



LIEN SEARCH Product Cover Sheet

ORDER INFORMATION

| | | | |
|-------------------------|---|---------------|--------------------|
| FILE/ORDER NUMBER: | LL-UFB-00396 | PRODUCT NAME: | LIEN SEARCH REPORT |
| BORROWER NAME(S) | TIMOTHY MOLL | | |
| PROPERTY ADDRESS: | 67 OAK MEADOW RD | | |
| CITY, STATE AND COUNTY: | EVANSVILLE, INDIANA(IN) AND VANDERBURGH | | |

SEARCH INFORMATION

| | | | |
|--------------------------|---|-----------------|------------|
| SEARCH DATE: | 06/18/2024 | EFFECTIVE DATE: | 06/17/2024 |
| NAME(S) SEARCHED: | TIMOTHY MOLL AND MARY L. MOLL | | |
| ADDRESS/PARCEL SEARCHED: | 67 OAK MEADOW RD, EVANSVILLE, IN 47725/82-04-16-009-146.056-030 | | |

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

| |
|---|
| TIMOTHY L. MOLL AND MARY L. MOLL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES. |
|---|

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

VESTING DEED

| | | | |
|----------------|----------------|----------------|--|
| DEED TYPE: | TRUSTEE'S DEED | GRANTOR: | CRAIG E. HASEMAN, TRUSTEE OF THE RESIDUARY TRUST UNDER THE JOSEPH H. HASEMAN, III LIVING TRUST DATED NOVEMBER 14, 2006 |
| DATED DATE: | 04/29/2016 | GRANTEE: | TIMOTHY L. MOLL AND MARY L. MOLL, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES. |
| BOOK/PAGE: | N/A | RECORDED DATE: | 05/13/2016 |
| INSTRUMENT NO: | 2016R00012522 | | |
| COMMENTS: | | | |

CURRENT TAXES

| FIRST INSTALLMENT | | SECOND INSTALLMENT | |
|-------------------|---------------|--------------------|------------|
| TAX YEAR: | 2024 (SPRING) | TAX YEAR: | 2024(FALL) |
| TAX AMOUNT: | \$2,729.78 | TAX AMOUNT: | \$2,729.78 |
| TAX STATUS: | PAID | TAX STATUS: | DUE |
| DUE DATE: | | DUE DATE: | |
| DELINQUENT DATE: | | DELINQUENT DATE: | |
| THIRD INSTALLMENT | | FOURTH INSTALLMENT | |
| TAX YEAR: | | TAX YEAR: | |
| AMOUNT: | | AMOUNT: | |
| TAX STATUS: | | TAX STATUS: | |
| DUE DATE: | | DUE DATE: | |
| DELINQUENT DATE: | | DELINQUENT DATE: | |

VOLUNTARY LIENS

SECURITY INSTRUMENT

| | | | |
|----------------|---------------|------------------------|--------------|
| DOC NAME | MORTGAGE | AMOUNT: | \$600,000.00 |
| DATED DATE: | 06/18/2020 | RECORDED DATE | 07/01/2020 |
| INSTRUMENT NO: | 2020R00015951 | BOOK/PAGE: | N/A |
| OPEN/CLOSED: | OPEN | SUBJECT LIEN (YES/NO): | NO |

| | | | |
|---|---|----------------|--|
| BORROWER: | TIMOTHY L MOLL AND MARY L MOLL HUSBAND AND WIFE | | |
| LENDER: | MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., SOLELY ACTING AS NOMINEE FOR UNITED FIDELITY BANK | | |
| TRUSTEE: | N/A | | |
| COMMENTS: | | | |
| RELATED DOCUMENT | | | |
| DOC NAME: | | BOOK/PAGE: | |
| DATED DATE: | | INSTRUMENT NO. | |
| REC DATE: | | COUNTY: | |
| ASSIGNOR: | | | |
| ASSIGNEE: | | | |
| BENEFICIARY: | | | |
| TRUSTEE: | | | |
| PURPOSE: | | | |
| COMMENTS: | | | |
| RELATED DOCUMENT | | | |
| DOC NAME: | | BOOK/PAGE: | |
| DATED DATE: | | INSTRUMENT NO. | |
| REC DATE: | | COUNTY: | |
| ASSIGNOR: | | | |
| ASSIGNEE: | | | |
| BENEFICIARY: | | | |
| TRUSTEE: | | | |
| PURPOSE: | | | |
| COMMENTS: | | | |
| FOR PREAMBLE | | | |
| CITY/TOWNSHIP/PARISH: | CITY OF EVANSVILLE | | |
| ADDITIONAL NOTES | | | |
| | | | |
| LEGAL DESCRIPTION | | | |
| <p>THE FOLLOWING-DESCRIBED REAL ESTATE LOCATED IN VANDERBURGH COUNTY, INDIANA, TO-WIT:</p> <p>PARCEL I</p> <p>LOT SIXTY-SEVEN (67) IN THE SECOND AMENDED PLAT OF OAK MEADOW, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK K, PAGE 176 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA.</p> <p>EXCEPTING THEREFROM:</p> <p>PART OF LOT SIXTY-SEVEN (67) IN THE SECOND AMENDED PLAT OF OAK MEADOW, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK K, PAGE 176 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT A 1" IRON ROD IN 6" X 6" CONCRETE MARKER AT THE NORTHWEST CORNER OF SAID LOT SIXTY-SEVEN (67), ALSO BEING THE SOUTHWEST CORNER OF TRACT 10 IN BRIAR RIDGE AS PER PLAT THEREOF, RECORDED IN PLAT BOOK I, PAGES 81 AND 82 IN THE OFFICE OF THE RECORDER OF VANDERBURGH COUNTY, INDIANA; THENCE ALONG THE NORTH LINE OF LOT SIXTY-SEVEN (67) AND SOUTH LINE OF TRACT 10, SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST A DISTANCE OF ONE HUNDRED NINETY-FOUR AND EIGHTY-NINE HUNDREDTHS (194.89) FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LOT LINES</p> <p>1ST: SOUTH 89 DEGREES 55 MINUTES 43 SECONDS EAST A DISTANCE OF SEVENTY-EIGHT AND FOUR HUNDREDTHS (78.04) FEET TO THE NORTHEAST CORNER OF SAID LOT SIXTY-SEVEN (67); THENCE ALONG THE EAST LINE OF SAID LOT SIXTY-SEVEN (67)</p> <p>2ND: SOUTH 12 DEGREES 26 MINUTES 46 SECONDS WEST A DISTANCE OF THIRTY-FIVE AND FIVE</p> | | | |

HUNDREDTHS (35.05) FEET TO A 5/8 INCH REBAR WITH LS CAP
S29900003; THENCE

3RD: NORTH 64 DEGREES 02 MINUTES 10 SECONDS WEST A DISTANCE OF SEVENTY-EIGHT AND FORTY
HUNDREDTHS (78.40) FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE LEGAL DESCRIPTION PROVIDE BY DONALD E. GRIES, PLS IN REG. NO. LS29900003, DATED JUNE
17, 2008.

PARCEL II

PART OF TRACT 10 IN BRIAR RIDGE, AN ADDITION LYING NEAR THE CITY OF EVANSVILLE, AS PER PLAT
THEREOF, RECORDED IN PLAT BOOK I, PAGES 81 AND 82 IN THE OFFICE OF THE RECORDER OF
VANDERBURGH COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" IRON ROD IN 6"X6" CONCRETE MARKER AT THE SOUTHWEST CORNER OF SAID TRACT 10,
ALSO BEING THE NORTHWEST CORNER OF LOT 67 IN THE SECOND AMENDED PLAT OF OAK MEADOW, AS PER
PLAT THEREOF, RECORDED IN PLAT BOOK K, PAGE 176 IN THE OFFICE OF THE RECORDER OF VANDERBURGH
COUNTY; THENCE ALONG THE WEST LINE OF SAID TRACT 10

1ST: NORTH 00 DEGREES 34 MINUTES 02 SECONDS WEST 95.12 FEET TO A 5/8 INCH REBAR WITH LS CAP
S9900003; THENCE

2ND: SOUTH 64 DEGREES 02 MINUTES 10 SECONDS EAST 217.82 FEET TO THE SOUTH LINE OF SAID TRACT 10,
ALSO BEING THE NORTH LINE OF SAID LOT 67; THENCE ALONG SAID LOT LINES

3RD: NORTH 89 DEGREES 55 MINUTES 43 SECONDS WEST 194.89 FEET TO THE POINT OF BEGINNING.

82-04-16-009-146.056-030

General Information

Parcel Number
82-04-16-009-146.056-030

Local Parcel Number
07-080-09-146-056

Tax ID:

Routing Number
S-7E

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Vanderburgh

Township
SCOTT TOWNSHIP

District 030 (Local 007)
SCOTT

School Corp 7995
EVANSVILLE-VANDERBURGH

Neighborhood 70706-030
SCOTT 70706

Section/Plat

Location Address (1)
67 OAK MEADOW
EVANSVILLE, IN 47725

Zoning

Subdivision

Lot

Market Model
70706-030 - Residential

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Water, Gas, Electricity ☐

Streets or Roads TIF
Proposed ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 24, 2024

Review Group 2024

MOLL, TIMOTHY L & MARY L T/E

Ownership

MOLL, TIMOTHY L & MARY L T/E
67 OAK MEADOW RD
EVANSVILLE, IN 47725

Legal

OAK MEADOW 2ND AMENDED PT L 67



67 OAK MEADOW

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 05/13/2016 | MOLL, TIMOTHY L & | 2016R12522 | TD | 16/12522 | \$337,500 | I |
| 11/05/2010 | HASEMAN, CRAIG E | #5793 | WD | 10/26761 | | I |
| 09/11/2007 | HASEMAN, JOSEPH | 6022 | WD | 07/28475 | | I |
| 05/01/1996 | HASEMAN JOSEPH H | 0 | WD | 10/1331 | \$2,105 | I |
| 01/01/1900 | ORR MAX S & SUSAN | | WD | / | | I |

510, 1 Family Dwell - Platted Lot

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

| 2024 | Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|------------------|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 04/12/2024 | As Of Date | 04/12/2024 | 04/14/2023 | 04/14/2022 | 04/09/2021 | 05/01/2020 |
| Indiana Cost Mod | Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| 1.0000 | 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 checked="" type="checkbox"/> |
| \$52,500 | Land | \$52,500 | \$52,500 | \$52,500 | \$52,500 | \$52,500 |
| \$50,000 | Land Res (1) | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| \$2,500 | Land Non Res (2) | \$2,500 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Land Non Res (3) | \$0 | \$2,500 | \$2,500 | \$2,500 | \$2,500 |
| \$417,700 | Improvement | \$417,700 | \$407,400 | \$412,700 | \$361,900 | \$364,800 |
| \$417,700 | Imp Res (1) | \$417,700 | \$378,500 | \$380,300 | \$331,700 | \$331,700 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$28,900 | \$32,400 | \$30,200 | \$33,100 |
| \$470,200 | Total | \$470,200 | \$459,900 | \$465,200 | \$414,400 | \$417,300 |
| \$467,700 | Total Res (1) | \$467,700 | \$428,500 | \$430,300 | \$381,700 | \$381,700 |
| \$2,500 | Total Non Res (2) | \$2,500 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Total Non Res (3) | \$0 | \$31,400 | \$34,900 | \$32,700 | \$35,600 |

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' 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 | | 157 | 1.0000 | 1.00 | \$50,000 | \$50,000 | \$50,000 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$50,000 |
| 91 | A | | 0 | 0.3700 | 1.71 | \$4,000 | \$6,840 | \$2,531 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$2,530 |

SCOTT 70706

/7070

1/2

Notes

4/12/2024 TR: Parcel covers 2 diff sub plats: K176 & I81

6/10/2016 CONTR: CONTRACT SALE INFORMATION
11/19/10 SALE TO JOHN K & TAMMY J MAYNARD INVALID
\$424,900 SALE ALSO INCLUDES 09-111-020

6/10/2016 SPLIT/COMBINE: SPLIT FROM/TO PARCEL
25p26 CMBN PLTR 13707 Delete 0.21 AC IN 09-111-020 to 1.37 AC in 09-146-056 with TrD 2016R12522 as requested.

2009 CUT .03 AC TO 9-146-68 8/7/08 8-21192

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 1.37 |
| Actual Frontage | 157 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 1.37 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 0.37 |
| 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 | \$50,000 |
| 91/92 Value | \$2,500 |
| Supp. Page Land Value | |
| CAP 1 Value | \$50,000 |
| CAP 2 Value | \$2,500 |
| CAP 3 Value | \$0 |
| Total Value | \$52,500 |

82-04-16-009-146.056-030

MOLL, TIMOTHY L & MARY L T/E 67 OAK MEADOW

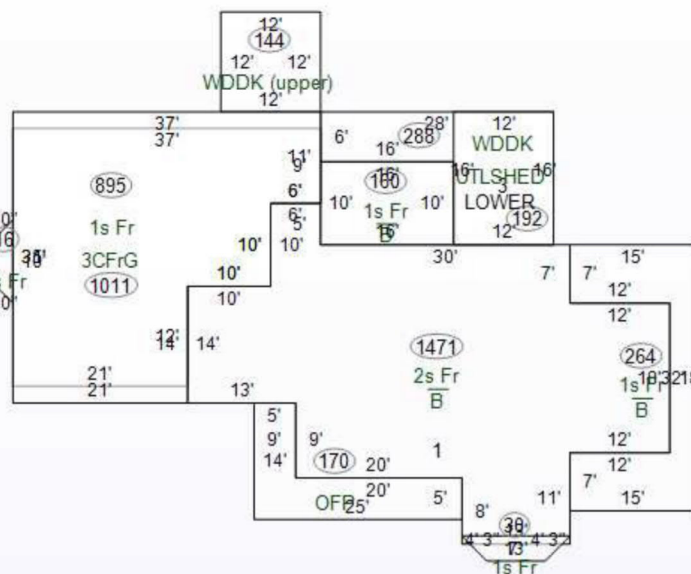
510, 1 Family Dwell - Platted Lot

SCOTT 70706

/7070

2/2

| General Information | | Plumbing | |
|---|--|---|--|
| Occupancy | Single-Family | # | TF |
| Description | Single-Family R 01 | Full Bath | 3 9 |
| Story Height | 2 | Half Bath | 2 4 |
| Style | 30 - Two Story Reside | Kitchen Sinks | 1 1 |
| Finished Area | 4307 sqft | Water Heaters | 1 1 |
| Make | | Add Fixtures | 3 3 D |
| Floor Finish | | Total | 10 18 |
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile | Accommodations | |
| <input checked="" type="checkbox"/> Slab | <input checked="" type="checkbox"/> Carpet | Bedrooms | 5 |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" type="checkbox"/> Unfinished | Living Rooms | 1 2 |
| <input type="checkbox"/> Wood | <input type="checkbox"/> Other | Dining Rooms | 1 5 |
| <input checked="" type="checkbox"/> Parquet | | Family Rooms | 1 5 |
| Wall Finish | | Total Rooms | 10 2 |
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" 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 | 170 | \$7,000 | |
| Wood Deck | 288 | \$4,800 | |
| Wood Deck | 144 | \$2,900 | |



| Specialty Plumbing | | |
|--------------------|-------|---------|
| Description | Count | Value |
| Portable Spa | 1 | \$1,700 |
| Whirl Pool (2) | 1 | \$6,700 |

| Cost Ladder | | | | |
|------------------------------------|--------|------|--------|------------------------------|
| Floor | Constr | Base | Finish | Value |
| 1 | 1Fr | 1895 | 1895 | \$121,000 |
| 2 | 1Fr | 2412 | 2412 | \$74,600 |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | | 1895 | 0 | \$40,300 |
| Crawl | | | | |
| Slab | | | | |
| Total Base | | | | \$235,900 |
| Adjustments 1 Row Type Adj. x 1.00 | | | | \$235,900 |
| Unfin Int (-) | | | | \$0 |
| Ex Liv Units (+) | | | | \$0 |
| Rec Room (+) | | | | 4:1800 \$24,200 |
| Loft (+) | | | | \$0 |
| Fireplace (+) | | | | MS:1 MO:2 PS:1 PO:1 \$12,700 |
| No Heating (-) | | | | \$0 |
| A/C (+) | | | | 1:1895 2:2412 \$7,800 |
| No Elec (-) | | | | \$0 |
| Plumbing (+ / -) | | | | 18 - 5 = 13 x \$800 \$10,400 |
| Spec Plumb (+) | | | | \$8,400 |
| Elevator (+) | | | | \$0 |
| Sub-Total, One Unit | | | | \$299,400 |
| Sub-Total, 1 Units | | | | |
| Exterior Features (+) | | | | \$14,700 \$314,100 |
| Garages (+) 1011 sqft | | | | \$27,500 \$341,600 |
| Quality and Design Factor (Grade) | | | | 1.40 |
| Location Multiplier | | | | 0.93 |
| Replacement Cost | | | | \$444,763 |


| Summary of Improvements | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------------|-------------|-------|------------|----------|---------|-----------|-----------|------|----------|------------|-----------|----------|---------------|---------|------|-------|-------|--------|-------|-------|--------------|
| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Eff 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: Single-Family R 01 | 2 | Wood Fr | B+2 | 1981 | 1981 | 43 | A | | 0.93 | | 6,202 sqft | \$444,763 | 28% | \$320,230 | 0% | 100% | 1.000 | 1.220 | 100.00 | 0.00 | 0.00 | \$390,700 |
| 2: Pool, In Ground R 01 | 1 | | C | 2002 | 2002 | 22 | A | \$29.45 | 0.93 | \$38.96 | 24'x52' | \$69,376 | 65% | \$24,280 | 0% | 100% | 1.000 | 1.070 | 100.00 | 0.00 | 0.00 | \$26,000 |
| 3: Utility Shed | 1 | | D | 1981 | 1981 | 43 | A | \$18.40 | 0.93 | \$13.69 | 12'x16' | \$2,628 | 65% | \$920 | 0% | 100% | 1.000 | 1.070 | 100.00 | 0.00 | 0.00 | \$1,000 |

Total all pages


\$417,700

Total this page


\$417,700



82-03-34-003-048.045-022
WERNER, VINCENT H & JU...
Assessed Value: \$154,800



67 OAK MEADOW
82-04-16-009-111.020-030
MOLL, TIMOTHY L & MARY...
Assessed Value: \$1,800



67 OAK MEADOW
82-04-16-009-146.056-030
MOLL, TIMOTHY L & MARY...
Assessed Value: \$470,200

[See More Results in Data Only Page...](#)

\$

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[Sales Info.](#) [Imprv. Info.](#) [Taxes](#) [Property Card](#) [Forms](#) [Street View](#)

Tax Summary

Payment History

Account Information

| | |
|-------------------|------------------------------|
| Owner Name | MOLL, TIMOTHY L & MARY L T/E |
| Mailing Address | 67 OAK MEADOW RD |
| Legal Description | Not Available |
| Parcel ID | 82-04-16-009-146.056-030 |
| Property Type | Real |


Assessed Values

| | |
|--------------------|---------------------|
| Land Value | \$52,500.00 |
| Improvement Value | \$407,400.00 |
| Total Value | \$459,900.00 |


Billing Summary

| Year | Spring | Fall | Total Receipts | Total Balance |
|------|-------------|------------|----------------|---------------|
| 2024 | \$ 2,729.78 | \$2,729.78 | \$2,729.78 | \$2,729.78 |
| 2023 | \$ 2,778.04 | \$2,778.04 | \$5,556.08 | \$0.00 |
| 2022 | \$ 2,534.38 | \$2,534.38 | \$5,068.76 | \$0.00 |


\$ Pay



82-03-34-003-048.045-022
WERNER, VINCENT H & JU...
Assessed Value: \$154,800



67 OAK MEADOW
82-04-16-009-111.020-030
MOLL, TIMOTHY L & MARY...
Assessed Value: \$1,800



67 OAK MEADOW
82-04-16-009-146.056-030
MOLL, TIMOTHY L & MARY...
Assessed Value: \$470,200

[See More Results in Data Only Page...](#)

\$

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[Sales Info.](#) [Imprv. Info.](#) [Taxes](#) [Property Card](#) [Forms](#) [Street View](#)

[Tax Summary](#) [Payment History](#)

Receipts

| | |
|-------------|------------|
| Date Paid | 05/10/2024 |
| Amount Paid | \$2,729.78 |
| Date Paid | 11/10/2023 |
| Amount Paid | \$2,778.04 |
| Date Paid | 04/18/2023 |
| Amount Paid | \$2,778.04 |
| Date Paid | 11/04/2022 |
| Amount Paid | \$2,534.38 |
| Date Paid | 05/10/2022 |
| Amount Paid | \$2,534.38 |

RECORDER
VANDERBURGH COUNTY
Z TULEY
2016R00012522
05/13/2016 11:20 AM
RECORDING FEES: 22.00
PAGES: 4



$\frac{2}{4}$ TRUSTEE'S DEED

THIS INDENTURE WITNESSETH, that CRAIG E. HASEMAN, TRUSTEE OF THE RESIDUARY TRUST UNDER THE JOSEPH H. HASEMAN, III LIVING TRUST DATED NOVEMBER 14, 2006, AS AMENDED, of Vanderburgh County, Indiana ("Grantor"), **CONVEYS and WARRANTS** to TIMOTHY L. MOLL AND MARY L. MOLL, HUSBAND AND WIFE, as tenants by the entireties, of Vanderburgh County, Indiana ("Grantees"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following-described real estate located in Vanderburgh County, Indiana, to-wit:

PARCEL I

Lot Sixty-seven (67) in the Second Amended Plat of Oak Meadow, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book K, Page 176 in the Office of the Recorder of Vanderburgh County, Indiana.

EXCEPTING THEREFROM:

Part of Lot Sixty-seven (67) in the Second Amended Plat of Oak Meadow, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book K, Page 176 in the Office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at a 1" iron rod in 6" x 6" concrete marker at the Northwest corner of said Lot Sixty-seven (67), also being the Southwest corner of Tract 10 in Briar Ridge as per plat thereof, recorded in Plat Book I, Pages 81 and 82 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the North line of Lot Sixty-seven (67) and South line of Tract 10, South 89 Degrees 55 Minutes 43 Seconds East a distance of One Hundred Ninety-four and Eighty-nine Hundredths (194.89) feet to the true point of beginning; thence continue along said Lot lines

1

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

MAY 13 2016

Brian Genth
AUDITOR

2418
T

1st: South 89 Degrees 55 Minutes 43 Seconds East a distance of Seventy-eight and Four Hundredths (78.04) feet to the Northeast corner of said Lot Sixty-seven (67); thence along the East line of said Lot Sixty-seven (67)

2nd: South 12 Degrees 26 Minutes 46 Seconds West a distance of Thirty-five and Five Hundredths (35.05) feet to a 5/8" rebar with LS Cap S29900003; thence

3rd: North 64 Degrees 02 Minutes 10 Seconds West a distance of Seventy-eight and Forty Hundredths (78.40) feet to the true point of beginning.

The above legal description provide by Donald E. Gries, PLS IN Reg. No. LS29900003, dated June 17, 2008.

PARCEL II

Part of Tract 10 in Briar Ridge, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book I, pages 81 and 82 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 1" iron rod in 6"x6" concrete marker at the Southwest corner of said Tract 10, also being the Northwest corner of Lot 67 in the Second Amended Plat of Oak Meadow, as per plat thereof, recorded in Plat Book K, page 176 in the office of the Recorder of Vanderburgh County; thence along the West line of said Tract 10

1st: North 00°34'02" West 95.12 feet to a 5/8" rebar with LS cap S9900003; thence

2nd: South 64°02'10" East 217.82 feet to the South line of said Tract 10, also being the North line of said Lot 67; thence along said Lot lines

3rd: North 89°55'43" West 194.89 feet to the point of beginning.

The above legal description provided by Donald E. Gries, PLS IN Reg. No. LS29900003 dated June 17, 2008.

Subject to all easements, restrictions, rights-of-way and public roadways of record.

Subject to the First installment of real estate taxes for the year 2016, due and payable in May 2017, and all subsequent taxes and all assessments, all of which the Grantees herein assume and agree to pay.

The Grantor warrants that he has not made, done, executed or committed any act or thing whatsoever whereby the above-described real estate, or any part thereof, now or at any time hereafter, shall or may be imperiled, charged, or encumbered in any manner whatsoever. The Grantor warrants the title to the above-described real estate only to the extent hereinabove stated; however, the Grantor does hereby assign and transfer unto the Grantee herein the benefit of all warranties in the chain of title to the above-described real property and any and all rights which now exist or which may hereafter accrue by reason of or on account of said warranties.

The Grantor represents that Grantor is the sole duly acting Trustee of the Trust; that said Trust has not been terminated and remains in full force and effect and the Grantor herein, as Trustee, has full and complete authority under the terms and provisions of said Trust to execute and deliver this deed without any other action or requirement.

IN WITNESS WHEREOF, Grantor has executed this deed this 28 day of April, 2016.



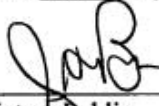
CRAIG E. HASEMAN, TRUSTEE OF THE
RESIDUARY TRUST UNDER THE JOSEPH H.
HASEMAN, III LIVING TRUST DATED
NOVEMBER 14, 2006, AS AMENDED

STATE OF INDIANA)
) SS:
 COUNTY OF VANDERBURGH)

Before me, a Notary Public in and for said County and State, personally appeared CRAIG E. HASEMAN, TRUSTEE OF THE RESIDUARY TRUST UNDER THE JOSEPH H. HASEMAN, III LIVING TRUST DATED NOVEMBER 14, 2006, AS AMENDED, who acknowledged the execution of the foregoing Trustee's Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 25 day of April, 2016.

My County of Residence
 is Vanderburgh
 County, State of Indiana, and
 My Commission Expires:
12/14/17


 Notary Public
Jeffrey H. Bosse
 Printed Name of Notary



JEFFREY H. BOSSE
 Notary Public, State of Indiana
 Residing in Vanderburgh County
 My Commission Expires: October 14, 2017

Mailing tax statements: 61 Oak Meadow Road, Evansville, IN 47725

Property Address: 67 Oak Meadow Road, Evansville, IN, 47725

Grantees' address: 61 Oak Meadow Road, Evansville, IN 47725

Parcel No.: 82-04-16-009-111.020-030 and 82-04-16-009-146.056-030

This instrument was prepared by Jeffrey A. Bosse, Attorney-at-Law, Bosse Law Office, P.C., 501 Main St., Suite 101, Evansville, Indiana 47708 (16-04003)

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

Printed Name: Jeffrey H. Bosse

RECORDER
VANDERBURGH COUNTY
DEBBIE STUCKI
2020R00015951
07/01/2020 12:06 PM
RECORDING FEES: 55.00
PAGES: 22

After Recording Return To:
UNITED FIDELITY BANK
P O BOX 1347
EVANSVILLE, INDIANA 47706-1347
Loan Number: 0010017135

[Space Above This Line For Recording Data]

MORTGAGE

MIN: 100570200100171358

MERS Phone: 888-679-6377

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated JUNE 18, 2020, together with all Riders to this document.
- (B) "Borrower" is TIMOTHY L MOLL and MARY L MOLL husband and wife

Borrower is the mortgagor under this Security Instrument.

(C) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. **MERS is the mortgagee under this Security Instrument.** MERS is organized and existing under the laws of Delaware, and MERS has a mailing address of P. O. Box 2026, Flint, MI 48501-2026 and a street address of 1901 E. Voorhees Street, Suite C, Danville, IL 61834. The MERS telephone number is (888) 679-MERS.

(D) "Lender" is UNITED FIDELITY BANK

Lender is a FEDERAL SAVINGS BANK organized
and existing under the laws of INDIANA



Lender's address is 18 N W FOURTH ST, EVANSVILLE, INDIANA 47708

(E) "Note" means the promissory note signed by Borrower and dated JUNE 18, 2020
The Note states that Borrower owes Lender SIX HUNDRED THOUSAND AND 00/100
Dollars (U.S. \$ 600,000.00) plus interest.
Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than
JULY 1, 2050
(F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
(G) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under
the Note, and all sums due under this Security Instrument, plus interest.
(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are
to be executed by Borrower [check box as applicable]:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input checked="" type="checkbox"/> Planned Unit Development Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and
administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial
opinions.
(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges
that are imposed on Borrower or the Property by a condominium association, homeowners association or similar
organization.
(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft,
or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or
magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term
includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by
telephone, wire transfers, and automated clearinghouse transfers.
(L) "Escrow Items" means those items that are described in Section 3.
(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any
third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or
destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in
lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.
(N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note,
plus (ii) any amounts under Section 3 of this Security Instrument.
(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing
regulation, Regulation X (12 C.F.R. Part 1024), as they might be amended from time to time, or any additional or
successor legislation or regulation that governs the same subject matter. As used in this Security Instrument,
"RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan"
even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.
(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that
party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) 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 MERS (solely as nominee for Lender and Lender's successors and assigns) and to the successors and assigns of MERS the following described property located in the

COUNTY of Vanderburgh :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

A.P.N.: 82-04-16-009-146.056-030 82-04-16-009-111.020-030

which currently has the address of

67 OAK MEADOW RD

[Street]

EVANSVILLE

[City]

, Indiana

47725

[Zip Code]

("Property Address"):

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised 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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

EXHIBIT A

PARCEL I

Lot Sixty-seven (67) in the Second Amended Plat of Oak Meadow, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book K, Page 176 in the Office of the Recorder of Vanderburgh County, Indiana.

EXCEPTING THEREFROM:

Part of Lot Sixty-seven (67) in the Second Amended Plat of Oak Meadow, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book K, Page 176 in the Office of the Recorder of Vanderburgh County, Indiana, and being more particularly described as follows:

Commencing at a 1" iron rod in 6" x 6" concrete marker at the Northwest corner of said Lot Sixty-seven (67), also being the Southwest corner of Tract 10 in Briar Ridge as per plat thereof, recorded in Plat Book I, Pages 81 and 82 in the Office of the Recorder of Vanderburgh County, Indiana; thence along the North line of Lot Sixty-seven (67) and South line of Tract 10, South 89 Degrees 55 Minutes 43 Seconds East a distance of One Hundred Ninety-four and Eighty-nine Hundredths (194.89) feet to the true point of beginning; thence continue along said Lot lines

1st: South 89 Degrees 55 Minutes 43 Seconds East a distance of Seventy-eight and Four Hundredths (78.04) feet to the Northeast corner of said Lot Sixty-seven (67); thence along the East line of said Lot Sixty-seven (67)

2nd: South 12 Degrees 26 Minutes 46 Seconds West a distance of Thirty-five and Five Hundredths (35.05) feet to a 5/8" rebar with LS Cap S29900003; thence

3rd: North 64 Degrees 02 Minutes 10 Seconds West a distance of Seventy-eight and Forty Hundredths (78.40) feet to the true point of beginning.

The above legal description provide by Donald E. Gries, PLS IN Reg. No. LS29900003, dated June 17, 2008.

PARCEL II

Part of Tract 10 in Briar Ridge, an Addition lying near the City of Evansville, as per plat thereof, recorded in Plat Book I, pages 81 and 82 in the office of the Recorder of Vanderburgh County, Indiana and being more particularly described as follows:

Beginning at a 1" iron rod in 6"x6" concrete marker at the Southwest corner of said Tract 10, also being the Northwest corner of Lot 67 in the Second Amended Plat of Oak Meadow, as per plat thereof, recorded in Plat Book K, page 176 in the office of the Recorder of Vanderburgh County; thence along the West line of said Tract 10

1st: North 00°34'02" West 95.12 feet to a 5/8" rebar with LS cap S9900003; thence

2nd: South 64°02'10" East 217.82 feet to the South line of said Tract 10, also being the North line of said Lot 67; thence along said Lot lines

3rd: North 89°55'43" West 194.89 feet to the point of beginning.

The above legal description provided by Donald E. Gries, PLS IN Reg. No. LS29900003 dated June 17, 2008.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future against Lender shall relieve Borrower from making payments due under the Note and this Security Instrument or performing the covenants and agreements secured by this Security Instrument.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) interest due under the Note; (b) principal due under the Note; (c) amounts due under Section 3. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to late charges, second to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

If Lender receives a payment from Borrower for a delinquent Periodic Payment which includes a sufficient amount to pay any late charge due, the payment may be applied to the delinquent payment and the late charge. If more than one Periodic Payment is outstanding, Lender may apply any payment received from Borrower to the repayment of the Periodic Payments if, and to the extent that, each payment can be paid in full. To the extent that any excess exists after the payment is applied to the full payment of one or more Periodic Payments, such excess may be applied to any late charges due. Voluntary prepayments shall be applied first to any prepayment charges and then as described in the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Funds for Escrow Items. Borrower shall pay to Lender on the day Periodic Payments are due under the Note, until the Note is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over this Security Instrument as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under Section 5; and (d) Mortgage Insurance premiums, if any, or any sums payable by Borrower to Lender in lieu of the payment of Mortgage Insurance premiums in accordance with the provisions of Section 10. These items are called "Escrow Items." At origination or at any time during the term of the Loan, Lender may require that Community Association Dues, Fees, and Assessments, if any, be escrowed by Borrower, and such dues, fees and assessments shall be an Escrow Item. Borrower shall promptly furnish to Lender all notices of amounts to be paid under this Section. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in this Security Instrument, as the phrase "covenant and agreement" is used in Section 9. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under Section 9 and pay such amount and Borrower shall then be obligated under Section 9 to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with Section 15 and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this Section 3.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under RESPA, and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with Applicable Law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and Applicable Law permits Lender to make such a charge. Unless an agreement is made in writing or Applicable Law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Borrower and Lender can agree in writing, however, that interest shall be paid on the Funds. Lender shall give to Borrower, without charge, an annual accounting of the Funds as required by RESPA.

If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA, but in no more than 12 monthly payments. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA, but in no more than 12 monthly payments.

Upon payment in full of all sums secured by this Security Instrument, Lender shall promptly refund to Borrower any Funds held by Lender.

4. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any. To the extent that these items are Escrow Items, Borrower shall pay them in the manner provided in Section 3.

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, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 4.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

5. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 5 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 22 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

6. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

7. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 5 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further

coverage (in the amount and for the period that Lender requires) provided by an insurer selected by Lender again becomes available, is obtained, and Lender requires separately designated payments toward the premiums for Mortgage Insurance. If Lender required Mortgage Insurance as a condition of making the Loan and Borrower was required to make separately designated payments toward the premiums for Mortgage Insurance, Borrower shall pay the premiums required to maintain Mortgage Insurance in effect, or to provide a non-refundable loss reserve, until Lender's requirement for Mortgage Insurance ends in accordance with any written agreement between Borrower and Lender providing for such termination or until termination is required by Applicable Law. Nothing in this Section 10 affects Borrower's obligation to pay interest at the rate provided in the Note.

Mortgage Insurance reimburses Lender (or any entity that purchases the Note) for certain losses it may incur if Borrower does not repay the Loan as agreed. Borrower is not a party to the Mortgage Insurance.

Mortgage insurers evaluate their total risk on all such insurance in force from time to time, and may enter into agreements with other parties that share or modify their risk, or reduce losses. These agreements are on terms and conditions that are satisfactory to the mortgage insurer and the other party (or parties) to these agreements. These agreements may require the mortgage insurer to make payments using any source of funds that the mortgage insurer may have available (which may include funds obtained from Mortgage Insurance premiums).

As a result of these agreements, Lender, any purchaser of the Note, another insurer, any reinsurer, any other entity, or any affiliate of any of the foregoing, may receive (directly or indirectly) amounts that derive from (or might be characterized as) a portion of Borrower's payments for Mortgage Insurance, in exchange for sharing or modifying the mortgage insurer's risk, or reducing losses. If such agreement provides that an affiliate of Lender takes a share of the insurer's risk in exchange for a share of the premiums paid to the insurer, the arrangement is often termed "captive reinsurance." Further:

(a) Any such agreements will not affect the amounts that Borrower has agreed to pay for Mortgage Insurance, or any other terms of the Loan. Such agreements will not increase the amount Borrower will owe for Mortgage Insurance, and they will not entitle Borrower to any refund.

(b) Any such agreements will not affect the rights Borrower has - if any - with respect to the Mortgage Insurance under the Homeowners Protection Act of 1998 or any other law. These rights may include the right to receive certain disclosures, to request and obtain cancellation of the Mortgage Insurance, to have the Mortgage Insurance terminated automatically, and/or to receive a refund of any Mortgage Insurance premiums that were unearned at the time of such cancellation or termination.

11. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced

by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 19, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

12. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to 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 any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

13. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer'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 can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 18, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 20) and benefit the successors and assigns of Lender.

14. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed

as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

15. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

16. Governing Law; Severability; Rules of Construction. This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. 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.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

17. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

18. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

19. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to Section 22 of this Security Instrument, (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 18.

20. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

Neither Borrower nor Lender may commence, join, or be joined to any judicial action (as either an individual litigant or the member of a class) that arises from the other party's actions pursuant to this Security Instrument or that alleges that the other party has breached any provision of, or any duty owed by reason of, this Security Instrument, until such Borrower or Lender has notified the other party (with such notice given in compliance with the requirements of Section 15) of such alleged breach and afforded the other party hereto a reasonable period after the giving of such notice to take corrective action. If Applicable Law provides a time period which must elapse before certain action can be taken, that time period will be deemed to be reasonable for purposes of this paragraph. The notice of acceleration and opportunity to cure given to Borrower pursuant to Section 22 and the notice of acceleration given to Borrower pursuant to Section 18 shall be deemed to satisfy the notice and opportunity to take corrective action provisions of this Section 20.

21. Hazardous Substances. As used in this Section 21: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an

Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

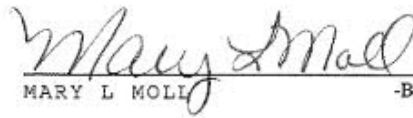
23. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

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

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.


TIMOTHY L MOLL (Seal)
-Borrower


MARY L MOLL (Seal)
-Borrower

Witness

Witness

(Space Below This Line For Acknowledgment)

State of INDIANA

County of Vanderburgh SS:

Before me, Kathy Renee Masterson,
 this 18th day of June, 2020, TIMOTHY L MOLL AND MARY L MOLL
 (name of Notary or other officer)

(name of signer)
 acknowledged the execution of the annexed deed (or mortgage, as the case may be).



KATHY RENEE MASTERSON
 Resident of Vanderburgh County, IN
 Commission Expires: July 19, 2020
 Commission #636941

(Notary's signature)

Kathy Renee Masterson
 (Printed/typed name), Notary Public

My commission expires: 7/19/2020

County of commission: VANDERBURGH

This instrument was prepared by: Kathy Renee Masterson

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.

Kathy Renee Masterson
 Closing Agent

Signature of Preparer

Printed Name of Preparer

Loan Originator: William Lee Masterson, NMLSR ID 456248
 Loan Originator Organization: United Fidelity Bank, FSB, NMLSR ID 469650

Vanderburgh County, IN 2020R00015951 Page 15 of 22

Loan Number: 0010017135

FIXED/ADJUSTABLE RATE RIDER
(LIBOR One-Year Index (As Published In *The Wall Street Journal*) - Rate Caps)

THIS FIXED/ADJUSTABLE RATE RIDER is made this 18th day of JUNE, 2020, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to UNITED FIDELITY BANK

("Lender") of the same date and covering the property described in the Security Instrument and located at:

67 OAK MEADOW RD, EVANSVILLE, INDIANA 47725

[Property Address]

THE NOTE PROVIDES FOR A CHANGE IN BORROWER'S FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT BORROWER'S ADJUSTABLE INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MINIMUM AND MAXIMUM RATES BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of 3.250 %. The Note also provides for a change in the initial fixed rate to an adjustable interest rate, as follows:

4. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate I will pay will change to an adjustable interest rate on the first day of JULY, 2027, and the adjustable interest rate I will pay may change on that day every 12th month thereafter. The date on which my initial fixed interest rate changes to an adjustable interest rate, and each date on which my adjustable interest rate could change, is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my adjustable interest rate will be based on an Index that is calculated and provided to the general public by an administrator (the "Administrator"). The "Index" a benchmark, known as the one-year U.S. dollar (USD) LIBOR index. The Index is currently published in, or on the website of, *The Wall Street Journal*. The most recent Index value available as of the date 45 days before each Change Date is called the "Current Index," provided that if the Current Index is less than zero, then the Current Index will be deemed to be zero for purposes of calculating my interest rate.

If the Index is no longer available, it will be replaced in accordance with Section 4(G) below.



(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding TWO AND 250/1000 percentage points (2.250 %) (the "Margin") to the Current Index. The Margin may change if the Index is replaced by the Note Holder in accordance with Section 4(G)(2) below. The Note Holder will then round the result of the Margin plus the Current Index to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the Maturity Date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 8.250 % or less than 2.250 %. Thereafter, my adjustable interest rate will never be increased or decreased on any single Change Date by more than two percentage points from the rate of interest I have been paying for the preceding 12 months. My interest rate will never be greater than 8.250 % or less than 2.250 %.

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my initial fixed interest rate to an adjustable interest rate and of any changes in my adjustable interest rate before the effective date of any change. The notice will include the amount of my monthly payment, any information required by law to be given to me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

(G) Replacement Index and Replacement Margin

The Index is deemed to be no longer available and will be replaced if any of the following events (each, a "Replacement Event") occur: (i) the Administrator has permanently or indefinitely stopped providing the Index to the general public; or (ii) the Administrator or its regulator issues an official public statement that the Index is no longer reliable or representative.

If a Replacement Event occurs, the Note Holder will select a new index (the "Replacement Index") and may also select a new margin (the "Replacement Margin"), as follows:

- (1) If a replacement index has been selected or recommended for use in consumer products, including residential adjustable-rate mortgages, by the Board of Governors of the Federal Reserve System, the Federal Reserve Bank of New York, or a committee endorsed or convened by the Board of Governors of the Federal Reserve System or the Federal Reserve Bank of New York at the time of a Replacement Event, the Note Holder will select that index as the Replacement Index.
- (2) If a replacement index has not been selected or recommended for use in consumer products under Section (G)(1) at the time of a Replacement Event, the Note Holder will make a reasonable, good faith effort to select a Replacement Index and a Replacement Margin that, when added together, the Note Holder reasonably expects will minimize any change in the cost of the loan, taking into account the historical performance of the Index and the Replacement Index.

The Replacement Index and Replacement Margin, if any, will be operative immediately upon a Replacement Event and will be used to determine my interest rate and monthly payments on Change Dates that are more than 45 days after a Replacement Event. The Index and Margin could be replaced more than once during the term of my Note, but only if another Replacement Event occurs. After a Replacement Event, all references to the "Index" and "Margin" will be deemed to be references to the "Replacement Index" and "Replacement Margin."

The Note Holder will also give me notice of my Replacement Index and Replacement Margin, if any, and such other information required by applicable law and regulation.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 18 of the Security Instrument shall read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 18 of the Security Instrument described in Section B1 above shall then cease to be in effect, and the provisions of Uniform Covenant 18 of the Security Instrument shall be amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

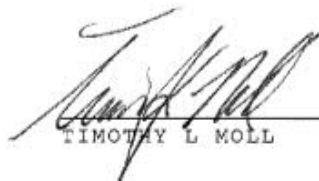
If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to

evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

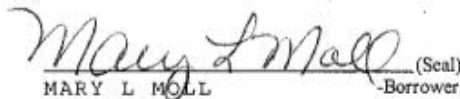
To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.



(Seal)
-Borrower



(Seal)
-Borrower

Loan Number: 0010017135

PLANNED UNIT DEVELOPMENT RIDER

THIS PLANNED UNIT DEVELOPMENT RIDER is made this 18th day of JUNE, 2020, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date, given by the undersigned (the "Borrower") to secure Borrower's Note to UNITED FIDELITY BANK, A FEDERAL SAVINGS BANK (the "Lender") of the same date and covering the Property described in the Security Instrument and located at:

67 OAK MEADOW RD, EVANSVILLE, INDIANA 47725
[Property Address]

The Property includes, but is not limited to, a parcel of land improved with a dwelling, together with other such parcels and certain common areas and facilities, as described in COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

(the "Declaration"). The Property is a part of a planned unit development known as

Oak Meadow
[Name of Planned Unit Development]

(the "PUD"). The Property also includes Borrower's interest in the homeowners association or equivalent entity owning or managing the common areas and facilities of the PUD (the "Owners Association") and the uses, benefits and proceeds of Borrower's interest.

PUD COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. PUD Obligations. Borrower shall perform all of Borrower's obligations under the PUD's Constituent Documents. The "Constituent Documents" are the (i) Declaration; (ii) articles of incorporation, trust instrument or any equivalent document which creates the Owners Association; and (iii) any by-laws or other rules or regulations of the Owners Association. Borrower shall promptly pay, when due, all dues and assessments imposed pursuant to the Constituent Documents.

B. Property Insurance. So long as the Owners Association maintains, with a generally accepted insurance carrier, a "master" or "blanket" policy insuring the Property which is satisfactory to Lender and



which provides insurance coverage in the amounts (including deductible levels), for the periods, and against loss by fire, hazards included within the term "extended coverage," and any other hazards, including, but not limited to, earthquakes and floods, for which Lender requires insurance, then: (i) Lender waives the provision in Section 3 for the Periodic Payment to Lender of the yearly premium installments for property insurance on the Property; and (ii) Borrower's obligation under Section 5 to maintain property insurance coverage on the Property is deemed satisfied to the extent that the required coverage is provided by the Owners Association policy.

What Lender requires as a condition of this waiver can change during the term of the loan.

Borrower shall give Lender prompt notice of any lapse in required property insurance coverage provided by the master or blanket policy.

In the event of a distribution of property insurance proceeds in lieu of restoration or repair following a loss to the Property, or to common areas and facilities of the PUD, any proceeds payable to Borrower are hereby assigned and shall be paid to Lender. Lender shall apply the proceeds to the sums secured by the Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.


C. Public Liability Insurance. Borrower shall take such actions as may be reasonable to insure that the Owners Association maintains a public liability insurance policy acceptable in form, amount, and extent of coverage to Lender.

D. Condemnation. The proceeds of any award or claim for damages, direct or consequential, payable to Borrower in connection with any condemnation or other taking of all or any part of the Property or the common areas and facilities of the PUD, or for any conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. Such proceeds shall be applied by Lender to the sums secured by the Security Instrument as provided in Section 11.

E. Lender's Prior Consent. Borrower shall not, except after notice to Lender and with Lender's prior written consent, either partition or subdivide the Property or consent to: (i) the abandonment or termination of the PUD, except for abandonment or termination required by law in the case of substantial destruction by fire or other casualty or in the case of a taking by condemnation or eminent domain; (ii) any amendment to any provision of the "Constituent Documents" if the provision is for the express benefit of Lender; (iii) termination of professional management and assumption of self-management of the Owners Association; or (iv) any action which would have the effect of rendering the public liability insurance coverage maintained by the Owners Association unacceptable to Lender.

F. Remedies. If Borrower does not pay PUD dues and assessments when due, then Lender may pay them. Any amounts disbursed by Lender under this paragraph F shall become additional debt of Borrower secured by the Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date of disbursement at the Note rate and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this PUD Rider.


TIMOTHY L MOLL (Seal)
-Borrower


MARY L MOLL (Seal)
-Borrower

Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|------------------|------------|------------|
| 07/09/2021 | 06/22/2021 | 2021R00019206 | AFFIDAVI... | MOLL TIMOTHY | | PARTY |
| 06/23/2021 | 06/22/2021 | 2021R00017542 | AFFIDAVI... | MOLL TIMOTHY | | PARTY |
| 03/02/2021 | 03/01/2021 | 2021R00005684 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 07/09/2020 | 07/08/2020 | 2020R00016671 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 07/01/2020 | 07/01/2020 | 2020R00015965 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 07/01/2020 | 06/18/2020 | 2020R00015951 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 01/27/2017 | 01/20/2017 | 2017R00002249 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 01/26/2017 | 01/25/2017 | 2017R00002106 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 01/26/2017 | 01/25/2017 | 2017R00002105 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTOR |
| 01/20/2017 | 01/03/2017 | 2017R00001686 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 01/18/2017 | 01/03/2017 | 2017R00001424 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 12/01/2016 | 11/28/2016 | 2016R00030462 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 11/30/2016 | 11/30/2016 | 2016R00030388 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 10/06/2016 | 09/30/2016 | 2016R00025761 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 09/30/2016 | 09/15/2016 | 2016R00025292 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |

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Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|-------------------------|------------|------------|
| 09/26/2016 | 09/26/2016 | 2016R00024934 | WARRANTY... | MOLL TIMOTHY LEE | | GRANTOR |
| 07/25/2016 | 07/25/2016 | 2016R00019023 | MOD OF M... | MOLL TIMOTHY L | | MORTGAGOR |
| 07/25/2016 | 07/25/2016 | 2016R00019022 | MOD OF M... | MOLL TIMOTHY L | | MORTGAGOR |
| 07/25/2016 | 07/25/2016 | 2016R00019022 | MOD OF M... | MOLL TIMOTHY LEE | | MORTGAGOR |
| 05/16/2016 | 05/06/2016 | 2016R00012658 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 05/13/2016 | 04/29/2016 | 2016R00012524 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 05/13/2016 | 04/29/2016 | 2016R00012523 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 05/13/2016 | 04/29/2016 | 2016R00012522 | TRUSTEES... | MOLL TIMOTHY L | | GRANTEE |
| 05/04/2016 | 04/26/2016 | 2016R00011625 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 11/30/2015 | 11/18/2015 | 2015R00028432 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 11/30/2015 | 11/18/2015 | 2015R00028430 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 05/08/2015 | 05/06/2015 | 2015R00010256 | CO PER R... | MOLL TIMOTHY LEE CO ... | | GRANTOR |
| 08/26/2013 | 08/14/2013 | 2013R00023314 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 05/17/2013 | 05/10/2013 | 2013R00013131 | FEDERAL ... | MOLL TIMOTHY L | | GRANTOR |
| 04/19/2013 | 04/12/2013 | 2013R00010337 | FEDERAL ... | MOLL TIMOTHY L | | GRANTOR |

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SEARCHPRINT
RESULTS

Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|------------------|------------|------------|
| 04/19/2013 | 04/12/2013 | 2013R00010336 | FEDERAL ... | MOLL TIMOTHY L | | GRANTOR |
| 08/13/2012 | 07/30/2012 | 2012R00020036 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 07/25/2012 | 07/18/2012 | 2012R00018292 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 07/25/2012 | 07/18/2012 | 2012R00018256 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 07/24/2012 | 07/18/2012 | 2012R00018183 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 07/24/2012 | 07/18/2012 | 2012R00018182 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 07/24/2012 | 07/12/2012 | 2012R00018181 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 07/02/2012 | 06/28/2012 | 2012R00016242 | MISCELLA... | MOLL TIMOTHY L | | PARTY |
| 07/02/2012 | 06/28/2012 | 2012R00016241 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 02/08/2012 | 02/07/2012 | 2012R00003612 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 11/16/2011 | 11/08/2011 | 2011R00026358 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 08/29/2011 | 08/02/2011 | 2011R00018886 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/13/2011 | 06/10/2011 | 2011R00013161 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 11/10/2010 | 10/26/2010 | 2010R00027295 | RELEASE ... | MOLL TIMOTHY | | GRANTEE |
| 04/01/2010 | 03/25/2010 | 2010R00006878 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |

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Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|------------------|------------|------------|
| 11/18/2009 | 11/18/2009 | 2009R00030562 | SEWER LI... | MOLL TIMOTHY L | | GRANTOR |
| 07/28/2009 | 06/22/2009 | 2009R00020335 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 04/09/2007 | 04/02/2007 | 2007R00010077 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 10/09/2006 | 10/03/2006 | 2006R00034546 | RELEASE ... | MOLL TIMOTHY | | GRANTEE |
| 12/15/2005 | 10/19/2005 | 2005R00039105 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 12/15/2005 | 10/19/2005 | 2005R00039104 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 09/15/2005 | 09/09/2005 | 2005R00028858 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 04/14/2005 | 03/21/2005 | 2005R00011146 | POWER OF... | MOLL TIMOTHY L | | GRANTOR |
| 03/02/2005 | 02/22/2005 | 2005R00006339 | QUIT CLA... | MOLL TIMOTHY L | | GRANTOR |
| 03/02/2005 | 02/18/2005 | 2005R00006338 | SPECIAL ... | MOLL TIMOTHY L | | GRANTEE |
| 07/01/2004 | 06/28/2004 | 2004R00023263 | POWER OF... | MOLL TIMOTHY L | | GRANTOR |
| 05/19/2004 | 12/01/2001 | 2004R00017391 | MISCELLA... | MOLL TIMOTHY | | PARTY |
| 03/18/2004 | 03/17/2004 | 2004R00008735 | MORTGAGE | MOLL TIMOTHY | | MORTGAGOR |
| 01/26/2004 | 01/22/2004 | 2004R00002602 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 12/16/2003 | 12/08/2003 | 2003R00056914 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |

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Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|------------------|------------|------------|
| 12/16/2003 | 12/04/2003 | 2003R00056873 | AFFIDAVI... | MOLL TIMOTHY L | | PARTY |
| 12/15/2003 | 11/25/2003 | 2003R00056595 | RELEASE ... | MOLL TIMOTHY LEE | | GRANTEE |
| 12/01/2003 | 11/17/2003 | 2003R00054692 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 11/24/2003 | 11/17/2003 | 2003R00054034 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 05/13/2003 | 05/08/2003 | 2003R00021430 | PARTIAL ... | MOLL TIMOTHY L | | GRANTEE |
| 08/14/2002 | 08/09/2002 | 2002R00030587 | MISCELLA... | MOLL TIMOTHY L | | PARTY |
| 03/25/2002 | 02/28/2002 | 2002R00011817 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 02/27/2002 | 02/04/2002 | 2002R00008157 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |
| 08/17/2001 | 07/25/2001 | 2001R00028342 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 07/09/2001 | 05/23/2001 | 2001R00023307 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 04/13/2000 | 04/03/2000 | 2000R00010289 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 04/11/2000 | 03/28/2000 | 2000R00009884 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 09/10/1999 | 08/10/1999 | 1999R00030637 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 08/13/1999 | 08/10/1999 | 1999R00027363 | WARRANTY... | MOLL TIMOTHY LEE | | GRANTEE |
| 08/13/1999 | 08/10/1999 | 1999R00027364 | MORTGAGE | MOLL TIMOTHY LEE | | MORTGAGOR |

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NEW
SEARCHPRINT
RESULTS

Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|----------------|------------|------------|
| 07/30/1999 | 07/29/1999 | 1999R00025557 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 07/30/1999 | 07/29/1999 | 1999R00025556 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 07/30/1999 | 07/29/1999 | 1999R00025555 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 07/30/1999 | 07/29/1999 | 1999R00025554 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 07/30/1999 | 07/29/1999 | 1999R00025553 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 07/30/1999 | 07/29/1999 | 1999R00025552 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 09/04/1998 | 07/31/1998 | 1998R00030016 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/09/1998 | 03/27/1998 | 1998R00018901 | EASEMENT | MOLL TIMOTHY | | GRANTOR |
| 02/10/1998 | 01/27/1998 | 1998R00003938 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 09/04/1997 | 08/11/1997 | 1997R00023841 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 09/02/1997 | 08/19/1997 | 1997R00023416 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 08/07/1997 | 08/05/1997 | 1997R00020967 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 08/06/1997 | 07/29/1997 | 1997R00020710 | WARRANTY... | MOLL TIMOTHY L | | GRANTOR |
| 06/26/1997 | 06/14/1997 | 1997R00016678 | RELEASE ... | MOLL TIMOTHY L | | GRANTEE |
| 05/30/1997 | 05/29/1997 | 1997R00013735 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |

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Criteria: Party Name = MOLL TIMOTHY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|----------------|------------|------------|
| 05/30/1997 | 05/29/1997 | 1997R00013734 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |
| 05/30/1997 | 05/29/1997 | 1997R00013706 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 03/27/1997 | 03/27/1997 | 1997R00007186 | SEWER LI... | MOLL TIMOTHY L | | GRANTOR |
| 10/01/1996 | 09/24/1996 | 1996R00025180 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 07/03/1996 | 05/17/1996 | 1996R00016614 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/07/1996 | 06/04/1996 | 1996R00014121 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/07/1996 | 05/29/1996 | 1996R00014120 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |
| 06/07/1996 | 05/31/1996 | 1996R00014119 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/07/1996 | 05/31/1996 | 1996R00014118 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |
| 06/07/1996 | 06/04/1996 | 1996R00014114 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 06/07/1996 | 06/04/1996 | 1996R00014113 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |
| 05/24/1996 | 05/22/1996 | 1996R00012670 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 05/24/1996 | 05/22/1996 | 1996R00012669 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |
| 12/26/1995 | 12/15/1995 | 1995R00029598 | MORTGAGE | MOLL TIMOTHY L | | MORTGAGOR |
| 12/26/1995 | 12/15/1995 | 1995R00029597 | WARRANTY... | MOLL TIMOTHY L | | GRANTEE |

Results found: 106

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| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|----------------|------------|------------|
| 09/14/1994 | 09/12/1994 | 1994R00024128 | BOND FOR... | MOLL TIMOTHY L | | GRANTEE |

Criteria: Party Name = MOLL MARY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|-------------|------------|------------|
| 07/09/2020 | 07/08/2020 | 2020R00016671 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 07/01/2020 | 07/01/2020 | 2020R00015965 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 07/01/2020 | 06/18/2020 | 2020R00015951 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 01/26/2017 | 01/25/2017 | 2017R00002106 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 01/20/2017 | 01/03/2017 | 2017R00001686 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 01/18/2017 | 01/03/2017 | 2017R00001424 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 11/30/2016 | 11/30/2016 | 2016R00030388 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 07/25/2016 | 07/25/2016 | 2016R00019023 | MOD OF M... | MOLL MARY L | | MORTGAGOR |
| 05/13/2016 | 04/29/2016 | 2016R00012523 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 05/13/2016 | 04/29/2016 | 2016R00012522 | TRUSTEES... | MOLL MARY L | | GRANTEE |
| 08/02/2011 | 07/26/2011 | 2011R00017070 | QUIT CLA... | MOLL MARY L | | GRANTEE |
| 02/06/2007 | 01/25/2007 | 2007R00003645 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 04/20/1993 | 03/30/1993 | 1993R00009239 | RELEASE ... | MOLL MARY L | | GRANTEE |
| 04/01/1993 | 03/31/1993 | 1993R00007539 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 04/01/1993 | 03/31/1993 | 1993R00007538 | WARRANTY... | MOLL MARY L | | GRANTEE |

Results found: 30

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NEW
SEARCHPRINT
RESULTS

Criteria: Party Name = MOLL MARY

Last Indexed Date: 06/17/2024

Last Verified Date: 06/17/2024

| RecDate | DocDate | DocNumber | DocType | Last Name | First Name | Party Type |
|------------|------------|---------------|-------------|---------------|------------|------------|
| 03/31/1993 | 03/29/1993 | 1993R00007373 | WARRANTY... | MOLL MARY L | | GRANTOR |
| 08/01/1991 | 04/25/1991 | 1991R00017499 | WARRANTY... | MOLL MARY ANN | | GRANTOR |
| 10/05/1988 | 08/23/1988 | 1988R00018485 | TRUSTEES... | MOLL MARY ANN | | GRANTEE |
| 11/22/1985 | 11/15/1985 | 1985R00023114 | WARRANTY... | MOLL MARY L | | GRANTEE |
| 11/22/1985 | 11/15/1985 | 1985R00023114 | WARRANTY... | MOLL MARY LEE | | GRANTOR |
| 11/22/1985 | 11/15/1985 | 1985R00023115 | MORTGAGE | MOLL MARY L | | MORTGAGOR |
| 10/26/1950 | 09/05/1950 | 1950R00091433 | WARRANTY... | MOLL MARY | | GRANTOR |
| 07/13/1948 | 06/11/1948 | 1948R00006779 | QUIT CLA... | MOLL MARY | | GRANTOR |
| 04/08/1948 | 04/06/1948 | 1948R00097180 | WARRANTY... | MOLL MARY | | GRANTOR |
| 03/25/1948 | 04/16/1946 | 1948R00095666 | WARRANTY... | MOLL MARY | | GRANTOR |
| 07/08/1947 | 07/01/1947 | 1947R00069837 | WARRANTY... | MOLL MARY | | GRANTOR |
| 06/12/1947 | 05/16/1947 | 1947R00067478 | WARRANTY... | MOLL MARY | | GRANTOR |
| 06/06/1947 | 05/05/1947 | 1947R00067043 | WARRANTY... | MOLL MARY | | GRANTOR |
| 03/04/1947 | 04/16/1946 | 1947R00056399 | WARRANTY... | MOLL MARY | | GRANTOR |
| 03/04/1947 | 01/06/1947 | 1947R00056386 | WARRANTY... | MOLL MARY | | GRANTOR |

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Search Results

Party Search

First: Mary
Last: Moll

9 Results

| | |
|---|--|
| <div><div></div><div>In Re: The Marriage of MARY K MOLL and JOHN R MOLL</div><div>49D14-1801-DN-000306</div><div>Court</div><div>Marion Superior Court, Civil Division 14</div><div>Case Type</div><div>DN - Domestic Relations without Children</div><div>Filed</div><div>01/04/2018</div><div>Status</div><div>02/27/2018, Decided</div><div>Parties</div><div>MOLL</div></div> | <div>Filed</div> <div>01/04/2018</div> |
| <div><div></div><div>State of Indiana vs. MARY L MOLL</div><div>82D05-1506-IF-006062</div><div>Court</div><div>Vanderburgh Superior Court 5</div><div>Case Type</div><div>IF - Infraction</div><div>Filed</div><div>06/10/2015</div><div>Status</div><div>08/07/2015, Decided</div><div>Charges</div><div>9-21-5-6/IFC: Speeding</div><div>Parties</div><div>State of Indiana, MOLL</div></div> | <div>Filed</div> <div>06/10/2015</div> |
| <div><div></div><div>In Re: the Marriage of Mary L Moll and Randall B Moll</div><div>82D04-0511-DR-01148</div><div>Court</div><div>Vanderburgh Superior Court 7</div><div>Case Type</div><div>DR - Domestic Relation</div><div>Filed</div><div>11/08/2005</div><div>Status</div><div>06/20/2006, Decided</div><div>Parties</div><div>Moll</div><div>Attorneys</div><div>Johnson</div></div> | <div>Filed</div> <div>11/08/2005</div> |
| <div><div></div><div>State of Indiana vs. Mary E Moll</div><div>20H01-0304-IF-006758</div><div>Court</div><div>Elkhart City Court</div><div>Case Type</div><div>IF - Infraction</div><div>Filed</div><div>04/19/2003</div><div>Status</div><div>06/25/2003, Decided</div><div>Charges</div><div>9-21-5-2(3): SPEEDING IN A 65 MPH ZONE</div><div>Parties</div><div>State of Indiana, Moll</div></div> | <div>Filed</div> <div>04/19/2003</div> |

| | |
|--|---------------------|
|  J MOLL VS M MOLL 53C06-9903-DR-00155 Court Monroe Circuit Court 6 Case Type DR - Domestic Relation Filed 03/17/1999 Status 03/18/1999, Decided Parties Moll | Filed 03/17/1999 |
|  J MOLL VS M MOLL 53C01-9903-DR-00155 Court Monroe Circuit Court 1 Case Type DR - Domestic Relation Filed 03/17/1999 Status 05/04/2000, Decided Parties Moll, State of Indiana Attorneys Welch | Filed 03/17/1999 |
|  Mary Moll 18C01-9502-ES-000060 Court Delaware Circuit Court 1 Case Type ES - Estate, Supervised Filed 02/16/1995 Status 02/27/1995, Decided Parties Moll Attorneys Moll | Filed 02/16/1995 |
|  In Re. the Estate of Mary Ann Moll 65C01-9404-ES-00040 Court Posey Circuit Court Case Type ES - Estate, Supervised Filed 04/19/1994 Status 02/11/2020, Decided Parties Moll Attorneys Gooden | Filed 04/19/1994 |
|  In Re. the Marriage of Jacob E. Moll and Mary Ann Moll 65C01-9305-DR-00106 Court Posey Circuit Court Case Type DR - Domestic Relation Filed 05/12/1993 Status 09/22/1993, Decided Parties Moll Attorneys Gooden | Filed 05/12/1993 |

Search Results





Party Search





First: Timothy
Last: Moll






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by File Date, Descending

| | |
|--|---|
| <div><div></div><div>State of Indiana v. TIMOTHY L MOLL</div><div>82D07-2006-IF-002996</div></div> | Filed 06/22/2020 |
| Court | Vanderburgh Superior Court 7 |
| Case Type | IF - Infraction |
| Filed | 06/22/2020 |
| Status | 07/01/2020, Decided |
| Charges | 9-19-10-2/IFD: Failure of Occupant to Use Safety Belt |
| Parties | State of Indiana, MOLL |
| | |
| <div><div></div><div>State of Indiana v. TIMOTHY L MOLL</div><div>82D05-1904-IF-003686</div></div> | Filed 04/29/2019 |
| Court | Vanderburgh Superior Court 5 |
| Case Type | IF - Infraction |
| Filed | 04/29/2019 |
| Status | 04/30/2019, Decided |
| Charges | 9-19-10-2/IFD: Failure of Occupant to Use Safety Belt |
| Parties | State of Indiana, MOLL |
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| <div><div></div><div>Angola Dental Center v. TIMOTHY R MOLL</div><div>76D01-1604-SC-000366</div></div> | Filed 04/28/2016 |
| Court | Steuben Superior Court |
| Case Type | SC - Small Claims |
| Filed | 04/28/2016 |
| Status | 03/31/2021, Decided |
| Parties | Angola Dental Center, MOLL |
| Attorneys | Cress |
| | |
| <div><div></div><div>State of Indiana v. TIMOTHY RYAN MOLL</div><div>(warrant)76D01-1603-CM-000162</div></div> | Filed 03/10/2016 |
| Court | Steuben Superior Court |
| Case Type | CM - Criminal Misdemeanor |
| Filed | 03/10/2016 |
| Status | 03/10/2016, Pending |
| Charges | 35-43-4-3(a)/MA: Conversion |
| Parties | State of Indiana, MOLL |
| Attorneys | Frey |

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|  In Re: the Estate of NORMA J HOLMAN 82D04-1502-EU-000063 Court Vanderburgh Superior Court 4 Case Type EU - Estate, Unsupervised Filed 02/03/2015 Status 05/24/2017, Decided Parties MOLL, HOLMAN Attorneys Price | Filed 02/03/2015 |
|  Bmg Inc vs. Home Headquarters Llc 82D06-1109-SC-09536 Court Vanderburgh Superior Court 5 Case Type SC - Small Claims Filed 09/02/2011 Status 12/08/2011, Decided Parties Bmg Inc, Home Headquarters Llc, Moll, Gerhardt Attorneys Smith | Filed 09/02/2011 |
|  State of Indiana vs. Timothy L Moll 82D05-1005-IF-09210 Court Vanderburgh Superior Court 1 Case Type IF - Infraction Filed 05/25/2010 Status 07/26/2010, Decided Charges 9-19-10-2 Failure Front Seat Occupant to Use Seat Parties State of Indiana, Moll | Filed 05/25/2010 |
|  First Federal V Normington Eta 87C01-0808-CC-000526 Court Warrick Circuit Court Case Type CC - Civil Collection Filed 08/28/2008 Status 04/07/2010, Decided Parties First Federal Savings Bank, Normington Excavating Llc, Normington, Moll, Heritage Investments Llc Attorneys Johnson, Ratliff, Fuchs | Filed 08/28/2008 |

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|  Complaint 57D01-0604-PL-000007 Court Noble Superior Court 1 Case Type PL - Civil Plenary Filed 04/03/2006 Status 02/10/2012, Decided Parties Moll, Doyle, Knott Drainage & Excavating Attorneys Stites, Brinkerhoff, Bowers, Verplanck | Filed 04/03/2006 |
|  State of Indiana vs. Timothy A Moll 02D04-0508-IF-011300 Court Allen Superior Court 4 Case Type IF - Infraction Filed 08/04/2005 Status 08/31/2005, Decided Charges FAILURE WEAR SAFETY BELT Parties State of Indiana, Moll Attorneys Richards | Filed 08/04/2005 |
|  RHOADES, EDWARD, ET AL. -V- HERITAGE INVESTMENTS, ET AL. 82A01-0502-CV-00054 Court Court of Appeals Case Type CV - Civil, Summary Judgment Filed 02/04/2005 Status 02/04/2005, Converted Case Parties Rhoades, Heritage Investments, Llc, Moll Attorneys Lancaster, Hawley, Lloyd, Johnson, Cantrell, Harris, Schmitt, Drummy | Filed 02/04/2005 |
|  Edward Rhoades vs. Heritage Investments Llc 82D03-0205-CT-02158 Court Vanderburgh Superior Court 5 Case Type CT - Civil Tort Filed 05/17/2002 Status 11/16/2004, Decided Parties Rhoades, Heritage Investments Llc, Moll Attorneys Hawley, Schmitt | Filed 05/17/2002 |

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|  Timothy L Moll vs. Jane A Cox Debes 82D03-0202-CC-00581 Court Vanderburgh Superior Court 5 Case Type CC - Civil Collection Filed 02/11/2002 Status 04/15/2002, Decided Parties Moll, Cox Debes, Debes Attorneys Cirignano | Filed 02/11/2002 |
|  Timothy Moll vs. Regina Muehlfeld 76C01-9712-RS-000788 Court Steuben Circuit Court Case Type RS - Reciprocal Support Filed 12/05/1997 Status 09/04/1998, Decided Parties Moll, Muehlfeld | Filed 12/05/1997 |
|  Reciprocal Support 43C01-9705-RS-000390 Court Kosciusko Circuit Court Case Type RS - Reciprocal Support Filed 05/29/1997 Status 12/31/2009, Decided Parties Moll, Muehlfeld Attorneys Tinkey | Filed 05/29/1997 |
|  Timothy L Moll vs. Debbie Rhew 82D06-9610-SC-09508 Court Vanderburgh Superior Court 7 Case Type SC - Small Claims Filed 10/08/1996 Status 10/18/1996, Decided Parties Moll, Rhew | Filed 10/08/1996 |
|  Timothy L Moll vs. Phillip Hoehn 82D06-9608-SC-07539 Court Vanderburgh Superior Court 1 Case Type SC - Small Claims Filed 08/13/1996 Status 09/13/1996, Decided Parties Moll, Hoehn | Filed 08/13/1996 |

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|  | Timothy L Moll vs. Sandra Dupire | Filed |
| | 82D06-9608-SC-07414 | 08/09/1996 |
| | Court | |
| | Vanderburgh Superior Court 7 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 08/09/1996 | |
|  | Timothy L Moll vs. Randy Gregg | Filed |
| | 82D06-9606-SC-05905 | 06/28/1996 |
| | Court | |
| | Vanderburgh Superior Court 6 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 06/28/1996 | |
|  | Timothy L Moll vs. Todd Wisner | Filed |
| | 82D06-9601-SC-00973 | 01/30/1996 |
| | Court | |
| | Vanderburgh Superior Court 5 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 01/30/1996 | |
|  | Timothy L Moll vs. Sandra Dupire | Filed |
| | 82D06-9608-SC-07414 | 08/09/1996 |
| | Court | |
| | Vanderburgh Superior Court 7 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 08/09/1996 | |
|  | Timothy L Moll vs. Randy Gregg | Filed |
| | 82D06-9606-SC-05905 | 06/28/1996 |
| | Court | |
| | Vanderburgh Superior Court 6 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 06/28/1996 | |
|  | Timothy L Moll vs. Todd Wisner | Filed |
| | 82D06-9601-SC-00973 | 01/30/1996 |
| | Court | |
| | Vanderburgh Superior Court 5 | |
| | Case Type | |
| | SC - Small Claims | |
| | Filed | |
| | 01/30/1996 | |

Search Results

Party Search

First: Timothy
Last: Moll

21 to 24 of 24

by File Date, Descending

| | |
|---|---------------------|
| <div><div></div><div>Welborn Clinic vs. Timothy Moll</div><div>82D06-9402-SC-01169</div><div>Court</div><div>Vanderburgh Superior Court 6</div><div>Case Type</div><div>SC - Small Claims</div><div>Filed</div><div>02/14/1994</div><div>Status</div><div>04/05/1994, Decided</div><div>Parties</div><div>Welborn Clinic, Moll</div><div>Attorneys</div><div>Belcher</div></div> | Filed 02/14/1994 |
| <div><div></div><div>State of Indiana vs. Timothy L Moll</div><div>82D05-9401-IF-00062</div><div>Court</div><div>Vanderburgh Superior Court 5</div><div>Case Type</div><div>IF - Infraction</div><div>Filed</div><div>12/31/1993</div><div>Status</div><div>01/27/1994, Decided</div><div>Charges</div><div>EXCEEDING POSTED SPEED LIMIT (Speed:77) (Zone:065)</div><div>Parties</div><div>State of Indiana, Moll</div></div> | Filed 12/31/1993 |
| <div><div></div><div>Moll V Moll</div><div>87D01-9205-DR-000086</div><div>Court</div><div>Warrick Superior Court 1</div><div>Case Type</div><div>DR - Domestic Relation</div><div>Filed</div><div>05/01/1992</div><div>Status</div><div>07/20/1992, Decided</div><div>Parties</div><div>Moll</div><div>Attorneys</div><div>Krantz</div></div> | Filed 05/01/1992 |
| <div><div></div><div>In Re: the Marriage of Timothy Lee Moll and Debra Ray Moll</div><div>82D04-8804-DR-00469</div><div>Court</div><div>Vanderburgh Superior Court 6</div><div>Case Type</div><div>DR - Domestic Relation</div><div>Filed</div><div>04/19/1988</div><div>Status</div><div>12/31/1990, Decided</div><div>Parties</div><div>Moll</div><div>Attorneys</div><div>Sheets</div></div> | Filed 04/19/1988 |