

Lime City Title Services, LLC

327 N Jefferson St
Huntington, IN 46750
Phone: (260) 356-2988

REPORT OF SEARCH

File Number: 2020261

Written Search

Prepared for: Ness Bros. Realtors & Auctioneers
3344 Mallard Cove Ln
Fort Wayne, IN 46804

Date: November 05, 2020 at 8:00 a.m.

Name of Grantees in Last Deed of Record: Karen L Johnson

Address: 9405 Black Diamond Pl., Fort Wayne, IN 46835

Legal Description:

Lot Number 96 in Autumn Chase, Section III, as recorded in Plat Cabinet B, page 152 and Document Number 93-38499, in the Office of the Recorder of Allen County, Indiana.

Title From: (Grantor): Keith E Johnson, by Karen L Johnson, Attorney-In-Fact, and Karen L Johnson, husband and wife

Title To: (Grantee): Karen L Johnson

Type of Deed: Quitclaim Deed Dated: October 02, 2020 Date Recorded: October 12, 2020

Deed Record: Page: As Instrument No.: 2020062341

Unreleased Mortgage of Record:

Fixed Rate Mortgage securing a Reverse Mortgage, in the Principal Amount of \$169,500.00, from Keith E Johnson and Karen L Johnson, husband and wife, to MetLife Home Loans, a Division of MetLife Bank, N.A., dated May 21, 2010, and recorded June 28, 2010, as Document No.: 2010029307; which mortgage was subsequently **assigned** to Champion Mortgage Company, by document recorded August 6, 2012, as Document No.: 2012044806, and **FURTHER ASSIGNED** to the Secretary of Housing and Urban Development, by document dated March 4, 2019, and recorded March 4, 2019, as Document No.: 201900801, all as recorded in the records of the Recorder's Office of Allen County, Indiana, and the provisions contained therein.

Fixed Rate Second Mortgage securing a Reverse Mortgage, in the Principal Amount of \$169,500.00, from Keith E Johnson and Karen L Johnson, husband and wife, to the Secretary of Housing and Urban Development, dated May 21, 2010, and recorded June 28, 2010, as Document No.: 2010029308, as recorded in the records of the Recorder's Office of Allen County, Indiana, and the provisions contained therein.

Taxes & Assessments:

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Taxes for the year 2019 due and payable in the year 2020
(Based on Computer Accuracy from the County Treasurer's Office)
Parcel No.: 02-08-03-401-005.000-063
1st Installment (Spring) \$476.06; Paid
2nd Installment (Fall) \$476.06; Due now + Delinquent
Value of Land: \$21,500 Value of Improvements: \$120,600 Exemptions: \$81,985
Taxes for 2020 due and payable 2021, are a lien not yet due and/or payable.

Liens:

NONE

General Judgment Search: (Strictly limited to the names hereinafter written and not otherwise)

Keith E Johnson
Karen L Johnson

NOTE: This Title Report is a search of the public records from the date of the last Deed up to the effective date shown herein. This is a search only of certain public records from which the information shown above was obtained and with respect thereto no liability is assumed for (a) the identity of any party named or referred to herein; (b) the validity, legal effect or priority of any matter shown; (c) the inaccuracy of the aforementioned public records; and (d) the physical condition of the land described herein.

Liability hereunder is limited to the party named under "Prepared For" who shall sustain loss in reliance on information contained herein without actual knowledge of mistake, controversy or title defect. The liability of Lime City Title Services, LLC shall in no event exceed the lesser of Five Hundred (\$500.00) or actual loss. Receipt of this title report acknowledges agreement to this limitation of liability. Insurance coverage may be available through the issuance of a policy of title insurance, and this title report with limited liability from this company should not be confused with a policy of title insurance.

Lime City Title Services, LLC

By:


Authorized Countersignature

Dated: November 05, 2020