



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-01707	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	STEPHEN HOUSE		
PROPERTY ADDRESS:	509 N BEAVER DAM CT, BRAZIL, INDIANA 47834		
CITY, STATE AND COUNTY:	BRAZIL, INDIANA (IN) , CLAY		

### SEARCH INFORMATION

SEARCH DATE:	03/05/2025	EFFECTIVE DATE:	03/04/2025
NAME(S) SEARCHED:	STEPHEN HOUSE		
ADDRESS/PARCEL SEARCHED:	509 N BEAVER DAM CT, BRAZIL, INDIANA 47834/11-02-36-200-209.002-002		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

STEPHEN D. HOUSE, II AND BREANNE L. HOUSE, HUSBAND AND WIFE

COMMENTS:	
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### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DAVID L. HOWALD AND BEVERLY J. HOWALD, HUSBAND AND WIFE
DATED DATE:	05/04/2011	GRANTEE:	STEPHEN D. HOUSE, II AND BREANNE L. HOUSE, HUSBAND AND WIFE
BOOK/PAGE:	121/900	RECORDED DATE:	05/05/2011
INSTRUMENT NO:	201100001506		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CLAY
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN CLAY COUNTY, STATE OF INDIANA:

A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF BRAZIL, CLAY COUNTY, INDIANA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF LOT 1 OF SCHNARENBERGER'S ADDITION TO THE CITY OF BRAZIL, INDIANA; THENCE NORTH 01 DEGREES 03 MINUTES WEST 395.20 FEET WITH THE WEST LINE OF SAID ADDITION TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING; THENCE WEST 217.79 FEET TO A 5/8 INCH REBAR; THENCE NORTH 16 DEGREES 21 MINUTES WEST 100 FEET TO A 5/8 INCH REBAR; THENCE NORTH 70 DEGREES 32 MINUTES EAST 112.75 FEET TO A 5/8 INCH REBAR; THENCE NORTH 01 DEGREES 03 MINUTES WEST 50 FEET TO A METAL CORNER POST; THENCE NORTH 89 DEGREES 09 MINUTES EAST 137.17 FEET TO A 5/8 INCH REBAR ON THE WEST LINE OF SAID ADDITION; THENCE SOUTH 01 DEGREES 03 MINUTES EAST 185.60 FEET WITH SAID WEST LINE TO THE POINT OF BEGINNING, CONTAINING 0.834 OF AN ACRE, MORE OR LESS.

ALSO KNOWN AS LOT 5 IN A SURVEY RECORDED NOVEMBER 19, 1998 IN OFFICIAL RECORD 1, PAGES 1350-1358.

PARCEL II

THE RIGHT OF INGRESS AND EGRESS ON AND OVER A STRIP OF LAND 20 FEET IN WIDTH BEING 10 FEET ON EACH SIDE WHEN MEASURED AT RIGHT ANGLES TO THE FOLLOWING DESCRIBED CENTERLINE TO-WIT:

BEING A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 7 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN THE CITY OF BRAZIL, CLAY COUNTY, INDIANA MORE PARTICULARLY DESCRIBED TO-WIT:

COMMENCING AT A RAILROAD SPIKE MARKING THE SOUTHWEST CORNER OF LOT 1 OF SCHNARENBERGER'S ADDITION TO THE CITY OF BRAZIL, INDIANA; THENCE WEST 217.84 FEET WITH

THE SOUTH LINE OF SAID QUARTER QUARTER SECTION TO A 5/8 INCH REBAR AND THE TRUE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 03 MINUTES WEST 395.20 FEET TO A 5/8 INCH REBAR; THENCE NORTH 16 DEGREES 21 MINUTES WEST 100 FEET TO THE TERMINUS OF SAID EASEMENT.

11-02-36-200-209.002-002

General Information

Parcel Number  
11-02-36-200-209.002-002  
Parent Parcel Number  
018-02451-02

Tax ID:

Routing Number

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.99 Acres)

Year:

Location Information

County  
Clay

Township  
BRAZIL TOWNSHIP

District 002 (Local )

School Corp  
CLAY COMMUNITY

Neighborhood 1102800-002  
Deer Creek Phase 1 and North

Section/Plat

Location Address  
509 BEAVER DAM CT  
BRAZIL, IN 47834

Zoning

Subdivision

Lot

AAMH Park

Characteristics

Topography

Public Utilities

Streets or Roads

Neighborhood Life Cycle Stage  
NA

Printed Wednesday, March 5, 2025

HOUSE, STEPHEN D II & BREANNE L

Ownership

HOUSE, STEPHEN D II & BREANNE L  
509 N BEAVER DAM CT  
BRAZIL, IN 47834

Legal

PT SW NW 36-13-7 0.834A,  
SCHARENBERGERS PT LOT 3

509 BEAVER DAM CT

Transfer Of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
05/05/2011	HOUSE, STEPHEN D II				\$22,000
01/01/1900	HOWALD, DAVID L & BE				\$00

511, 1 Family Dwell - Unplatted (0 to 9.99 Acres)

Deer Creek Phase 1 and North/  
1102800-002 1/2

Notes

RESIDENTIAL

Valuation Records (work in progress values are not certified values and are subject to change)

Assessment Year	2023	2022	2021	2020	2019
Reason For Change	GEN REVAL	GEN REVAL	AA	AA	AA
As Of Date	03/27/2023	03/29/2022	04/13/2021	04/03/2020	04/03/2019
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor					
Notice Required					
Land	\$30,100	\$30,100	\$30,100	\$30,100	\$24,400
Land Res(1)	\$29,300	\$29,300	\$29,300	\$29,300	\$24,400
Land Non Res(2)	\$00	\$00	\$00	\$00	\$00
Land Non Res(3)	\$800	\$800	\$800	\$800	\$00
Improvement	\$344,900	\$360,000	\$278,800	\$256,500	\$245,200
Imp Res(1)	\$314,900	\$329,000	\$278,800	\$256,500	\$245,200
Imp Non Res(2)	\$00	\$00	\$00	\$00	\$00
Imp Non Res(3)	\$30,000	\$31,000	\$00	\$00	\$00
Total	\$375,000	\$390,100	\$308,900	\$286,600	\$269,600
Total Res(1)	\$344,200	\$358,300	\$308,100	\$285,800	\$269,600
Total Non Res(2)	\$00	\$00	\$00	\$00	\$00
Total Non Res(3)	\$30,800	\$31,800	\$800	\$800	\$00

Land Data

Land Type	Pricing Method	Soil ID	Act Front	Size	Factor	Rate	Adj Rate	Ext Value	Infl%	Res Elig%	Market Factor	Value
9			0	0.8340			\$29,193	\$24,347				\$24,350
9			0	0.17			\$29,193	\$4,963				\$4,960
91			0	0.34			\$2,300	\$782				\$780

Land Computations

Calculated Acreage	1.34
Actual Frontage	
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.34
81 Legal Drain NV	
82 Public Roads NV	
83 UT Towers NV	
9 Homesite	
91/92 Acres	
Total Acres Framland	
Farmland Value	
Measured Acreage	
Avg Farmland Value/Acre	
Value Of Farmland	
Calssified Total	
Farm / Classified Value	
Homesite(s) Value	
91/92 Values	
Supp. Page Land Value	
CAP 1 Value	
CAP 2 Value	
CAP 3 Value	
Total Value	

Data Source

Collector

Appraiser

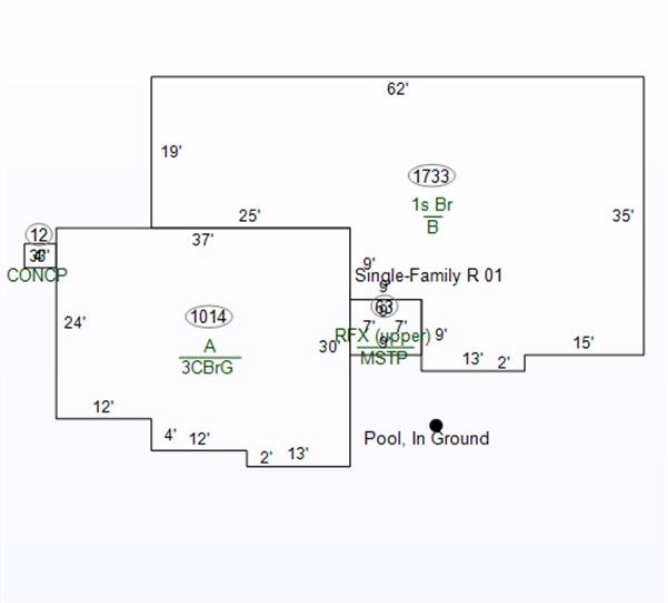
General Information		Plumbing	
Occupancy	Single-Family R 01	#	TF
Description	Single-Family R 01	Full Bath	3 9
Story Height	1.00	Half Bath	0 0
Style	41	Kitchen Sinks	1 1
Finished Area	4166 sqft	Water Heaters	1 1
Make		Add Fixtures	1 1

Floor Finish		Accomodations	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Bedrooms	4
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Living Rooms	1
<input type="checkbox"/> Sub & Joint	<input type="checkbox"/> Unfinished	Dining Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Family Rooms	0
<input type="checkbox"/> Parquet		Total Rooms	6

Wall Finish		Heat Type	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Pump	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input 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
Stoop, Masonry	63	
Canopy, Roof Extension	63	
Patio, Concrete	12	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	Brick	1733	1733		
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1014	700		
Bsmt		1733	1733		
Crawl					
Slab					

Total Base	
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (1)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Firsplace (+)	
No Heating (1)	
A/C (+)	
No Elec (-)	
Plumbing (+/-)	
Spec Plumb (+)	
Elevator (+)	

Sub-Total, One Unit	
Sub-Total	
External Features (+)	
Garages (+)	
Quality and Design Factor (Grade)	
Location Mutliplier	
Replacement Cost	

Summary Of Improvements																		
Description	Res	Story	Construction	Year	Eff	Eff	Co	Base	Adj	Size	RCN	Norm	Remain	Abn	PC	Nbhd	Mrkt	Improv Value
	Eligibl	Height		Grade	Built	Age	nd	Rate	LCM			Rate	Dep	Value				
Single-Family R 01				C+2	2011	2011	A								100%	1.3500		
Pool, In Ground				C	2021	2021	A			512 sqft					100%	1.3500		

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL  
ACCEPTANCE FOR TRANSFER  
THIS 5 DAY OF May 20 11  
Auditor Clay County

By Mary Jo Alumbaugh

Instrument      Book Page  
201100001506 OR      121    900

## WARRANTY DEED

**THIS INDENTURE WITNESSETH,** That David L. Howald and Beverly J. Howald, husband and wife, as to Parcel I and easement rights as to Parcel II, of the County of Clay and State of Indiana, **CONVEY AND WARRANT** to Stephen D. House, II and Breanne L. House, husband and wife, of the County of Clay and State of Indiana, for the sum of One and 00/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Clay County, State of Indiana:

### PARCEL I

A part of the Southwest quarter of the Northwest quarter of Section 36, Township 13 North, Range 7 West of the Second Principal Meridian, in the City of Brazil, Clay County, Indiana and more particularly described as follows:

Commencing at a railroad spike marking the Southwest corner of Lot 1 of Schnarenberger's Addition to the City of Brazil, Indiana; thence North 01 degrees 03 minutes West 395.20 feet with the West line of said addition to a 5/8 inch rebar and THE TRUE POINT OF BEGINNING; thence West 217.79 feet to a 5/8 inch rebar; thence North 16 degrees 21 minutes West 100 feet to a 5/8 inch rebar; thence North 70 degrees 32 minutes East 112.75 feet to a 5/8 inch rebar; thence North 01 degrees 03 minutes West 50 feet to a metal corner post; thence North 89 degrees 09 minutes East 137.17 feet to a 5/8 inch rebar on the West line of said addition; thence South 01 degrees 03 minutes East 185.60 feet with said West line to the point of beginning, containing 0.834 of an acre, more or less.

ALSO known as Lot 5 in a survey recorded November 19, 1998 in Official Record 1, pages 1350-1358.

### PARCEL II

The right of ingress and egress on and over a strip of land 20 feet in width being 10 feet on each side when measured at right angles to the following described centerline to-wit:

Being a part of the Southwest quarter of the Northwest quarter of Section 36, Township 13 North, Range 7 West of the Second Principal Meridian, in the City of Brazil, Clay County, Indiana more particularly described to-wit:

Commencing at a railroad spike marking the Southwest corner of Lot 1 of Schnarenberger's Addition to the City of Brazil, Indiana; thence West 217.84 feet with

201100001506  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH M DIERDORF, COUNTY RECORDER  
05-05-2011 At 11:06 am.  
WARR DEED      18.00  
OR Book      121 Page 900 - 901

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201100001506 OR      121    901

the South line of said quarter quarter section to a 5/8 inch rebar and THE TRUE POINT OF BEGINNING; thence North 01 degrees 03 minutes West 395.20 feet to a 5/8 inch rebar; thence North 16 degrees 21 minutes West 100 feet to the terminus of said easement.

Address for the above is commonly known as: 509 Beaver Dam Court, Brazil, Indiana 47834

Subject to all easements, agreements and restrictions of record. Real estate taxes prorated to day prior to closing.

**IN WITNESS WHEREOF**, the Grantors have executed this Deed this 4th day of MAY, 2011.

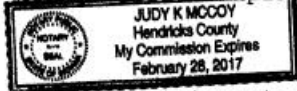
David L. Howald  
David L. Howald

Beverly J. Howald  
Beverly J. Howald

STATE OF INDIANA    )  
                                              ) SS:  
COUNTY OF CLAY    )

Before me, the undersigned Notary Public in and for said County and State, this 4th day of MAY, 2011, personally appeared David L. Howald and Beverly J. Howald, who acknowledged the execution of the foregoing to be their voluntary act and deed, and who, having been duly sworn, stated that any representation therein contained are true.

My Commission Expires:



Judy K McCoy  
Resident of      Notary  
County, IN

Send tax statements to: Stephen D. House, II and Breanne L. House  
5518 E. RIO GRANDE AVE  
TERRE HAUTE, IN 47805

This Instrument Prepared by: Eric D. Somheil, Attorney at Law,  
711 East Jackson Street, Brazil, Indiana 47834 ETS #11-16-10166  
L:\ERIC\DEED\Howald.House.wpd

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. Eric D. Somheil

201100001506  
Filed for Record in  
CLAY COUNTY, INDIANA  
JOSEPH M DIERDORF, COUNTY RECORDER  
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RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/16/2014	01/14/2014	201400000141	TRANS ON...	HOUSE STEPHEN D		GRANTOR
03/12/2012	03/08/2012	201200001011	RELEASE	HOUSE STEPHEN D		GRANTEE
03/12/2012	03/03/2012	201200000999	MORTGAGE	HOUSE STEPHEN D II		GRANTOR
07/13/2011	06/28/2011	201100002233	MORTGAGE	HOUSE STEPHEN D II		GRANTOR
06/13/2011	06/07/2011	201100001845	CONTRACT	HOUSE STEPHEN D II		GRANTOR
06/06/2011	05/20/2011	201100001782	QUIT CLA...	HOUSE STEPHEN		GRANTOR
06/06/2011	05/20/2011	201100001781	QUIT CLA...	HOUSE STEPHEN		GRANTOR
05/05/2011	05/04/2011	201100001506	WARRANTY...	HOUSE STEPHEN D II		GRANTEE
04/17/2009	04/16/2009	200900001546	RELEASE	HOUSE STEPHEN D		GRANTEE
04/16/2009	04/10/2009	200900001535	MORTGAGE	HOUSE STEPHEN D		GRANTOR
10/16/2008	10/15/2008	200800004109	LOAN MOD...	HOUSE STEPHEN D		GRANTOR
10/16/2008	10/16/2008	200800004108	RELEASE	HOUSE STEPHEN D		GRANTEE
10/14/2008	10/10/2008	200800004067	WARRANTY...	HOUSE STEPHEN D		GRANTOR
09/25/2008	09/22/2008	200800003818	MORTGAGE	HOUSE STEPHEN D		GRANTOR
09/25/2008	09/22/2008	200800003817	WARRANTY...	HOUSE STEPHEN D		GRANTEE



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/28/2005	01/24/2005	200500000642	RELEASE	HOUSE STEPHEN D		GRANTEE
01/21/2005	01/11/2005	200500000519	MORTGAGE	HOUSE STEPHEN D		GRANTOR
04/16/2004	04/15/2004	200400001807	WARRANTY...	HOUSE STEPHEN D		GRANTEE
05/18/1984	05/17/1984	198400001215	QUIT CLA...	HOUSE STEPHEN		GRANTEE
06/29/1981	08/12/1980	198100001206	WARRANTY...	HOUSE STEPHEN D		GRANTEE
03/16/1979	03/15/1979	197900000620	WARRANTY...	HOUSE STEPHEN D		GRANTEE