



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00861	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S):	SPRING HUGHES		
PROPERTY ADDRESS:	20078 COUNTY ROAD 46, NEW PARIS, ID 46553		
CITY, STATE AND COUNTY:	NEW PARIS, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	09/19/2024	EFFECTIVE DATE:	09/18/2024
NAME(S) SEARCHED:	SPRING N. HUGHES, HARMON C. HUGHES, PHYLLIS A. HUGHES AND PHYLLIS C. HUGHES		
ADDRESS/PARCEL SEARCHED:	20078 COUNTY ROAD 46, NEW PARIS, ID 46553 / 20-15-08-426-009.000-018 AND 20-15-08-426-008.000-018		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

SPRING N. HUGHES	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HARMON C. HUGHES AND PHYLLIS A. HUGHES, A/K/A PHYLLIS C. HUGHES, HUSBAND AND WIFE
DATED DATE:	12/05/2011	GRANTEE:	SPRING N. HUGHES
BOOK/PAGE:	N/A	RECORDED DATE:	12/14/2011
INSTRUMENT NO:	2011-23809		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	JACKSON TOWNSHIP
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 35 NORTH, RANGE 6 EAST, JACKSON TOWNSHIP, ELKHART COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A COUNTY MONUMENT MARKING THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON AN ASSUMED BEARING OF DUE WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF COUNTY ROAD #46, A DISTANCE OF 450.00 FEET TO A P.K. NAIL MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 0 DEGREES 05 MINUTES 20 SECONDS WEST (MEASURED), SOUTH (RECORDED) A DISTANCE OF 360.00 FEET; THENCE ON A BEARING OF DUE WEST PARALLEL TO THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 130.00 FEET; THENCE NORTH 0 DEGREES 05 MINUTES 20 SECONDS EAST, (MEASURED), NORTH (RECORDED), A DISTANCE OF 360.00 FEET TO A P.K. NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER AND THE CENTERLINE OF COUNTY ROAD #46; THENCE ON A BEARING OF DUE EAST ALONG SAID NORTH LINE AND SAID CENTERLINE, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. CONTAINING 1.074 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS, CURRENT TAXES, ASSESSMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

ELKHART COUNTY

 Sign In
(customerlogin.aspx?
billerguid=5c266fc1-9d61-
4133-a8f3-
2f5f2107a7b6&iti=8&vs=1)

 Search
(customerlocator.aspx?
iti=8&bg=5c266fc1-
9d61-4133-a8f3-
2f5f2107a7b6&vsii=1)

 Help

Return to previous page (customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)

Search Results

Please review your results below and select invoices to Pay. Click [here \(customerlocator.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1\)](#) if you would like to see Need help selecting an Invoice?

Select	Invoice
☐	HUGHES SPRING N Due on 11/12/2024 Balance Due: \$747.10  View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=2d4a11cb-4b75-49e8-a77e-f0ea45036702&LC)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me
☐	HUGHES SPRING N Due on 5/10/2024 Balance Due: \$0.00  View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=97486993-4aa6-41fe-8831-bb77cdd25b96&LC)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me
☐	HUGHES SPRING N Due on 5/10/2024 Balance Due: \$0.00  View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=415776af-6411-490d-b327-495507565900&LC)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me
☐	HUGHES SPRING N Due on 5/10/2023 Balance Due: \$0.00  View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?InvoiceGUID=643bd831-7e74-4c71-86a3-7765ac47ba7d&LC)  Related Invoices (customerlocatorrelatedresults.aspx?iti=8&bg=5c266fc1-9d61-4133-a8f3-2f5f2107a7b6&vsii=1)  Remind Me

+ Add Selected Invoices

Register Selected

COUNTY:20-Elkhart County

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-15-08-426-009.000-018	COUNTY PARCEL NUMBER 15-08-426-009-018	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after May 10, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 10, 2024
TAXING UNIT NAME 018/018 JACKSON	LEGAL DESCRIPTION 450FT W NE COR SE1/4 SEC 8 1.074A		

PROPERTY ADDRESS
20078 COUNTY RD 46SPRING AMOUNT DUE
BY May 10, 2024 **\$0.00**HUGHES SPRING N
20078 County Road 46
New Paris, IN 46553-9210Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

1508426009018 000000000000

COUNTY:20-Elkhart County

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 20-15-08-426-009.000-018	COUNTY PARCEL NUMBER 15-08-426-009-018	TAX YEAR 2023 Payable 2024	Late Payment Penalty: 5% penalty after November 12, 2024, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 12, 2024
TAXING UNIT NAME 018/018 JACKSON	LEGAL DESCRIPTION 450FT W NE COR SE1/4 SEC 8 1.074A		

PROPERTY ADDRESS
20078 COUNTY RD 46FALL AMOUNT DUE
BY November 12, 2024 **\$747.10**HUGHES SPRING N
20078 County Road 46
New Paris, IN 46553-9210Office Phone:(574) 535-6759
Pay Online at: www.elkhartcounty.com Or (888) 881-9911Remit Payment and Make Check Payable to:
ELKHART COUNTY TREASURER
P.O. BOX 116
GOSHEN, IN 46527-0116

1508426009018 000000074710

COUNTY:20-Elkhart County

TAXPAYER'S COPY-KEEP FOR YOUR RECORDS

PARCEL NUMBER 20-15-08-426-009.000-018	COUNTY PARCEL NUMBER 15-08-426-009-018	TAX YEAR 2023 Payable 2024	DUE DATES
TAXING UNIT NAME 018/018 JACKSON	LEGAL DESCRIPTION 450FT W NE COR SE1/4 SEC 8 1.074A		SPRING - May 10, 2024 FALL - November 12, 2024

DATE OF STATEMENT:9/19/2024

PROPERTY ADDRESS 20078 COUNTY RD 46		
PROPERTY TYPE Real Estate	TOWNSHIP 008-JACKSON	
ACRES 1.07	COUNTY SPECIFIC RATE/CREDIT	BILL CODE

HUGHES SPRING N
20078 County Road 46
New Paris, IN 46553-9210

TOTAL DUE FOR 2023 Payable 2024: \$747.10

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$739.60	\$739.60
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
(County Specific Charge)	\$7.50	\$7.50
Amount Due	\$747.10	\$747.10
Payments Received	(\$747.10)	\$0.00
Balance Due	\$0.00	\$747.10

SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction is no longer available beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101.

TAXPAYER AND PROPERTY INFORMATION					
<u>Taxpayer Name and Mailing Address</u>		<u>Date of Notice</u>	<u>Due Dates</u>	<u>Parcel Number</u>	<u>Taxing District</u>
HUGHES SPRING N 20078 County Road 46 New Paris, IN 46553-9210		September 19, 2024	May 10, 2024 November 12, 2024	15-08-426-009-018 20-15-08-426-009.000-018	018/018 JACKSON
		<u>Property Address:</u>	20078 COUNTY RD 46		
		<u>Legal Description:</u>	450FT W NE COR SE1/4 SEC 8 1.074A		

Spring installment due on or before May 10, 2024 and Fall installment due on or before November 12, 2024.

TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2022 Pay 2023	2023 Pay 2024
1a. Gross assessed value of homestead property	\$202,300	\$220,400
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$2,900	\$3,200
2. Equals total gross assessed value of property	\$205,200	\$223,600
2a. Minus deductions (see Table 5 below)	\$100,055	\$116,960
3. Equals subtotal of net assessed value of property	\$105,145	\$106,640
3a. Multiplied by your local tax rate	1.489000	1.477600
4. Equals gross tax liability (see Table 3 below)	\$1,565.60	\$1,575.70
4a. Minus local property tax credits	\$79.16	\$96.50
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit ¹	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total net property tax liability due (See remittance coupon for total amount due)	\$1,486.44	\$1,479.20

Please see Table 4 for a summary of other charges to this property.

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) ²	\$2,110.00	\$2,300.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under cap	\$2,110.00	\$2,300.00

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2023	TAX RATE 2024	TAX AMOUNT 2023	TAX AMOUNT 2024	DIFFERENCE 2023-2024	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4191	0.4115	\$440.66	\$438.82	(\$1.84)	(0.42) %
TOWNSHIP	0.1194	0.1156	\$125.54	\$123.28	(\$2.26)	(1.80) %
SCHOOL	0.9505	0.9505	\$999.40	\$1,013.60	\$14.20	1.42 %
LIBRARY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
CITY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
TOTAL	1.4890	1.4776	\$1,565.60	\$1,575.70	\$10.10	0.65 %

TABLE 4: OTHER CHARGES/ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2023	2024	% Change
Storm Water	\$15.00	\$15.00	0.00 %
TOTAL ADJUSTMENTS	\$15.00	\$15.00	0.00 %

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY ⁴

TYPE OF DEDUCTION	2023	2024
Standard Deduction \ Homestead	\$45,000.00	\$48,000.00
Supplemental	\$55,055.00	\$68,960.00
TOTAL DEDUCTIONS	\$100,055.00	\$116,960.00

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indian Code § 6-1.1-49-6 specifies that a taxpayer cannot receive both.
2. The property tax cap is calculated separately for each class of property owned by the taxpayer.
3. Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: www.in.gov/dlgf/referendum-information.
4. If any circumstances have changed that would make you ineligible for a deduction that you have been granted per Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you may be liable for taxes and penalties on the amount deducted.

NOTICE OF PROPERTY TAX ASSESSMENTS

Name and Address of Taxpayer – The owner and mailing address of the owner of record as of the date of this notice.

Date of Notice / Due Date – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

Property Number (State / Local) – State mandated property number of the taxable real estate and the local parcel number, if applicable.

Taxing District – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

TABLE 1: SUMMARY OF YOUR TAXES

Tax Summary – The amounts involved with calculating your real estate property taxes.

Taxes 2022 Pay 2023 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2023 Pay 2024 – The summary of calculations based on this year's tax rates.

Tax Relief Credits – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at two percent (2%). (IC 6-1.1-20.6-8.5)
- **County Option Circuit Breaker Credit** – Credit for a calendar year adopted by the county fiscal body if homestead qualifies and age, adjusted gross income, and other eligibility requirements are met. The credit limits the increase of the homestead property tax liability of credit recipient at an amount between two percent (2%) and five percent (5%). (IC 6-1.1-49)

TABLE 2: PROPERTY TAX CAP INFORMATION

Property Tax Cap – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and agricultural land, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

Taxing Authority – The name of the unit levying the taxes.

Tax Rate 2023 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2023.

Tax Rate 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

Tax Amount 2023 – The amount of taxes for this property allocated to each taxing authority for 2023.

Tax Amount 2024 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2023-2024 – The difference in dollars between current taxes and prior year taxes for each taxing authority.

Percent Difference – The percent change between last year's tax amount and this year's tax amount for each taxing authority.

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

Levying Authority – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

Amount 2023 – The total amount of other charges added to your tax bill in 2023.

Amount 2024 – The total amount of other charges added to your tax bill for the current year.

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY

Type of Deduction – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (574) 535-6710 or visit <http://www.elkhartin.elevatemaps.io>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

Amount 2023 – The amount deducted from your bill in 2023 for each benefit.

Amount 2024 – The amount deducted from your bill this year for each benefit.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 535-6700 or visit <http://www.elkhartin.elevatemaps.io>. To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date of the required notice (Form 11).

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal. For further instructions on filing an appeal or correction of error, contact your assessor at (574) 535-6700.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2024, for mobile homes assessed under IC 6-1.1-7 and January 1, 2023, for real property).

3 - PAGES
\$20.00 - AMOUNT
CR - TYPE

2011-23809

ELKHART CNTY RECORDER
JERRY WEAVER
FILED FOR RECORD
AS PRESENTED

2011 Dec 14 AM 10:38

Parcel No. 20-15-08-426-009.000-018
20-15-08-426-008.000-018

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT

HARMON C. HUGHES and PHYLLIS A. HUGHES,
a/k/a Phyllis C. Hughes,
husband and wife

of Elkhart County, in the State of Indiana

CONVEY AND WARRANT TO:

SPRING N. HUGHES,
of legal age
Mail taxes to: 20078 County Road 46
New Paris, Indiana 46553

of Elkhart County, in the State of Indiana, for and in consideration of One (\$1.00) Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Elkhart County, Indiana, to-wit:

A part of the Southeast Quarter of Section 8, Township 35 North, Range 6 East, Jackson Township, Elkhart County, Indiana and more particularly described as follows:

Commencing at a county monument marking the northeast corner of said Southeast Quarter; thence on an assumed bearing of Due West along the north line of said Southeast Quarter and the centerline of County Road #46, a distance of 450.00 feet to a p.k. nail marking the point of beginning of this description; thence south 0 degrees 05 minutes 20 seconds West (measured), South (recorded) a distance of 360.00 feet; thence on a bearing of Due West parallel to the north line of said Southeast Quarter, a distance of 130.00 feet; thence North 0 degrees 05 minutes 20 seconds East (measured), North (recorded), a distance of 360.00 feet to a p.k. nail on the north line of said Southeast Quarter and the centerline of County Road

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

12/14/2011

Pauline E. Graff
4604

AUDITOR No Sales Disclosure Required

TRANSFER FEE \$10.00

PARCEL NO. 15-08-426-008-018
15-08-426-009-018

→ *Heritage Parkette, LLC*
e-recording

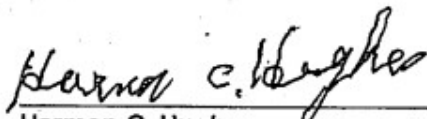
#46; thence on a bearing of Due East along said north line and said centerline, a distance of 130.00 feet to the point of beginning of this description. Containing 1.074 acres, more or less.

Subject to any and all easements, current taxes, assessments, restrictions and rights of way of record.

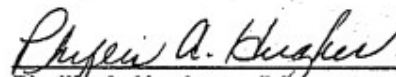
It is the intent of this deed to combine Parcel No. 20-15-08-426-009.000-018 and Parcel No. 20-15-08-426-008.000-018 into one parcel number and building lot.

Pursuant to I.C. 6-1.1-5.5, this transaction is exempt from the filing of an Indiana Sales Disclosure Form 46021 because no consideration was paid.

IN WITNESS WHEREOF, Grantors have executed this Deed this 5th day of December, 2011.



Harmon C. Hughes



Phyllis A. Hughes, a/k/a
Phyllis C. Hughes

STATE OF INDIANA)
COUNTY OF ELKHART)SS:

Before me, the undersigned Notary Public in and for said County and State, this 5th day of December, 2011, personally appeared, **Harmon C. Hughes and Phyllis A. Hughes**, husband and wife, and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and official seal.



A handwritten signature of Loren R. Sloat in black ink.

Loren R. Sloat
Residing in Elkhart County, Indiana

NOTARY
PUBLIC

My Commission expires:
June 8, 2017

Grantees' Address: 20078 County Road 46
New Paris, Indiana 46553

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.
Loren R. Sloat

This instrument prepared by the law office of Kindig & Sloat, PC, by Loren R. Sloat, P.O. Box 31, Nappanee, IN 46550-0031.

O:\Data\TM Files\Harmon C. Hughes\Real Estate - Deed\DEED\HughesSpring.WPD

FILED ONLY - NOT FOR RECORD

①

VOL 423 PAGE 477

DEED ENTRY TAXATION

May 21 1986
7549 AUDITOR

WARRANTY DEED

This indenture witnesseth that Robert D. Hamood and Barbara A. Hamood,
Husband and Wife,

of Elkhart County in the State of Indiana

Conveys and warrants to Harmon C. Hughes and Phyllis C. Hughes,
Husband and Wife, of 20078 C.R. 46, New Paris, Indiana 46553

of Elkhart County in the State of Indiana

for and in consideration of the receipt whereof is hereby acknowledged, the following Real Estate in
in the State of Indiana, to wit: County

A part of the Southeast Quarter of Section 8, Township 35 North, Range 6 East, Jackson Township, Elkhart County, Indiana and more particularly described as follows:

Commencing at a county monument marking the northeast corner of said Southeast Quarter; thence on an assumed bearing of Due West along the north line of said Southeast Quarter and the centerline of County Road #46, a distance of 450.00 feet to a p.k. nail marking the point of beginning of this description; thence South 0 degrees 05 minutes 20 seconds West (measured), South (recorded) a distance of 360.00 feet; thence on a bearing of Due West parallel to the north line of said Southeast Quarter, a distance of 130.00 feet; thence North 0 degrees 05 minutes 20 seconds East, (measured), North (recorded), a distance of 360.00 feet to a p.k. nail on the north line of said Southeast Quarter and the centerline of County Road #46; thence on a bearing of Due East along said north line and said centerline, a distance of 130.00 feet to the point of beginning of this description. Containing 1.074 acres, more or less and subject to all easements, restrictions and public right of ways.

Subject to all real estate taxes which the Grantees do hereby assume and agree to pay.

State of Indiana, Elkhart County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 20th day of May 1986 personally appeared:

Robert D. Hamood and Barbara A. Hamood,
Husband and Wife

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires October 26 1989

Barbara L. Tucker Notary Public
Residing in LaGrange County, IN

State of _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____ day of _____ 19 _____ personally appeared:

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires _____ 19 _____

Notary Public
Residing in _____ County, _____

Dated this 20th Day of May 1986

Robert D. Hamood Seal
Robert D. Hamood

Barbara A. Hamood Seal
Barbara A. Hamood

Seal

781967 Seal

MAY 21 3 41 PM '86

ELKHART COUNTY RECORDER Seal
JOYCE M. HOWE
FILED FOR RECORD

Seal

Prepared by: HARTZOG BARKER HILLER & SANDERS, 108 W. Main St., Goshen, Ind. By Philip C. Barker

Criteria: Party Name = HUGHES SPRING

INDEXED THROUGH:

09/18/2024

VERIFIED THROUGH:

09/18/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/04/2019	10/30/2019	2019-22998	MORTGAGE	HUGHES SPRING N		MORTGAGOR
12/14/2011	12/05/2011	2011-23809	WARRANTY...	HUGHES SPRING N		GRANTEE

Criteria: Party Name = HUGHES HARMON

INDEXED THROUGH:
09/18/2024VERIFIED THROUGH:
09/18/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
12/14/2011	12/05/2011	2011-23809	WARRANTY...	HUGHES HARMON C		GRANTOR
08/02/2010	07/23/2010	2010-14883	RELEASE ...	HUGHES HARMON C		GRANTEE
12/02/1999	11/24/1999	99-39866	RELEASE ...	HUGHES HARMON C		GRANTEE
01/23/1998	01/06/1998	98-02083	MORTGAGE	HUGHES HARMON C		MORTGAGOR
11/04/1993	10/28/1993	93-29151	RELEASE ...	HUGHES HARMON C		GRANTEE
10/20/1989	10/20/1989	89-20249	MORTGAGE	HUGHES HARMON C		MORTGAGOR
10/04/1989	10/04/1989	89-19052	RELEASE ...	HUGHES HARMON		GRANTEE
02/27/1987	02/27/1987	87-04661	AGREEMEN...	HUGHES HARMON		GRANTOR
06/03/1986	05/20/1986	D00423-00691	WARRANTY...	HUGHES HARMON C		GRANTOR
06/02/1986	06/02/1986	R00063-00740	RELEASE ...	HUGHES HARMON C		GRANTEE
05/21/1986	05/20/1986	M00577-00657	MORTGAGE	HUGHES HARMON C		MORTGAGOR
05/21/1986	05/20/1986	D00423-00477	WARRANTY...	HUGHES HARMON C		GRANTEE
08/18/1981	08/06/1981	M00499-00438	MORTGAGE	HUGHES HARMON C		MORTGAGOR
07/14/1981	07/11/1981	D00393-00003	WARRANTY...	HUGHES HARMON CURTIS		GRANTOR