



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-02576	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	MITCHELL NIHART II		
PROPERTY ADDRESS:	809 CHRISTIAN AVENUE, ELKHART, IN 46517		
CITY, STATE AND COUNTY:	ELKHART, INDIANA (IN) , ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	07/16/2025	EFFECTIVE DATE:	07/15/2025
NAME(S) SEARCHED:	MITCHELL NIHART AND MARIE LOUISE NIHART		
ADDRESS/PARCEL SEARCHED:	809 CHRISTIAN AVENUE, ELKHART, IN 46517/20-06-17-179-007.000-012		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

MITCHELL EVAN NIHART, II AND BROOK ANN MARIE LOUISE NIHART, HUSBAND AND WIFE

COMMENTS:	
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### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	GARY ALLEN FOSTER, AN ADULT
DATED DATE:	11/16/2023	GRANTEE:	MITCHELL EVAN NIHART, II AND BROOK ANN MARIE LOUISE NIHART, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	12/04/2023
INSTRUMENT NO:	2023-20256		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY IN THE STATE OF INDIANA, TO WIT:

LOT NUMBER TWO HUNDRED FIFTEEN (215) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SOUTHDAL SIXTH, AN ADDITION TO THE CITY OF ELKHART, INDIANA; SAID PLAT BEING RECORDED IN PLAT BOOK 8, PAGE 89 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, STATE OF INDIANA.