



**LIEN SEARCH  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	LL-TC-00652	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	JAMA D CLARKE		
PROPERTY ADDRESS:	2200 N MILTON ST, MUNCIE, IN 47303		
CITY, STATE AND COUNTY:	MUNCIE, INDIANA (IN) AND DELAWARE		

**SEARCH INFORMATION**

SEARCH DATE:	08/15/2024	EFFECTIVE DATE:	08/14/2024
NAME(S) SEARCHED:	JAMA D CLARKE, YOUON A CLARKE, JAMA MASON AND TIMOTHY D MASON		
ADDRESS/PARCEL SEARCHED:	2200 N MILTON ST, MUNCIE, IN 47303/1104407005000		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

JAMA D. CLARKE
COMMENTS:

**VESTING DEED**

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	YOUON A. CLARKE
DATED DATE:	08/12/2024	GRANTEE:	JAMA D. CLARKE
BOOK/PAGE:	N/A	RECORDED DATE:	08/14/2024
INSTRUMENT NO:	2024R11031		
COMMENTS:			

**CHAIN OF TITLE**

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	JAMA D. CLARKE
DATED DATE:	01/09/2018	GRANTEE:	JAMA D. CLARKE AND YOUON A. CLARKE
BOOK/PAGE:	N/A	RECORDED DATE:	01/22/2018
INSTRUMENT NO:	2018R00797		
COMMENTS:			

**CHAIN OF TITLE**

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	JAMA D MASON
DATED DATE:	05/02/2016	GRANTEE:	JAMA D. CLARKE
BOOK/PAGE:	N/A	RECORDED DATE:	05/16/2016
INSTRUMENT NO:	2016R05502		
COMMENTS:			

**CHAIN OF TITLE**

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	TIMOTHY D. MASON
DATED DATE:	11/18/2005	GRANTEE:	JAMA D. MASON
BOOK/PAGE:	N/A	RECORDED DATE:	01/20/2006
INSTRUMENT NO:	2006R02086		
COMMENTS:			

**CHAIN OF TITLE**

DEED TYPE:	WARRANTY DEED	GRANTOR:	DENZIL E. KOGER AND DORIS KOGER, HUSBAND AND WIFE
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DATED DATE:	04/20/2000	GRANTEE:	TIMOTHY D. MASON AND JAMA D. MASON
BOOK/PAGE:	2000/2563	RECORDED DATE:	04/27/2000
INSTRUMENT NO:	09385		
COMMENTS:			
CURRENT TAXES			
FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024(SPRING)	TAX YEAR:	2024(FALL)
TAX AMOUNT:	\$475.51	TAX AMOUNT:	\$475.51
TAX STATUS:	PAID	TAX STATUS:	DUE
DUE DATE:	05/10/2024	DUE DATE:	11/12/2024
DELINQUENT DATE:		DELINQUENT DATE:	
VOLUNTARY LIENS			
SECURITY INSTRUMENT			
DOC NAME	MORTGAGE	AMOUNT:	\$53,708.00
DATED DATE:	12/28/2009	RECORDED DATE	01/15/2010
INSTRUMENT NO:	2010R00613	BOOK/PAGE:	N/A
OPEN/CLOSED:	OPEN	SUBJECT LIEN (YES/NO):	YES
BORROWER:	JAMA MASON AKA JAMA D MASON		
LENDER:	JPMORGAN CHASE BANK, N.A.		
TRUSTEE:	N/A		
COMMENTS:			
FOR PREAMBLE			
CITY/TOWNSHIP/PARISH:	CITY OF MUNCIE		
ADDITIONAL NOTES			
MARRIAGE REGISTER RECORDED ON 04/25/2016 IN INSTRUMENT NO. 2016R04506.			
LEGAL DESCRIPTION			
THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IN THE STATE OF INDIANA, TO-WIT:  LOT NUMBER FORTY (40) IN FAIRVIEW, MILTON GREY'S FIRST ADDITION TO THE CITY OF MUNCIE, INDIANA.			

# Delaware County, IN

## Summary

Parcel ID	1104407005000
Alternate ID	18-11-04-407-005.000-003
Property Address	2200 N MILTON ST MUNCIE, IN 47303
Brief Tax Description	FAIRVIEW M GRAY 1 ADD LOT 40 (Note: Not to be used on legal documents)
Class	510: 1 Family Dwell - Platted Lot

## Owner

CLARKE JAMA D & YOUON A CLARKE  
2200 N MILTON ST  
MUNCIE, IN 47303

## Taxing District

County:	Delaware
Township:	CENTER TOWNSHIP
State District	003 MUNCIE
Local District:	003
School Corp:	MUNCIE COMMUNITY
Neighborhood:	131800-003 WOODSIDE

## Site Description

Topography:	Flat
Public Utilities:	Electricity , Gas , Sewer , Water
Street or Road:	Paved
Area Quality:	Static
Parcel Acreage:	

## Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		48	145	48x145	\$178.00	\$176.00	\$8,448.00	0%	\$8,450.00

## Residential Dwellings

Description	Single-Family
Story Height	1
Style	
Finished Area	720
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	720
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	4
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	720	720
B		720	0

Features	Area
Patio, Concrete	360
Porch, Open Frame	84

## Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family	100	D+1	1947	1947	G	1.01	720	1.04	1.537
Detached Garage	100	D+1	1947	1947	G	1.01	875	1.04	1.537
Utility Shed	100	D	2004	2004	A	1.01	140	1.04	1.537

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
1/22/2018	CLARKE JAMA D & YOUON A CLARKE		2018R/00797	\$0.00
5/16/2016	CLARKE JAMA D		2016R/05502	\$0.00
3/1/2009	MASON JAMA D			\$0.00

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/22/2024	4/17/2023	4/13/2022	4/12/2021	3/25/2020
Land	\$8,500	\$8,500	\$8,500	\$7,500	\$6,900
Land Res (1)	\$8,500	\$8,500	\$8,500	\$7,500	\$6,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$78,100	\$74,400	\$65,600	\$53,500	\$44,700
Imp Res (1)	\$78,100	\$73,700	\$64,900	\$52,800	\$44,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$700	\$700	\$700	\$700
Total	\$86,600	\$82,900	\$74,100	\$61,000	\$51,600
Total Res (1)	\$86,600	\$82,200	\$73,400	\$60,300	\$50,900
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$700	\$700	\$700	\$700

Deductions

Year	Deduction Type	Amount
2023 PAYABLE 2024	Mortgage	0
2023 PAYABLE 2024	Standard Deduction \ Homestead	48,000
2023 PAYABLE 2024	Supplemental	13,680
2022 PAYABLE 2023	Mortgage	3,000
2022 PAYABLE 2023	Standard Deduction \ Homestead	44,040
2022 PAYABLE 2023	Supplemental	10,276
2021 PAYABLE 2022	Mortgage	3,000
2021 PAYABLE 2022	Standard Deduction \ Homestead	36,180
2021 PAYABLE 2022	Supplemental	8,442
2020 PAYABLE 2021	Mortgage	3,000
2020 PAYABLE 2021	Standard Deduction \ Homestead	30,540
2020 PAYABLE 2021	Supplemental	7,126
2019 PAYABLE 2020	Mortgage	3,000
2019 PAYABLE 2020	Standard Deduction \ Homestead	28,140
2019 PAYABLE 2020	Supplemental	6,566
2018 PAYABLE 2019	Mortgage	3,000
2018 PAYABLE 2019	Standard Deduction \ Homestead	25,080
2018 PAYABLE 2019	Supplemental	5,852

Tax History

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$421.51	\$0.00
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00
2023 PAYABLE 2024	Special Assessment - Base Amount	SA	Spring SA Base: SW24034203	\$54.00	\$0.00
2023 PAYABLE 2024	Special Assessment - Base Amount	SA	Fall SA Base: SW24034203	\$54.00	\$54.00
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$421.51	\$421.51
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$377.50	\$0.00
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00
2022 PAYABLE 2023	Special Assessment - Base Amount	SA	Spring SA Base: SW23023001	\$54.00	\$0.00
2022 PAYABLE 2023	Special Assessment - Base Amount	SA	Fall SA Base: SW23023001	\$54.00	\$0.00
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$377.50	\$0.00
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$311.98	\$0.00
2021 PAYABLE 2022	Spring Ditch	SA	21/22 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00
2021 PAYABLE 2022	Special Assessment - Base Amount	SA	Fall SA Base: SW22022638	\$54.00	\$0.00
2021 PAYABLE 2022	Special Assessment - Base Amount	SA	Spring SA Base: SW22022638	\$54.00	\$0.00
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$311.98	\$0.00
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$263.39	\$0.00
2020 PAYABLE 2021	Spring Ditch	SA	20/21 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00
2020 PAYABLE 2021	Special Assessment - Base Amount	SA	Fall SA Base: SW21022580	\$54.00	\$0.00
2020 PAYABLE 2021	Special Assessment - Base Amount	SA	Spring SA Base: SW21022580	\$54.00	\$0.00
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$263.39	\$0.00
2019 PAYABLE 2020	Spring Tax	Tax	19/20 Spring Tax	\$231.42	\$0.00
2019 PAYABLE 2020	Spring Ditch	SA	19/20 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00

Tax Year	Type	Category	Description	Amount	Balance Due
2019 PAYABLE 2020	Special Assessment - Base Amount	SA	Spring SA Base: SW20022512	\$54.00	\$0.00
2019 PAYABLE 2020	Special Assessment - Base Amount	SA	Fall SA Base: SW20022512	\$54.00	\$0.00
2019 PAYABLE 2020	Fall Tax	Tax	19/20 Fall Tax	\$231.42	\$0.00
2018 PAYABLE 2019	Spring Tax	Tax	18/19 Spring Tax	\$184.19	\$0.00
2018 PAYABLE 2019	Spring Ditch	SA	18/19 Spring Ditch: 084 - WHITE RIVER NORTHWEST	\$10.00	\$0.00
2018 PAYABLE 2019	Special Assessment - Base Amount	SA	Fall SA Base: SW19007989	\$54.00	\$0.00
2018 PAYABLE 2019	Special Assessment - Base Amount	SA	Spring SA Base: SW19007989	\$54.00	\$0.00
2018 PAYABLE 2019	Fall Tax	Tax	18/19 Fall Tax	\$184.19	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

Total:		
Tax Year	Amount	Balance Due
2023 PAYABLE 2024	\$961.02	\$475.51
2022 PAYABLE 2023	\$873.00	\$0.00
2021 PAYABLE 2022	\$741.96	\$0.00
2020 PAYABLE 2021	\$644.78	\$0.00
2019 PAYABLE 2020	\$580.84	\$0.00
2018 PAYABLE 2019	\$486.38	\$0.00

Payments

Detail:			
Tax Year	Payment Date	Paid By	Amount
2023 PAYABLE 2024	05/06/2024	CORELOGICSPRING	\$485.51
2022 PAYABLE 2023	11/08/2023	CORELOGIC4	\$431.50
2022 PAYABLE 2023	05/01/2023	FMS CORELOGIC 3-050123	\$441.50
2021 PAYABLE 2022	11/01/2022	CORELOGIC-11-1-2022	\$365.98
2021 PAYABLE 2022	04/26/2022	CORELOGIC-04-26-2022	\$375.98
2020 PAYABLE 2021	10/28/2021	CORELOGIC 102821	\$317.39
2020 PAYABLE 2021	04/28/2021	CORELOGIC 042821	\$327.39
2019 PAYABLE 2020	10/30/2020	CORELOGIC-10-30-2020	\$285.42
2019 PAYABLE 2020	05/04/2020	CORELOGIC050420	\$295.42
2018 PAYABLE 2019	10/31/2019	CORELOGIC103119	\$238.19
2018 PAYABLE 2019	04/23/2019	CORELOGIC 04-23-2019	\$248.19

Total:	
Tax Year	Amount
2023 PAYABLE 2024	\$485.51
2022 PAYABLE 2023	\$873.00
2021 PAYABLE 2022	\$741.96
2020 PAYABLE 2021	\$644.78
2019 PAYABLE 2020	\$580.84
2018 PAYABLE 2019	\$486.38

Historic Districts

Historical District

none

[Click here for more information](#)

Sketch



Property Record Card

18-11-04-407-005.000-003 (PDF)

No data available for the following modules: Commercial Buildings, Sales Disclosures.

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[Last Data Upload: 8/15/2024, 9:21:21 AM](#)

Contact Us



DELAWARE COUNTY REAL ESTATE TAX INQUIRY

FOR YEAR OF "2023 PAYABLE 2024"

(NOT FOR OFFICIAL USE)

Spring Tax Due Date: May 10 2024

Fall Tax Due Date: November 12 2024

General Information

Tax Year:2023 PAYABLE 2024

Parcel No:18-11-04-407-005.000-003

Tax Unit:003 MUNCIE

Owner Name:CLARKE JAMA D

Property Address:2200 N MILTON ST MUNCIE 47303

Mailing Address:2200 NORTH MILTON STREET Muncie IN 47303

Legal Description

Legal Description:FAIRVIEW M GRAY 1 ADD LOT 40

Legal Str:042010

Legal Sub:

Legal Plat:

Legal Block:

Legal Section:04

Legal Lot No:

Lots:

Acreage:0.000000

Transfer Date:

State Usage Code:510 - RESIDENTIAL

Book:

Page:

Assessed Value

R Land:8500

NR Land:0

R Improvements:73700

NR Improvements:700

Total Assessment:82900

Exemptions and Values

Homestead:48000

Over 65:0

Mortgage:0

Supplemental:13680

Blind/Disability:0

Rehabilitation:0

Veteran:0

Abatement:0

Non-Profit:0

Fertilizer:0

Heritage Barn:0

Current Year Spring Charges

Half Year Net Tax:421.51

Storm Water Charge:54

Ditch Charge:0

Statement Fee:0

Net This Installment:475.51

SPRING DETAILS

Spring Taxes:0

Delq Taxes:	0
Delq Penalty:	0
Storm Water:	0
Delq Storm Water:	0
Delq Penalty:	0
Spring Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Spring Statement Fee:	0
Delq Statement Fee:	0
Delq Fee Penalty:	0
Spring Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Spring Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Spring Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0
Spring Mowing:	0
Delq Mowing:	0
Delq Penalty:	0
Spring Barrett:	0
Delq Barrett:	0
Delq Penalty:	0
Spring Civil Penalty:	0
Delq Civil Penalty:	0
Delq Penalty:	0
Spring Ineligible	
Homestead Deduction:	0
Delq Ineligible:	0
Delq Penalty:	0

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Spring Due:	0
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Current Year Fall Charges

Half Year Net Tax:	421.51
Storm Water Charge:	54
Ditch Charge:	0
Tax Sale:	0
Net This Installment:	475.51

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FALL DETAILS

Fall Taxes:	421.51
Delq Taxes:	0
Delq Penalty:	0
Storm Water:	54
Delq Storm Water:	0
Delq Penalty:	0
Fall Ditches:	0
Delq Ditches:	0
Delq Penalty:	0
Tax Sale Fee:	0
Tax Sale Cost:	0

Delq Tax Sale Fees:	
Fall Reconstructions:	0
Delq Reconstructions:	0
Delq Penalty:	0
Fall Sewages:	0
Delq Sewage:	0
Delq Penalty:	0
Fall Weed Cuts:	0
Delq Weed Cuts:	0
Delq Penalty:	0
Fall Mowing:	0
Delq Mowing:	0
Delq Penalty:	0
Fall Barrett:	0
Delq Barrett:	0
Delq Penalty:	0
Fall Civil Penalty:	0
Delq Civil Penalty:	0
Delq Penalty:	0
Fall Ineligible	
Homestead Deduction:	0
Delq Ineligible:	0
Delq Penalty:	0

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Fall Due: 475.51

(NOT FOR OFFICIAL USE)



*Jama Clarke**2p.* Duly Entered for Taxation  
Transfer Fees \$ 10.00

AUG 13 2024

*al/cclp*  
DELAWARE CO. AUDITOR  
*EP*

2024R11031

JAN SMOOT

DELAWARE COUNTY RECORDER

RECORDED ON

08/14/2024 09:38 AM

REC FEE 25.00

PAGES: 2

RECORDED AS PRESENTED

QUIT-CLAIM DEED

**This Indenture Witnesseth**, that Youon A. Clarke, of Delaware County, in the State of Indiana, Releases and Quit-claims to Jama D. Clarke, of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lot number forty (40) in Fairview, Milton Gray's First Addition  
to the City of Muncie, Indiana.

Sidwell Number : ~~13~~-11-04-407-005-000-003

Property/Mailing Address: 2200 North Milton Street, Muncie, Indiana 47303.

In Witness Whereof, the said Youon A. Clarke has hereunto set her hand and seal, this

12<sup>th</sup> day of August, 2024.

youon A. Clarke *YAC*  
Youon A. Clarke  
8-13-24

STATE OF INDIANA, DELAWARE COUNTY, ss:

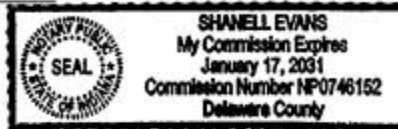
Before me, the undersigned, a Notary Public in and for said County, this 12 day of August, 2024, came Youon A. Clarke, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



My Commission Expires

01/17/2031



Shanell Evans  
Shanell Evans, Notary Public  
Resident, County of Delaware

I affirm, under the penalties for perjury, that I have take reasonable care to redact each Social Security number in this document, unless required by law.

Jama D. Clarke  
Jama D. Clarke

This instrument prepared by: Jama D. Clarke, 2200 North Milton Street, Muncie, Indiana 47303, (765) 760-9245, [masonlaw33@gmail.com](mailto:masonlaw33@gmail.com)

Jama Clarke

LP

Duly Entered for Taxation  
Transfer Fees \$ 500.00

JAN 22 2018

  
Delaware County Auditor

2018R00797  
MELANIE MARSHALL  
DELAWARE COUNTY RECORDER  
RECORDED ON  
01/22/2018 2:11 PM  
REC FEE: 25.00  
PAGES: 2

QUIT-CLAIM DEED

**This Indenture Witnesseth**, that Jama D. Clarke, of Delaware County, in the State of Indiana, Releases and Quit-claims to Jama D. Clarke and Youon A. Clarke, of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

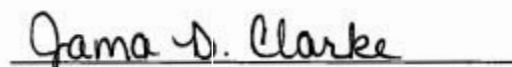
Lot number forty (40) in Fairview, Milton Gray's First Addition  
to the City of Muncie, Indiana.

Sidwell Number : 11-04-407-005-000-003

Property/Mailing Address: 2200 North Milton Street, Muncie, Indiana 47303.

In Witness Whereof, the said Jama D. Clarke has hereunto set her hand and seal, this

9<sup>th</sup> day of January, 2018.

  
Jama D. Clarke

STATE OF INDIANA, DELAWARE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 9<sup>th</sup> day of January, 2018, came Jama D. Clarke, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.



My Commission Expires  
January 29, 2023

Ronald K. Smith  
Ronald K. Smith, Notary Public  
Resident, County of Delaware

I affirm, under the penalties for perjury, that I have take reasonable care to redact each Social Security number in this document, unless required by law.

Ronald K. Smith  
Ronald K. Smith

This instrument prepared by: Jama D. Clarke, 2200 North Milton Street, Muncie, Indiana 47303, (765) 760-9245, [masonlaw33@gmail.com](mailto:masonlaw33@gmail.com)

Jama Clarke  
2P

**2016R05502**  
**MELANIE MARSHALL**  
**DELAWARE COUNTY RECORDER**  
**RECORDED ON**  
**05/16/2016 3:53 PM**  
**REC FEE: 18.00**  
**PAGES: 2**

**QUIT-CLAIM DEED**

**This Indenture Witnesseth**, that Jama D Mason, of Delaware County, in the State of Indiana, Releases and Quit-claims to Jama D. Clarke, of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lot number forty (40) in Fairview, Milton Gray's First Addition  
to the City of Muncie, Indiana.

Sidwell Number 11-04-407-005-000-003

<sup>mailing</sup>  
<sup>Address</sup> Property Address: 2200 North Milton Street, Muncie, Indiana 47303.

In Witness Whereof, the said Jama D. Clarke has hereunto set her hand and seal, this 2nd day of May, 2016.

Jama D. Clarke  
Jama D. Clarke

STATE OF INDIANA, DELAWARE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 2nd day of May, 2016 came Jama D. Clarke, and acknowledged the execution of the foregoing instrument.

Duly Entered for Taxation  
Transfer Fees \$ 5.00

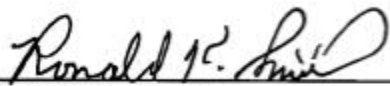
**MAY 16 2016**

Steven G. Croy  
Delaware County Auditor






Witness my hand and official seal.

  
\_\_\_\_\_  
Ronald K. Smith, Notary Public  
Resident, County of Delaware

I affirm, under the penalties for perjury, that I have take reasonable care to redact each Social Security number in this document, unless required by law.

  
\_\_\_\_\_  
Jama D. Clarke

This instrument prepared by: Jama D. Clarke, 2200 N. Milton Street, Muncie, Indiana 47303,  
Telephone Number: (765) 760-9245, E-mail: masonlaw33@gmail.com

Jama Mason

2p



\* 2006R02086 \*

2006R02086

REGINA WILLIAMSON  
DELAWARE COUNTY RECORDER

RECORDED ON

01/20/2006 02:35:48PM

REC FEE: 16.00

PAGES: 2

**QUIT-CLAIM DEED**

**This Indenture Witnesseth**, that Timothy D. Mason, of Delaware County, in the State of Indiana, Releases and Quit-claims to Jama D. Mason of Delaware County, in the State of Indiana, for and in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in Delaware County, in the State of Indiana, to-wit:

Lot number forty (40) in Fairview, Milton Gray's First Addition  
to the City of Muncie, Indiana.

Sidwell Number 11-04-407-005-000-003  
Tax ID Number

In Witness Whereof, the said Timothy D. Mason has hereunto set his hand and seal, this 18th day of November, 2005.

*Timothy D. Mason*  
Timothy D. Mason

Taxes: 2200 N. Milton St - 03

STATE OF INDIANA, DELAWARE COUNTY, ss:

Before me, the undersigned, a Notary Public in and for said County, this 18th day of October, 2005, came Timothy D. Mason, and acknowledged the execution of the foregoing instrument. Witness my hand and official seal.

My Commission Expires  
9/26/08

*Alan K. Wilson*  
Alan K. Wilson, Notary Public  
Resident, County of Delaware

This instrument prepared by: Alan K. Wilson, 301 West Main Street, Muncie, Indiana 47305.

Duly Entered for Taxation  
Transfer Fees \$ 500  
EPT

JAN 20 2006

*Jama Mason*  
DELAWARE CO. AUDITOR

Prescribed by the  
State Board of Accounts  
(2005)

County Form 170

### Declaration

This form is to be signed by the preparer of a document and recorded with each document in accordance with IC 36-2-7.5-5(a).

I, the undersigned preparer of the attached document, in accordance with IC 36-2-7.5, do hereby affirm under the penalties of perjury:

1. I have reviewed the attached document for the purpose of identifying and, to the extent permitted by law, redacting all Social Security numbers;
2. I have redacted, to the extent permitted by law, each Social Security number in the attached document.

I, the undersigned, affirm under the penalties of perjury, that the foregoing declarations are true.

  
\_\_\_\_\_  
Signature of Declarant

Jama Mason  
\_\_\_\_\_  
Printed Name of Declarant



FILED FOR RECORD  
 o'clock 8 M.  
 Record 0000 Page 2563

DEED 2000 2563 JJ

09385

11  
 5 APR 27 2000

*Robert M. Mearns*  
 Recorder, Delaware County

### WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: DENZIL E. KOGER AND DORIS KOGER, HUSBAND AND WIFE, Grantor(s), CONVEYS AND WARRANTS to TIMOTHY D. MASON AND JAMA D. MASON, Grantee(s), for the sum of One (\$1.00) dollar and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate in **Delaware County** in the **State of Indiana**, to-wit:

Lot number forty (40) in Fairview, Milton Gray's First Addition to the City of Muncie, Indiana. The plat of which is recorded in Plat Book 4, page 64, in the office of the recorder of Delaware County.

Key No. 15-19716000  
 Site No. 1104407005000

00-025177

Commonly known as 2200 N. Milton Street, Muncie, IN 47303.

Subject to all easements, restrictions, assessments, rights-of-way of record and all visible, unrecorded easements and to all matters that would be discovered by an accurate inspection and Indiana Land Title Association minimum detail survey of the real estate.

Subject to the 1999 taxes due and payable in 2000 and thereafter.

IN WITNESS WHEREOF, the said grantor(s) above named has hereunto set their hand(s) and seal(s), this 20<sup>th</sup> day of April, 2000.

*Denzil E. Koger*  
 DENZIL E. KOGER

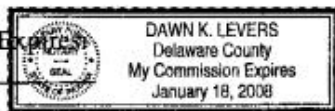
*Doris Koger*  
 DORIS KOGER

STATE OF INDIANA, COUNTY OF DELAWARE, SS:

Before me, the undersigned Notary Public, in and for said County and State, this 20<sup>th</sup> day of April, 2000, personally appeared DENZIL E. KOGER AND DORIS KOGER Grantor(s) in the above conveyance, and acknowledged their execution of this Deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires



*Dawn K. Levers*  
 \_\_\_\_\_, Notary Public  
 A resident of \_\_\_\_\_ County, Indiana

This Deed was Prepared By SANSBERRY DICKMANN FREEMAN & BULTA  
 By Jonathan R. Bulta, 1001 Jackson Street, Anderson, IN

Mail to: 2200 N. Milton St. Muncie, In 47303

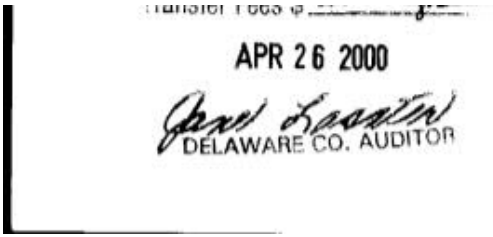
F:\CLIENTS\RTC\DELAWARE\DEEDS\00-R5177.wpd

Send Tax Statement To: 2200 N. Milton St. Muncie, In 47303

Auditor's Stamp:

Recorder's Stamp:

Duly Entered for Taxation  
 Transfer Fee @ 3.00 al



Worldwide  
iip

  
\* 2 0 1 0 R 0 0 6 1 3 \*  
**2010R00613**  
JANE LASATER  
DELAWARE COUNTY RECORDER  
RECORDED ON  
01/15/2010 11:48:46AM  
REC FEE: 34.00  
PAGES: 11

**Return To:** Document Intake  
700 Kansas lane  
Monroe, LA 71203

## Mortgage

10VVR00158

**State of Indiana**

RETURN TO:  
WORLDWIDE RECORDING, INC.  
9801 LEGLER RD  
LENEXA, KS 66219  
1-800-516-4682

FHA Case No.  
1519724226703

THIS MORTGAGE ("Security Instrument") is given on December 28, 2009. The Mortgagor is JAMA MASON AKA JAMA D MASON ("Borrower"). This Security Instrument is given to JPMorgan Chase Bank, N.A., which is organized and existing under the laws of the United States, and whose address is 1111 Polaris Parkway, Floor 4J, Columbus, OH 43240 ("Lender")

Borrower owes Lender the principal sum of fifty three thousand seven hundred-eight and 00/100 Dollars (U.S. \$53,708.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on January 1, 2040.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under Paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to the Lender the following described property located in Delaware County, Indiana: see title See Attached.

Parcel ID Number: 1104407005000 which has the address of 2200 N MILTON ST [Street] MUNCIE [City], Indiana 47303 [Zip Code] ("Property Address");

FHA Mortgage-IN  
VMP®  
Walters Kluwer Financial Services

1510724226703

200912283 3.2 381720091130Y

1796386278  
Revised 4/96

Initials: *adm*

Page 1 of 10



09CM27434

DELAWARE COUNTY RECORDER 2010R00613 1 of 11

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

#### UNIFORM COVENANTS.

**1. Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

**2. Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under Paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 *et seq.* and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium



DELAWARE COUNTY RECORDER 2010R00613 2 of 11

installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

**3. Application of Payments.** All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due under the Note.

**4. Fire, Flood and Other Hazard Insurance.** Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser

**5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan**

**Application; Leaseholds.** Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's

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VMPE  
Waters Kluwer Financial Services

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Revised 4/98

Initials *Adm* Page 3 of 10



DELAWARE COUNTY RECORDER 2010R00613 3 of 11



control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

**6. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

**7. Charges to Borrower and Protection of Lender's Rights in the Property.** Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security



DELAWARE COUNTY RECORDER 2010R00613 4 of 11

Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**8. Fees.** Lender may collect fees and charges authorized by the Secretary.

**9. Grounds for Acceleration of Debt.**

**(A) Default.** Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

**(B) Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

**(C) No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

**(D) Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

**(E) Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.



DELAWARE COUNTY RECORDER 2010R00613 5 of 11

**10. Reinstatement.** Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

**11. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 9(B). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

**13. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**14. Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.



DELAWARE COUNTY RECORDER 2010R00613 6 of 11

there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

**18. Foreclosure Procedure.** If Lender requires immediate payment in full under Paragraph 9, Lender may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

**19. Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument without charge to Borrower.


**20. Waiver of Valuation and Appraisal.** Borrower waives all right of valuation and appraisal.

**21. Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- ☐ Condominium Rider
 ☐ Growing Equity Rider
 ☐ Other [specify]
- ☐ Planned Unit Development Rider
 ☐ Graduated Payment Rider

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

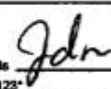
**Borrower**

  
 JAMA D MASON

Date  
 Seal

FHA Mortgage-IN  
 VMFB  
 Wolters Kluwer Financial Services

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 Revised 4/98  
 Inkside  Page 8 of 10  
 "HLD17883852751123"



DELAWARE COUNTY RECORDER 2010R00613 8 of 11

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STATE OF INDIANA, DELAWARE County ss:

On this 28<sup>TH</sup> day of DECEMBER, 2009, before me, the undersigned, a Notary Public, in and for said County, personally appeared

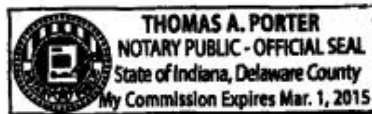
JAMA D. MASON

and acknowledged the execution of the foregoing instrument.

WITNESS my hand and official seal.

My Commission Expires: 3-1-2015

(Seal)



Thomas A. Porter  
Notary Public THOMAS A. PORTER  
County of Residence: DELAWARE

This instrument was prepared by: Anna Mccurdy  
1111 Polaris Parkway  
Floor 4J  
Columbus, OH 43240

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document unless prohibited by law.

Anna Mccurdy  
KIM GIBSON



DELAWARE COUNTY RECORDER 2010R00613 9 of 11

***Space below notary acknowledgment(s) and information regarding the loan, lender,  
document preparer, or property tax is intentionally left blank***

FHA Mortgage-IN  
VMPB  
Walters Kluwer Financial Services

1519724228703

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Initials

*Qdn*

1796385276  
Revised 4/98

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DELAWARE COUNTY RECORDER 2010R00613 10 of 11

Nations Lending Service Ohio – Chase Division  
3700 Corporate Dr. Suite 200  
Columbus, OH 43231  
Telephone: 614-890-5950 Fax: 614-890-6490  
Toll Free Telephone: 1-866-334-7198 Toll Free Fax 1-866-825-6348

By: Nations Title Agency, Inc., dba Nations Lending Service Ohio herein after referred to as NLS OH Chase Division

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

09CM27434

THE FOLLOWING DESCRIBED REAL ESTATE IN DELAWARE COUNTY, IN  
THE STATE OF INDIANA, TO-WIT:

LOT NUMBER FORTY (40) IN FAIRVIEW, MILTON GRAY'S FIRST ADDITION  
TO THE CITY OF MUNCIE, INDIANA.

BEING THE SAME PREMISES AS CONVEYED IN DEED FROM TIMOTHY D.  
MASON RECORDED 01/20/2006 IN DOCUMENT NUMBER 2006R02086 IN SAID COUNTY  
AND STATE.

COMMONLY KNOWN AS: 2200 N. MILTON ST., MUNCIE IN 47303

Sam Clarke

2P  
INC

**2016R04506**  
**MELANIE MARSHALL**  
**DELAWARE COUNTY RECORDER**  
**RECORDED ON**  
**04/25/2016 9:32 AM**  
**REC FEE: 14.00**  
**PAGES: 2**

## RECORDING PAGE

Marriage Register



DELAWARE COUNTY RECORDER 2016R04506 PAGE 1 OF 2

010604920181/2016

JAMAICA

**JAMAICA**  
*Registrar General's  
Department*

Issue Date : 14th April, 2016

Book No. : 25

Marriage No.: 773

**MARRIAGE REGISTER**

Marriage solemnized between

**YOUON ANTHONY CLARKE \*\*\*****JAMA DANIELLE MASON \*\*\***

and

Groom's Name

Bride's Name

Condition: **BACHELOR****DIVORCED**Calling: **MASON****LEGAL ASSISTANT**Age: **31 YEARS****39 YEARS**Residence: **WHITEHOUSE****WHITEHOUSE**

nil

nil

Parish: **WESTMORELAND****WESTMORELAND**Father's Name: **VIVIAN CLARKE \*\*\*****DONALD PIERCY \*\*\***On this: **NINTH APRIL, 2016**Married at: **WHITEHOUSE**in the parish of **WESTMORELAND**By (or before) me **LLOYD W SAMUELS \*\*\***, (Signed)a Marriage Officer in the Island of Jamaica by **SPECIAL MARRIAGE LICENCE**

This marriage was celebrated between us in the presence of :

Signed Witness (a) **DWAYNE HEWITT \*\*\***

Signed Groom

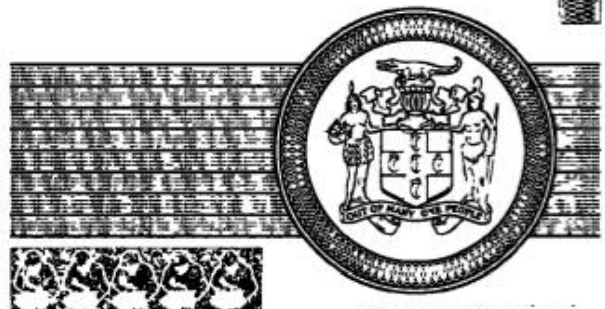
Signed Witness (b) **JODI-ANN SAMUELS \*\*\***

Signed Bride

Last line of Vital Data

*Deirdre English Gosse*

Deirdre English Gosse

Registrar General &  
Deputy Keeper of the RecordsTHIS IS A CERTIFICATE  
OF THE RECORD OFFICIALLY REGISTERED IN THE  
REGISTRAR GENERAL'S DEPARTMENT OF JAMAICA**A 8003610** ANY ALTERATION OR ERASURE VOIDS THIS CERTIFICATE  
DELAWARE COUNTY RECORDER 2016R04506 PAGE 2 OF 2

Criteria: Party Name = CLARKE JAMA

Last Indexed Date: 08/14/2024

Last Verified Date: 08/14/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
08/14/2024	08/12/2024	2024R11031	DEED	CLARKE JAMA D		GRANTEE
01/22/2018	01/09/2018	2018R00797	DEED	CLARKE JAMA D		GRANTEE
01/22/2018	01/09/2018	2018R00797	DEED	CLARKE JAMA D		GRANTOR
05/16/2016	05/02/2016	2016R05502	DEED	CLARKE JAMA D		GRANTEE

Results found: 4



Displaying page: 1 of 1



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/16/2016	05/02/2016	2016R05502	DEED	MASON JAMA D		GRANTOR
04/25/2016	04/09/2016	2016R04506	MISCELLA...	MASON JAMA DANIELLE		GRANTOR
01/15/2010	01/11/2010	2010R00640	RELEASE	MASON JAMA D		GRANTEE
01/15/2010	12/28/2009	2010R00613	MORTGAGE	MASON JAMA		GRANTOR
01/15/2010	12/28/2009	2010R00613	MORTGAGE	MASON JAMA D		GRANTOR
10/18/2007	10/11/2007	2007R23917	RELEASE	MASON JAMA D		GRANTEE
10/11/2007	10/02/2007	2007R23549	MORTGAGE	MASON JAMA D		GRANTOR
01/20/2006	10/18/2005	2006R02086	DEED	MASON JAMA D		GRANTEE
06/05/2000	05/03/2000	2000R12344	ASSIGN	MASON JAMA D		GRANTOR
04/27/2000	04/20/2000	2000R09386	MORTGAGE	MASON JAMA D		GRANTOR
04/27/2000	04/20/2000	2000R09385	DEED	MASON JAMA D		GRANTEE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/18/2007	10/11/2007	2007R23917	RELEASE	MASON TIMOTHY D		GRANTEE
01/20/2006	10/18/2005	2006R02086	DEED	MASON TIMOTHY D		GRANTOR
06/05/2000	05/03/2000	2000R12344	ASSIGN	MASON TIMOTHY D		GRANTOR
04/27/2000	04/20/2000	2000R09386	MORTGAGE	MASON TIMOTHY D		GRANTOR
04/27/2000	04/20/2000	2000R09385	DEED	MASON TIMOTHY D		GRANTEE

