



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: | |
|-----------|--|

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 |
|-----------------------|------------------|

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 07 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.

43-04-08-100-529.000-026

General Information

Parcel Number
43-04-08-100-529.000-026

Local Parcel Number
0870400155

Tax ID:

Routing Number
008-029-013.AA10

Property Class 550
Condominium Unit - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
TURKEY CREEK

District 026 (Local 026)
SYRACUSE TOWN

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 810401-026
CONDO MARSH HARBOR

Section/Plat
8-34-7

Location Address (1)
510 S HARKLESS DRIVE #10
SYRACUSE, In 46567

Zoning
COMMERCIAL COMMERCIAL

Subdivision
Marsh Harbor Condos

Lot
10

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 13, 2024

Review Group 2026

SNIDER WADE W & JANE E

Ownership

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

Legal

8-29-13.AA10
MARSH HARBOR UNIT 10 6.5%



510 S HARKLESS DRIVE #10

550, Condominium Unit - Platted Lot

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|------------|------|-----------|----------------|-----|
| 09/03/2021 | SNIDER WADE W & J | 2021090135 | WD | / | \$160,000 | V |
| 07/16/2020 | LANTZ DAVID | 2020070831 | WD | / | \$130,500 | I |
| 03/15/2018 | CARBAUGH MARK D | 2018030654 | WD | / | \$109,000 | V |
| 04/03/2014 | HAECKER JAMES L & | 2014040100 | WD | / | \$99,500 | I |
| 10/26/2009 | GREEN ROBERT P J | 2009101142 | WD | / | \$90,000 | I |
| 08/20/1997 | TODD JOSEPH K | 0 | WD | / | | I |

Res

Valuation Records

| Assessment Year | 2024 | 2023 | 2022 | 2021 | 2020 |
|---------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| Reason For Change | AA | AA | AA | AA | AA |
| As Of Date | 01/01/2024 | 01/01/2023 | 01/01/2022 | 01/01/2021 | 01/01/2020 |
| Valuation Method | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| Equalization Factor | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| Notice Required | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Land | \$19,600 | \$18,800 | \$16,800 | \$14,800 | \$14,200 |
| Land Res (1) | \$19,600 | \$18,800 | \$16,800 | \$14,800 | \$14,200 |
| Land Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Land Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Improvement | \$184,100 | \$132,000 | \$115,700 | \$117,100 | \$99,100 |
| Imp Res (1) | \$184,100 | \$132,000 | \$115,700 | \$117,100 | \$99,100 |
| Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Imp Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total | \$203,700 | \$150,800 | \$132,500 | \$131,900 | \$113,300 |
| Total Res (1) | \$203,700 | \$150,800 | \$132,500 | \$131,900 | \$113,300 |
| Total Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Non Res (3) | \$0 | \$0 | \$0 | \$0 | \$0 |

Land Data (Standard Depth: Res 150', CI 150' 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 |
|-----------|----------------|---------|------------|-------|--------|---------|-----------|------------|---------|---------------|--------|-------|-------|----------|
| F | F | | 9 | 9x242 | 1.13 | \$1,925 | \$2,175 | \$19,575 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$19,580 |

CONDO MARSH HARBOR/ 1/2

Notes

11/5/2021 REA: 2022 ADJ EFF AGE OF COMMON PORCH
11/21/2017 REA: 2018 CHANGED LOT DEPTH PER HPR
8/30/2010 PIER: PIER 689-A040-10
7/16/2009 MEM: MARSH HARBOR UNIT 10

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 0.05 |
| Actual Frontage | 9 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 0.00 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 0.00 |
| 91/92 Acres | 0.00 |
| Total Acres Farmland | 0.00 |
| 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 | \$0 |
| 91/92 Value | \$0 |
| Supp. Page Land Value | |
| CAP 1 Value | \$19,600 |
| CAP 2 Value | \$0 |
| CAP 3 Value | \$0 |
| Total Value | \$19,600 |

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

700 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☐ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

98

\$7,200

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

1

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Central Warm Air

| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

| Cost Ladder | | | | | |
|-----------------------------------|--------|------|--------|------------------------|----------|
| Floor | Constr | Base | Finish | Value | Totals |
| 1 | 1Fr | 700 | 700 | \$62,200 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | | | | |
| Slab | | | | | |
| | | | | Total Base | \$62,200 |
| Adjustments | | | | 1 Row Type Adj. x 1.00 | \$62,200 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | \$0 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | 1:700 | \$3,600 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | 5 – 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| | | | | Sub-Total, One Unit | \$65,800 |
| | | | | Sub-Total, 1 Units | |
| Exterior Features (+) | | | | \$7,200 | \$73,000 |
| Garages (+) 0 sqft | | | | \$0 | \$73,000 |
| Quality and Design Factor (Grade) | | | | | 1.00 |
| | | | | Location Multiplier | 0.92 |
| | | | | Replacement Cost | \$67,160 |

| Summary of Improvements | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|--------------|-------------|-------|------------|----------|------------|----|-----------|------|----------|----------|----------|----------|---------------|---------|------|-------|-------|--------|-------|-------|--------------|
| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Co Age | nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Cap 1 | Cap 2 | Cap 3 | Improv Value |
| 1: Single-Family | 1 | Wood Fr | C | 1988 | 2000 | 24 | A | | 0.92 | | 700 sqft | \$67,160 | 22% | \$52,380 | 0% | 100% | 3.080 | 1.000 | 100.00 | 0.00 | 0.00 | \$161,300 |
| 2: COMMON PORCH | 1 | SV | C | 1988 | 1995 | 29 | A | \$26.70 | 0.92 | \$24.56 | 54 sqft | \$1,326 | 60% | \$530 | 0% | 100% | 3.080 | 1.000 | 100.00 | 0.00 | 0.00 | \$1,600 |
| 3: Detached Garage | 1 | Wood Fr | C | 1988 | 1988 | 36 | A | \$51.90 | 0.92 | \$47.75 | 10'x20' | \$9,550 | 28% | \$6,880 | 0% | 100% | 3.080 | 1.000 | 100.00 | 0.00 | 0.00 | \$21,200 |

Total all pages

\$184,100

Total this page

\$184,100

Sep 03 2021

Michelle L. Pusate HB

Auditor of Kosciusko County

2021090135 DEED \$25.00
09/03/2021 08:25:09AM 2 PGS
Joetta Mitchell
Kosciusko County Recorder IN
Recorded as Presented



WARRANTY DEED

THIS INDENTURE WITNESSETH, that **David Lantz**, an adult and over the age of eighteen (18), conveys and warrants to **Wade W. Snider and Jane E. Snider**, husband and wife and each over the age of eighteen (18), for and in consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Kosciusko County in the State of Indiana, to-wit:

Unit 10 in the Marsh Harbor Condominiums Horizontal Property Regime according to the Declaration thereof as recorded in Miscellaneous record 78, page 232, under date of May 18, 1988, in the Office of the Recorder of Kosciusko County, Indiana, together with an undivided interest in the common areas and facilities of Marsh Harbor Condominiums.

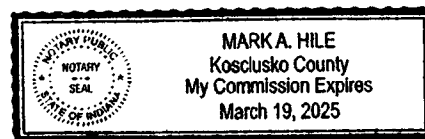
This conveyance subject to all real estate taxes, easements, restrictions, rights-of-way and limitations of record.

Dated this 1st day of September, 2021.

David Lantz

David Lantz

STATE OF INDIANA)
) SS:
COUNTY OF Kosciusko)



BEFORE ME, a Notary Public in and for said County and State, personally appeared **David Lantz**, an adult and over the age of eighteen (18), and acknowledged execution of the foregoing instrument.

WITNESS my hand and Notarial Seal this 1st day of September, 2021.

My Commission Expires:
03/19/2025

Mark A. Hile

Mark A. Hile, Notary Public
Resident of Kosciusko County, Indiana
Commission No. _____

METROPOLITAN TITLE OF IN, LLC
801 N HUNTINGTON ST, SUITE 6
SYRACUSE, IN 46567 152725

The mailing address to which tax statements should be mailed under IC 6-1.1-22-8.1 is _____
1300 McCormick Dr., Nappanee, IN 46550.

The mailing address of the grantee is 1300 McCormick Dr., Nappanee, IN 46550.

The property address is 510 S. Harkless Drive, #10, Syracuse, Indiana 46567.

This instrument prepared by Randall L. Morgan, Attorney at Law #18087-49

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. (Randall L. Morgan)

Search Results for:

NAME: Snider, Wade (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 05/13/2024 3:50 PM

Showing 1 results

Filter:

| Document Details | County | Date | Type | Name | Legal |
|----------------------------|-----------|------------|----------------|--|---|
| 2021090135 | Kosciusko | 09/03/2021 | DEED : DEED | SNIDER, WADE W Search Search LANTZ, DAVID Search SNIDER, JANE E | Search Lot 10 MARSH HARBOR CONDOMINIUMS |

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Search Results for:

NAME: SNIDER, JANE (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 05/13/2024 3:50 PM

Showing 3 results

Filter:

| Document Details | County | Date | Type | Name | Legal |
|----------------------------|-----------|------------|------------------------|---|---|
| 2021090135 | Kosciusko | 09/03/2021 | DEED : DEED | SNIDER, JANE E Search Search LANTZ, DAVID Search SNIDER, WADE W | Search Lot 10 MARSH HARBOR CONDOMINIUMS |
| 2018040139 | Kosciusko | 04/04/2018 | MORT : MORTGAGE | SNIDER, NANCY JANE Search Search SNIDER FAMILY TRUST Search SNIDER, NANCY F Search SNIDER, NANCY JANE FRIBLEY see details for more | Search Lot 23A SILVER FOX RIDGE SECOND |
| 2018070639 | Kosciusko | 07/16/2018 | REL : MORTGAGE RELEASE | SNIDER, NANCY JANE Search Search SNIDER FAMILY TRUST Search SNIDER, NANCY F Search SNIDER, NANCY JANE FRIBLEY see details for more | |

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