



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

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

SEARCH INFORMATION

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

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

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

VESTING DEED

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

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

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

EXCEPTING:

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

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