



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-02178	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JAMES J ROHM, MONICA ROHM		
PROPERTY ADDRESS:	50584 ELK TRAIL, GRANGER, IN 46530		
CITY, STATE AND COUNTY:	GRANGER, INDIANA (IN), ST JOSEPH		

SEARCH INFORMATION

SEARCH DATE:	05/20/2025	EFFECTIVE DATE:	05/19/2025
NAME(S) SEARCHED:	JAMES J ROHM, MONICA ROHM		
ADDRESS/PARCEL SEARCHED:	50584 ELK TRAIL, GRANGER, IN 46530/71-05-09-326-007.000-011		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

J. JOSH ROHM AND MONICA A. ROHM, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JEREMY A. PEAT AND OLENKA M. PEAT, HUSBAND AND WIFE
DATED DATE:	03/30/2020	GRANTEE:	J. JOSH ROHM AND MONICA A. ROHM, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/28/2020
INSTRUMENT NO:	2020-10322		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF GRANGER
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ADDITIONAL NOTES

LEGAL DESCRIPTION

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

LOT NUMBERED ONE HUNDRED EIGHTY-NINE (189) AS SHOWN ON THE PLAT OF PARTRIDGE WOODS - SECTION SEVEN, RECORDED MAY 17, 1990 IN THE OFFICE OF THE RECORDER OF ST. JOSEPH COUNTY, INDIANA, AS INSTRUMENT NO. 9012571, CORRECTED BY AN AFFIDAVIT RECORDED MAY 24, 1990, AS INSTRUMENT NO. 9013330.



50584 Elk Trail

Granger, IN 46530

Rohm J Josh & Monica A

50584 Elk Trl
Granger, IN 46530



Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$1,659.44

\$1,659.44

Total Due ⓘ

Property Information

Tax Year/Pay Year

2024 / 2025

Parcel Number

71-05-09-326-007.000-011

Duplicate Number

23031

Property Type

Real

Tax Unit / Description

6 - Harris Township

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED
LOT

Mortgage Company

IN TERRA CREDIT UNION (213)

Mtg Company Last Changed

09/11/2023

TIF

None

Homestead Credit Filed?

Yes

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

Partridge Woods Sec 7Lot 189

Section-Township-Range

No Info

Parcel Acres

No Info

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,632.94	\$0.00	\$1,632.94
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,632.94	\$0.00	\$1,632.94
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$53.00	\$0.00	\$53.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$575.41	\$0.00	\$575.41
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$3,265.88
Other Assess (+):			\$53.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$3,318.88
Receipts:			\$1,659.44
Total Due:			\$1,659.44
Surplus Transfer:			\$0.00
Account Balance:			\$1,659.44

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	04/23/2025	S	\$1,659.44	Lock Box Payment 04/22/2025	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$1,659.44	\$1,659.44	\$0.00	\$3,318.88	\$1,659.44
2024	\$1,367.26	\$1,367.26	\$0.00	\$2,734.52	\$2,734.52
2023	\$1,460.84	\$1,460.84	\$0.00	\$2,921.68	\$2,921.68
2022	\$1,288.80	\$1,288.80	\$0.00	\$2,577.60	\$2,577.60
2021	\$1,146.95	\$1,146.95	\$0.00	\$2,293.90	\$2,293.90
2020	\$1,075.58	\$1,118.58	\$107.56	\$2,301.72	\$2,301.72
2019	\$973.30	\$973.30	\$0.00	\$1,946.60	\$1,946.60
2018	\$1,106.72	\$992.72	\$22.20	\$2,121.64	\$2,121.64
2017	\$999.94	\$999.94	\$2.10	\$2,001.98	\$1,979.88
2016	\$1,011.56	\$1,011.56	\$0.00	\$2,023.12	\$2,023.12
2015	\$844.54	\$844.54	\$0.00	\$1,689.08	\$1,689.08
2014	\$903.98	\$903.98	\$960.47	\$2,768.43	\$2,768.43
2013	\$873.15	\$873.15	\$43.66	\$1,789.96	\$873.15

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$321,800	\$360,300
1b. Gross assessed value of all other residential property	\$0	\$0
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$321,800	\$360,300
2a. Minus deductions	(\$157,520)	(\$165,112)
3. Equals subtotal of net assessed value of property	\$164,280	\$195,188
3a. Multiplied by your local tax rate	2.0153	1.968
4. Equals gross tax liability	\$3,310.72	\$3,841.29
4a. Minus local property tax credits	(\$619.20)	(\$575.41)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$2,691.52	\$3,265.88

Assessed Values as of 01/01/2024

Land Value	\$67,900
Improvements	\$292,400

Exemptions / Deductions

Description	Amount
Std Hmstd Deduct	\$48,000.00
Supplemental	\$117,112.00
Count: 2	\$165,112.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance	
Hazardous Waste Fee	\$9.00	\$0.00	\$9.00	
Partridge Woods (93)	\$10.00	\$0.00	\$10.00	
Recycling Fee	\$34.00	\$0.00	\$34.00	

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Peat Jeremy A & Olenka M	04/28/2020	38201WR	2020-10322		
Belanger Terry V & Cinda R	01/31/2018	22169WR	1802476		
Conversion Record	04/09/1996	WD 1103			

COUNTY: 71-St. Joseph

SPRING INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 71-05-09-326-007.000-011	DUPLICATE NUMBER 23031	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after May 12, 2025, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after June 11, 2025
TAXING UNIT NAME Harris Township	LEGAL DESCRIPTION Partridge Woods Sec 7 Lot 189		

PROPERTY ADDRESS
50584 Elk Trail, Granger IN 46530



SPRING AMOUNT DUE by May 12, 2025	\$0.00
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Rohm J Josh & Monica A
50584 Elk Trl
Granger IN 46530-7204

Office Phone: (574)235-9531
Pay Online at: www.lowtaxinfo.com
Pay By Phone: 1-574-586-5540
Remit Payment and Make Check Payable to:
St. Joseph County Treasurer
P.O. Box 4758
South Bend IN 46634-4758

0000023031 000000000000

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COUNTY: 71-St. Joseph

FALL INSTALLMENT REMITTANCE COUPON

PARCEL NUMBER 71-05-09-326-007.000-011	DUPLICATE NUMBER 23031	TAX YEAR 2024 Payable 2025	Late Payment Penalty: 5% penalty after November 10, 2025, if there is no delinquent amount: 10% penalty for previous delinquency or if payment is made after December 10, 2025
TAXING UNIT NAME Harris Township	LEGAL DESCRIPTION Partridge Woods Sec 7 Lot 189		

PROPERTY ADDRESS
50584 Elk Trail, Granger IN 46530



FALL AMOUNT DUE by November 10, 2025	\$1,659.44
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Rohm J Josh & Monica A
50584 Elk Trl
Granger IN 46530-7204

Office Phone: (574)235-9531
Pay Online at: www.lowtaxinfo.com
Pay By Phone: 1-574-586-5540
Remit Payment and Make Check Payable to:
St. Joseph County Treasurer
P.O. Box 4758
South Bend IN 46634-4758

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COUNTY: 71-St. Joseph

TAXPAYER'S COPY - KEEP FOR YOUR RECORDS

PARCEL NUMBER 71-05-09-326-007.000-011	DUPLICATE NUMBER 23031	TAX YEAR 2024 Payable 2025	DUE DATES
TAXING UNIT NAME Harris Township	LEGAL DESCRIPTION Partridge Woods Sec 7 Lot 189		SPRING - May 12, 2025 FALL - November 10, 2025

DATE OF STATEMENT: 05/20/2025

TOTAL DUE FOR 2024 PAY 2025: \$1,659.44

PROPERTY ADDRESS 50584 Elk Trail, Granger IN 46530		
PROPERTY TYPE Real	TOWNSHIP: Harris	
ACRES 0.0000	Total AV PTRC Rate 10.113	LIT 1% Rate 4.8665

Rohm J Josh & Monica A
50584 Elk Trl
Granger IN 46530-7204


ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,632.94	\$1,632.94
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$26.50	\$26.50
Delinquent OA Tax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Adjustments	\$0.00	\$0.00
Amount Due	\$1,659.44	\$1,659.44
Payment Received	\$1,659.44	\$0.00
Balance Due	\$0.00	\$1,659.44

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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. Beginning with 2023 Pay 2024, the Mortgage Deduction is no longer available. 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</u> Rohm J Josh & Monica A 50584 Elk Trl Granger IN 46530-7204	<u>Address</u> 50584 Elk Trail Granger IN 46530	<u>Date of Notice</u> May 20, 2025 <u>Duplicate Number</u> 23031	<u>Parcel Number</u> 71-05-09-326-007.000-011 <u>Tax ID Number</u> 006-1015-020049	<u>Taxing District</u> 011 Harris Township
<u>Legal Description</u> Partridge Woods Sec 7 Lot 189	<u>Billed Mortgage Company</u> IN TERRA CREDIT UNION (213)			<u>Property Type</u> Real

Spring installment due on or before May 12, 2025 and Fall installment due on or before November 10, 2025.

TABLE 1: SUMMARY OF YOUR TAXES

ASSESSED VALUE AND TAX SUMMARY	2023 Pay 2024	2024 Pay 2025
1a. Gross assessed value of homestead property	\$321,800	\$360,300
1b. Gross assessed value of other residential property and farmland	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$0	\$0
2. Equals total gross assessed value of property	\$321,800	\$360,300
2a. Minus deductions (see Table 5 below)	(\$157,520)	(\$165,112)
3. Equals subtotal of net assessed value of property	\$164,280	\$195,188
3a. Multiplied by your local tax rate	2.0153	1.9680
4. Equals gross tax liability (see Table 3 below)	\$3,310.72	\$3,841.29
4a. Minus local property tax credits	(\$619.20)	(\$575.41)
4b. Minus savings due to property tax cap (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 property tax liability (see remittance coupon for total amount due)	\$2,691.52	\$3,265.88

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

TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (1%, 2%, or 3%, depending upon combination of property types) ²	\$3,218.00	\$3,603.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) ³	\$0.00	\$0.00
Maximum tax that may be imposed under	\$3,218.00	\$3,603.00

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

TAXING AUTHORITY	TAX RATE 2024	TAX RATE 2025	TAX AMOUNT 2024	TAX AMOUNT 2025	TAX DIFFERENCE 2024-2025	PERCENT DIFFERENCE
AIRPORT	0.0401	0.0387	\$65.88	\$75.54	\$9.66	14.66%
CITY OR TOWN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00%
COUNTY	0.6259	0.5947	\$1,028.22	\$1,160.78	\$132.56	12.89%
LIBRARY	0.1337	0.1337	\$219.64	\$260.97	\$41.33	18.82%
SCHOOL	0.9275	0.9275	\$1,523.69	\$1,810.36	\$286.67	18.81%
TOWNSHIP	0.2881	0.2734	\$473.29	\$533.64	\$60.35	12.75%
TOTAL	2.0153	1.9680	\$3,310.72	\$3,841.29	\$530.57	16.03%

TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY

LEVYING AUTHORITY	2024	2025	% Change
Hazardous Waste Fee	\$9.00	\$9.00	0.0%
Partridge Woods (93)	\$0.00	\$10.00	100.0%
Recycling Fee	\$34.00	\$34.00	0.0%
TOTAL ADJUSTMENTS	\$43.00	\$53.00	23.3%

TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY⁴

TYPE OF DEDUCTION	2024	2025
Std Hmstd Deduct	\$48,000	\$48,000
Supplemental	\$109,520	\$117,112
TOTAL DEDUCTIONS	\$157,520	\$165,112

1. A taxpayer can only receive the Over 65 Circuit Breaker Credit or the County Option Circuit. Indiana 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. Changes 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 of 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 will 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 2023 Pay 2024 – The summary of calculations based on tax rates for taxes payable last year.

Taxes 2024 Pay 2025 – 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 2024 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2024.

Tax Rate 2025 – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

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

Tax Amount 2025 – The amount of taxes for this property allocated to each taxing authority for the current year.

Tax Difference 2024-2025 – 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 2024 – The total amount of other charges added to your tax bill in 2024.

Amount 2025 – 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) 235-9668 or visit www.sjcindiana.gov/2302/Auditor.

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 2024 – The amount deducted from your bill in 2024 for each benefit.

Amount 2025 – The amount deducted from your bill this year for each benefit.

Homestead Credits

St. Joseph County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or IC 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in Box 4A on the Form TS-1A. Over 65/55 circuit breaker credit will appear in Box 4C/4D on TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (574) 235-9523 or visit <https://engage.xsoftinc.com/stjoseph>. 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) 235-9523 or email appealsdep@sjcindiana.gov.

Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2025, for mobile homes assessed under IC 6-1.1-7 and January 1, 2024, for real property).

006-1015-020049

SD Filed AA

Transfer 38201

Taxing Unit Harris

Date 04/28/2020

METROPOLITAN TITLE IN, LLC
 4100 EDISON LAKE & PKWY
 SUITE 120
 MICHAWAKA, IN 46545

2020-10322

RECORDED AS PRESENTED ON

04/28/2020 10:28 AM

MARY BETH WISNIEWSKI

ST. JOSEPH COUNTY

RECORDER

PGS: 2 FEES: 25.00

WARRANTY DEED

Property Address:
 50584 Elk Trail
 Granger, IN 46530

Tax Parcel No.: 71-05-09-326-007.000-011

This Indenture Witnesseth, That **Jeremy A. Peat and Olenka M. Peat, husband and wife**

Convey(s) and Warrant(s) to **J. Josh Rohm and Monica A. Rohm, husband and wife**

for the sum of **Ten & 00/100 Dollars (\$10.00)** and other valuable consideration, the following described real estate in **St Joseph County, in the State of Indiana:**

Lot Numbered One Hundred Eighty-nine (189) as shown on the plat of Partridge Woods - Section Seven, recorded May 17, 1990 in the Office of the Recorder of St. Joseph County, Indiana, as Instrument No. 9012571, corrected by an Affidavit recorded May 24, 1990, as Instrument No. 9013330. VM

Subject to real estate taxes not yet due and payable.

Subject To any and all easements, agreements, and restrictions of record, and to legal highways.

Signed this 30 day of March, 2020.

Jeremy A. Peat
 Jeremy A. Peat

Olenka M. Peat
 Olenka M. Peat

File No.: 4041-153014

Page 1 of 2

VM

METROPOLITAN TITLE OF IN
 9604 COLDWATER ROAD
 SUITE 105
 FORT WAYNE IN 46825

153014

DULY ENTERED FOR TAXATION
 ST. JOSEPH CO. INDIANA
 SUBJECT TO FINAL ACCEPTANCE
 FOR TRANSFER

2020-10322

PROPERTY OF STATE OF INDIANA

Acknowledgement

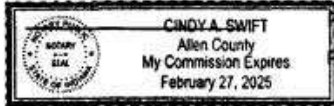
State of Indiana; Allen County:

Before me, a Notary Public in and for the said County and State, personally appeared **Jeremy A. Peat and Olenka M. Peat**, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 30 day of March, 2020.

My commission expires:

Signature

Cindy A. Swift

Printed

Residing in

Notary Public

County, Indiana

This instrument prepared by Louis Klatch, Attorney at Law.

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.

Name:

Cindy Swift

Grantee's Mailing Address and Mailing Address for Tax Bills:
(must be a street address)

50584 Elk Trail
Greengarden, IN 46530

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/28/2020	03/31/2020	2020-10323	1ST MORT...	ROHM MONICA A		MORTGAGOR
04/28/2020	03/30/2020	2020-10322	WARRANTY...	ROHM MONICA A		GRANTEE
04/28/2020	03/30/2020	2020-10285	WARRANTY...	ROHM MONICA A		GRANTOR
04/15/2020	04/09/2020	2020-09120	MORTGAGE...	ROHM MONICA A		MORTGAGOR
09/09/2016	09/09/2016	1624006	ASSUMED ...	ROHM MONICA A		LEGAL NAME
02/27/2004	02/11/2004	0408803	1ST MORT...	ROHM MONICA A		MORTGAGOR
02/27/2004	02/11/2004	0408802	QUIT CLA...	ROHM MONICA A		GRANTEE
02/27/2004	02/11/2004	0408802	QUIT CLA...	ROHM MONICA A		GRANTOR

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