

Legal and Vesting Product Cover Sheet

	ORDER INFORM	MATION							
FILE/ORDER NUMBER:	LL-AB-02472	PRODUCT NAME:	LEGAL & VESTING						
BORROWER NAME(S):	DONALD V SCOTT, LINDA C SCOTT								
PROPERTY ADDRESS:	7174 N 725 W, WINAMAC, IN 46996								
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI								
	SEARCH INFOR	MATION							
SEARCH DATE:	07/01/2025	EFFECTIVE DATE:	06/30/2025						
NAME(S) SEARCHED:	DONALD V SCOTT, LINDA C SCOTT AN	ID VIRGINIA WASZA	K						
ADDRESS/PARCEL SEARCHED:	7174 N 725 W, WINAMAC, IN 46996/ 66-0	3-03-400-029.000-012							
	ASSESSMENT INFO	ORMATION							
COMMENTS:									
	CURRENT OWNER	R VESTING							
DONALD V. SCOTT AND I	INDA C. SCOTT								
COMMENTS:									
	VESTING D	EED							
DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	BARBARA J. WEBDELL, AS PERSONAL REPRESENTATIVE IN THE ESTATE OF GERALD OLLER						
DATED DATE:	05/23/2022	GRANTEE:	VIRGINIA WASZAK						
BOOK/PAGE:	N/A	RECORDED DATE:	06/09/2022						
INSTRUMENT NO:	20221128								
COMMENTS:									
	FOR PREAM	IBLE							
CITY/TOWNSHIP/PARISH:	CITY OF WINAMAC								
	ADDITIONAL	NOTES							
AFFIDAVIT OF TRANSFER	OF REAL PROPERTY RECORDED ON 06.	/02/2025 AS INSTRUM	IENT NO. 20250944.						

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PULASKI COUNTY, STATE OF INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 31 NORTH, RANGE 3 WEST, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE CENTERLINE OF AN EXISTING DRAINAGE DITCH BEING APPROXIMATELY 660 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 3, THENCE EASTERLY, ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 340 FEET; THENCE NORTH 340 FEET; THENCE WEST 340 FEET; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 340 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

66-03-03-400-029.000-012	WASZAK, VIRGINIA	AINIS		7174 N	N 725W			511. 1	Family	Dwell -	Unplatted	(0 to 9.9	Ag/Res (012) /9120	20 1/2
General Information	MO	Ownership					Trans	fer of O	sfer of Ownership					
Parcel Number	WASZAK, VIRGINIA			Date	Owner	Jer	l	O Soci	D Code	Book/Page	Adi	Sale Price V/I	8/22/2050 001: PACKET 3-1/#6	
66-03-03-400-029,000-012	7174 N 725 W			06/09/2022		WASZAK, VIRGINIA	ΔIA	20221128					7/10/2024 25/26 CR: 7/8/24 MR- CHANGED	ZGED
Local Parcel Number	WINAMAC, IN 46996	966		6002/08/60		OLI ER GERALDI EF	11	20091811	Ο.	2009/1811		\$57.500	ROOFING TO METAL. CHANGED GRA	ADE OF
0120039500				03/22/2009		SECRETARY OF HOU	1 P	20090554		2009/0554		\$81 704	HOUSE TO D'AND COND TO G. CHANGED UTILITY SHED TO CONTAINER WITH YEAR 2020	VGED YEAR 2020
Tax ID:				10/07/2008		MIDEIRST BANK		20081949		2008/1949		\$81,704	COND A SIZE 8X20 AND ADJ SV.	
		egall off		7,70,70				2007		5000		+ 0 - 1 - 0 -	7/19/2022 2022 TRANSFERS (23/24):	6/9/2022
Routing Number 31N-R3W	012-00395-00 PT SE SE BOGUS (690)	E SEC. 3 2.63A		0061/1.0/10		GAMBLIN, DONNA K	Ý K		A A		_	_	TRANSFER INCLUDES 1 PARCEL FOR \$0 REC#20221128 SDF#6620228469 PERSONAL REF DEED/ NO CONSIDERATION/ NOT A VALID SALE	R \$0 (SONAL REP VALID SALE
Property Class 511									Res				FOR TRENDING	
1 Family Dwell - Unplatted (0 to 9.9		Mation Pecords (Work	rds (Worl	1 4 4 5 4 5 4 5 4 5 4 5 5 5 5 5 5 5 5 5	orrese values are actified	es are not	7	e solley		do of to ok	(obacqo		3/19/2020 21/22 CR: 3/11/2020 MR; ADJ GRADE AND COND ON DETGAR & UTILSHD; ADJ SIZE (DJ GRADE ADJ S I ZE OF
Year: 2024	2024		nt Year		2024		3	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	_		22	2021	UTILSHD AND FV'D IT.	
Location Information	WIP	Reason For Change	Change		Ą		Ą		Ą	`	A	Ą	7/23/2019 20/21 MISC: 20P21 REMOVED OVERRIDE ON HOMESITE I AND	ΈD
	04/01/2024	As Of Date)	J	06/25/2024	01/0	01/01/2024	04/04	04/04/2023	03/18/2022	22	03/12/2021	1/15/2019 and Rate Change: 19 nav	20 - Res/An
Pulaski	Indiana Cost Mod	Valuation Method	lethod	Indiana	Indiana Cost Mod	Indiana Co	Cost Mod Inc	ndiana Cos	Cost Mod Inc	Indiana Cost Mod	od Indiana	na Cost Mod	Homesite land rates changed to \$12,000 per	0 per acre
Township	1,0000	Equalization Factor	n Factor		1.0000		1.0000	_	1.0000	1.0000	00	1.0000	and Res/Ag excess land rates to \$3300.	
RICH GROVE TOWNSHIP		Notice Required	uired		>								1/1/2017 002: 17P18 CR 8/10/16 NO CHANGE PIC 1526-30 7/22/16	CHANGE PIC
	\$39,000	Land			\$39,000	\$3	\$39,000	\$27	\$24,600	\$21,800	00	\$17,800	12/13 PEASS TM MT-TP 5/21/12 NO CHANGES	SHUNAH
Rich Grove Lownship	\$26,600	Land Res (1)	£		\$26,600	\$2	0,000	\$15	5,500	\$13,5	0 :	\$12,200		
School Corp 7515	\$12,400	Land Non Res (2)	Res (2)		\$12,400	SS.	2,400	į	\$ 0	ç	&0 80	\$0 14		
NORTH JUDSON-SAN PIERRE	9200	Land Non Kes	7es (3)		Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q Q	1) ∌) 	\$9,100 74,750	\$8,300		\$2,600		
Noishborhood 042002	009'0/\$	Improvement	Ľ ~		\$70,600 670,600	→ •	\$70,600	4/4	\$74,700 674,600	\$70,000	2 5	\$67,600		
Neighbolliood 912002-012 Ad/Res (012)	000,074	Imp Non Res	G,		000,074	9	000,0)		, no	00	000°, 100°		
	\$0	Imp Non Res	es (3)		%		%		\$100	\$100	. 0	\$100		
Section/Plat	\$109,600	Total			\$109,600	\$10	\$109,600	36\$	\$99,300	\$91,800	0	\$85,400		I
n	\$97,200	Total Res (1)	(E)		\$97,200	8	\$97,200	\$30),100 0,100	\$83,4(0 2	\$79,700	Land Computations	
Location Address (1)	\$12,400	Total Non Res (2)	7es (2) 7es (3)		\$12,400	. \$	2,400 \$0	¥	\$0 200	\$ 40	\$0 400	\$5 700	Calculated Acreage	2.65
WINDMAC IN AGOR			100 (O)		, 20G .44a	20, 01 420		۵	2 >	\ \ \ \		20,	Actual Frontage	² [
		Land	-and Data (Standard		Deptin: Kes 1		Dase	Lot: Res	es u v u, c	<	ı		Developer Discount	
Zoning	Land Pricing Soil	Act	Size F	Factor	Rate	Adj	Ext		Market Cap	o 1 Cap 2	Cap 3	Value	Parcel Acreage	2.65
8		Front.				Rate	Value	» «	Factor	<u>.</u>	<u>.</u>		81 Legal Drain NV	00.00
	9rr A	~	1.0000	1.00	\$26,600 \$:	\$26,600	\$26,600	0% 1	1.0000 100.00	00.00	0.00	\$26,600	82 Public Roads NV	00.0
Subdivision	91rr A	_	1.6500	1.00	\$7,500	\$7,500	\$12,375	0% 1	1.0000 0	0.00 100.00	0.00	\$12,380	83 UT Towers NV	00.00
													9 Homesite	1.00
Lot													91/92 Acres	1.65
													Total Acres Farmland	00.0
Market Model													Farmland Value	\$0
912002-012 - Manutactured/Modula													Measured Acreage	00.0
aracteris													Avg Farmland Value/Acre	0.0
Topography Flood Hazard													Value of Farmland	\$0
													Classified Total	\$0
Public Utilities ERA													Farm / Classifed Value	\$0
													Homesite(s) Value	\$26,600
Streets or Roads TIF													91/92 Value	\$12,400
													Supp. Page Land Value	
Neighborhood Life Cycle Stage													$\overline{}$	\$26,600
													CAP 2 Value	\$12,400
Printed Inursday, October 10, 2024		•	Č		0000,44,0	<u> </u>	!	<		0000	<u> </u>	9	CAP 3 Value	09
Keview Group 2021	Data Source N/A	∢	202	Collector U.	03/11/2020	Field Kep	Q.	Арр	Appraiser 05/04/2020	/04/ZUZU	Field Kep	d.	Total Value	\$39,000

							Summary	Summary of Improveme	ınts								
Story Co Height Ty	Constr C	Grade Pear Built	r Eff t Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd		Cap 2 (Cap 3	Improv Value
1 Wc				24 A		06.0		1,215 sqft	\$68,292	%97	\$50,540	0% 10	0% 1.270	100.00		0.00	\$61,000
~	Pole	D+2 2008		16 A	\$21.49	06.0	\$17.41	25'x28'	\$12,185	18%	\$9,990	0% 100%	0% 1.000 0.950	100.00	00.00	00.00	\$9,500
~	SV	D 1995		29 P		06.0		8'x8'		75%		0% 10	0% 1.000	100.00	0.00	00.00	\$100

\$70,600

Total this page

Mail Tax Bills to: 7174 N 725 W, Winamac IN 46996

County of Residence: Regire

JUN 09 2022

PARCEL NO. 66-03-03-400-029.000-012

Personal Representative's Deed

BARBARA J. WEBDELL, as personal representative in the estate of GERALD OLLER, which estate is pending in Pulaski County Circuit Court under Cause No. 66C01-2108-EU-00018, by virtue of her power and authority granted to a personal representative under the Indiana Code proceeding under Unsupervised Administration, and hereby distributes to VIRGINIA WASZAK of the County of Pulaski, State of Indiana, the following described real estate in Pulaski County, State of Indiana, more particularly described as follows, to-wit:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 31 North, Range 3 West, more particularly bounded and described as follows: Commencing at a point in the centerline of an existing drainage ditch being approximately 660 feet North of the Southeast 1/4 of said Section 3, thence Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 3, thence Easterly, along said centerline of a drainage ditch, 340 feet; thence North 340 feet; thence West 340 feet; thence South along the West Line of said Quarter Quarter Section 340 feet, more or less, to the point of beginning,

Commonly known as 7174 N 725 W, Winamac, IN 46996, subject to all easements, restrictions, an rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2022 and thereafter.

IN WITNESS WHEREOF, said Barbara J. Webdell, as Personal representative of the estate of

Gerald Oller, has hereunto set her hand and seal this 2 day of May, 2022.

STATE OF THOTAM	Barbara	J. Sabble
COUNTY OF LAKE) SS	Barbara J. Webdell Personal Representa	ative
	Estate of Gerald Olle	
Before me, the undersigned, a No appeared Barbara J. Webdell and	acknowledged the execution of	nty and State, personally of said Personal
Representative's Deed on the 23		"Official Seal"
My Commission Expires; M/y 4742	Notacy Bublic	Ryan Morris Notary Public, State of India Resident of Porter Co., I

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.

Mark A Bates

This Instrument Prepared By: Atty. Mark A. Bates, Attorney at Law, 2546-45th Street, Highland, IN 46322

20221128 PR \$25.00 06/09/2022 03:22:53P 1 PGS SUSAN J. FOX PULASKI County Recorder IN Recorded as Presented

May 1, 2026

20250944 AFFT \$25.00 06/02/2025 11:14:56A 4 PGS MARSHA TETZLOFF PULASKI County Recorder IN Recorded as Presented

TO FINAL ACCEPTANCE FOR TRANSFER

STATE OF INDIAN.	A
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SS:

COUNTY OF LAKE

IN RE: VIRGINAIA WASZAK, DECEASED

JUN 0 2 2025

UDITOR PULASKI COUNTY INDIANA

AFFIDAVIT OF TRANSFER OF REAL PROPERTY

The undersigned, DONALD V. SCOTT and LINDA C. SCOTT ("Affiant") being duly sworn on oath states:

- They are the sole surviving heirs of Virginia Waszak, the decedent, who died on August 1, 2024, while domiciled in Pulaski County, Indiana.
- The decedent acquired a One Hundred Percent (100%) interest in the real
 estate described in this Affidavit by a Personal Representative's Deed dated
 May 23, 2022, and recorded in the Office of the Recorder of Pulaski County,
 Indiana on June 9, 2022.
- The last instrument recorded in the Office of the Recorder of Pulaski County, Indiana, was the Personal Representative's Deed dated May 23, 2022 and recorded on June 9, 2022, as Instrument No. 20221128.
- At the time of her death, the decedent was not married, and did not share title to the Real Estate.
- 5. The Real Estate is located in Pulaski County, Indiana, and described by property tax parcel number and legal description as follows, to-wit:

Part of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 31 North, Range 3 West, more particularly bounded and described as follows: Commencing at a point in the centerline of an existing drainage ditch being approximately 660 feet North of the Southwest Corner of the Southeast 1/4 of the Southeast 1/4 of said Section 3, thence Easterly, along said centerline of a drainage ditch, 340 feet; thence North 340 feet; thence West 340 feet; thence South along the West Line of said Quarter Quarter Section 340 feet, more or less, to the point of beginning.

Commonly known as: 7174 N 725 W, Winamac, IN 46996

Parcel No.: 66-03-03-400-029.000-012

- 6. The Decedent died testate and pursuant to the Decedent's Last Will and Testament, her Title Interest shall be distributed to the Decedent's devisees by the percentages or fractions as follows:
 - 6.1 100% to Donald V. Scott and Linda C. Scott, Husband and Wife, whose address is 7174 N 725 W, Winamac, IN 46996.
- 7. The Decedent's Title Interests devolved to the devisees immediately and automatically as a matter of law under I.C. § 29-1-7-23 upon the Decedent's death.
- The Decedent owed no obligations to creditors and there is no Federal
 estate tax due and owing as a consequence of the Decedent's death.

9. As of this date:

- 9.1 At least seven (7) months has elapsed since the Decedent's death;
- 9.2 No letters testamentary or letters of administration have been issued to a court-appointed personal representative for the Decedent with the time limits specified under I.C. § 29-1-7-15.l(d);
- 9.3 A probate court has not issued findings and an accompanying order preventing the limitations in I.C. § 29-1-7-15.1(b) from applying to the Real Estate;
- 9.4 A majority in interests of the Decedent's distributes have not consented to the Decedent's personal representative's sale of the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien or record in Lake County, Indiana, or to pay any costs of administration of any Decedent's estate under I.C. § 29-1-10-21; and,
- 9.5 Consequently, it is not possible for the Decedent's personal representative to sell the Decedent's Title Interest to pay any debt or obligation of the Decedent, which is not a lien of record in Pulaski County, Indiana, or to pay any costs of administration of any Decedent's estate.

- 10. The purpose of this Affidavit is to induce the Auditor of Pulaski County, Indiana, to record the Affidavit and index it to the latest Recorded Instrument in the Recorder's index records.
- 11. The Affiant affirmed the truth of the representations in this Affidavit under penalty for perjury and authorizes any person to rely upon this Affidavit as evidence of an effective transfer of title of record (as defined in I.C. § 32.20.3-1) as stated in I.C. § 29-1-7-23(e).

We affirm under the penalties for perjury that the above and foregoing representations are true and accurate to the best of our knowledge and belief.

Donald V. Scott

Linda C. Scott

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

Before me, a Notary Public, in and for said County and State, personally appeared Donald V. Scott and Linda C. Scott, who acknowledge the execution of the foregoing Affidavit.

WITNESS MY HAND AND SEAL THIS 27th DAY OF MAY, 2025

WENDELL W. GOAD II Notary Public SEAL COMMISSION NP0698140 My Commission Expires March 19, 2033

Wendell W. Good II, Notary Public Resident of Lake County, Indiana

My Commission Expires:

My Commission No.:

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.

Wendell W. Goad II

This Instrument prepared by:

Wendell W. Goad II Attorney at Law 300 East 90th Drive Merrillville, in 46410 (219) 736-8080.

Search Results for:

NAME: SCOTT, LINDA (Super Search)

REGION: Pulaski County, IN DOCUMENTS VALIDATED THROUGH: 06/30/2025 3:18 PM

Showing 11 re	esults							Filter:			
Document Details	\$	County	\$	Date	\$	Туре	\$	Name	\$	Legal	\$
20171173		Pulaski		07/11/7	2017	DEED : DEED	WARRANTY	Search FEASE Search FEASE Search FEASE F Search SCOT WAYNE	EL, JOHN J EL, LEANNE	Search 29-3 W NW	31-4
20171174		Pulaski		07/11/7	2017	MORT:	MORTGAGE	Search Search Search SCOT WAYNE Search MORT ELECTRONIC REGISTRATIC INC Search USAA SAVINGS BAR	T, MATTHEW GAGE ON SYSTEMS FEDERAL	Search 29-3 W NW	31-4
20210828		Pulaski		04/07/2	2021	MORT:	MORTGAGE	SCOTT, LAU Search Search SCOT WAYNE Search DEMO BANK	T, MATTHEW	Search 29-3 W NW	31-4
20211725		Pulaski		07/27/2	2021	MORT:	MORTGAGE	Search Search SCOT WAYNE Search DEMO BANK	T, MATTHEW	Search 29-3 W NW	31-4
20211726		Pulaski		07/27/2	2021	ASGN: ASSIGN ASSUMF MTG		Search DEMO BANK Search SCOT WAYNE Search COMM BANC MORTG CORPORATIO	OTTE STATE T, MATTHEW JUNITY SAGE		

Document Details	County 🔷	Date 🔷	Туре	Name 🔷	Legal 🔷
<u>20211836</u>	Pulaski	08/04/2021	REL : RELEASE OF MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search USAA FEDERAL SAVINGS BANK	
<u>20211997</u>	Pulaski	09/01/2021	REL : RELEASE OF MORTGAGE	SCOTT, LAURA LYNN Search Search SCOTT, MATTHEW WAYNE Search DEMOTTE STATE BANK	
<u>20212090</u>	Pulaski	09/16/2021	DEED : QUIT CLAIM DEED	Search SCOTT, DAVID Search SHEPHERD, JAMES Search SHEPHERD, MELANIE	Search Lot 2 RIVER CREST
20250944	Pulaski	06/02/2025	DEED : AFFIDAVIT TRANSFER REAL ESTATE	SCOTT, LINDA C Search Search SCOTT, DONALD V Search SCOTT, LINDA C Search SCOTT, DONALD V see details for more	Search 3-31-3 SE SE
<u>20241456</u>	Pulaski	08/08/2024	DEED: WARRANTY DEED	SCOTT, LINDA D Search Search KELLIE, ELIZABETH Search MCCLURE, ELIZABETH Search SCOTT, SAMUEL E	<u>Search</u> 18-30-1 NW
<u>20130355</u>	Pulaski	02/15/2013	DEED: WARRANTY DEED	Scott, LINDA L Search Search RUSH, DENNIS W Search RUSH, KIMBERLY A Search SCOTT, DAVID O	Search Lot 2 RIVER CREST FIRST ADDITION

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Search Results for:

NAME: WASZAK, VIRGINIA (Super Search)

REGION: Pulaski County, IN DOCUMENTS VALIDATED THROUGH: 06/30/2025 3:18 PM

Showing 2 results			Filt	ter:	
Document Details	County \$	Date 🔷	Type 🔷	Name 🔷	Legal 🔷
20221128	Pulaski	06/09/2022	DEED : PERSONAL REPRESENTATIVE'S DEED	WASZAK, VIRGINIA Search Search OLLER, GERALD Search WEBDELL, BARBARA J	Search 3-31-3 SE SE
20250944	Pulaski	06/02/2025	DEED : AFFIDAVIT TRANSFER REAL ESTATE	WASZAK, VIRGINIA Search Search SCOTT, DONALD V Search SCOTT, LINDA C Search SCOTT, DONALD V see details for more	Search 3-31-3 SE SE

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