



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	INCUB-0079	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	GARY YODER		
PROPERTY ADDRESS:	35 E 400 N, HOWE, IN, 46746		
CITY, STATE AND COUNTY:	HOWE, INDIANA (IN) AND LAGRANGE		

SEARCH INFORMATION

SEARCH DATE:	10/19/2023	EFFECTIVE DATE:	10/17/2023
NAME(S) SEARCHED:	GARY YODER		
ADDRESS/PARCEL SEARCHED:	35 E 400 N, HOWE, IN, 46746/44-02-31-300-010.000-012		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

GARY E. YODER AND RUBY F. YODER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DARREN L. GRIFFITH
DATED DATE:	01/31/2017	GRANTEE:	GARY E. YODER AND RUBY F. YODER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	02/01/2017
INSTRUMENT NO:	17020016		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF HOWE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF FRACTIONAL SECTION 31, TOWNSHIP 38 NORTH, RANGE 10 EAST, AND RUNNING THENCE EAST 16 RODS; THENCE NORTH 10 RODS AND 11 FEET; THENCE WEST 16 RODS; THENCE SOUTH 10 RODS AND 11 FEET TO THE PLACE OF BEGINNING.
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LaGrange County, IN

Summary

Parcel ID	44-02-31-300-010.000-012
Bill ID	002-31310-00
Reference #	0023131000
Property Address	0035 E 400 N Howe, IN, 46746
Brief Legal Description	OUT SW SW FRL 1.07 AC (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Tax District	Lima Township
Tax Rate Code	977852 - ADV TAX RATE
Property Type	82 - Residential
Mortgage Co	18 - CORELOGIC REAL ESTATE TAX SERVI
Last Change Date	9/14/2023



Owners

Deeded Owner
Yoder, Gary E & Ruby F
0035 E 400 N
Howe, IN 46746

Taxing District

County:	LaGrange
Township:	LIMA TOWNSHIP
State District	012 LIMA TOWNSHIP
Local District:	012
School Corp:	LAKELAND
Neighborhood:	5026800-012 LIMA TOWNSHIP BASE

Site Description

Topography:	Flat
Public Utilities:	Electricity
Street or Road:	Paved
Area Quality:	
Parcel Acreage:	1.07

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.0000	\$27,900.00	\$27,900.00	\$27,900.00	\$0.00	\$27,900.00
Road Right of Way		0	0	0.0700	\$1,900.00	\$1,900.00	\$133.00	(\$100.00)	\$0.00

Residential

Description	Single-Family R 01
Story Height	1
Style	11 1 Story Old-1959
Finished Area	1792
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	896
Bedrooms	2
Living Rooms:	0
Dining Rooms:	0
Family Rooms:	0
Finished Rooms:	4
Full Baths	1
Full Bath Fixtures	3
Half Baths	0
Half Bath Fixtures	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0

Floor	Construction	Base	Finish
1	Wood Frame	896	896
A		896	896
B		896	0

Features	Area
Porch, Enclosed Frame	108

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Single-Family R 01	100	C-1	1948	1948	A	1.01	1792	1.64	1
Detached Garage 32x60	100	C	1995	1995	A	1.01	1920	1.64	1
Utility Shed 11x32	100	C	2000	2000	A	1.01	352	1.64	1

Transfer History

Date	New Owner	Doc ID	Book/Page	Sale Price
2/1/2017	YODER, GARY E & RUBY F	17-02-0016		\$132,000.00
6/2/2008	GRIFFITH, DARREN L	08-06-0031		\$147,000.00
11/15/2005	HUFFMAN, KURT D	05-11-0352		\$0.00
2/2/1995	HUFFMAN, KURT D & SHERRY L			\$0.00
8/2/1989	FOSTER, DANIEL S. AND CARLA J. TO CLARK, HERBERT L & EVELYN B TO			\$0.00

Transfers (LOW)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
2/1/2017	Griffith, Darren L	Warranty Deed			17-02-0016

Valuation

Assessment Year	2023	2022	2021	2020	2019
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/6/2023	4/6/2022	4/11/2021	4/6/2020	4/15/2019
Land	\$27,900	\$23,300	\$22,100	\$21,800	\$21,800
Land Res (1)	\$27,900	\$23,300	\$22,100	\$21,500	\$21,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$300	\$300
Improvement	\$149,200	\$134,500	\$116,500	\$120,600	\$116,600
Imp Res (1)	\$120,300	\$105,300	\$90,100	\$94,800	\$90,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0

Assessment Year	2023	2022	2021	2020	2019
Imp Non Res (3)	\$28,900	\$29,200	\$26,400	\$25,800	\$25,800
Total	\$177,100	\$157,800	\$138,600	\$142,400	\$138,400
Total Res (1)	\$148,200	\$128,600	\$112,200	\$116,300	\$112,300
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$28,900	\$29,200	\$26,400	\$26,100	\$26,100

Deductions

Type	Description	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
Mortgage	Mortgage	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
Homestead	Standard Hmst	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplemental HS	\$29,260.00	\$23,520.00	\$24,955.00	\$23,555.00	\$21,560.00	\$19,705.00

Tax History

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.

	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021	2019 Pay 2020	2018 Pay 2019	2017 Pay 2018
+ Spring Tax	\$346.49	\$268.98	\$300.86	\$296.56	\$303.58	\$290.70
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$346.49	\$268.98	\$300.86	\$296.56	\$303.58	\$290.70
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$97.52	\$67.10	\$89.05	\$90.51	\$74.50	\$57.62
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$692.98	\$537.96	\$601.72	\$593.12	\$607.16	\$581.40
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$346.49)	(\$537.96)	(\$601.72)	(\$593.12)	(\$607.16)	(\$581.40)
= Total Due	\$346.49	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Payments

Year	Receipt #	Transaction Date	Amount
2022 Pay 2023	1645361	5/1/2023	\$346.49
2021 Pay 2022	1626530	11/10/2022	\$268.98
2021 Pay 2022	1597718	5/2/2022	\$268.98
2020 Pay 2021	1578431	11/8/2021	\$300.86
2020 Pay 2021	1555222	5/4/2021	\$300.86
2019 Pay 2020	1532541	11/6/2020	\$296.56
2019 Pay 2020	1502980	4/28/2020	\$296.56
2018 Pay 2019	1473848	5/10/2019	\$303.58
2018 Pay 2019	1478677	5/10/2019	\$303.58
2017 Pay 2018	1445485	11/13/2018	\$290.70
2017 Pay 2018	1422307	5/9/2018	\$290.70
2016 Pay 2017	1395347	11/7/2017	\$613.78
2016 Pay 2017	1373641	5/8/2017	\$613.78
2015 Pay 2016	1347625	11/3/2016	\$626.02
2015 Pay 2016	1321971	4/26/2016	\$626.02

Photos



Property Record Card

[2022 Property Record Card \(PDF\)](#)
[2023 Property Record Card \(PDF\)](#)

Tax Estimator

[Link to DLGF Tax Estimator](#)

No data available for the following modules: Homestead Allocations, Tax History MH.

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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL
ACCEPTANCE FOR TRANSFER:

02/01/2017 - FM
KAY M. MYERS
LAGRANGE COUNTY AUDITOR

17020016
JENNIFER MCBRIDE
LAGRANGE COUNTY RECORDER
RECORDED ON
02/01/2017 1:35 PM
PAGES: 2

HAMILTON TITLE

Warranty Deed

This Indenture Witnesseth, that Darren L. Griffith ("Grantor") of Lagrange County, State of Indiana, CONVEY(S) AND WARRANT(S) to Gary E. Yoder and Ruby F. Yoder, husband and wife ("Grantee") Lagrange County, in the State of Indiana, for the sum of One and no/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following real estate in Lagrange County, State of Indiana, commonly known as 35 E 400 N, Howe, IN 46746, and more particularly described as:

Commencing at the Southwest corner of Fractional Section 31, Township 38 North, Range 10 East, and running thence East 16 rods; thence North 10 rods and 11 feet; thence West 16 rods; thence South 10 rods and 11 feet to the place of beginning.

Parcel No.: 44-02-31-300-010.000-012

Taxes for 2016 payable 2017, now a lien, not yet due and payable.

Subject to covenants, agreements, easements, restrictions and all rights of way of record.

In Witness Whereof, Grantor has caused this deed to be executed this 31st day of January, 2017.


Darren L. Griffith

IMAGE/COPY PROPERTY OF LAGRANGE CO. FOR OFFICIAL USE ONLY. NO FOR RESALE IC 36-27

IMAGE/COPY PROPERTY OF LAGRANGE, IN 46-3419

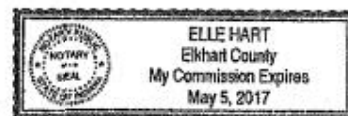
STATE OF INDIANA)
 COUNTY OF Elkhart

Before me, a Notary Public in and for said County and State, personally appeared Darren L. Griffith, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 31st day of January 2017.

Signature: Elle Hart, Notary Public
 Printed: Elle Hart

My Commission Expires: 5/5/2017
 My County Of Residence is: Elkhart
 46-3419



Prepared by and return deed to:
 Jennifer J. Wallander, Esq.

Hamilton National Title LLC, 1001 Parkway Avenue, Suite 1, Elkhart, IN 46516

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, Jennifer J. Wallander.

Grantee mailing address and please send tax statements/notices to:

property address

DataSource: LaGrange, IN

Criteria: Party Name = YODER GARY

Last Indexed Date: 10/18/2023

Last Verified Date: 10/17/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
01/19/2023	01/17/2023	202300204	RELEASE	YODER GARY		MORTGAGEE
01/08/2021	01/06/2021	202100089	RELEASE	YODER GARY E		MORTGAGEE
12/30/2020	12/22/2020	20120718	MORTGAGE	YODER GARY E		MORTGAGOR
11/10/2020	11/05/2020	20110197	RELEASE	YODER GARY R		MORTGAGEE
11/04/2020	10/29/2020	20110056	RELEASE	YODER GARY R		MORTGAGEE
10/13/2020	10/08/2020	20100273	WARRANTY...	YODER GARY R		GRANTOR
05/23/2019	05/22/2019	19050456	RELEASE	YODER GARY E		MORTGAGEE
05/21/2019	05/13/2019	19050401	MORTGAGE	YODER GARY E		MORTGAGOR
02/15/2018	01/30/2018	18020222	MORTGAGE	YODER GARY D		MORTGAGOR
07/19/2017	06/28/2017	17070291	TRUSTEE'...	YODER GARY D		GRANTEE
02/01/2017	01/31/2017	17020017	MORTGAGE	YODER GARY E		MORTGAGOR
02/01/2017	01/31/2017	17020016	WARRANTY...	YODER GARY E		GRANTEE
04/11/2016	03/22/2016	16040160	RELEASE	YODER GARY A		MORTGAGEE
06/02/2015	05/27/2015	15060064	MORTGAGE	YODER GARY R		MORTGAGOR
02/04/2013	01/29/2013	13020085	RELEASE	YODER GARY D		MORTGAGEE

Results found: 159



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