



.504± Acres on Beck Lake near Kendallville, Noble County, Indiana

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Auction Sales Map



Description of Lake Residential Zoning

Lake Residential (LR) District

Article
02

2.21 LR District Intent, Permitted Uses, and Special Exception Uses

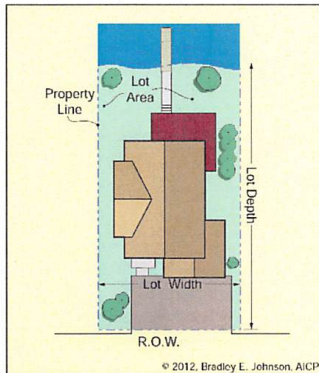
District Intent	Permitted Uses	Special Exception Uses
<p>The LR (Lake Residential) District is intended to be used as follows:</p> <p>Use Type and Intensity</p> <ul style="list-style-type: none"> • Single-family detached homes • Lake lots of various size <p>Application of District</p> <ul style="list-style-type: none"> • Existing and new development • Located along lake shores <p>Development Standards</p> <ul style="list-style-type: none"> • Recognize that more stringent development standards are necessary to protect the environmental and unique features of the lake <p>Appropriate Adjacent Districts</p> <ul style="list-style-type: none"> • OS, RE, R1, R2, R3, R4, LR, IS, VM, and C1 <p>Plan Commission</p> <ul style="list-style-type: none"> • Recognize that the smaller the lots and the closer two structures are to one another, the higher the quality of design must be 	<p>Accessory Permitted Uses</p> <ul style="list-style-type: none"> • home business (type 1) • home business (type 2) • wind turbine, small <p>Residential Permitted Uses</p> <ul style="list-style-type: none"> • dwelling, single-family detached • fair housing facility (small) 	

Description of Lake Residential Zoning

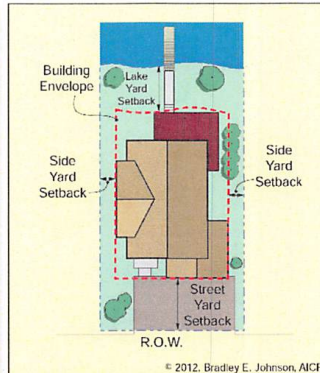
Lake Residential (LR) District

 Article
02

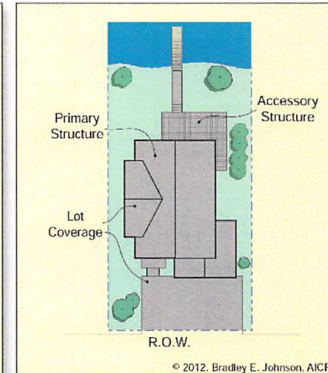
2.22 LR District Development Standards



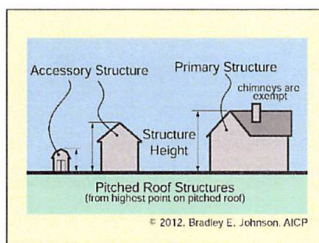
- **Minimum Lot Area**
• 8,000 square feet
- **Minimum Lot Width**
• 50 feet
- **Sanitary Sewer Utility**
• required
- **Water Utility**
• not required, unless available



- **Minimum Front Yard (Street) Setback**
• 30 feet for primary and accessory structures
- **Minimum Side Yard Setback**
• 10% of lot width for primary structures
• 5 feet for accessory structures
- **Minimum Rear Yard Setback**
• 20 feet for primary structures
• 5 feet for accessory structures
- **Minimum Waterside Setback**
• 75 feet for primary and accessory structures or average setback for adjacent structures, whichever is less



- **Maximum Lot Coverage**
• 50%
- **Minimum Main Floor Area**
• n/a
- **Minimum Dwelling Unit Size**
• 960 square feet
- **Maximum Primary Structures**
• 1



- **Maximum Structure Height**
• 35 feet for primary structure
• 20 feet for accessory structure

Additional Development Standards that Apply

Accessory Structure (AS) • AS-01..... Page 5-6 • AS-04..... Page 5-8 Density and Intensity (DI) • DI-01..... Page 5-12 Driveway (DW) • DW-01..... Page 5-13 Environmental (EN) • EN-01..... Page 5-14 Fence and Wall (FW) • FW-01..... Page 5-16 • FW-03..... Page 5-17 Floodplain (FP) • FP-01..... Page 5-19 Floor Area (FA) • FA-01..... Page 5-20 Height (HT) • HT-01..... Page 5-21 Home Business (HB) • HB-01..... Page 5-22 • HB-02..... Page 5-23 Keeping of Animals (KA) • KA-01..... Page 5-25 Lighting (LT) • LT-01..... Page 5-27	Lot (LO) • LO-01..... Page 5-29 Outdoor Storage (OS) • OS-01..... Page 5-31 Parking (PK) • PK-01..... Page 5-32 • PK-03..... Page 5-33 Performance (PF) • PF-01..... Page 5-41 Pond (PN) • PN-01..... Page 5-42 Public Improvement (PI) • PI-01..... Page 5-43 Right to Farm (RF) • RF-01..... Page 5-44 Setback (SB) • SB-01..... Page 5-45 Sewer and Water (SW) • SW-01..... Page 5-47 Sign (SI) • SI-01..... Page 5-49 • SI-03..... Page 5-53 Special Exception (SE) • SE-01..... Page 5-68 Structure (ST) • ST-01..... Page 5-69	Temporary Use (TU) • TU-01..... Page 5-72 • TU-03..... Page 5-72 Vision Clearance (VC) • VC-01..... Page 5-75 Wind Turbine System (WT) • WT-01..... Page 5-76
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Revised 09.2019

Article 02: Zoning Districts 2-23

Form of Agreement of Purchase and Sale



AGREEMENT OF PURCHASE AND SALE

THIS AGREEMENT is dated for reference on December 2, 2019

BETWEEN:

Leon Brenneman
PO Box 874
Warsaw, Indiana 46581
(the "Seller")

AND

,
(the "Purchaser").

1. AGREEMENT TO PURCHASE: The Purchaser agrees to purchase from the Seller the property (the "Property") legally described on Exhibit A hereto, together with all buildings, improvements, and appurtenances thereon, on the following terms and conditions:

1. HIGH BID PRICE: \$

2. 10% BUYER'S PREMIUM: \$

3. PURCHASE PRICE: \$

4. The Purchase Price shall be paid as follows:

1. Deposit: Concurrently with the execution and delivery of this Agreement, the Purchaser shall pay to Meridian Title Corporation, 3850 Priority Way South Drive, Ste 120, 46240 Indianapolis, Indiana, United States, work:(866) 996-8262, work:aporter@meridiantitle.com, Amanda Porter, Contact, (the "Title Company"), as Escrow Agent, an earnest money deposit (the "Deposit") of 15% of the Purchase Price, in the amount of \$0.00. The Deposit shall be non-refundable except as provided in Section 9 of this Agreement.
2. Balance of Purchase Price: The balance of the Purchase Price, plus or minus prorations as set forth below, shall be paid by the Purchaser at Closing (as defined below) by wire transfer or cashier's check, payable to the Title Company, as Escrow Agent.
3. The Purchaser acknowledges and agrees that its obligations under this Agreement are not contingent or conditioned upon the Purchaser obtaining financing from any lender.

2. CLOSING: The closing (the "Closing") of the purchase shall occur on or before 4:00 pm, local



time, on January 20, 2020. The Closing shall occur at the offices of the Title Company. At Closing, the Seller shall deliver to the Purchaser a warranty deed in recordable form conveying fee simple title to the Property free and clear of all liens, subject to such permitted encumbrances and exceptions to title set out in the Title Commitment.

3. POSSESSION: The Purchaser will receive possession at closing.
4. CLOSING COSTS:
 1. The Seller shall pay the following closing costs:
 1. Costs to search the title and prepare the title commitment;
 2. Costs to prepare the deed;
 3. 50% of the closing agent's cost to close the sale; and
 4. Any legal counsel retained by Owner in connection with the conveyance of the Property.
 2. The Purchaser shall pay the following costs:
 1. The cost of the standard owner's ALTA title policy, if Purchaser chooses to have a title policy issued;
 2. Any special endorsements to the title policy;
 3. Any costs associated with title insurance issued in favor of Purchaser's lenders, if any;
 4. All costs arising from or relating to any loan sought by Purchaser to finance the conveyance;
 5. All recording costs, transfer taxes and mortgage taxes arising from the deed, deed of trust and any other financing documents required by Purchaser's lenders, if any;
 6. 50% of the closing agent's cost to close the sale; and
 7. Any legal counsel retained by Purchaser in connection with the conveyance of the Property.
5. PRORATIONS / TAXES: Taxes for the year of closing will be prorated between the parties, and Seller will be responsible for any delinquent taxes. If the tax assessment for the calendar year of closing is not known at the Closing Date, the proration will be based on taxes for the previous tax year. Any and all greenbelt rollback taxes will be the responsibility of the Purchaser.
6. SURVEY: The Seller will obtain and provide a new boundary survey if there is no existing legal description for the Property and/or the conveyance of the Property will involve the creation of new tract boundaries. Any need for a new survey shall be determined solely by the Seller. If a survey is provided, the type of survey performed shall be at Seller's option and sufficient for the issuance of an owner's title insurance policy.



7. **TITLE:** Seller will provide Purchaser with a Title Commitment issued by a reputable title insurance company selected by Seller, and Purchaser hereby agrees to accept title to the Property subject to:
1. all standard exclusions and printed exceptions set forth in the Title Commitment,
 2. liens for taxes not yet due and payable,
 3. easements for public utilities affecting the Property
 4. all other easements or claims to easements, covenants, restrictions, and rights-of-way affecting the Property,
 5. rights and claims of parties in possession and
 6. all permitted title exceptions referenced in the Title Commitment.
7. All applicable zoning ordinances and other land use laws and regulations shall be deemed as permitted title exceptions.
8. **CONDITION OF THE PROPERTY:** The purchaser shall accept the Property in an “as-is” condition as of the Closing Date, and purchaser specifically agrees that the Seller has not and does not make any representations or warranties of any kind whatsoever, express or implied, to the purchaser regarding the Property OR ANY IMPROVEMENTS THEREON INCLUDING, WITHOUT LIMITATION, ANY ZONING RESTRICTIONS, THE DIMENSION OR ACREAGE OF THE PROPERTY OR IMPROVEMENTS, any aspect of the condition of the Property or improvements or the fitness of the Property or improvements for any intended or particular use, any and all such representations or warranties, express or implied, being hereby expressly waived by the purchaser and disclaimed by the Seller. The Purchaser represents and warrants to the Seller that the Buyer has not been induced to execute this Agreement by any act, statement or representation of the Seller or its agents, employees or representatives. The Purchaser acknowledges and agrees that it is the Purchaser’s responsibility to make such legal, factual and other inquiries and investigations as the Purchaser considers necessary with respect to the Property, and the Purchaser hereby represents and warrants that they have executed this Agreement based solely on their own independent due diligence and investigation, and not in reliance upon any information provided by the Seller or McLemore Auction Company, LLC or their agents, employees, or representatives.
9. **BREACH OF CONTRACT BY SELLER:** If the Seller defaults in the performance of any of its

obligations hereunder and Closing fails to occur by reason thereof, the Purchaser may terminate this Agreement and shall be entitled to the return of the Deposit, or seek specific performance of this Agreement.

10. **BREACH OF CONTRACT BY PURCHASER:** If the Purchaser defaults in the performance of any of its obligations hereunder and Closing fails to occur by reason thereof, the Deposit shall be forfeited to the Seller and McLemore Auction Company, LLC.

11. **AUCTIONEER'S AGENCY DISCLOSURE:** The Purchaser acknowledges that McLemore Auction Company, LLC, the auctioneer of the Property, is acting as a single agent representing the Seller exclusively in this transaction and is not acting as a subagent, a buyer's agent, a facilitator or a limited consensual dual agent in connection with this transaction.

12. **OTHER:**

1. **Time:** Time is of the essence hereof.
2. **Counterparts:** This Agreement may be executed in any number of original counterparts, with the same effect as if all the parties had signed the same document, and will become effective when one or more counterparts have been signed by all of the parties and delivered to each of the other parties. All counterparts will be construed together and evidence only one agreement, which, notwithstanding the dates of execution of any counterparts, will be deemed to be dated the date first above written.
3. **Electronic Execution:** This Agreement may be executed by the parties and transmitted by fax, email, Internet and/or other electronic means and if so executed and transmitted this Agreement will be for all purposes as effective as if the parties had executed and delivered an original Agreement.
3. **Notices:** All notices under this Agreement shall be deemed delivered when personally delivered or sent by registered mail or courier service to the address of either party as set forth on page 1 above.
4. **Binding Effect:** This Agreement shall be binding upon and inure to the benefit of the parties hereto, and their respective heirs, successors, administrators, executors and permitted assigns.
5. **Choice of Law:** This Agreement shall be interpreted according to the laws of the state in which the Property is located.
6. **Enforcement Costs:** In the event it becomes necessary for the Seller, the Purchaser or McLemore Auction Company, LLC to enforce this Agreement through litigation, the prevailing party shall be entitled to recover all of its costs of enforcement, to include attorneys' fees, court costs, costs of discovery and costs of all appeals.
7. **Entire Agreement:** This Agreement constitutes the entire agreement between the

Purchaser and the Seller, and all prior agreements and understandings, whether written or oral, are merged herein.

8. Conveyance Instructions: The Property shall be conveyed to the Purchaser and the Purchaser hereby directs Seller to execute and deliver the deed to the Purchaser.

1. The above notwithstanding, the Purchaser may direct the Seller to execute and deliver the deed to an alternative party (the "Deed Grantee") by notifying the Title Company a minimum of 3 business days before the Closing. If the Deed Grantee is different than the party executing this Contract as Purchaser, then:
 1. if requested by Seller, Purchaser will, before Closing, execute and deliver an appropriate instrument prepared or approved by Seller assigning Purchaser's rights to acquire the Property to the Deed Grantee; and
 2. the Purchaser shall nevertheless be bound by all of the terms of the Contract unless Seller hereafter agrees in writing to release Purchaser from this Contract.

IN WITNESS WHEREOF, the parties have duly executed this Agreement as of the date first above written.

See following pages for electronic signatures.

Exhibit A: Description of Property

Auction Tract: 1

.504± Acres on Beck Lake near Kendallville, Noble County, Indiana

Preliminary Title Commitment



November 18, 2019

Property Address: Vacant Land, Terrace Hills Road, Kendallville, IN 46755
County: Noble
File Number: 19-39676

Client: Leon Brenneman

Enclosures: Preliminary Title Report

Notes:



Preliminary Title Commitment



SCHEDULE A

MERIDIAN TITLE CORPORATION
National Account Services
405 South Second Street
Suite 100
Elkhart, IN 46516
866.996.8262
219.379.5644 FAX
national@meridiantitle.com
www.meridiantitle.com

File No.: 19-39676	Effective Date: October 31, 2019 at 8:00 AM
Customer Reference No.:	Property Address Reference: Vacant Land, Terrace Hills Road, Kendallville, IN 46755

1. Policy or Policies to be issued:

(a) ☐ ALTA Owner's Policy 06/17/06 Amount: **TBD**

Proposed Insured: **A natural person or legal entity to be determined**

(b) ☐ ALTA Loan Policy 06/17/06 Amount:

Proposed Insured:

2. The estate or interest in the land described or referred to in this Preliminary Title Report is Fee Simple.

3. Title to said estate or interest in said land is at the effective date hereof vested in:

Leon Brenneman

4. The land referred to in this Preliminary Title Report is located in the County of Noble, State of Indiana described as follows:

SEE ATTACHED EXHIBIT "A"

Valid only if Schedule B is attached.
Schedule A consists of 2 page(s)



Preliminary Title Commitment



File No.: 19-39676

SCHEDULE A

EXHIBIT A

Lots 7 and 8 in Terrace Hills Addition to Wayne Township, Noble County, Indiana.

Valid only if Schedule B is attached.
Schedule A consists of 2 page(s)



Preliminary Title Commitment

File No.: 19-39676

Part I, SCHEDULE B

THE FOLLOWING ARE THE REQUIREMENTS TO BE COMPLIED WITH:

1. Notification in writing is required for all changes to this Preliminary Title Report. Additional requirements may be imposed after review of said notification.
2. Vendor's Affidavit (if Owner's Policy) and Mortgagor's Affidavit (if Lender's Policy).

As to the Lender's Policy only:

Upon receipt of a Vendor's and Mortgagor's Affidavit with content and form acceptable to the insurer, the Standard Exceptions as set out in Part II of the Schedule B herein will be deleted.)

3. Properly executed and fully completed Certificate of Non-Foreign Status of Transferor.

Note: Seller Proceeds cannot be disbursed until this form is completed in its entirety.

4. You must file a Disclosure of Sales Information forms prescribed by the State Board of Tax Commissioners pursuant to I.C. 6-1.1-5.5. The disclosure form must be filed with the county auditor's office prior to recording.
5. Properly executed and acknowledged Warranty Deed to the proposed insured, when determined.
6. Provide satisfactory evidence in the form of a written statement of Fees and Assessments from the Homeowners Association for the subdivision as shown in the attached Exhibit A to show that all assessments against and all fees charged in connection with the insured premises which are due and payable have been paid and that none are delinquent. If any are unpaid and/or delinquent, same must be paid and satisfactory evidence of such payment submitted to the Company.

NOTE: Due to the passage of SEA 370 (P.L. 80-2013), rates and fees are subject to change from current existing charges for transactions closed on or after July 1, 2013.

NOTE: In accordance with applicable underwriter guidelines, there may be a title premium re-issue discount for this transaction. Please contact our office prior to your closing for more details.

Valid only if Schedules A and B are attached.
Schedule BI consists of 1 page(s)



Preliminary Title Commitment

File No.: 19-39676

Part II, SCHEDULE B

THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

1. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Preliminary Title Report.
2. Standard Exceptions:
 - a) Rights or claims of parties in possession not shown by the public records.
 - b) Easements, or claims of easements, not shown by the public records.
 - c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Special Exceptions:
 - a) Taxes for the year 2019 Payable in 2020 are a lien not yet due and payable.
Taxes for the year 2018 Payable in 2019 are as follows:

Key Number	007-100027-00 (Affects Lots 7 & 8)
State ID Number	57-07-19-300-014.000-019
Township	Wayne
1 st installment due May 10, 2019	\$173.70 - Paid
2 nd installment due November 10, 2019	\$173.70 - Paid

Assessed Values for 2018/2019:

Land	\$22,200.00
Improvements	\$0.00
Exemption (Mortgage)	\$0.00
Exemption (Homeowners)	\$0.00
Exemption (Homestead Supplemental)	\$0.00
Net Valuations	\$22,200.00

NOTE FOR INFORMATION: Tax information supra is limited to the LAST BILLED information reflected in the computer input in the Treasurer's office and does not necessarily reflect the most current information as to applicable penalties, deductions, exemptions, assessments and payments. Also, it does not reflect possible additional taxes and civil penalties as a result of a determination by County officials that a deduction was improperly granted. A check with the Treasurer's or Auditor's Office should be made to determine the exact status and amount of taxes due, if any.

- b) Any and all recorded building lines, easements, rights of way, restrictions, legal ditches and drains and all rights therein.
- c) Special assessments/sewer usage charges, if any, levied by the City/Town of Kendallville.
- d) Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- e) Protective Restrictions, Covenants, Limitations and Easements for Terrace Hills Addition as shown on the plat of Terrace Hills Addition recorded in Plat Book 4, page 14, and any amendments thereto, recorded in the Office of the Recorder of Noble County, Indiana.

NOTE: This exception omits any covenant, condition or restriction based on race, color, religion, sex, handicap, familial status or national origin, unless and only to the extent that the restriction is

**Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)**

Preliminary Title Commitment

File No.: 19-39676

Part II, SCHEDULE B

not in violation of state or federal law, or relates to a handicap, but does not discriminate against handicapped people.

- f) NOTE: The caption real estate, which is the subject of this title insurance commitment, appears to be vacant land. The policy, when issued, WILL NOT insure that the insured real estate is a buildable parcel. The proposed insured should contact the local building department as to the requirements, if any, necessary to secure the appropriate permits for the construction of any improvement(s).

SEARCH AND LIMITATION OF LIABILITY

This information in commitment form is not an abstract or opinion of title, nor is it a commitment to insure title. This information is furnished for reference purposes only and should not be relied upon for title purposes when acquiring or conveying an interest in the land. It may not be relied upon as a commitment to insure title to the land identified herein. If title insurance coverage is desired, application should be made for a title insurance commitment in a specified amount and identifying the proposed insured.

Liability by MERIDIAN TITLE CORPORATION is limited to a maximum of \$1,000.00. Liability is limited to actual loss or damage resulting solely from the inaccuracy of the information set forth above. This Guarantee specifically, but not by limitation, does not evidence or assure the following:

- Matters subsequent to Search date herein;
- Property Owners fees and assessments, unless recorded as a lien;
- City and/or County codes and ordinances;
- Unrecorded building lines, easements, restrictions, covenants, or rights of way.

NOTE: Effective July 1, 2009, HEA 1374 (enacting Indiana Code 27-7-3.7) requires Good Funds for real estate transactions. Funds received from any party to the transaction in an amount of \$10,000 or more must be in the form of an irrevocable wire transfer. Funds received from any party in an amount less than \$10,000 may be in the form of irrevocable wire transfer, cashier's check, certified check, check drawn on the escrow account of another closing agent, or check drawn on the trust account of a licensed real estate broker. Personal checks may be accepted, provided the amount does not exceed \$500. Meridian Title Corporation strongly suggests that all funding for the transaction be in the form of an irrevocable wire in order to allow us to disburse funds timely to all parties. Otherwise it's possible that disbursements may be delayed until the funds have been unconditionally credited.

NOTE: This Commitment is not an abstract, examination, report, or representation of fact or title and does not create and shall not be the basis of any claim for negligence, negligent misrepresentation or other tort claim or action. The sole liability of company and its title insurance agent shall arise under and be governed by the conditions of the commitment.

NOTE: RREAL IN is statutorily mandated by Indiana Code 27-7-3-15.5 and its objective is to develop an electronic system for the collection and storage of information concerning persons that have or will participate in or assist with a residential real estate transaction. All closing agents are required to complete an on-line form pursuant to the statute. If you are person or party to which this section applies; loan brokerage business, mortgage loan originator, principal real estate broker, real estate sales person or real estate broker salesperson, title insurance underwriter, title insurance agency and/or agent, licensed or certified appraiser, appraisal management company, or creditor to a first lien purchase mortgage, you must provide the closing agent with applicable license information or be subject to possible fines as indicated in said Indiana Code. More information can be found at www.in.gov/idoi/.

NOTE FOR INFORMATIONAL PURPOSES ONLY:

Valid only if Schedules A and B are attached.
 Schedule BII consists of 3 page(s)

Preliminary Title Commitment



File No.: 19-39676

Part II, SCHEDULE B

The following deed(s) (if any) affecting said land were recorded within Twenty-four (24) months of the date of this product. If no deed(s) were found, the last deed of record is shown below:

Grantor: Farmers State Bank FBO Leon Brenneman and Horizon Bank, as
Custodian for Leon Brenneman IRA
Grantee: Leon Brenneman
Recorded: December 28, 2018
Instrument No.: 181200636

Grantor: Michelle L. Mawhorter, Auditor of Noble County, Indiana
Grantee: Farmers State Bank FBO, Leon Brenneman IRA
Recorded: November 8, 2002
Instrument No.: 021100342

Valid only if Schedules A and B are attached.
Schedule BII consists of 3 page(s)



Preliminary Title Commitment



Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates (including insurance companies and insurance agents), from sharing nonpublic personal information about a consumer with a nonaffiliated third party unless the institution provides the consumer with a notice of its privacy policies and practices, such as type of information that it collects about the consumer and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of privacy policies and practices of Meridian Title Corporation.

We may collect nonpublic information about you from the following sources:

- Information we receive from you, such as on applications or other forms,
- information about your transaction that we secure from our files, from our affiliates or from third parties,
- information we receive from a consumer reporting agency and
- information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic information will be collected about you.

If you are concerned about the information we have collected, please write us.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to non-public personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

No response to this notice is required, but if you have questions, please write us:

Meridian Title Corporation
202 S. Michigan Street, Suite 300
South Bend, Indiana 46601



Tax Information



Beacon™ Noble County, IN

Summary (Auditor)

Parcel ID 57-07-19-300-014.000-019
 Tax Bill ID 007-100027-00
 Map Reference # 570719300014000019
 Property Address Terrace Hills Rd
 Kendallville, IN, 46755
 Terrace Hills Lots 7 & 8
 Brief Legal Description (Note: Not to be used on legal documents)
 RESIDENTIAL OTHER STRUCTURES
 Class 57019 Wayne Twp
 Tax District 7065 - Adv Tax Rate
 Tax Rate Code 82 - Residential
 Property Type N/A
 Mortgage Co
 Last Change Date

Ownership (Auditor)

Brenneman Leon
 PO Box 874
 Warsaw, IN 46581

Taxing District (Assessor)

County: Noble
 Township: WAYNE TOWNSHIP
 State District 57019 WAYNE TOWNSHIP
 Local District: 57007
 School Corp: EAST NOBLE
 Neighborhood: 1950500 Wayne Twp Hall and Beck Lake Areas

Site Description (Assessor)

Topography:
 Public Utilities:
 Street or Road:
 Area Quality Static
 Parcel Acreage: 0.504

Sales

Sale Date	Sale Price	Parcel Count	Valid
12/21/2018	\$22,000	1	N

Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
12/27/2018	BRENNEMAN LEON	181200636		\$22,000.00
11/8/2002	FARMERS STATE BANK F B O			\$0.00
11/1/2002	BRENNEMAN LEON			\$0.00
	ADCOX OSCAR F			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
12/27/2018	Farmers State Bank FBO	Quit Claim Deed			181200636
11/8/2002	Brenneman Leon	Amended Tax Dd			021100342
11/1/2002	Adcox Oscar F	Tax Title Deed			021100003
6/12/1978	Butler Fred	Deed	131	0243	

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2019	2018	2017	2016	2015
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/12/2019	4/25/2018	4/9/2017	5/12/2016	7/27/2015
Land	\$22,200	\$22,200	\$22,200	\$22,200	\$22,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$22,200	\$22,200	\$22,200	\$22,200	\$22,200
Improvement	\$300	\$0	\$0	\$0	\$0



Tax Information



Assessment Year	2019	2018	2017	2016	2015
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$300	\$0	\$0	\$0	\$0
Total	\$22,500	\$22,200	\$22,200	\$22,200	\$22,200
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$22,500	\$22,200	\$22,200	\$22,200	\$22,200

Homestead Allocations

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Land	\$22,200.00	\$22,200.00	\$22,200.00	\$22,200.00
Res Land	\$0.00	\$0.00	\$0.00	\$0.00
Improve	\$0.00	\$0.00	\$0.00	\$0.00
Res Improve	\$0.00	\$0.00	\$0.00	\$0.00

Tax History

	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
+ Spring Tax	\$173.70	\$166.21	\$163.66	\$179.00
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$173.70	\$166.21	\$163.66	\$179.00
+ Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$10.00	\$10.00	\$10.00
		Rimmell - \$10.00	Rimmell - \$10.00	Rimmell - \$10.00
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$347.40	\$342.42	\$337.32	\$368.00
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00
- Credits	(\$173.70)	(\$342.42)	(\$337.32)	(\$368.00)
= Total Due	\$173.70	\$0.00	\$0.00	\$0.00

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.
 Note: Total due amount rolls forward to the most current year

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2018 Pay 2019	1808055	5/10/2019	5/14/19 B18 W/OE OT	\$173.70
2017 Pay 2018	1747389	5/10/2018	OT 5/11/18 B 1 W/OE	\$171.21
2017 Pay 2018	1747390	5/10/2018	OT 5/11/18 B 1 W/OE	\$171.21
2016 Pay 2017	1708982	11/3/2017	244556 Horizon Bank	\$168.66
2016 Pay 2017	1678478	5/2/2017	lb 5/2/17 b 7 w/oe	\$168.66
2015 Pay 2016	1640458	5/10/2016	lb 5/13/16ot b11w/oe	\$184.00
2015 Pay 2016	1640459	5/10/2016	lb 5/13/16ot b11w/oe	\$184.00
2014 Pay 2015	1559042	4/22/2015	m 13347	\$353.78
2013 Pay 2014	1502937	4/11/2014	M13043BILLPAYERCK	\$353.28



Tax Information



Special Assessments

Rimmell	2018 Pay 2019	2017 Pay 2018	2016 Pay 2017	2015 Pay 2016
Spring Tax	\$0.00	\$5.00	\$5.00	\$5.00
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$0.00	\$5.00	\$5.00	\$5.00
Fall Penalty	\$0.00	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Pen	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
(F) FRONT LOT		110	191	115x191	\$175.00	\$193.00	\$22,195.00	\$0.00	\$22,200.00

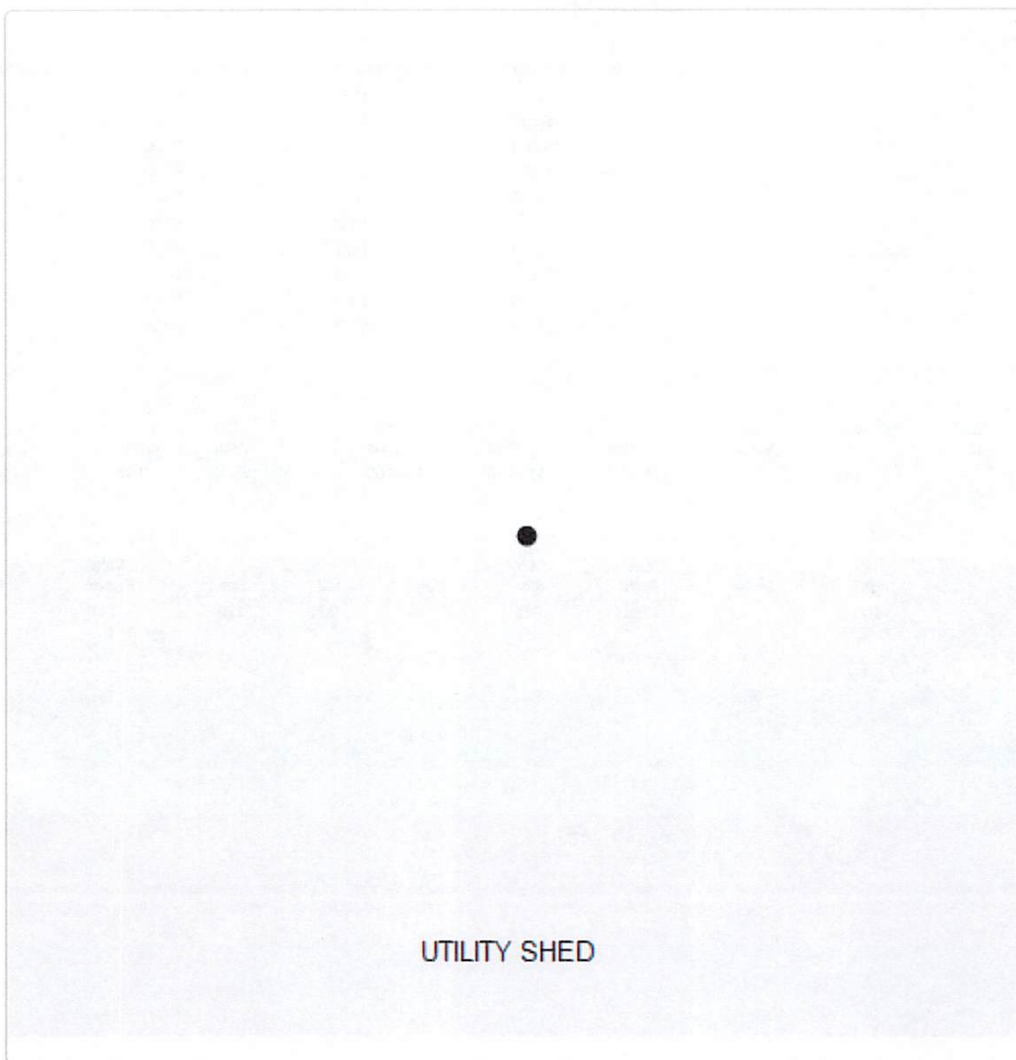
Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
UTILITY SHED	100	D	1986	1986	A	0.95	120	1.28	1

Sketches



Tax Information



Sketches Last Updated May 2019.

Property Record Cards

57-07-19-300-014.000-019

No data available for the following modules: Exemptions, Residential, Commercial.

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Last Data Upload: 11/1/2019, 7:03:42 PM

Developed by
The logo for Schneider Geospatial, featuring a red stylized 'S' icon followed by the text 'Schneider' in a bold, sans-serif font and 'GEOSPATIAL' in a smaller, red, sans-serif font below it.

Version 2.3.16

Terrace Hills Plat



PLAT-04-0014

TERRACE HILLS

WAYNE TWP.

BK 4
Pg 14

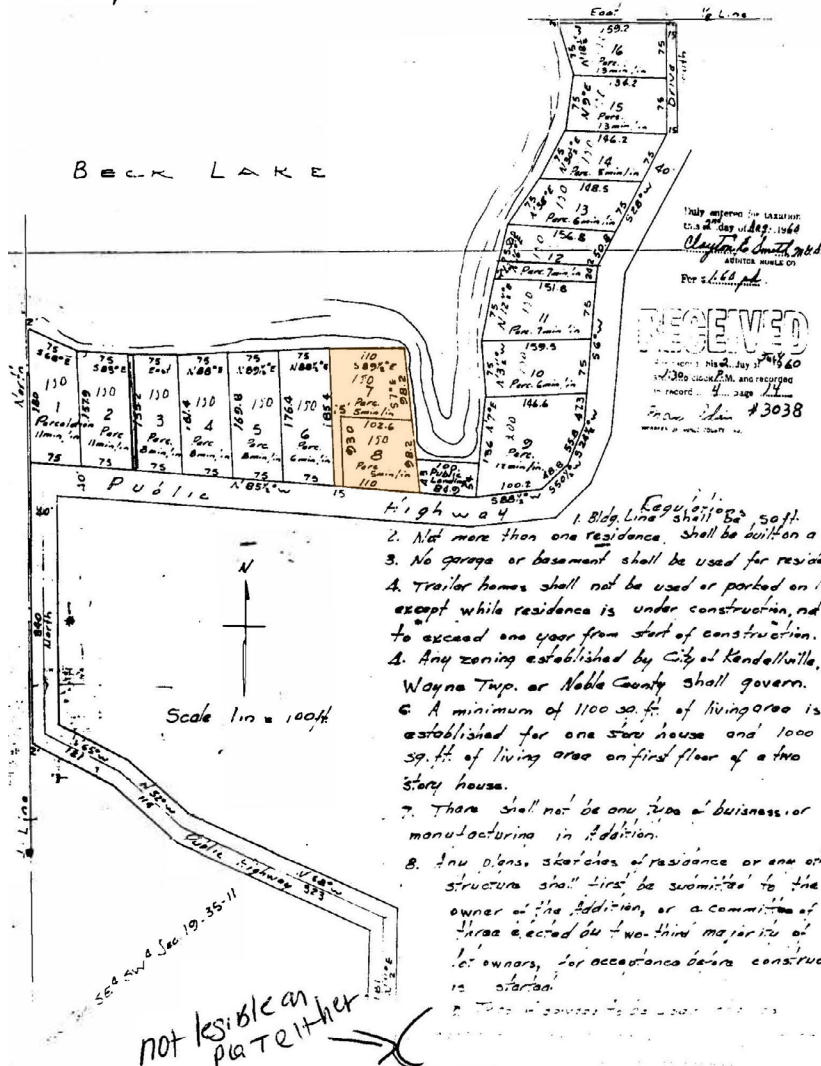
A: 8-2-63

Clayton L. Smith
Auditor of Noble County

Forrest L. Hoff

H. H. McLaughlin

BECK LAKE



Being a part SE 1/4 SW 1/4 Sec. 19 Twp 35 North Range 11 East and more fully described as follows to-wit: Commencing at a point which is 2' East and 789' North of the SW 1/4 said SE 1/4 SW 1/4, thence North 180° on a line parallel with the 1/4 line to the water's edge of Beck Lake, thence meandering said water's edge S 60° E 75', S 85° E 75', East 75', N 85° E 75', N 80° E 75', S 89° E 110', S 7° E 153.4', Easterly 100', N 7° E 82', N 3 1/2° W 75', N 12 1/2° E 75', N 16° E 75', N 38° E 75', N 30 1/2° E 75', N 2° E 75', N 18 1/2° W 75' to a point 2' South of the North line said SE 1/4 SW 1/4, thence East on a line parallel with said North line 159.2', thence South 150', thence S 28° W 200.8', thence S 6° W 221.5', thence S 26 1/2° W 55.8', thence S 56° W 48.8', thence S 88° W 100.2', thence N 85° W 659.0' to the place of beginning. Also a 40' Highway immediately South of and East of and adjacent to lots 1 to 14 and a 15' Drive East and adjacent to lots 15 & 16. Also a 40' Highway with the center line described as follows: Commencing at a point 518' East of SW 1/4 SW 1/4 Sec. 19-35-11, thence N 1/2° E 181', thence N 68° W 328', thence N 52° W 114', thence N 65° W 121' to a point 426.4' North and 22' East said SW 1/4 SW 1/4, thence North on a line parallel with the 1/4 line, 340' to a point 766.4' North and 22' East said SW 1/4 SW 1/4 said Sec. 19. There contains 6.2 acres more or less.

I hereby certify the survey and plat to be correct.

Dated this 5th day July 1960.

David R. Adams
Reg. Eng. #2020

State of Indiana

County of Noble

We, Fred F. Butler and Helen A. Butler, husband and wife, do hereby certify that we are the owners of the above described land in Wayne Twp. and have laid it out as a plat to be known as Terrace Hills Addition in Wayne Twp. The lots are dimensioned and numbered as designated on the annexed plat. The road is of the width shown on said plat. We do hereby dedicate the road to the use of the public. In testimony whereof we set our hands and seal this 6th day of July 1960.

Fred F. Butler
Helen A. Butler
Helen A. Butler

Personally appeared before me, a Notary Public in the County of Noble, State of Indiana, the above named Fred F. Butler and Helen A. Butler and acknowledged the foregoing plat this 6th day of July 1960.

My Commission Expires

150 D. Chart
200 Lakefront