



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02360	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	CHARLES MARTIN DILTS, CARA BEVERLY DILTS		
PROPERTY ADDRESS:	2880 S CRESTVIEW DR, WINAMAC, IN 46996		
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	06/26/2025	EFFECTIVE DATE:	06/25/2025
NAME(S) SEARCHED:	CHARLES MARTIN DILTS, CARA BEVERLY DILTS		
ADDRESS/PARCEL SEARCHED:	2880 S CRESTVIEW DR, WINAMAC, IN 46996/66-07-25-300-063.000-010		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHARLES MARTIN DILTS AND CARA BEVERLY DILTS, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	WILLIAM S. FOX AND ROSIE FOX, HUSBAND AND WIFE
DATED DATE:	03/02/2021	GRANTEE:	CHARLES MARTIN DILTS AND CARA BEVERLY DILTS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/05/2021
INSTRUMENT NO:	20210470		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MONROE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE SITUATED IN PULASKI COUNTY IN THE STATE OF INDIANA, TO-WIT:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 2 WEST, PULASKI COUNTY, INDIANA IN MONROE TOWNSHIP, PULASKI COUNTY, INDIANA DESCRIBED BY: COMMENCING AT A CORNER POST AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTH 88 DEGREES 54 MINUTES 34 SECONDS EAST (BASIS OF BEARING) ALONG THE SECTION LINE 822.20 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 475.37 FEET TO A 1/2 INCH IRON PIPE AND THE POINT OF BEGINNING; THENCE NORTH 42 DEGREES 26 MINUTES 36 SECONDS EAST 131.98 FEET TO A 1/2 INCH IRON PIPE; THENCE NORTH 24 DEGREES 49 MINUTES 00 SECONDS EAST 93.02 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 80 DEGREES 51 MINUTES 35 SECONDS EAST 510.67 FEET TO THE WEST BANK OF THE TIPPECANOE RIVER; THENCE SOUTH 36 DEGREES 11 MINUTES 41 SECONDS WEST ALONG SAID BANK 250.07 FEET; THENCE NORTH 78 DEGREES 12 MINUTES 57 SECONDS WEST 495.06 FEET TO THE POINT OF BEGINNING, CONTAINING 2.423 ACRES MORE OR LESS.

66-07-25-300-063.000-010

General Information

Parcel Number
66-07-25-300-063.000-010

Local Parcel Number
0100174700

Tax ID:

Routing Number
30N-R2W

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

Year: 2024

Location Information

County
Pulaski

Township
MONROE TOWNSHIP

District 010 (Local 010)
Monroe Township

School Corp 6620
EASTERN PULASKI COMMUNITY

Neighborhood 910001-010
Ag/Res - West (010)

Section/Plat
25

Location Address (1)
2880 S CRESTVIEW
WINAMAC, IN 46996

Zoning

Subdivision

Lot

Market Model
910001-010 - Ag/Res - West

Characteristics

Topography
Flood Hazard
☐

Public Utilities
Electricity
ERA
☐

Streets or Roads
Unpaved
TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, October 10, 2024
Review Group 2022

DILTS, CHARLES MARTIN & CA

Ownership

DILTS, CHARLES MARTIN & CARA B
2880 S CRESTVIEW
WINAMAC, IN 46996

Legal

010-01747-00 PT SE SW SEC. 25 2.423A



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

2024	Assessment Year	2024	2024	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA	AA
04/03/2024	As Of Date	06/25/2024	01/01/2024	04/04/2023	03/18/2022	03/16/2021	
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
\$39,000	Land	\$39,000	\$39,000	\$30,400	\$25,800	\$25,200	
\$27,600	Land Res (1)	\$27,600	\$27,600	\$19,000	\$16,500	\$15,600	
\$11,400	Land Non Res (2)	\$11,400	\$11,400	\$0	\$0	\$0	
\$0	Land Non Res (3)	\$0	\$0	\$11,400	\$9,300	\$9,600	
\$375,400	Improvement	\$375,400	\$375,400	\$356,700	\$343,300	\$343,300	
\$375,400	Imp Res (1)	\$375,400	\$375,400	\$338,800	\$325,200	\$324,500	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$17,900	\$18,100	\$18,800	
\$414,400	Total	\$414,400	\$414,400	\$387,100	\$369,100	\$368,500	
\$403,000	Total Res (1)	\$403,000	\$403,000	\$357,800	\$341,700	\$340,100	
\$11,400	Total Non Res (2)	\$11,400	\$11,400	\$0	\$0	\$0	
\$0	Total Non Res (3)	\$0	\$0	\$29,300	\$27,400	\$28,400	

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
9rr	A		0	1.0000	1.00	\$27,600	\$27,600	\$27,600	0%	1.0000	100.00	0.00	0.00	\$27,600
91rr	A		0	1.4230	1.00	\$8,000	\$8,000	\$11,384	0%	1.0000	0.00	100.00	0.00	\$11,380

2880 S CRESTVIEW

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/05/2021	DILTS, CHARLES MA	20210470	WD	/	\$405,000	V
08/31/2004	FOX, WILLIAM S. & R	20042144	WD	2004/2144	\$36,850	I
01/01/1900	FISCHER, STEVEN J.		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

Res

Ag/Res - West (010)/910001

1/2

Notes

11/18/2050 001: PACKET 50-1/#17A

ON TIPP, RIVER BETWN SR 14 & 350S & BETWN 50 & 100E

4/19/2021 2021 TRANSFER (22P23): 22P23; 03/05/2021 TRANSFER OF ONE PARCEL FOR \$405,000; WARRANTY DEED #20210470; SDF# 6620216805; SALE IS VALID FOR TRENDING

3/16/2021 21/22 MISC: Adjusted grade/eff yr based on description and photos in MLS.

1/15/2019 Land Rate Change: 19 pay 20 - Res/Ag Homesite land rates changed to \$15,000 per acre and Res/Ag excess land rates to \$6500.

12/27/2018 19p 20 I&R: 19p20 - 12/14/18 I&R MR - INSTALLED NEW ELECTRICAL SERVICE TO EXISTING STRUCTURE.

9/13/2017 18CR: No Change

12/9/2013 003: 14P15 REASSESS MT/MP 12/9/13, ADDED FINISHED BASEMENT, P59-64

1/27/2012 002: 12/13 REASS TEAM MT/TR 1/27/2012 NO CHANGE

Land Computations

Calculated Acreage	2.42
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.42
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	1.42
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	\$27,600
91/92 Value	\$11,400
Supp. Page Land Value	
CAP 1 Value	\$27,600
CAP 2 Value	\$11,400
CAP 3 Value	\$0
Total Value	\$39,000



WARRANTY DEED

Parcel No.(s) 66-07-25-300-063.000-010

This Indenture witnesseth that WILLIAM S. FOX AND ROSIE FOX, HUSBAND AND WIFE of Pulaski County in the State of Indiana, Convey(s) and Warrant(s) to CHARLES MARTIN DILTS AND CARA BEVERLY DILTS, HUSBAND AND WIFE of Pulaski County in the State of Indiana for and in consideration of Ten and 00/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged the following Real Estate situated in Pulaski County in the State of Indiana, to-wit:

That part of the Southeast Quarter of the Southwest Quarter of Section 25, Township 30 North, Range 2 West, Pulaski County, Indiana in Monroe Township, Pulaski County, Indiana described by: Commencing at a corner post at the Southwest Corner of the Southeast Quarter of the Southwest Quarter of said Section 25; thence South 88 degrees 54 minutes 34 seconds East (Basis of Bearing) along the Section line 822.20 feet; thence North 00 degrees 00 minutes 00 seconds West 475.37 feet to a 1/2 inch iron pipe and the Point of Beginning; thence North 42 degrees 26 minutes 36 seconds East 131.98 feet to a 1/2 inch iron pipe; thence North 24 degrees 49 minutes 00 seconds East 93.02 feet to a 1/4 inch iron pipe; thence South 80 degrees 51 minutes 35 seconds East 510.67 feet to the West Bank of the Tippecanoe River; thence South 36 degrees 11 minutes 41 seconds West along said bank 250.07 feet; thence North 78 degrees 12 minutes 57 seconds West 495.06 feet to the Point of Beginning, containing 2.423 acres more or less.

Subject to easements and restrictions of record.

Dated this 2nd day of March, 2021.

In Witness Whereof, the said grantor, aforesaid, has hereto set their hand and seal this 2nd day of March, 2021.



William S. Fox
William S. Fox

Rosie Fox
Rosie Fox

State of Indiana; County of Fulton, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of March, 2021, WILLIAM S. FOX AND ROSIE FOX, HUSBAND AND WIFE 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: 10/1/27

Benjamin Barr Daulton
Benjamin Barr Daulton

BENJAMIN BARR DAULTON Notary Public

Resident of FULTON Co., IN

Grantee's street or 911 address: 2880 S. Crestview, Winamac, IN 46996

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 Timothy Murray.

This Instrument Prepared by Timothy Murray, Attorney at Law,
107 E. Main Street, Winamac, IN 46996

Mail Tax Statements To: Charles Martin Dilts and Cara Beverly Dilts, husband and wife
2880 S. Crestview, Winamac, IN 46996

Search Results for:

NAME: DILTS, CARA (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/25/2025 2:39 PM

Showing 6 results

Filter:

Document Details	County	Date	Type	Name	Legal
20232043	Pulaski	11/27/2023	DEED : WARRANTY DEED	DILTS, CARA B Search Search JMT ACQUISITIONS LLC Search DILTS, CHARLES M	Search 32-31-2 NE NE
20232044	Pulaski	11/27/2023	MORT : MORTGAGE	DILTS, CARA B Search Search DILTS, CHARLES M Search ALLIANCE BANK	Search 32-31-2 NE NE
20232174	Pulaski	12/19/2023	MORT : MORTGAGE	DILTS, CARA B Search Search DILTS, CHARLES M Search ALLIANCE BANK	Search 32-31-2 NE NE
20232218	Pulaski	12/27/2023	REL : RELEASE OF MORTGAGE	DILTS, CARA B Search Search DILTS, CHARLES M Search ALLIANCE BANK	
20210470	Pulaski	03/05/2021	DEED : WARRANTY DEED	DILTS, CARA BEVERLY Search Search FOX, ROSIE Search FOX, WILLIAM S Search DILTS, CHARLES MARTIN	Search 25-30-2 SE SW
20210471	Pulaski	03/05/2021	MORT : MORTGAGE	DILTS, CARA BEVERLY Search Search DILTS, CHARLES MARTIN Search FIRST FEDERAL SAVINGS BANK	Search 25-30-2 SE SW

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Search Results for:

NAME: DILTS, CHARLES (Super Search)



REGION: Pulaski County, IN

DOCUMENTS VALIDATED THROUGH: 06/25/2025 2:39 PM

Showing 31 results

Filter:

Document Details	County	Date	Type	Name	Legal
Book 143, Page 68	Pulaski	04/13/1988	DEED : DEED	DILTS CHARLES A ESTATE Search Search FIRST NATIONAL BANK OF MONTEREY Search KLAUSING, COLLEEN Search KLAUSING, DOUGLAS	Search Lot 33 KEITZER'S FIRST ADDITION Search Lot 34 KEITZER'S FIRST ADDITION
Book 104, Page 144	Pulaski	09/18/1929	DEED : WARRANTY DEED	DILTS, CHARLES A Search Search BOLINGER, CARRIE I Search KEITZER, AMBROSE Search KEITZER, DORIS see details for more	Search Lot 33 KEITZER'S FIRST ADDITION Search Lot 34 KEITZER'S FIRST ADDITION
Book 115, Page 215	Pulaski	10/31/1950	DEED : ADMINISTRATOR'S DEED	DILTS, CHARLES A Search Search DILTS, JAMES M Search DILTS, JAMES M Search ALLEN, ANASTASIA see details for more	Search Lot 41 KEITZER'S FIRST ADDITION Search Lot 42 KEITZER'S FIRST ADDITION
Book 120, Page 43	Pulaski	07/15/1958	DEED : WARRANTY DEED	DILTS, CHARLES A Search Search HARING, RUBY Search DILTS, JANET C	Search Lot 33 KEITZER'S FIRST ADDITION Search Lot 34 KEITZER'S FIRST ADDITION
Book 120, Page 43	Pulaski	07/15/1958	DEED : WARRANTY DEED	DILTS, CHARLES A Search Search DILTS, JANET C Search HARING, RUBY	Search Lot 33 KEITZER'S FIRST ADDITION Search Lot 34 KEITZER'S FIRST ADDITION
Book 21, Page 480	Pulaski	01/06/1966	REL : RELEASE OF MORTGAGE	DILTS, CHARLES A Search Search DILTS, JANET C Search STATE EXCHANGE BANK	

Document Details	County	Date	Type	Name	Legal
17049	Pulaski	04/25/1988	DEED : AFFIDAVIT TRANSFER REAL ESTATE	DILTS, CHARLES A Search Search DILTS, JANET C Search WAMSLEY, CLAIBORN M	Search Lot 33 KEITZER'S FIRST ADDITION Search Lot 34 KEITZER'S FIRST ADDITION
Book 118, Page 108	Pulaski	11/21/1955	DEED : WARRANTY DEED	DILTS, CHARLES E Search Search DILTS, MARY STUART Search PARRY, DOROTHY Search PARRY, KENNETH	Search Lot 42 DILTS (TIPP)
36807	Pulaski	06/23/1970	MISC : COURT ORDER/FINAL DECREE DEED	DILTS, CHARLES M Search Search DILTS, GEORGE W Search DILTS, GEORGE W Search DILTS, HARRIETT L see details for more	Search 32-29-1 SW SW
20031319	Pulaski	02/04/2003	DEED : AFFIDAVIT TRANSFER REAL ESTATE	DILTS, CHARLES M Search Search CONRAD, THELMA M Search DILTS, DALE L Search DILTS, WILLARD B see details for more	Search 32-29-1 SW SW
20031323	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search CONRAD, THELMA M Search DILTS, WILLARD B Search RICE, JOSEPH ALLEN see details for more	Search 32-29-1 SW SW
20031326	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search DILTS, DALE L Search DILTS, DALE L JR Search FARMEN, BEVERLY J	Search 32-29-1 SW SW
20031327	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search HARRIS, DEBORAH A Search HOFFER, DAVID ALLEN	Search 32-29-1 SW SW

Document Details	County	Date	Type	Name	Legal
20031328	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search CONRAD, THELMA M Search DILTS, CHARLES M Search DILTS, WILLARD B see details for more	Search 32-29-1 SW SW
20031329	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search MCKINLEY, THERESA L Search TERRY, ROBERT L	Search 32-29-1 SW SW
20031330	Pulaski	02/04/2003	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search HOLLAND, SHIRLEY L Search NEWMAN, SHARON L	Search 32-29-1 SW SW
20101624	Pulaski	10/15/2010	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search SHIDLER, DENNIS N Search SHIDLER, JUDY M	Search 32-29-1 SW SW
20132307	Pulaski	11/20/2013	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search FOX, DOUGLAS A	Search 12-30-2 SE SE
20132308	Pulaski	11/20/2013	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search FOX, KERRY L	Search 12-30-2 SE SE
20132309	Pulaski	11/20/2013	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search FOX, RANDY J Search FOX, TIMOTHY J	Search 12-30-2 SE SE
20132310	Pulaski	11/20/2013	MORT : MORTGAGE	DILTS, CHARLES M Search Search FIRST FEDERAL SAVINGS BANK	Search 12-30-2 SE SE
20181802	Pulaski	11/05/2018	MORT : MORTGAGE	DILTS, CHARLES M Search Search FIRST FEDERAL SAVINGS BANK	Search 12-30-2 SE SE

Document Details	County	Date	Type	Name	Legal
20210416	Pulaski	02/26/2021	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search FOX, DOUG Search FOX, ROBERTA	Search 12-30-2
20211003	Pulaski	04/22/2021	REL : RELEASE OF MORTGAGE	DILTS, CHARLES M Search Search FIRST FEDERAL SAVINGS BANK	
20211005	Pulaski	04/22/2021	REL : RELEASE OF MORTGAGE	DILTS, CHARLES M Search Search FIRST FEDERAL SAVINGS BANK	
20232043	Pulaski	11/27/2023	DEED : WARRANTY DEED	DILTS, CHARLES M Search Search JMT ACQUISITIONS LLC Search DILTS, CARA B	Search 32-31-2 NE NE
20232044	Pulaski	11/27/2023	MORT : MORTGAGE	DILTS, CHARLES M Search Search DILTS, CARA B Search ALLIANCE BANK	Search 32-31-2 NE NE
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20232218	Pulaski	12/27/2023	REL : RELEASE OF MORTGAGE	DILTS, CHARLES M Search Search DILTS, CARA B Search ALLIANCE BANK	
20210470	Pulaski	03/05/2021	DEED : WARRANTY DEED	DILTS, CHARLES MARTIN Search Search FOX, ROSIE Search FOX, WILLIAM S Search DILTS, CARA BEVERLY	Search 25-30-2 SE SW
20210471	Pulaski	03/05/2021	MORT : MORTGAGE	DILTS, CHARLES MARTIN Search Search DILTS, CARA BEVERLY Search FIRST FEDERAL SAVINGS BANK	Search 25-30-2 SE SW

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