OF INDIANA  
RESIDING IN ELKHART COUNTY

**2004-28935**

Case No: 04011234

## CONTINUATION OF WARRANTY DEED

41.68 feet to an iron stake; thence North 77 degrees 49 minutes 00 seconds West, 100.00 feet, more or less, to a point on the West line of said Lot 7; thence North 00 degrees 38 minutes 29 seconds West on said West line, 41.68 feet, more or less, to the Point of Beginning.

Key # 20-16-07-277-020.000-003

Subject to restrictions for Falcon Cove as recorded in Instrument Record 2000-28073.

2004-28933

ELKHART COUNTY RECORDER  
CHRISTOPHER J. ANDERSON  
FILED FOR RECORD

2004 AUG 25 A 8:37

DISCLOSURE FEE PAID \$10.00  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
8-25-04  
David L. Nemo AUDITOR  
0048777  
TRANSFER FEE 3.00  
PARCEL NO. 1

**CORPORATE WARRANTY DEED**

Case No: 04011234

*This Indenture Witnesseth*, That Yoder Custom Built Homes, Inc.

("Grantor"), a corporation organized and existing under the laws of the State of Indiana

**Conveys and Warrants** to Bruce A. Abramson and ~~Michelle E. Abramson~~,  
Husband and Wife BAA

(Grantee) of \_\_\_\_\_ County, in the State of Indiana, for the sum of One & 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Elkhart County, in the State of Indiana:

Lot Number Seven (7) as the said Lot is known and designated on the recorded Plat of Falcon Cove; said Plat being recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana. LESS AND EXCEPTING Beginning at the Northwest Corner of Lot Number Seven (7) in the recorded Plat of Falcon  
Continued on next page

**Subject To** any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 68371 Perregrine Perch  
Goshen, IN 46526

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

*In Witness Whereof*, Grantor has executed this deed this 23 day of Aug, 2004

(SEAL) ATTEST:

Yoder Custom Built Homes, Inc.

By \_\_\_\_\_

Signature

By \_\_\_\_\_

Signature

STEPHEN A. YODER, PRES.

Printed Name, and Office

Printed Name, and Office

STATE OF INDIANA,

COUNTY ss:

ACKNOWLEDGEMENT

Before me, a Notary Public in and for the said County and State, personally appeared

the

and

respectively of

Yoder Custom Built Homes, Inc.

who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal this

day of

My commission expires:

10-18-04



Signature

Lou Ann Stoner

, Notary Public

Residing in

Elkhart

County, Indiana

THIS INSTRUMENT PREPARED BY: Wendy S. Gibbons, Attorney at Law

Indemnification From: Stewart Title of Elkhart County, Inc.

Send tax bills to:

LOU ANN STONER  
MY COMMISSION EXPIRES OCT. 18, 2007  
A NOTARY PUBLIC, STATE OF INDIANA  
RESIDING IN ELKHART COUNTY

Case No. 04011234

2004-28933

## CONTINUATION OF WARRANTY DEED

Cove, being a Subdivision in the Northeast Quarter (NE 1/4) of Section 7, Township 35 North, Range 7 East, Benton Township, Elkhart County, Indiana, said Plat is recorded in Plat Book 26, page 57, in the Office of the Recorder of Elkhart County, Indiana; thence South 77 degrees 49 minutes 00 seconds East on the North line of said Lot 7, a distance of 100.00 feet to an iron stake; thence South 00 degrees 47 minutes 00 seconds East, 41.68 feet to an iron stake; thence North 77 degrees 49 minutes 00 seconds West, 100.00 feet, more or less, to a point on the West line of said Lot 7; thence North 00 degrees 38 minutes 29 seconds West on said West line, 41.68 feet, more or less, to the Point of Beginning.

Key # 20-16-07-277-020.000-003

Subject to restrictions for Falcon Cove as recorded in Instrument Record 2000-28073.

Grantor herein certifies that there is no Indiana Gross Income Tax as a result of this transaction.



Criteria: Party Name = ABRAMSON BRUCE

INDEXED THROUGH:

10/14/2024

VERIFIED THROUGH:

10/14/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/25/2019	10/25/2019	2019-22366	RELEASE ...	ABRAMSON BRUCE A		GRANTEE
10/10/2019	10/05/2019	2019-21102	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
02/01/2019	01/29/2019	2019-01887	AFFIDAVI...	ABRAMSON BRUCE A		GRANTOR
09/24/2009	09/17/2009	2009-23555	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
05/20/2009	04/24/2009	2009-12680	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
05/12/2009	05/07/2009	2009-11887	RELEASE ...	ABRAMSON BRUCE A		GRANTEE
08/25/2004	08/23/2004	2004-28935	WARRANTY...	ABRAMSON BRUCE A		GRANTEE
08/25/2004	08/23/2004	2004-28935	WARRANTY...	ABRAMSON BRUCE A		GRANTOR
08/25/2004	08/23/2004	2004-28934	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
08/25/2004	08/23/2004	2004-28933	WARRANTY...	ABRAMSON BRUCE A		GRANTEE
10/04/1996	08/23/1996	96-25165	RELEASE ...	ABRAMSON BRUCE A		GRANTEE
08/22/1996	08/21/1996	96-21257	WARRANTY...	ABRAMSON BRUCE A		GRANTOR
07/28/1993	07/09/1993	93-19134	RELEASE ...	ABRAMSON BRUCE A		GRANTEE
07/12/1993	07/02/1993	93-17356	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
11/08/1989	11/08/1989	89-21731	WARRANTY...	ABRAMSON BRUCE A		GRANTEE

Criteria: Party Name = ABRAMSON BRUCE

INDEXED THROUGH:

10/14/2024

VERIFIED THROUGH:

10/14/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/08/1989	11/08/1989	89-21731	WARRANTY...	ABRAMSON BRUCE A		GRANTOR
09/18/1989	09/18/1989	89-17685	MORTGAGE	ABRAMSON BRUCE A		MORTGAGOR
09/18/1989	09/18/1989	89-17684	WARRANTY...	ABRAMSON BRUCE A		GRANTEE