



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.

Elkhart County, IN

Summary

Parcel Number	20-06-17-179-007.000-012
Alt Parcel Number	06-17-179-007-012
Property Address	809 CHRISTIAN ELKHART IN 46517
Property Class Code	510
Property Class	Residential: 1 Family Dwell - Platted Lot
Neighborhood	1250370-N: Lusher S: Hively E&include: Aurora W: Oakland (012)
Legal Description	SOUTHDAL 6TH LOT 215
Township	CONCORD TOWNSHIP
Corporation	ELKHART COMMUNITY
Taxing District	012 - EC CONCORD

[View Map](#)

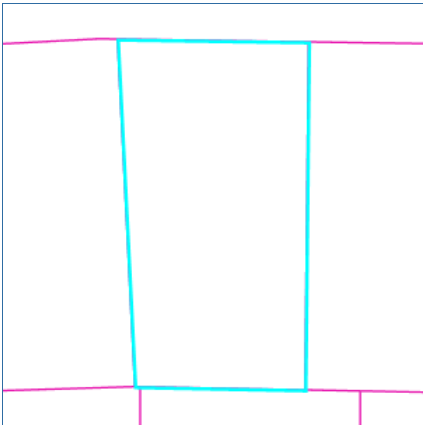
Owners

NIHART MITCHELL EVAN II & BROOK ANN MARIE LOUISE NIHART H&W
809 CHRISTIAN
ELKHART, IN 46517

2025 Form 11

20-06-17-179-007.000-012 2025 f-11_5.pdf (PDF)

Map



No data available for the following modules: Special Features, Commercial Buildings, Photos, Sketches.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes.
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[Last Data Upload: 7/16/2025, 12:51:38 PM](#)

Contact Us

Developed by
 SCHNEIDER
GEOSPATIAL

2023-20256**ELKHART COUNTY RECORDER
KAALA BAKER
FILED FOR RECORD ON
12/04/2023 02:04 PM
AS PRESENTED****WARRANTY DEED****Fidelity National Title Company, LLC File No.: 692301415**

THIS INDENTURE WITNESSETH, that Gary Allen Foster, an adult (Grantor) CONVEY(S) AND WARRANT(S) to Mitchell Evan Nihart, II and Brook Ann Marie Louise Nihart, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Elkhart County in the State of Indiana, to wit:

For APN/Parcel ID(s): 20-06-17-179-007.000-012


LOT NUMBER TWO HUNDRED FIFTEEN (215) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF SOUTHDALE 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.

Property: 809 Christian Avenue, Elkhart, IN 46517

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 11th day of November, 2023.



Gary Allen Foster

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Dec 04 2023

PATRICIA A. PICKENS, AUDITOR

05310**10.00****DM****KK**

State of IndCounty of Elkhart

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Gary Allen Foster who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16 day of November, 2023Signature: [Signature]

Printed: _____

Resident of: _____ County

State of: _____

My Commission expires: _____



Prepared By: Edward W. Hardig, Jr., Attorney at Law
401 W. High Street, Elkhart, IN 46516
IN19199-71/MIP60319 bl

Grantee's Address and Tax Billing Address: 809 Christian Avenue
Elkhart, IN 46517

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: Beth Taylor.

Return To: Fidelity National Title Company, LLC
401 W. High Street, Elkhart, IN 46516

Criteria: Party Name = NIHART MITCHELL

INDEXED THROUGH:

07/15/2025

VERIFIED THROUGH:

07/15/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/02/2025	12/27/2024	2025-00009	MORTGAGE	NIHART MITCHELL EVAN...		MORTGAGOR
09/17/2024	09/17/2024	2024-15301	RELEASE ...	NIHART MITCHELL EVAN...		GRANTEE
09/12/2024	09/06/2024	2024-14939	MORTGAGE	NIHART MITCHELL EVAN...		MORTGAGOR
12/04/2023	11/16/2023	2023-20257	MORTGAGE	NIHART MITCHELL EVAN...		MORTGAGOR
12/04/2023	11/16/2023	2023-20256	WARRANTY...	NIHART MITCHELL EVAN...		GRANTEE
09/27/2022	08/26/2022	2022-20724	POWER OF...	NIHART MITCHELL E		GRANTEE