



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00481	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JUSTIN HARRELL		
PROPERTY ADDRESS:			
CITY, STATE AND COUNTY:	GOSHEN, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	07/12/2024	EFFECTIVE DATE:	07/11/2024
NAME(S) SEARCHED:	JUSTIN HARRELL AND ASHLYNN HARRELL		
ADDRESS/PARCEL SEARCHED:	406 MIDDLEBURY ST, GOSHEN IN 46528/20-11-09-236-002.000-015		

### ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

### CURRENT OWNER VESTING

COMMENTS:	
-----------	--

### VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	JUSTIN L. HARRELL, DIVORCED-NOT REMARRIED, AND ASHLYNN NICOLE HARRELL, DIVORCED-NOT REMARRIED
DATED DATE:	09/09/2016	GRANTEE:	JUSTIN L. HARRELL, AN UNMARRIED MAN
BOOK/PAGE:	N/A	RECORDED DATE:	10/06/2016
INSTRUMENT NO:	2016-20802		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GOSHEN
-----------------------	----------------

### ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 04/18/2013 IN INSTRUMENT NO. 2013-09214.

### LEGAL DESCRIPTION

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

LOT NUMBERED 5 IN WADE'S ADDITION TO THE CITY OF GOSHEN, ELKHART COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD 106, PAGE 48 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA.

BEING THE SAME PROPERTY CONVEYED FROM D.D.L.M.R. LIMITED PARTNERSHIP, TO JUSTIN L. HARRELL AND ASHLYNN NICOLE HARRELL, HUSBAND AND WIFE, AS DESCRIBED IN WARRANTY DEED, INST. #2013- 09214, DATED 04/15/2013, RECORDED 04/18/2013, IN THE OFFICE OF THE COUNTY RECORDER FOR ELKHART COUNTY, INDIANA.

20-11-09-236-002.000-015

General Information

Parcel Number  
20-11-09-236-002.000-015

Local Parcel Number  
11-09-236-002-015

Tax ID:  
1109D

Routing Number

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County  
Elkhart

Township  
ELKHART TOWNSHIP

District 015 (Local 015)  
GOSHEN CORP

School Corp 2315  
GOSHEN COMMUNITY

Neighborhood 1550901-015  
1550901-Wilden & South central Go

Section/Plat

Location Address (1)  
406 N MIDDLEBURY ST  
GOSHEN, IN 46528

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Flood Hazard  
☐

Public Utilities  
All

ERA  
☐

Streets or Roads  
Paved

TIF  
☐

Neighborhood Life Cycle Stage  
Static

Printed Wednesday, April 24, 2024

Review Group 2023

HARRELL JUSTIN L

Ownership

HARRELL JUSTIN L  
406 MIDDLEBURY ST  
GOSHEN, IN 46528-2941

Legal

WADES LOT 5



406 N MIDDLEBURY ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/06/2016	HARRELL JUSTIN L	5461	QC	/	\$0	I
04/18/2013	HARRELL JUSTIN L &	0875	WD	/	\$76,300	I
07/16/2012	D.D.L.M.R. LIMITED P	02626	SW	/	\$21,000	I
03/20/2012	FEDERAL NATIONAL	00322	SH	/	\$86,963	I
10/18/2004	HOLLANDSWORTH LI		CO	/	\$68,866	I
01/01/1900	SCHWARTZ KENNY		CO	/	\$68,866	I

1550901-Wilden & South ce 1/2

Notes

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Land Res (1)	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$129,400	\$116,600	\$102,200	\$91,200	\$83,100
Imp Res (1)	\$129,400	\$116,600	\$102,200	\$91,200	\$83,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$139,000	\$126,200	\$111,800	\$100,800	\$92,700
Total Res (1)	\$139,000	\$126,200	\$111,800	\$100,800	\$92,700
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 66' X 150', CI 66' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		0	57x123	0.91	\$186	\$169	\$9,633	0%	1.0000	100.00	0.00	0.00	\$9,630

Land Computations

Calculated Acreage	0.16
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.16
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	0.16
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	\$9,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$9,600

Data Source Aerial

Collector 10/31/2023 Kayla

Appraiser

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

1594 sqft

Make

Floor Finish

☐Earth

☒Slab

☐Sub & Joist

☐Wood

☐Parquet

☐Tile

☐Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☐Unfinished

☐Other

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

3

Living Rooms

1

Dining Rooms

1

Family Rooms

1

Total Rooms

9

Heat Type

Central Warm Air

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

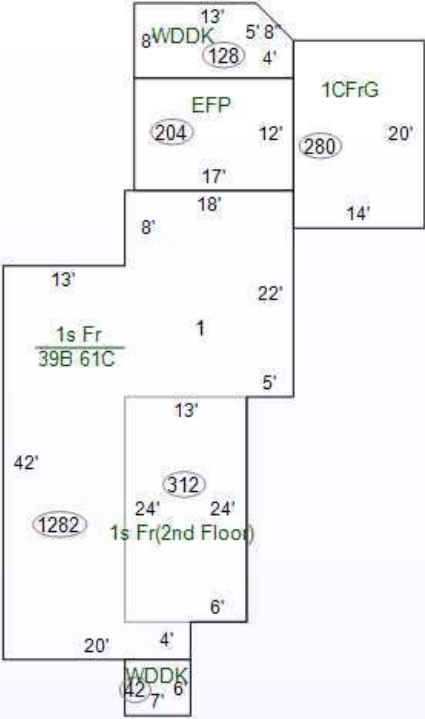
☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Wood Deck	128	\$2,500
Porch, Enclosed Frame	204	\$10,500
Wood Deck	42	\$1,400



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1282	1282	\$93,300	
2	1Fr	312	312	\$20,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		500	0	\$18,700	
Crawl		782	0	\$5,300	
Slab					
				Total Base	\$137,500
Adjustments				1 Row Type Adj. x 1.00	\$137,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1282 2:312	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$141,300
				Sub-Total, 1 Units	
Exterior Features (+)				\$14,400	\$155,700
Garages (+) 280 sqft				\$11,500	\$167,200
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.92	
				Replacement Cost	\$138,442

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: Residential Dwelling	2	Wood Fr	D+2	1939	1939	85	A		0.92		2,094 sqft	\$138,442	50%	\$69,220	0%	100%	1.870	1.000	100.00	0.00	0.00	\$129,400

**2016-20802**

**ELKHART COUNTY RECORDER  
JENNIFER L. DORIOT  
FILED FOR RECORD ON  
AS PRESENTED  
10/06/2016 3:04 PM**

Grantor

Justin L. Harrell  
406 Middlebury Street  
Goshen, IN 46528

Grantee

Justin L. Harrell  
406 Middlebury Street  
Goshen, IN 46528

Ashlynn Nicole Harrell

2005 Woodhaven Dr. Apt 1  
Fort Wayne, IN 46819

**QUITCLAIM DEED**

THIS INDENTURE, WITNESSETH, that JUSTIN L. HARRELL, divorced-not remarried, and ASHLYNN NICOLE HARRELL, divorced-not remarried, of Elkhart County, in the State of Indiana, hereinafter referred to as "Grantor", hereby

**RELEASES AND QUITCLAIMS**

to JUSTIN L. HARRELL, an unmarried man, in fee simple, of Elkhart County, in the State of Indiana, hereinafter referred to as "Grantee", for the sum of Ten and 00/100 Dollars (\$10.00), the following described REAL ESTATE in Elkhart County, in the State of Indiana, to-wit:

Lot Numbered 5 in Wade's Addition to the City of Goshen, Elkhart County, Indiana, as per plat thereof recorded in Deed Record 106, Page 48 in the Office of the Recorder of Elkhart County, Indiana.

JD

PP

DISCLOSURE FEE NOT REQUIRED  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
Oct 06 2016  
PAULINE GRAFF, AUDITOR  
5461  
5.00

Being the same property conveyed from D.D.L.M.R. Limited Partnership, to Justin L. Harrell and Ashlynn Nicole Harrell, husband and wife, as described in Warranty Deed, Inst. # 2013-09214, dated 04/15/2013, recorded 04/18/2013, in the Office of the County Recorder for Elkhart County, Indiana.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TAXES for tax year \_\_\_\_\_ shall be \_\_\_\_\_ prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or \_\_\_\_\_ paid by Grantee, or \_\_\_\_\_ paid by Grantor.

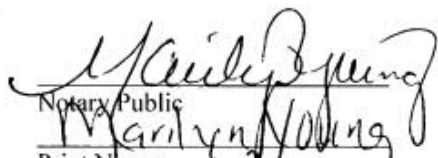
EXECUTED, this 9<sup>th</sup> day of September, 2016.

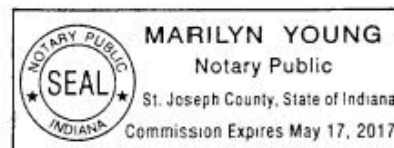
  
JUSTIN L. HARRELL

STATE OF INDIANA, KOSCIUSKO County; ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named JUSTIN L. HARRELL, who acknowledged the execution of the foregoing QUITCLAIM DEED and who being duly sworn stated that the representations therein contained are true.

Witness my hand and seal, this 9<sup>th</sup> day of September, 2016.

  
Notary Public  
Print Name Marilyn Young  
Resident of St. Joseph County  
My Commission expires: 5/17/2017



Ashlynn Nicole Harrell  
ASHLYNN NICOLE HARRELL

STATE OF INDIANA, KOSCIUSKO County; ss:

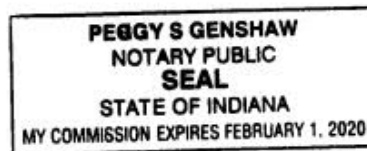
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named ASHLYNN NICOLE HARRELL, who acknowledged the execution of the foregoing QUITCLAIM DEED and who being duly sworn stated that the representations therein contained are true.

Witness my hand and seal, this 9<sup>th</sup> day of SEPTEMBER,  
20 16.

Peggy S. Genshaw  
Notary Public

Peggy S. Genshaw  
Print Name

Resident of KOSCIUSKO County  
My Commission expires: 02-01-2020



This Instrument was prepared by:

Daniel Morris, Esq., Deeds on Demand, LLC (757) 321-6936  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

After recording return to:

NationalLink, 300 Corporate Center Drive, Suite 300, Moon Township, PA 15108

**AFFIRMATION STATEMENT**

I affirm, under <sup>the</sup> penalties for perjury that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Chris McKee  
Signature

Chris McKee  
Print or Type Name

**2013-09214**

**ELKHART COUNTY RECORDER  
JERRY L WEAVER  
FILED FOR RECORD ON  
AS PRESENTED  
04/18/2013 1:58 PM**

**HOLD FOR MERIDIAN TITLE CORP**

Tax ID Number(s):  
State ID Number Only

20-11-09-236-002.000-015

**WARRANTY DEED****THIS INDENTURE WITNESSETH THAT****D.D.L.M.R. Limited Partnership****CONVEY(S) AND WARRANT(S) TO**

Justin L. Harrell and Ashlynn Nicole Harrell, Husband and Wife, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Elkhart County, in the State of Indiana, to wit:

**SEE ATTACHED EXHIBIT "A"**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this Deed on behalf of the Grantor represent and certify that they are duly appointed representatives or general partners of Grantor and have been fully empowered by the partnership agreement or other proper agreement by and between the general partners of Grantor, to execute and deliver this Deed, that Grantor has full capacity to convey the real estate described herein and that all necessary has full capacity to convey the real estate described herein and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the Grantor has executed this deed this 15<sup>th</sup> day of APRIL, 2013.

**D.D.L.M.R. Limited Partnership**

*Myron Hathaway, Gen Partner*  
Signed

By: MYRON HATHAWAY  
Title: GENERAL PARTNER

MTC File No.: 13-10129 (PWD)

Page 1 of 3

**DISCLOSURE FEE PAID**

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

4-18 2013  
*Pauline E. Groff* AUDITOR  
875

TRANSFER FEE 5  
PARCEL NO. ✓



State of INDIANA, County of ELKHART ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named MYRON HATHAWAY GENERAL MANAGER of D.D.L.M.R. Limited Partnership who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 15<sup>th</sup> day of APRIL, 2013.

My Commission Expires: 11-4-17

JEANNE TROYER  
Printed Name of Notary Public

ELKHART, IN  
Notary Public County and State of Residence

Signature of Notary Public



This instrument was prepared by:  
Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602  
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:  
406 Middlebury Street  
Goshen, IN 46528

Grantee's Address and Mail Tax Statements To:

PROPERTY ADDRESS

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. Andrew R. Drake

**EXHIBIT A**

Lot Numbered 5 in Wade's Addition to the City of Goshen, Elkhart County, Indiana, as per plat thereof recorded in Deed Record 106, page 48 in the Office of the Recorder of Elkhart County, Indiana.

MTC File No.: 13-10129 (PWD)

Page 3 of 3

Criteria: Party Name = HARRELL JUSTIN

INDEXED THROUGH:

07/11/2024

VERIFIED THROUGH:

07/11/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/06/2016	09/09/2016	2016-20803	MORTGAGE	HARRELL JUSTIN L		MORTGAGOR
10/06/2016	09/09/2016	2016-20802	QUIT CLA...	HARRELL JUSTIN L		GRANTEE
10/06/2016	09/09/2016	2016-20802	QUIT CLA...	HARRELL JUSTIN L		GRANTOR
09/26/2016	09/26/2016	2016-19723	RELEASE ...	HARRELL JUSTIN L		GRANTEE
04/18/2013	04/15/2013	2013-09215	MORTGAGE	HARRELL JUSTIN L		MORTGAGOR
04/18/2013	04/15/2013	2013-09214	WARRANTY...	HARRELL JUSTIN L		GRANTEE