



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-03122	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JOE MILLER, NETTIE MILLER		
PROPERTY ADDRESS:	24379 COUNTY ROAD 54, NAPPANEE, IN 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN) , ELKHART		

SEARCH INFORMATION

SEARCH DATE:	10/02/2025	EFFECTIVE DATE:	09/30/2025
NAME(S) SEARCHED:	JOE MILLER, NETTIE MILLER		
ADDRESS/PARCEL SEARCHED:	24379 COUNTY ROAD 54, NAPPANEE, IN 46550/20-14-27-400-013.000-028/20-14-27-400-014.000-028		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JOE DEAN MILLER AND NETTIE SUE MILLER, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	AMMF TRUSTEE CORPORATION, AS TRUSTEE FOR AMISH MUTUAL MORTGAGE FUND, AN INDIANA LAND TRUST
DATED DATE:	04/30/2019	GRANTEE:	JOE DEAN MILLER AND NETTIE SUE MILLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/03/2019
INSTRUMENT NO:	2019-08391		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

TRACT 1

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST, SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MONUMENTING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO HAVE AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 550.15 FEET TO A MAG NAIL WITH BRASS WASHER (DORIOT 890028) BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 760.50 FEET TO A MAG NAIL WITH BRASS WASHER (DORIOT 890028) AT THE LONG HELD AND OCCUPIED SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE NORTH 0 DEGREES 49 MINUTES 17 SECONDS EAST ALONG THE LONG HELD AND OCCUPIED EAST LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 1335.01 FEET TO A 4' STEEL CORNER POST AT THE LONG HELD AND OCCUPIED NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 89 DEGREES 46 MINUTES 07 SECONDS WEST ALONG THE LONG HELD AND OCCUPIED NORTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 976.64 FEET TO AN IRON REBAR WITH (DORIOT 890028); THENCE SOUTH 0 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 1121.98 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 209.00 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE SOUTH 0 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

ALSO, THE NORTH ONE-FOURTH (N 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST, ELKHART COUNTY, INDIANA.

COMMONLY KNOWN AS 24379 COUNTY ROAD 54, NAPPANEE, IN 46550.

TRACT 2

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 5 EAST, SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, ELKHART COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR MONUMENTING THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 AND THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 TO HAVE AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 341.15 FEET TO A MAG NAIL WITH BRASS WASHER (DORIOT 890028) BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID SOUTH LINE OF SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27 A DISTANCE OF 209.00 FEET TO A MAG NAIL WITH BRASS WASHER (DORIOT 890028) ON SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27; THENCE NORTH 0 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 209.00 FEET TO AN IRON REBAR WITH (DORIOT 890028); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 209.00 FEET TO AN IRON REBAR WITH CAP (DORIOT 890028); THENCE SOUTH 0 DEGREES 31 MINUTES 00 SECONDS WEST, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

COMMONLY KNOWN AS 24425 COUNTY ROAD 54, NAPPANEE, IN 46550.

Elkhart County, IN

Summary

Parcel Number	20-14-27-400-013.000-028
Alt Parcel Number	14-27-400-013-028
Property Address	24379 COUNTY RD 54 NAPPANEE IN 46550
Property Class Code	199
Property Class	Agricultural: Other Agricultural Use
Neighborhood	2859998-AG parcels dwellings 1951 or newer (028)
Legal Description	S PT OF SE EX ETC EX 38.77A SEC 27 10.23A
Township	UNION TOWNSHIP
Corporation	WA-NEE COMMUNITY
Taxing District	028 - UNION TOWNSHIP

[View Map](#)

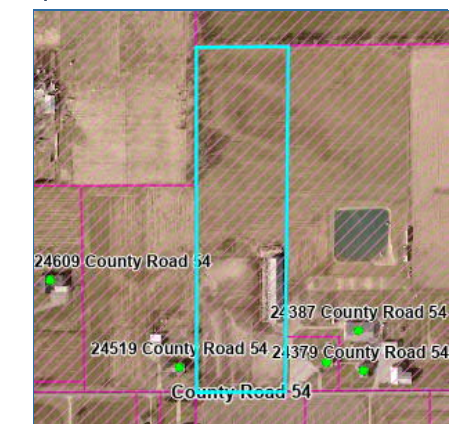
Owners

MILLER JOE DEAN & NETTIE MILLER H&W (LF EST ETTA MARIE MILLER)
24379 COUNTY ROAD 54
NAPPANEE, IN 46550-9433

2025 Form 11

20-14-27-400-013.000-028 2025 f-11_7.pdf (PDF)

Map



No data available for the following modules: Sales, Special Features, Residential Dwellings, Commercial Buildings, Tax Deductions, Photos.

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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[Contact Us](#)

Developed by
 **SCHNEIDER**
GEOSPATIAL

Elkhart County, IN

Summary

Parcel Number	20-14-27-400-014.000-028
Alt Parcel Number	14-27-400-014-028
Property Address	24379 COUNTY RD 54 NAPPANEE IN 46550
Property Class Code	101
Property Class	Agricultural: Cash Grain/General Farm
Neighborhood	2859998-AG parcels dwellings 1951 or newer (028)
Legal Description	PT SW 1/4 SE 1/4 & N 1/4 SE 1/4 SEC 27 38.77A LC
Township	UNION TOWNSHIP
Corporation	WA-NEE COMMUNITY
Taxing District	028 - UNION TOWNSHIP



[View Map](#)

Owners

[MILLER JOE DEAN & NETTIE SUE MILLER H&W](#)
24379 COUNTY ROAD 54
NAPPANEE, IN 46550

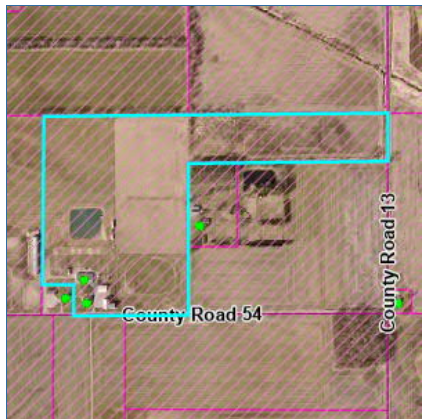
2025 Form 11

20-14-27-400-014.000-028 2025 f-11_7.pdf (PDF)

Photos



Map



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

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Developed by
SCHNEIDER
GEO SPATIAL

2019-08391

**ELKHART COUNTY RECORDER
JENNIFER L. DORIOT
FILED FOR RECORD ON
05/03/2019 11:34 AM
AS PRESENTED**

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH That:

**AMMF Trustee Corporation,
As Trustee for Amish Mutual Mortgage Fund, an Indiana Land Trust,**

(Grantor), a corporation organized and existing under the laws of the State of Indiana, which has a mailing address of 10313 N 500 W, Milford, IN 46542, **CONVEYS AND WARRANTS** to

**Joe Dean Miller and Nettie Sue Miller,
Husband and Wife,**

(Grantee), of Elkhart County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Elkhart County, in the State of Indiana:

See Exhibit 'A'

Subject to recorded restrictions, easements and highways of record and zoning ordinances, but free and clear of all liens and encumbrances, save and except the real estate taxes.

The undersigned person executing this Corporate Warranty Deed on behalf of Grantor represents and certifies that he is a duly elected officer of Grantor, and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

EL

JS

20-14-27-400-012/014.000-028

DISCLOSURE FEE PAID

DULY ENTERED FOR TAXATION

SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

May 03 2019

PATRICIA A. PICKENS, AUDITOR

02088

10.00

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 30th day of April, 2019.

AMMF Trustee Corporation, as Trustee for Amish Mutual Mortgage Fund, an Indiana Land Trust


By: Matthew L. Hochstetler
Assistant Administrator/Treasurer

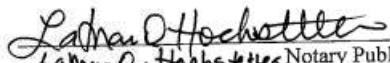


STATE OF INDIANA)
) SS:
KOSCIUSKO COUNTY)

Before me, a Notary Public in and for said County and State, personally appeared Matthew L. Hochstetler, Assistant Administrator/Treasurer, of AMMF Trustee Corporation, as Trustee for Amish Mutual Mortgage Fund, an Indiana Land Trust, who acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 30th day of April, 2019.

My commission expires: Oct. 26, 2025


Lamar O. Hochstetler Notary Public
Resident of Kosciusko County, IN

Return deed and send tax bills to: Joe Dean Miller and Nettie Sue Miller
24379 County Road 54, Nappanee, IN 46550

This instrument was prepared by Joseph R. Morris, Attorney at Law, Attorney #19494-50,
401 North Center Street, Post Office Box 284, Plymouth, Marshall County, Indiana 46563.

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, Jane Lynne Erickson

Exhibit 'A'

Tract 1

A part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 5 East, Second Principal Meridian, Union Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a 5/8" rebar monumenting the Southwest corner of said Southwest Quarter of the Southeast Quarter of Section 27 and the South line of said Southwest Quarter of the Southeast Quarter of Section 27 to have an assumed bearing of North 90 degrees 00 minutes 00 seconds East; thence North 90 degrees 00 minutes 00 seconds East along said South line of Southwest Quarter of the Southeast Quarter of Section 27, a distance of 550.15 feet to a mag nail with brass washer (Doriot 890028) being the point of beginning of this description; thence continuing North 90 degrees 00 minutes 00 seconds East along said South line of Southwest Quarter of the Southeast Quarter of Section 27, a distance of 760.50 feet to a mag nail with brass washer (Doriot 890028) at the long held and occupied Southeast corner of said Southwest Quarter of the Southeast Quarter of Section 27; thence North 0 degrees 49 minutes 17 seconds East along the long held and occupied East line of Southwest Quarter of the Southeast Quarter of Section 27, a distance of 1335.01 feet to a 4' steel corner post at the long held and occupied Northeast corner of said Southwest Quarter of the Southeast Quarter of Section 27; thence South 89 degrees 46 minutes 07 seconds West along the long held and occupied North line of Southwest Quarter of the Southeast Quarter of Section 27, a distance of 976.64 feet to an iron rebar with (Doriot 890028); thence South 0 degrees 31 minutes 00 seconds West, a distance of 1121.98 feet to an iron rebar with cap (Doriot 890028); thence North 90 degrees 00 minutes 00 seconds East, a distance of 209.00 feet to an iron rebar with cap (Doriot 890028); thence South 0 degrees 31 minutes 00 seconds West, a distance of 209.00 feet to the point of beginning.

ALSO, the North One-Fourth (N 1/4) of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of Section 27, Township 35 North, Range 5 East, Elkhart County, Indiana.

Commonly known as 24379 County Road 54, Nappanee, IN 46550.

Tract 2

A part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 35 North, Range 5 East, Second Principal Meridian, Union Township, Elkhart County, Indiana, more particularly described as follows:

Commencing at a 5/8" rebar monumenting the Southwest corner of said Southwest Quarter of the Southeast Quarter of Section 27 and the South line of said Southwest Quarter of the Southeast Quarter of Section 27 to have an assumed bearing of North 90 degrees 00 minutes 00 seconds East; thence North 90 degrees 00 minutes 00 seconds East along said South line of Southwest Quarter of the Southeast Quarter of Section 27, a distance of 341.15 feet to a mag nail with brass washer (Doriot 890028) being the point of beginning of this description; thence continuing North 90 degrees 00 minutes 00 seconds East along said South line of Southwest Quarter of the Southeast Quarter of Section 27 a distance of 209.00 feet to a mag nail with brass washer (Doriot 890028) on said South line of the Southwest Quarter of the Southeast Quarter of Section 27; thence North 0 degrees 31 minutes 00 seconds East, a distance of 209.00 feet to an iron rebar with (Doriot 890028); thence South 90 degrees 00 minutes 00 seconds West, a distance of 209.00 feet to an iron rebar with cap (Doriot 890028); thence South 0 degrees 31 minutes 00 seconds West, a distance of 209.00 feet to the point of beginning.

Commonly known as 24425 County Road 54, Nappanee, IN 46550.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/21/2025	03/20/2025	2025-04509	SUBORDIN...	MILLER NETTIE		GRANTOR
03/21/2025	03/20/2025	2025-04506	CONSENT	MILLER NETTIE		GRANTOR
09/23/2024	09/20/2024	2024-15710	RELEASE ...	MILLER NETTIE S		GRANTEE
04/15/2024	01/19/2024	2024-05936	CONTRACT	MILLER NETTIE		GRANTOR
02/16/2024	02/16/2024	2024-02623	RELEASE ...	MILLER NETTIE		GRANTEE
11/02/2023	11/02/2023	2023-18445	RELEASE ...	MILLER NETTIE M		GRANTEE
10/18/2023	10/13/2023	2023-17532	MORTGAGE	MILLER NETTIE M		MORTGAGOR
07/01/2022	06/30/2022	2022-14031	RELEASE ...	MILLER NETTIE S		GRANTEE
06/03/2022	05/20/2022	2022-11853	MORTGAGE	MILLER NETTIE S LIFE...		MORTGAGOR
06/03/2022	05/20/2022	2022-11853	MORTGAGE	MILLER NETTIE S TRUS...		MORTGAGOR
03/31/2021	03/26/2021	2021-08185	MORTGAGE	MILLER NETTIE		MORTGAGOR
03/31/2021	03/26/2021	2021-08185	MORTGAGE	MILLER NETTIE SUE		MORTGAGOR
02/05/2021	02/04/2021	2021-03314	QUIT CLA...	MILLER NETTIE S TRUS...		GRANTEE
02/05/2021	02/04/2021	2021-03314	QUIT CLA...	MILLER NETTIE S TRUS...		GRANTOR
05/03/2019	05/01/2019	2019-08392	MORTGAGE	MILLER NETTIE SUE		MORTGAGOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/03/2019	04/30/2019	2019-08391	WARRANTY...	MILLER NETTIE SUE		GRANTEE
11/05/2018	10/31/2018	2018-22847	MORTGAGE	MILLER NETTIE M		MORTGAGOR
09/27/2018	09/27/2018	2018-20048	RELEASE ...	MILLER NETTIE		GRANTEE
09/27/2018	09/27/2018	2018-20025	RELEASE ...	MILLER NETTIE		GRANTEE
09/10/2018	09/07/2018	2018-18783	MORTGAGE	MILLER NETTIE M		MORTGAGOR
09/10/2018	09/07/2018	2018-18782	WARRANTY...	MILLER NETTIE M		GRANTEE
09/06/2018	09/05/2018	2018-18518	WARRANTY...	MILLER NETTIE		GRANTOR
07/13/2018	07/09/2018	2018-14084	MORTGAGE	MILLER NETTIE		MORTGAGOR
07/12/2018	06/08/2018	2018-14044	WARRANTY...	MILLER NETTIE		GRANTEE
04/05/2018	03/19/2018	2018-06741	CONTRACT	MILLER NETTIE SUE		GRANTEE
02/26/2018	02/23/2018	2018-04093	WARRANTY...	MILLER NETTIE		GRANTOR
02/26/2018	02/23/2018	2018-04092	WARRANTY...	MILLER NETTIE		GRANTEE
10/13/2017	10/11/2017	2017-22227	CONTRACT	MILLER NETTIE		GRANTEE
08/28/2017	08/22/2017	2017-18355	RELEASE ...	MILLER NETTIE		GRANTEE
08/22/2017	08/21/2017	2017-17891	WARRANTY...	MILLER NETTIE		GRANTOR

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/11/2016	04/04/2016	2016-06388	MORTGAGE	MILLER NETTIE		MORTGAGOR
04/11/2016	04/04/2016	2016-06387	WARRANTY...	MILLER NETTIE		GRANTEE
12/14/2015	12/08/2015	2015-25618	RELEASE ...	MILLER NETTIE		GRANTEE
12/07/2015	11/30/2015	2015-25059	RELEASE ...	MILLER NETTIE		GRANTEE
11/25/2015	11/20/2015	2015-24400	MORTGAGE	MILLER NETTIE		MORTGAGOR
11/25/2015	11/12/2015	2015-24401	RELEASE ...	MILLER NETTIE		GRANTEE
11/16/2015	11/12/2015	2015-23616	RELEASE ...	MILLER NETTIE		GRANTEE
09/10/2014	06/27/2002	2014-17120	WARRANTY...	MILLER NETTIE S		GRANTOR
09/10/2014	06/27/2002	2014-17120	WARRANTY...	MILLER NETTIE S LIFE...		GRANTEE
09/10/2014	06/27/2002	2014-17120	WARRANTY...	MILLER NETTIE S TRUS...		GRANTEE
06/10/2014	06/06/2014	2014-10095	PARTNERS...	MILLER NETTIE M		GRANTOR
09/23/2013	09/07/2013	2013-23305	MORTGAGE	MILLER NETTIE		MORTGAGOR
12/22/2010	12/17/2010	2010-25757	RELEASE ...	MILLER NETTIE		GRANTEE
12/21/2010	12/20/2010	2010-25514	RELEASE ...	MILLER NETTIE M		GRANTEE
12/20/2010	12/09/2010	2010-25362	MORTGAGE	MILLER NETTIE		MORTGAGOR