



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02168	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	NICHOLAS BAYLISS		
PROPERTY ADDRESS:	6919 E US HWY 36, BAINBRIDGE, IN 46105		
CITY, STATE AND COUNTY:	BAINBRIDGE, INDIANA (IN), PUTNAM		

SEARCH INFORMATION

SEARCH DATE:	05/19/2025	EFFECTIVE DATE:	05/16/2025
NAME(S) SEARCHED:	NICHOLAS BAYLISS		
ADDRESS/PARCEL SEARCHED:	6919 E US HWY 36, BAINBRIDGE, IN 46105/67-06-03-400-017.003-004		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

NICHOLAS L. BAYLISS
COMMENTS:

VESTING DEED

DEED TYPE:	SPECIAL WARRANTY DEED	GRANTOR:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF2, ASSET-BACKED CERTIFICATES. SERIES 2006-WF2
DATED DATE:	08/31/2012	GRANTEE:	NICHOLAS L. BAYLISS
BOOK/PAGE:	N/A	RECORDED DATE:	09/21/2012
INSTRUMENT NO:	2012004945		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BAINBRIDGE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PUTNAM COUNTY. IN THE STATE OF INDIANA. TO WIT:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3. TOWNSHIP 15 NORTH. RANGE 3 WEST OF THE SECOND PRINCIPAL MERIDIAN, PUTNAM COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER AS BEARING NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 3; THENCE ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 260.84 FEET TO A REBAR AT THE NORTHEAST COMER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2001007403, RECORDS OF SAID COUNTY, SAME BEING THE POINT OF BEGINNING; THENCE ON AND ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST 228.32 FEET TO A REBAR, THENCE ON AND ALONG THE WEST LINE OF SAID CERTAIN PARCEL, SOUTH 00 DEGREES 10 MINUTES 50 SECONDS EAST 175.89 FEET TO A REBAR ON THE NORTH RIGHT-OF-WAY OF US, HIGHWAY 36 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3789.12 FEET AND A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 53 SECONDS, A RADIAL LINE PASSING THROUGH SAID REBAR BEARS SOUTH 08 DEGREES 25 MINUTES 12 SECONDS WEST; THENCE ON AND ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY 218.4 FEET TO A WOOD COMER POST; THENCE ON AND ALONG AND EXISTING FENCE LINE, NORTH 15 DEGREES 53 MINUTES 03 SECONDS EAST 184.36 FEET TO A WOOD POST; THENCE NORTH 01 DEGREES 35 MINUTES 14 SECONDS EAST 228.11 FEET TO A 5/8 INCH REBAR WITH CAP ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN DEED RECORD BOOK 229, PAGE 452, RECORDS OF SAID COUNTY; THENCE ON AND ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, NORTH 89 DEGREES 55 MINUTES 13 SECONDS EAST 384.89 FEET TO A REBAR AT THE NORTHEAST COMER OF SAID CERTAIN PARCEL; THENCE ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, SOUTH 00 DEGREES 11 MINUTES 00 SECONDS EAST 267.36 FEET TO THE POINT OF BEGINNING. THE ABOVE- DESCRIBED PARCEL CONTAINS 3.11 ACRES, MORE OR LESS.

67-06-03-400-017.003-004

General Information

Parcel Number
67-06-03-400-017.003-004

Local Parcel Number
010-503730-02

Tax ID:

Routing Number
003.400

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County
Putnam

Township
FLOYD TOWNSHIP

District 004 (Local 010)
FLOYD TOWNSHIP

School Corp 6715
NORTH PUTNAM COMMUNITY

Neighborhood 910-010
FLOYD TWP RES DEFAULT ACRE

Section/Plat
0003

Location Address (1)
6919 E US 36
BAINBRIDGE, IN 46105

Zoning
ZO01 Residential

Subdivision

Lot

Market Model
FLOYD TWP RES DEFAULT ACR

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
Paved
TIF

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 16, 2025
Review Group 2025

Bayliss Nicholas L

Ownership

Bayliss Nicholas L
6919 E US Hwy 36
Bainbridge, IN 46105

Legal

PT SE SE S3 T15 R3 3.11A



6919 E US 36

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/21/2012	Bayliss Nicholas L	2012004945	SW	/	\$145,000	V
04/05/2012	DEUTSCHE BANK NA	2012001685	SH	/	\$136,000	I
01/01/1900	GUTIERREZ JUAN G	2012001685	SH	/	\$136,000	I

511, 1 Family Dwell - Unplatted (0 to 9.9

FLOYD TWP RES DEFAULT

1/2

Notes

5/15/2024 REVAL25: No Chng
10/5/2020 REVAL 21: NO CHNG
10/5/2016 CONV17: OFF & WDDK NOT ADDED IN OS
4/24/2015 : SD13: NO CHANGE. 01/16/13
BW/01/17/13 DCD
REVAL16: ADDED OFF & WDDK. 04/24/15 BG
REVAL17: OFF & WDDK SKETCHED BUT NOT ADDED TO PRICING

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/22/2025	As Of Date	04/10/2025	04/15/2024	04/15/2023	04/04/2022	04/16/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$24,300	Land	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300
\$17,800	Land Res (1)	\$17,800	\$17,800	\$17,800	\$17,800	\$17,800
\$6,500	Land Non Res (2)	\$6,500	\$6,500	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$6,500	\$6,500	\$6,500
\$148,100	Improvement	\$148,100	\$147,600	\$132,300	\$132,300	\$117,500
\$148,100	Imp Res (1)	\$148,100	\$147,600	\$103,200	\$103,200	\$93,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$29,100	\$29,100	\$24,300
\$172,400	Total	\$172,400	\$171,900	\$156,600	\$156,600	\$141,800
\$165,900	Total Res (1)	\$165,900	\$165,400	\$121,000	\$121,000	\$111,000
\$6,500	Total Non Res (2)	\$6,500	\$6,500	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$35,600	\$35,600	\$30,800

Land Data (Standard Depth: Res 100', CI 100' 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
9	A		0	1.000000	1.00	\$17,800	\$17,800	\$17,800	0%	1.0000	100.00	0.00	0.00	\$17,800
91	A		0	2.110000	1.00	\$3,100	\$3,100	\$6,541	0%	1.0000	0.00	100.00	0.00	\$6,540

Land Computations

Calculated Acreage	3.11
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	3.11
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.11
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	\$17,800
91/92 Value	\$6,500
Supp. Page Land Value	
CAP 1 Value	\$17,800
CAP 2 Value	\$6,500
CAP 3 Value	\$0
Total Value	\$24,300

Data Source N/A

Collector 05/15/2024 KEVIN MOSS

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1624 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, Open Frame	288	\$14,000
Wood Deck	144	\$3,700
Canopy, Roof Extension	56	\$1,000

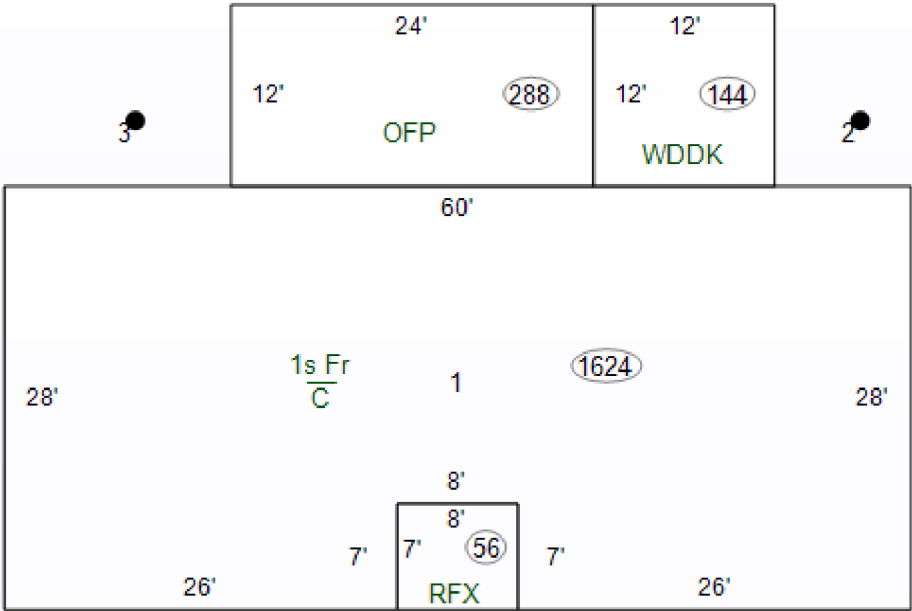
Plumbing

	#	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
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1624	1624	\$142,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1624	0	\$9,800	
Slab					

	Total Base	\$151,900
Adjustments	1 Row Type Adj. x 1.00	\$151,900
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0
	Sub-Total, One Unit	\$151,900
	Sub-Total, 1 Units	
Exterior Features (+)	\$18,700	\$170,600
Garages (+) 0 sqft	\$0	\$170,600
	Quality and Design Factor (Grade)	0.95
	Location Multiplier	1.00
	Replacement Cost	\$162,070

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-1	2000	2000	25 A		1.00		1,624 sqft	\$162,070	22%	\$126,410	0%	100%	0.9600	1.000	100.00	0.00	0.00	\$121,400
2: Type 3 Barn	1	T31SO	D	2002	2002	23 A	\$14.12	1.00		40' x 60' x 14'	\$20,648	45%	\$11,360	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$11,400
3: Type 3 Barn	1	T3AW	D	2002	2002	23 A	\$16.13	1.00		40' x 60' x 14'	\$27,820	45%	\$15,300	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$15,300

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

SEP 21 2012

Stephani Campbell Auditor
Putnam County

* 2 0 1 2 0 0 4 9 4 5 2 *

OPAL SUTHERLIN
PUTNAM COUNTY RECORDER
09/21/2012 01:35:40PM
REC FEE:\$18.00
RECORDED AS PRESENTED

Tax ID No.(s)

67-06-03-400-017.003-004

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

12-12876 LEB
(2)

Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2, Asset-Backed
Certificates, Series 2006-WF2

CONVEY(S) AND WARRANT(S) TO

Nicholas L. Bayliss, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the
following described REAL ESTATE in Putnam County, in the State of Indiana, to wit:

That portion of the Southeast Quarter of Section 3, Township 15 North, Range 3 West of the Second Principal Meridian,
Putnam County, Indiana more particularly described as follows: Considering the East line of said Southeast Quarter as
bearing North 00 degrees 11 minutes 00 seconds West with all bearings contained herein relative thereto.
Commencing at the Southeast corner of said Section 3; thence on and along the East line of said Southeast Quarter,
North 00 degrees 11 minutes 00 seconds West 260.64 feet to a rebar at the Northeast corner of that certain parcel of land
as described in deed recorded in Instrument No. 2001007403, records of said county, same being the point of beginning;
thence on and along the North line of said certain parcel, South 89 degrees 48 minutes 41 seconds west 228.32 feet to a
rebar; thence on and along the West line of said certain parcel, South 00 degrees 10 minutes 50 seconds East 175.89
feet to a rebar on the North right-of-way of U.S. Highway 36 and the beginning of a non-tangent curve to the right, having
a radius of 3789.12 feet and a central angle of 03 degrees 17 minutes 53 seconds, a radial line passing through said
rebar bears South 08 degrees 25 minutes 12 seconds West; thence on and along the arc of said curved right-of-way
218.4 feet to a wood corner post; thence on and along and existing fence line, North 15 degrees 53 minutes 03 seconds
East 184.36 feet to a wood post; thence North 01 degrees 35 minutes 14 seconds East 228.11 feet to a 5/8 inch rebar
with cap on the North line of that certain parcel of land as described in deed recorded in Deed Record Book 229, page
452, records of said county; thence on and along the North line of said certain parcel, North 89 degrees 55 minutes 13
seconds East 384.89 feet to a rebar at the Northeast corner of said certain parcel; thence on and along the East line of
said Southeast Quarter, South 00 degrees 11 minutes 00 seconds East 267.36 feet to the point of beginning. The above-
described parcel contains 3.11 acres, more or less.

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

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar
as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This instrument is being executed under the authority granted by a Power of Attorney dated June 3, 2011 and
recorded as Instrument Number 2012004944 in the office of the Recorder of Putnam County, Indiana.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly authorized to
act for the Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute
and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all
necessary corporate action for the making of such conveyance has been taken and done.

Sales Disclosure APPROVED
Putnam County Assessor

*

IN WITNESS WHEREOF, the Grantor has executed this deed this 31 day of August, 2012.

Deutsche Bank National Trust Company, as Trustee for
Soundview Home Loan Trust 2006-WF2, Asset-Backed
Certificates, Series 2006-WF2
by Wells Fargo Bank, NA as attorney in fact

By: NATHAN L. BRENNAN
Its: Vice President Loan Documentation

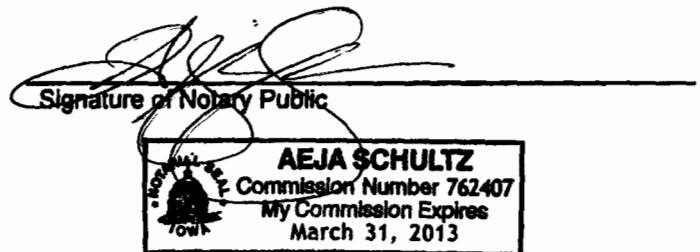
State of IOWA, County of DALLAS ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared NATHAN L. BRENNAN, by Wells Fargo Bank, NA as Attorney in Fact for Deutsche Bank National Trust Company, as Trustee for Soundview Home Loan Trust 2006-WF2, Asset-Backed Certificates, Series 2006-WF2 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 31ST day of AUGUST, 2012.

My Commission Expires: _____

Printed Name of Notary Public
Dallas Iowa
Notary Public County and State of Residence



This instrument was prepared by:
Andrew R. Drake, Attorney-at-Law
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

Property Address:
6919 East US Highway 36, Bainbridge, IN 46105

Grantee's Address and Mail Tax Statements To:

6919 E. US Highway 36
Bainbridge, IN 46105
File No.: 12-12878

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. Terry Ayers (Type or Print Name)

Search Results for:

NAME: BAYLISS, NICHOLAS (Super Search)



REGION: Putnam County, IN

DOCUMENTS VALIDATED THROUGH: 05/16/2025 3:24 PM

Showing 4 results

Filter:

Document Details	County	Date	Type	Name	Legal
2012004945	Putnam	09/21/2012	DEED : SPECIAL WARRANTY DEED	BAYLISS, NICHOLAS L Search Search DEUTSCHE BANK NATIONAL TRUST COMPANY	Search 3-15-3 SE
2012004946	Putnam	09/21/2012	MORT : MORTGAGES	BAYLISS, NICHOLAS L Search Search FIRST MERCHANTS BANK	Search 3-15-3 SE
2020004855	Putnam	08/18/2020	MORT : MORTGAGES	BAYLISS, NICHOLAS L Search Search TEACHERS CREDIT UNION	Search 3-15-3 SE
2020004890	Putnam	08/19/2020	REL : RELEASE OF MORTGAGE	BAYLISS, NICHOLAS L Search Search FIRST MERCHANTS BANK	

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