

DOCUMENT TYPES

Indiana Recorders Association – Newly-Elected Officials Training

DEED

IMPORTANT ELEMENTS:

- STAMP (Auditor's "Duly Entered for Taxation" statement)
- SIGN (signature of grantor(s))
- SEAL (Notary Public)
- SECURITY (Declaration of SSN redaction)
- SCRIBE ("Prepared by" statement, not shown)
- (These last two requirements apply only to documents notarized in Indiana.)

72

DULY ENTERED FOR TAXATION

THIS 12th DAY OF Dec, 2016
Eric R. Sampson
AUDITOR DEARBORN COUNTY

201602487 DW \$16.00
12/12/2016 12:50:07P 1 PGS
Glenn D. Wright
Dearborn County Recorder IN
Recorded as Presented

WARRANTY DEED

This Indenture Witnesseth, That ERIC R. SAMPSON AND MARY H. SAMPSON, HUSBAND AND WIFE, of Dearborn County, in the State of Indiana
Convey(s) and Warrant(s) to BRANDON L. PARKER AND AMANDA M. PARKER, HUSBAND AND WIFE, of Dearborn County, in the State of Indiana,

for and in consideration of the sum of Three (\$3.00) Dollars and other valuable considerations, the receipt of which is hereby acknowledged, the following described real estate in Dearborn County, in the State of Indiana, to wit:

LAWRENCEBURG TOWNSHIP: Lot Twenty-Three (23) of Rookwood Estates, being part of Section 18, Township 5 North, Range 1 West of the First Principal Meridian, located in Lawrenceburg, Township, as marked and designated on the plat thereof, recorded in Plat Cabinet 3, Slide 424 of the Recorder's records of Dearborn County, Indiana.

Being the same real estate conveyed by Link's Development Corporation to Eric R. Sampson and Mary H. Sampson, husband and wife, by deed dated September 20, 2004 and recorded in OR Book 120, Pages 1692-1694 of the records of Dearborn County, Indiana.

Parcel No. 15-07-16-200-115.000-012

Subject To Any and All Easements of Record.

In Witness Whereof, The said Grantor Eric R. Sampson and Mary H. Sampson have hereunto set their hands and seal, this 2 day of December, 2016.

Eric R. Sampson
Eric R. Sampson

Mary H. Sampson
Mary H. Sampson

STATE OF INDIANA;
COUNTY OF DEARBORN, SS:

Before me, the undersigned, a Notary Public in and for the said County and State, this 2 day of December, 2016, personally appeared the within named Eric R. Sampson and Mary H. Sampson, husband and wife, Grantor(s) in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

Mary H. Sampson
Notary Name

My commission expires: _____
Residing in Dearborn County, Indiana

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number appearing in this document.

LEGAL DESCRIPTIONS – SUBD & LOT

- Often shortened to “Legal,” but try to avoid that with customers who don’t know.
- First kind: Subdivision and Lot Number

Lot Number Thirty-nine (39) in RIDGEMEDE HILLS ADDITION, being a part of the Southeast quarter of the southeast quarter of Section Three (3), Township Eight (8) North, Range One (1) West, in Monroe County, State of Indiana, as shown by the recorded plat of said Addition recorded in Plat Book No. 4 at page 91 in the office of the Recorder of Monroe County, Indiana.

53-08-03-410-034.000-009

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

Commonly known as: 1220 S. Collinswood Drive, Bloomington, IN 47401.

LEGAL DESCRIPTIONS – METES & BOUNDS

- Second kind: Metes & Bounds
 - Simple kind: NW quarter of NE quarter
 - Section 31, Township 7 North, Range 1 East
 - Short form: NW NE 31 7N 1E
 - The whole quarter-quarter section – “the back forty.” You won’t get this a lot.

Northwest quarter of the Northeast quarter of Section 31, Township 7 North, of Range 1 East, containing forty (40) acres, more or less.

Parcel No. 53-12-31-100-001.000-010

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

Subject to the 2020 Real Estate taxes due and payable in 2021 and all subsequent taxes and assessments.

LEGAL DESCRIPTIONS – METES & BOUNDS

- Metes & Bounds – Partial
 - Not to be confused with “parcel,” which just means any piece of land.
 - Part of a section, part of a quarter section, part of a quarter-quarter, etc.
 - PT E 1 8N 1E (Part of East Half, Sec 1, Twp 8N, Range 1 W)
 - May or may not include acreage.
 - We are not concerned with the shape and dimensions (“Beginning at... thence... ”)

A part of the East half of Section One (1), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana, bounded and described as follows, to -wit: Beginning at a point that is Eight Hundred Thirty-five and Eighteen Hundredths (835.18) feet East and Four Hundred Forty-seven and Fifty-seven Hundredths (447.57) feet South of the Northwest corner of the East half of said Northeast quarter, thence South Seven (07) degrees, Fifty-one (51) minutes West for One Hundred Twenty-nine and Eighty-eight Hundredths (129.88) feet to the North right-of-way of a road, thence North Eighty-seven (87) degrees, Thirty-seven (37) minutes West along said right-of-way for One Hundred Twenty-five (125) feet, thence leaving said right-of-way and running North One (01) degree, Fifty-four (54) minutes West for One Hundred Twenty-six and Fifty Hundredths (126.50) feet, thence North Eighty-two (82) degrees, Forty-eight (48) minutes East for Fifty and Twenty-two Hundredths (50.22) feet, thence South Eighty-seven (87) degrees, Forty-three (43) minutes East for Eighty-six and Seventy-eight Hundredths (86.78) feet and to the point of beginning. Containing in all Thirty-seven Hundredths (0.37) acres, more or less. (The above described real estate being known as Lot Number Fifty-eight (58) in Edgewood Hills Addition, an unrecorded plat of a part of the East half of the Northeast quarter of Section One (1), Township Eight (8) North, Range One (1) West, in Monroe County, Indiana.)

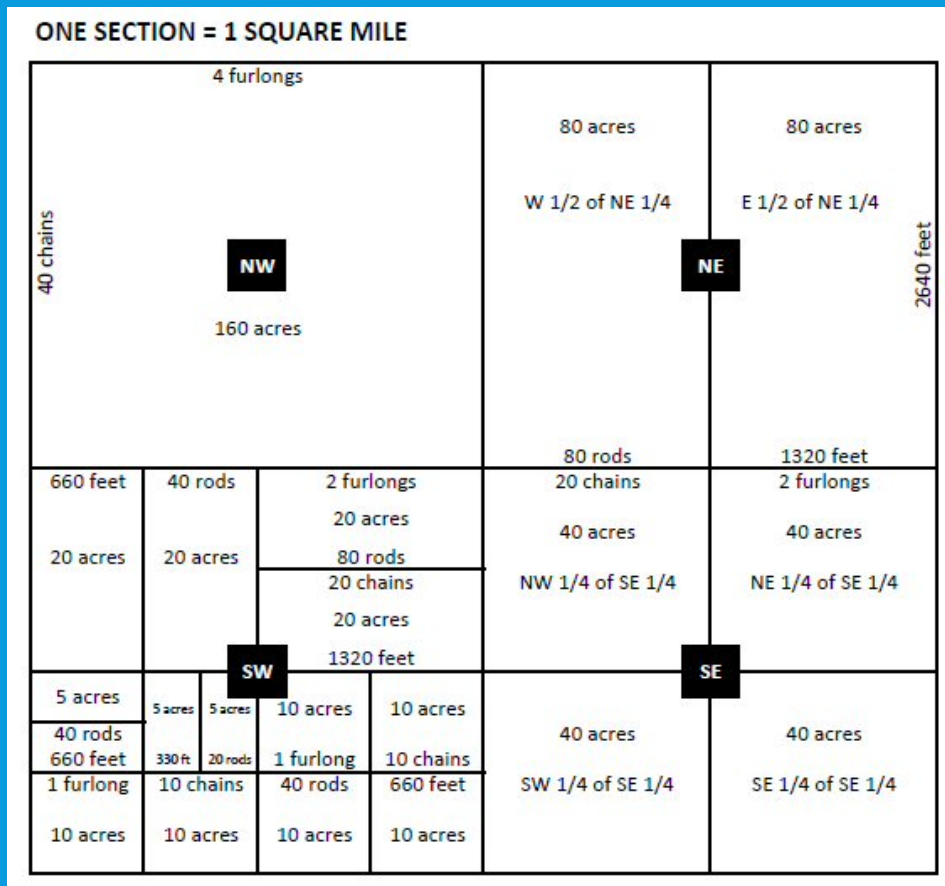
LEGAL DESCRIPTIONS – METES & BOUNDS

- Metes & Bounds, with Exception(s)
 - This is **always** a **Part** of any division.
 - “PT SE 15 8N 2W” is all we are concerned with.
 - “Excepting therefrom” another M&B legal description that is subtracted from the main part.
 - Acreage may or may not be specified, but we are not responsible for doing the math, subtracting the exception from the main part.

A part of the Southeast Quarter of Section Fifteen (15), Township Eight (8) North, Range Two (2) West, described as follows: Beginning at a point on the center line of Indiana State Highway #45 that stands eleven hundred seventy-seven (1177) feet North of the Southeast corner of said Section Fifteen (15), thence running South Forty-three (43) degrees West for a distance of fourteen hundred twenty-two (1422) feet along the center line of said highway to the real point of beginning; thence continuing South forty-three (43) degrees west over and along the center line of said highway for a distance of one hundred sixty-five (165) feet; thence North forty-seven (47) degrees west for a distance of two hundred ninety-four (294) feet; thence North forty-three (43) degrees east for a distance of one hundred sixty-five (165) feet; thence south forty-seven (47) degrees east for a distance of two hundred ninety-four (294) feet and to the place of beginning. Containing one and eleven hundredths (1.11) acres, more or less.

EXCEPTING THEREFROM a part of the southeast quarter of Section 15, Township 8 North, Range 2 West, Monroe County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached right of way parcel plat, marked Exhibit "B" to Instrument Number 2000015246, described as follows: Commencing at the southeast corner of said Section, designated as point "3" on said plat; thence North 00 degrees 00 minutes 02 seconds West 360.127 meters (1,181.52 feet) (1,177 feet by Deed Record 427, page 516) along the east line of said section to the centerline of S.R. 45; thence South 43 degrees 59 minutes 00 seconds West 378.568 meters (1,242.02 feet) along said centerline of said S.R. 45; thence continuing along said centerline southwesterly 51.307 meters (168.33 feet) along an arc to the right and having a radius of 3804.918 meters (12,483.33 feet) and subtended by a long chord having a bearing of South 44 degrees 22 minutes 10 seconds West and a length of 51.307 meters (168.33 feet) to the northeasterly line of the grantor's land as described and recorded in Deed Record 427, page 516, in the Monroe County Recorder's office on October 11, 1994, and the point of beginning of this description; thence South 46 degrees 01 minute 00 seconds East 0.346 meters (1.13 feet) along said northeasterly line to the northeasterly corner of said land; thence South 43 degrees 59 minutes 00 seconds West 49.155 meters (161.27 feet) (165 feet by Deed Record 427, page 576) along the southeasterly line of the grantor's land to the northeasterly line of that tract of land described and recorded in Deed Record 333, page 503, in said Recorder's office on March 11, 1987; thence North 46 degrees 01 minute 00 seconds West 36.339 meters (119.22 feet) along said northeasterly line to a point, designated as point "302" on said plat; thence South 80 degrees 03 minutes 49 seconds East 18.423 meters (60.44 feet) to a point

LEGAL DESCRIPTION – A VISUAL

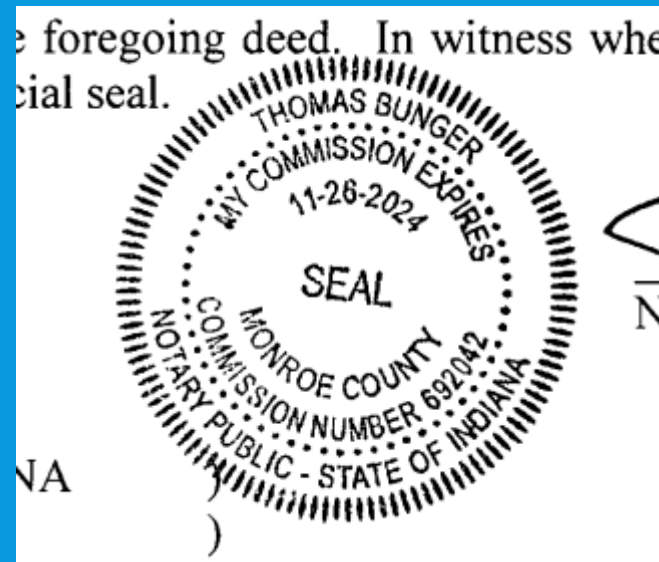


36 sections = 1 township

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

NOTARIZATION

- Six required elements for Notarial seals (for commissions that expire on or after July 1, 2026)
 - “Notary Public”
 - “State of Indiana”
 - “SEAL”
 - Name of Notary Public
 - “Commission number #####”
 - “My Commission expires [date]”
- Out of state Notarizations are exempt.



MORTGAGE

2013007026 MORT \$18.00
07/12/2013 01:00:03P 3 PCS
Glenn D. Wright
Dearborn County Recorder IN
Recorded as Presented

INDIANA MORTGAGE



ZV-663 IN(2/13)Pg.1

24-662 IN

THIS MORTGAGE, made this 9th day of July, 2013, by and between

GLENN D WRIGHT AND DONNA K WRIGHT, HUSBAND AND WIFE

(hereinafter referred to as the Mortgagor), of 15301 DEWITT ROAD, MOCKES HILL, IN 47032 and FARM CREDIT MID-AMERICA, FLCA, a corporation, existing and operating under an Act of Congress known as the Farm Credit Act of 1971, as amended, of 1601 UPS Drive, Louisville, Jefferson County, Kentucky 40223, P. O. Box 94290, Louisville, Kentucky 40232-4390, (hereinafter referred to as Mortgagee).

This Mortgage is given to secure the repayment of a note of even date herewith executed and delivered to the Mortgagee, which includes:

- Principal in the sum of Forty Two Thousand Dollars And No Cents (\$42,000.00);
- Interest, which may be adjustable or fixed and which may be converted from one to the other from time to time at the option of the Mortgagor with the consent of the Mortgagee;
- All other sums, including, but not limited to, any prepayment fees payable in accordance with said Note; and
- A repayment plan with the last installment being due on the 1st day of August, 2028.

Without any relief whatever from valuation or appraisal laws, and the Mortgagor further promises and agrees to pay reasonable attorney's fees.

WITNESSETH: That the Mortgagor in consideration of ONE DOLLAR and other valuable consideration, the receipt and sufficiency of which being hereby acknowledged, does by these presents MORTGAGE and WARRANT unto the Mortgagee the following described real estate, together with its rents, issues and profits, and together with all buildings and improvements thereon or hereafter erected thereon, and all appurtenances thereto belonging, situated in
DEARBORN County, State of Indiana to wit:

SPARTA TOWNSHIP: The North Half of the East Half of the Southeast Quarter of Section Thirteen (13) in Township Six (6) of Range Three (3) West, in the district of lands subject to sale at Cincinnati, Ohio lying in Indiana and containing Forty and Seventy-two Hundredths (40.72) acres, more or less.

Mortgage: (17) that the covenants, agreements and provisions herein contained shall be binding upon and inure to the benefit of the heirs, devisees, personal representatives, grantees, successors, and assigns of the respective parties; (18) that whoever in this Mortgage either the Mortgagor or the Mortgagee is named or referred to, such naming or reference includes all of the class and assigns, heirs, personal representatives, grantees, or successors of either, as the case may be; and that the pronoun as used herein in the third person singular, includes the person, number and gender appropriate to the first designation of the parties; (19) all references to the interest rate as referred to hereinabove shall be subject to the interest rate provisions of the Note or Notes secured hereby and any supplemental agreements.

In the event that any provision or clause of this Mortgage conflicts with applicable law or is declared unenforceable by a court of competent jurisdiction or otherwise, then any such provision or clause shall be severable and shall not affect the remaining provisions of this Mortgage or the enforceability thereof.

THE CONDITION OF THIS MORTGAGE is such that if all payments provided for in the Note are made and each and all the covenants, conditions and agreements, either in the Note or in this Mortgage, are complied with, then this Mortgage shall be null and void, otherwise the same shall remain in full force and effect.

IN WITNESS WHEREOF, the Mortgagor has hereunto set his hand, the day and year first written above.

GLENN D WRIGHT

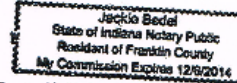
DONNA K WRIGHT

(Individual)

STATE OF INDIANA

COUNTY OF DECATUR

SS:



Before me, JACKIE BEIDEL, a Notary Public in and for said State and County, this 9th day of July, 2013.

GLENN D WRIGHT AND DONNA K WRIGHT acknowledged the execution of the foregoing instrument.

My Commission expires: 12/16/2014

Notary Public:

County of Residence: FRANKLIN

Typed name of Notary Public: JACKIE BEIDEL

I affirm under the penalties for perjury, that I have taken reasonable care to recast each Social Security number in this document unless required by law ALISHA MITCHELL.

The form of this mortgage was prepared by Farm Credit Mid-America, FLCA, a corporation, by Nancy Sparow, its Attorney and completed by ALISHA MITCHELL, employee.

MORTGAGE MODIFICATION

- Requires a cross-reference

2009039135
 RECORDED ON
 07/28/2009 08:19:10AM
 JOLI MC GAULLEY
 & LFB COUNTY RECORDER
 FORT WAYNE, IN
 REC FEE: \$20.00
 FEES: 11 66615

[Space Above This Line For Recording Data]

This instrument was prepared by Margaret Bernal
 and after recording return to:
 Brown and Associates
 2316 Southshore
 Pasadena, TX 77502

MERS Phone: 1-888-679-6377

Loan number: 49629056
 Original Loan Amount: \$103,100.00
 Investor Code: 226.LITTON (NOT CAPITALIZED)
 MERS Mem No. 1000466-000068262-1

LOAN MODIFICATION AGREEMENT

This Loan Modification Agreement ("Agreement"), made this July 23, 2009, between SHANEL LYNNIE COLEMAN ("Borrower") and LITTON LOAN SERVICING, LP AS SERVICER FOR THE NOTE HOLDER ("Lender"), and Mortgage Electronic Registration Systems, Inc. ("Beneficiary") and amendments and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated 8/09/2007 and recorded in Book or Liber N/A, at Page(s) N/A, or Document Number 2007049923 in the County of ALLEN and State of INDIANA (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and personal property described in the Security Instrument and defined therein as the "Property", located at 1010 CRESTWAY DRIVE, FORT WAYNE, INDIANA 46819, the real property described being set forth as follows:

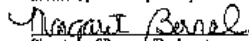
THE WEST 48 FEET OF LOT NUMBER 38 AND THE EAST 48 FEET OF LOT NUMBER 39 IN LAKE SHORES SECTION 1 AS RECORDED IN PLAT RECORD 24 PAGES 167-168.

Parcel Number: 02-12-27-435 007.800-074

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

- As of July 1, 2009 the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$102,496.09, consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized to date.

I affirm under the penalty for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.


 Signature of Preparer/Declarant
 Printed Name of the Preparer/Declarant: M. Bernal

Loan Modification Agreement- Fixed

- Borrower promises to pay the Unpaid Principal Balance, plus interest, to the order of Lender. Monthly payments, which include the payment of principal and interest, will be assessed at the rate of 6.000% from August 1, 2009 for the remaining term of the term. Interest will be charged on the Unpaid Principal Balance at the annual interest rate and pay monthly payments of principal and interest in U.S. dollars (P&I) in accordance with the following schedule:

INTEREST CHANGE DATE:	INTEREST RATE	PAYMENT DUE DATE	MONTHLY P&I PAYMENT
July 1, 2009	6.000%	August 1, 2009	\$570.59

If on September 1, 2047 ("Maturity Date"), the Borrower still owes amounts under the Note and Security Instrument, as amended by this agreement, the borrower will pay these amounts in full on the Maturity Date.

The Borrower will make such payments at:

4828 Loop Central Drive
 Houston, TX 77081

Or at such other places as the Lender may require

- If all or part of the Property or any interest in it is sold or transferred (or if a beneficial interest in the Borrower is sold or transferred and the borrower is not a natural person) without the Lender's prior written consent, the Lender may, at its option, require payment in full of all sums secured by this Security Instrument.

If the Lender exercises this option, the Lender shall give the borrower notice of acceleration. This notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which the borrower must pay all sums secured by this Security Instrument. If the Borrower fails to pay these sums prior to the expiration of this period, the Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on the Borrower.

- Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument.

(a) All terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note, including, where applicable, the Timely Payment Rewards rate reduction, as described in paragraph 1 of the Timely Payment Rewards Addendum to Note and paragraph A.1. of the Timely Payment Rewards Rider. By executing this Agreement, Borrower waives any Timely Payment Rewards rate reduction to which Borrower may have otherwise been entitled; and

(b) All terms and provisions of any adjustable rate rider, or Timely Payment Rewards Rider, where applicable, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.

If the Borrower has, since inception of this loan but prior to this agreement, received a discharge in a Chapter 7 Bankruptcy, and there having been no valid reaffirmation agreement of the underlying debt, by entering into this Agreement, the Lender is not attempting to re-establish any personal liability for the underlying debt.

Loan Modification Agreement- Fixed

Allen County Recorder Document #: 2009039135

ASSIGNMENT OF MORTGAGE

- Requires a cross-reference

When Recorded Return To:
Bank of America
C/O Nationwide Title Clearing, Inc.
2100 Alt. 19 North
Palma Harbor, FL 34683

Doc ID: 4972189951729315

2016066443
RECORDED: 12/19/2016 8:17:15 AM
ANITA MATHER
ALLEN COUNTY RECORDER
FORT WAYNE, IN



ASSIGNMENT OF MORTGAGE

FOR GOOD AND VALUABLE CONSIDERATION the sufficiency of which is hereby acknowledged, the undersigned, BANK OF AMERICA, N.A., WHOSE ADDRESS IS 4909 SAVANNEH CIRCLE, TAMPA, FL 33634, ASSIGNOR, by these presents does convey, grant, assign, transfer, and set over the described Mortgage with all interest therein, all liens, and any rights due or to become due thereon to CARBINGTON MORTGAGE SERVICES, LLC, WHOSE ADDRESS IS 1600 SOUTH DOUGLASS RD, ANAHEIM, CA 92806 (949)817-5255, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

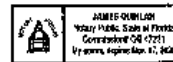
Said Mortgage is being (REASSIGNED) and made by DONALD R. STARR AND JEAN STARR to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR QUICKEN LOANS INC. ITS SUCCESSORS AND ASSIGNS and recorded in Instrument # 2016066443 in the office of the Recorder of ALLEN County, Indiana

Dated on DEC - 9, 2016 (MM/DD/YYYY)
BANK OF AMERICA, N.A.

By: [Signature]
Lori Davis-Cross
ASSISTANT VICE PRESIDENT

STATE OF FLORIDA COUNTY OF HILLSBOROUGH
The foregoing instrument was acknowledged before me on DEC - 9, 2016 (MM/DD/YYYY), by Lori Davis-Cross as ASSISTANT VICE PRESIDENT of BANK OF AMERICA, N.A., who, as such ASSISTANT VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes herein contained. He/she/they is (are) personally known to me:

[Signature]
Notary Public - State of FLORIDA
Commission expires: 12/31/18



Document Prepared By: Lisa Campbell Moore, Bank of America, N.A., 4909 Savannah Circle, Tampa, FL 33634
(800) 444-4342
BOA01 3972343-C 13571A 1001612-1-000010-1 PRINTED



0000206065

SUBORDINATE MORTGAGE AND MORTGAGE SUBORDINATION

- A Subordinate Mortgage is itself a Mortgage, with the additional feature that it is to be considered subordinate to the holder of another existing Mortgage. A second mortgage (or HELOC) could be an example.
 - It should include a cross-reference to that superior mortgage.
- A Mortgage Subordination is NOT itself a Mortgage. It instead declares an agreement that an existing Mortgage is to be made subordinate to another existing Mortgage or yet-to-be recorded Mortgage.
 - It should include the cross-reference to the existing Subordinate Mortgage.
 - It may include, or request the Recorder to fill in, the cross-reference to the superior Mortgage.

ASSUMED BUSINESS NAME

- Also called: DBA (Doing Business As) or Firm and Partnership
 - Proprietor's Name
 - Business Name

CERTIFICATE OF ASSUMED BUSINESS NAME

for persons (sole proprietorships, associations, or general partnerships)
engaged in business under a name other than their own (DBA)

Name of Business CF Property Management LLC
Kind of Business Property Management
Address of Business 225 N Washington St. Bloomington, IN 47408

NAMES & RESIDENCES OF MEMBERS OF BUSINESS:

Connie J. Ferguson Resides at P.O. Box 1895 Bloomington, IN 47402

Resides at _____

Resides at _____


Signature of Member

Connie J. Ferguson

Print Member's Name

STATE OF Indiana

SS:

COUNTY OF Monroe

I hereby acknowledge Connie J. Ferguson, personally appeared before me a

Notary Public, this 27th day of October, 2020.

My Commission Expires July 22, 2028

County of Residence Monroe



MONA MELLINGER
Notary Public, State of Indiana
Commission # **NP0727878**
My Commission Expires
July 22, 2028


Notary Public - Signature

Mona Mellinger
Notary Public - Printed Name

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: _____ Print Name

This instrument was prepared by: Lee Ann Merry, CPA

DD214 – MILITARY DISCHARGE

- NOT PUBLIC
- Indexing:
 - 1: Veteran's name
 - 2: Branch of military
 - Date of discharge (separation date, or effective date)
 - Do not redact SSNs
- Special rules apply for who may access
 - Veteran in person
 - Immediate family
 - Few others...
- Talk to your county's VA Officer

The image shows a scan of a DD Form 214, Military Discharge. The form is filled with text and numbers, including fields for name, service number, branch, and discharge date. The text is somewhat blurry and difficult to read in many places, but some key information is visible. The form is titled "DD FORM 214" at the top. The name "MARION J. JONES" is visible in the "Name" field. The service number "100 44 100" is visible in the "Service Number" field. The branch "ARMY" is visible in the "Branch" field. The discharge date "10 Jul 54" is visible in the "Date of Discharge" field. The form also includes fields for "Place of Discharge" and "Remarks". The form is numbered "1" in the bottom left corner.