



SALES DISCLOSURE FORM

State Form 46021 (R9/7-09)

Prescribed by Department of Local Government Finance
Pursuant to IC 6-1.1-5.5

PRIVACY NOTICE: The telephone numbers and Social Security numbers of the parties on this form are confidential according to IC 6-1.1-5.5-3(d).

SDF ID

County	Year	Unique ID

SDF Date: _____

PART 1 - To be completed by BUYER/GRANTEE and SELLER/GRANTOR

A. PROPERTY TRANSFERRED - MUST BE CONVEYED ON A SINGLE CONVEYANCE DOCUMENT

1. Property Number	Check box if applicable to parcel	5. Complete Address of Property	6. Complete Tax Billing Address (if different from property address)
A.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel A:			
B.)	<input type="checkbox"/> 2. Split <input type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement		
7. Legal Description of Parcel B:			

B. CONDITIONS - IDENTIFY ALL THAT APPLY

If condition 1 applies, filer is subject to disclosure and a disclosure filing fee.

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	1. A transfer of real property interest for valuable consideration.
<input type="checkbox"/>	<input type="checkbox"/>	2. Buyer is an adjacent property owner.
<input type="checkbox"/>	<input type="checkbox"/>	3. Vacant land.
<input type="checkbox"/>	<input type="checkbox"/>	4. Exchange for other real property ("Trade").
<input type="checkbox"/>	<input type="checkbox"/>	5. Seller paid points. (Provide the value Table C Item 12.)
<input type="checkbox"/>	<input type="checkbox"/>	6. Change planned in the primary use of the property? (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input type="checkbox"/>	7. Existence of family or business relationship between buyer and seller. (Complete Table C Item 4.)
<input type="checkbox"/>	<input type="checkbox"/>	8. Land contract. Contract term (YY): _____ and contract date (MM/DD/YYYY): _____
<input type="checkbox"/>	<input type="checkbox"/>	9. Personal property included in transfer. (Provide the value Table C Item 5.)
<input type="checkbox"/>	<input type="checkbox"/>	10. Physical changes to property between March 1 and date of sale. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input type="checkbox"/>	11. Partial interest. (Describe in special circumstances in Table C Item 3.)
<input type="checkbox"/>	<input type="checkbox"/>	12. Easements or right-of-way grants.

C. SALES DATA - DISCLOSE VALUE OF ITEMS LISTED IN TABLE B, ITEMS 1-15

1. Conveyance date (MM/DD/YYYY): _____

2. Total number of parcels: _____

3. Describe any unusual or special circumstances related to this sale, including the specification of any less-than-complete ownership interest and terms of seller financing.

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	4. Family or business relationship existing between buyer and seller? Amount of discount: \$ _____

Disclose actual value in money, property, a service, an agreement, or other consideration.

If conditions 13-15 apply, filers are subject to disclosure, but no disclosure filing fee.

YES	NO	CONDITION
<input type="checkbox"/>	<input type="checkbox"/>	13. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
<input type="checkbox"/>	<input type="checkbox"/>	14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
<input type="checkbox"/>	<input type="checkbox"/>	15. Transfer to a charity, not-for-profit organization, or government.

5. Estimated value of personal property:	\$ _____	
6. Sales price:	\$ _____	
YES NO CONDITION		
<input type="checkbox"/>	<input type="checkbox"/>	7. Is the seller financing sale? If yes, answer questions (8-13).
<input type="checkbox"/>	<input type="checkbox"/>	8. Is buyer/borrower personally liable for loan?
<input type="checkbox"/>	<input type="checkbox"/>	9. Is this a mortgage loan?
10. Amount of loan:	\$ _____	
11. Interest rate:	_____ %	
12. Amount in points:	\$ _____	
13. Amortization period:	_____	

D. PREPARER

Preparer of the Sales Disclosure Form

Title

Address (Number and Street)

Company

City, State, and ZIP Code

Telephone Number

E-mail

E. SELLER(S)/GRANTOR(S)

Seller 1 - Name as appears on conveyance document

Seller 2 - Name as appears on conveyance document

Address (Number and Street)

Address (Number and Street)

City, State, and ZIP Code

City, State, and ZIP Code

Telephone Number

E-mail

Telephone Number

E-mail

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act".

Signature of Seller

Signature of Seller

Printed Name of Seller

Sign Date (MM/DD/YYYY)

Printed Name of Seller

Sign Date (MM/DD/YYYY)

F. BUYER(S)/GRANTEE(S) - APPLICATION FOR PROPERTY TAX DEDUCTIONS- IDENTIFY ALL ITEMS THAT APPLY

Buyer 1 - Name as appears on conveyance document

Buyer 2 - Name as appears on conveyance document

Address (Number and Street)

Address (Number and Street)

City, State, and ZIP Code

City, State, and ZIP Code

Telephone Number

E-mail

Telephone Number

E-mail

THE SALES DISCLOSURE FORM MAY BE USED TO APPLY FOR CERTAIN DEDUCTIONS FOR THIS PROPERTY. IDENTIFY ALL OF THOSE THAT APPLY.

YES NO CONDITION

- 1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:

Address (Number and Street)

City, State ZIP Code

County

- 2. Does the buyer have a homestead in Indiana to be vacated for this residence? If yes, provide complete address of residence being vacated, including county:

Address (Number and Street)

City, State ZIP Code

County

YES NO CONDITION

- 3. Homestead
- 4. Solar Energy Heating/Cooling System
- 5. Wind Power Device
- 6. Hydroelectric Power Device
- 7. Geothermal Energy Heating/Cooling Device
- 8. Is this property a residential rental property?
- 9. Would you like to receive tax statements for this property via e-mail? (Provide contact information below. Please see instructions for more information. Not available in all counties.)

Primary property owner contact name

E-mail

Under penalties of perjury, I hereby certify that this Sales Disclosure, to the best of my knowledge and belief, is true, correct and complete as required by law, and is prepared in accordance with IC 6-1.1-5.5, "Real Property Sales Disclosure Act". (Note: Spouse information, Social Security and Driver's License/Other numbers are not necessary if no Homestead Deduction is being filed.)

Signature of Buyer1

Signature of Buyer2/Spouse

Printed Legal Name of Buyer 1

Sign Date (MM/DD/YYYY)

Printed Legal Name of Buyer 2/Spouse

Sign Date (MM/DD/YYYY)

Last 5 digits of Buyer 1 Driver's License/ID/Other Number State Last 5 Digits of Social Security Number

Last 5 digits of Buyer 2/Spouse Driver's License/ID/Other Number State Last 5 Digits of Social Security Number

PART 2 - COUNTY ASSESSOR

The county assessor must verify and complete items 1 through 14 and stamp the sales disclosure form before sending to the auditor:

1. Property	2. AV Land	3. AV Improvement	4. Value of Personal Property	5. AV Total	6. Property Class Code	7. Neighborhood Code	8. Tax District	9. Acreage
A.)								
B.)								

Assessor Stamp	10. Identify physical changes to property between March 1 and date of sale. _____ _____ _____ _____ _____	YES	NO	CONDITION
		<input type="checkbox"/> <input type="checkbox"/> 11. Is form completed? <input type="checkbox"/> <input type="checkbox"/> 12. State sales fee required? 13. Date of sale (MM/DD/YYYY): _____ 14. Date form received (MM/DD/YYYY): _____		

Items 15 through 18 are to be completed by the assessor when validating this sale:

15. If applicable, identify any additional special circumstances relating to validation of sale. _____ _____ _____ _____ _____ _____	YES	NO	CONDITION
	<input type="checkbox"/> <input type="checkbox"/> 16. Sale valid for trending? <input type="checkbox"/> <input type="checkbox"/> 17. Validation of sale complete? 18. Validated by: _____		

PART 3 - COUNTY AUDITOR

Auditor Stamp	1. Disclosure fee amount collected: \$ _____ 2. Other Local Fee: \$ _____ 3. Total Fee Collected: \$ _____ 4. Auditor receipt book number: _____ 5. Date of transfer (MM/DD/YYYY): _____	YES	NO	CONDITION
		<input type="checkbox"/> <input type="checkbox"/> 6. Is form completed? <input type="checkbox"/> <input type="checkbox"/> 7. Is state fee collected? <input type="checkbox"/> <input type="checkbox"/> 8. Attachments complete?		

PART 4 - RECEIPT FOR STATEMENT OF DEDUCTION OF ASSESSED VALUATION

SDF ID _____ SDF Date (MM/DD/YYYY) _____ Parcel Number _____ Check all that apply: <input type="checkbox"/> Homestead <input type="checkbox"/> Solar Energy <input type="checkbox"/> Wind Power <input type="checkbox"/> Hydroelectric <input type="checkbox"/> Geothermal <input type="checkbox"/> Rental Property <input type="checkbox"/> Electronic Statement (e-mail) _____	Buyer 1 - Name as appears on conveyance document _____ Address of Property (Number and Street) _____ City, State, and ZIP Code of Property _____ Auditor Signature _____ Date (MM/DD/YYYY) _____
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A person who knowingly and intentionally falsifies value of transferred real property, or omits or falsifies any information required to be provided in the sales disclosure form commits a Class C felony.

EXHIBIT "A"

Project: 1400639
Parcel 20 Fee Simple
Form WD-1 Key # 71-04-32-103-001.000-003

Sheet 1 of 2

A part of Lot 206 in the Town of Maple Lane, a subdivision in St. Joseph County, Indiana, the plat of which subdivision is recorded in Instrument 1922021 in the Office of the Recorder of St. Joseph 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", described as follows: Beginning at the northwest corner of said Lot; thence North 89 degrees 16 minutes 03 seconds East 229.00 feet along the north line of said Lot to the northeast corner of said Lot; thence South 00 degrees 26 minutes 34 seconds East 37.06 feet along the east line of said Lot; thence South 89 degrees 32 minutes 45 seconds West 58.79 feet to the point designated "1063" on said Exhibit "B"; thence South 60 degrees 29 minutes 28 seconds West 51.48 feet to the point designated "1062" on said Exhibit "B"; thence North 66 degrees 29 minutes 30 seconds West 49.24 feet to the point designated "1061" on said Exhibit "B"; thence South 89 degrees 32 minutes 45 seconds West 80.20 feet to the west line of said Lot; thence North 00 degrees 26 minutes 34 seconds West 40.95 feet along said west line to the Point of Beginning and containing 9,998 square feet, more or less.

This description was prepared for Indiana Department of Transportation by DLZ Indiana, LLC and certified by Aaron E. Springer, Indiana Registered Land Surveyor, License No. LS20000228, on the 31st day of October, 2019.



Aaron E. Springer, P.S
Indiana Registered Land Surveyor No. LS20000228

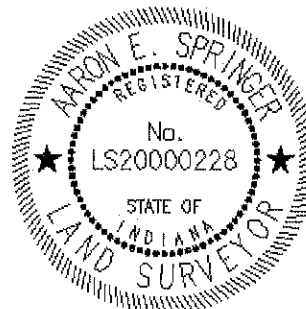


EXHIBIT "A"

Project: 1400639
Parcel 20A Fee Simple
Form WD-1 Key # 71-04-32-104-001.000-003

Sheet 2 of 2

A part of Lot 295 in the Town of Maple Lane, a subdivision in St. Joseph County, Indiana, the plat of which subdivision is recorded in Instrument 1922021 in the Office of the Recorder of St. Joseph 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", described as follows: Beginning at the northwest corner of said Lot; thence North 89 degrees 16 minutes 03 seconds East 225.00 feet along the north line of said Lot to the northeast corner of said Lot; thence South 00 degrees 26 minutes 34 seconds East 33.40 feet along the east line of said Lot; thence South 89 degrees 32 minutes 45 seconds West 225.00 feet to the west line of said Lot; thence North 00 degrees 26 minutes 34 seconds West 32.31 feet along said west line to the Point of Beginning and containing 7,392 square feet, more or less.

This description was prepared for Indiana Department of Transportation by DLZ Indiana, LLC and certified by Aaron E. Springer, Indiana Registered Land Surveyor, License No. LS20000228, on the 31st day of October, 2019.



Aaron E. Springer, P.S
Indiana Registered Land Surveyor No. LS20000228



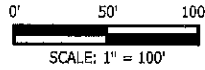
Parcel: 20
Project: 1400639
Des. # 1400639
County: St. Joseph
Section: 32
Township: 38N
Range: 3E

Exhibit "A" Right of Way Parcel Plat

Owner: City of South Bend, State of Indiana
Quit Claim Deed: Book 605 Page 608
Plat Of Maple Lane Subdivision: Instrument 1922021

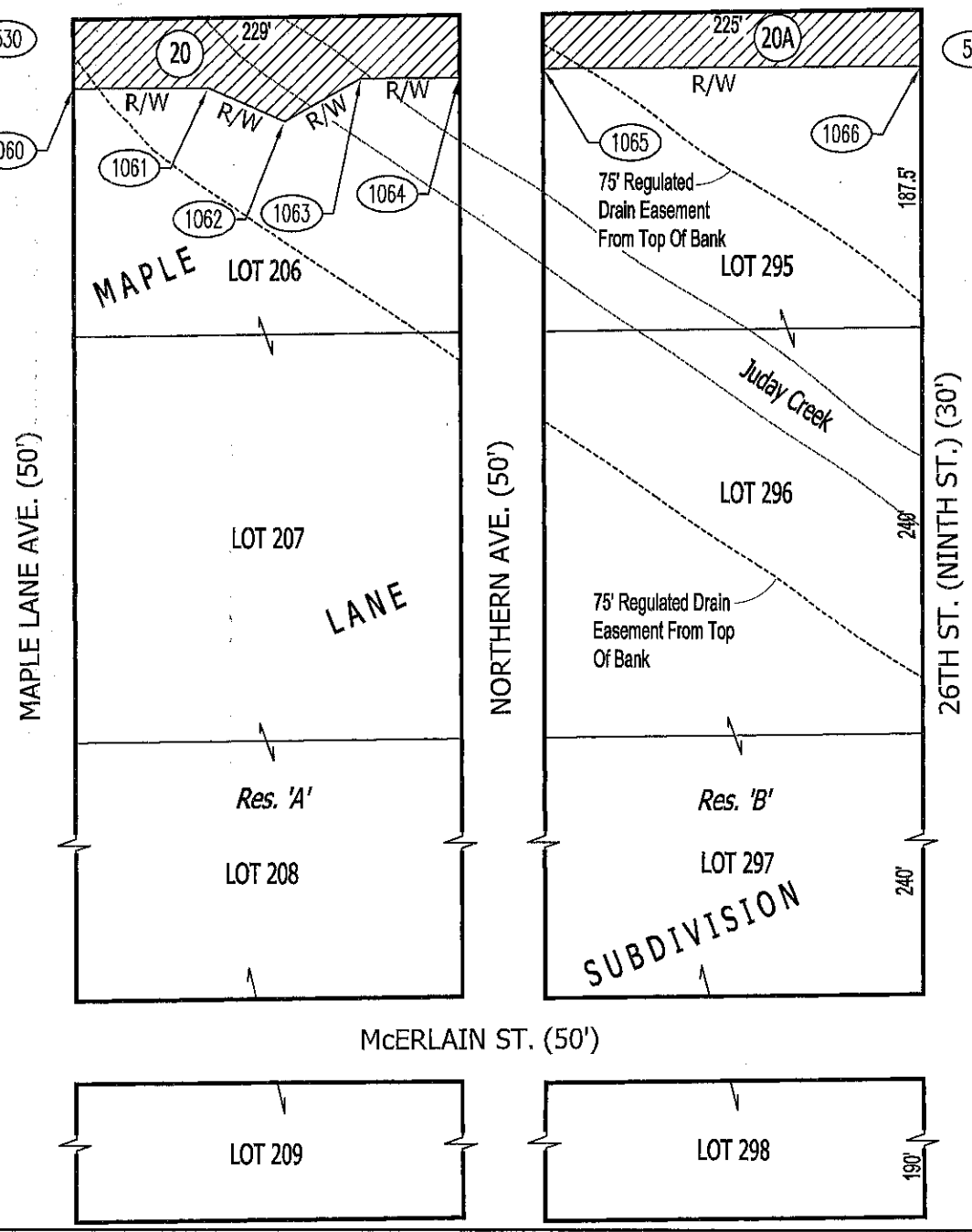
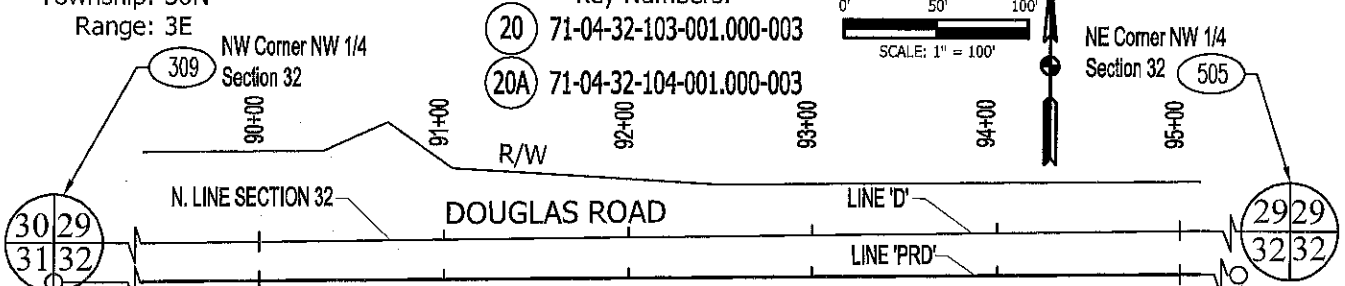
Prepared by: S. Hartman
Checked by: A. Springer
Hatched Area is the
Approximate taking

Key Numbers:
20 71-04-32-103-001.000-003
20A 71-04-32-104-001.000-003



NE Corner NW 1/4
Section 32

505



MAPLE

LANE

SUBDIVISION

Res. 'A'

Res. 'B'

LOT 209

LOT 298

LOT 207

LOT 296

LOT 208

LOT 297

LOT 206

LOT 295

1061

1062

1063

1064

1065

1066

20

20A

R/W

R/W

R/W

R/W

R/W

229'

225'

187.5'

240'

240'

190'

Juday Creek

75' Regulated
Drain Easement
From Top Of Bank

75' Regulated Drain
Easement From Top
Of Bank

MAPLE LANE AVE. (50')

NORTHERN AVE. (50')

McERLAIN ST. (50')

26TH ST. (NINTH ST.) (30')

Exhibit "B" (Continued)
Right of Way Parcel Plat
 Owner: City of South Bend, State of Indiana

Parcel: 20
 Project: 1400639
 Des. # 1400639
 County: St. Joseph
 Section: 32
 Township: 38N
 Range: 3E

Prepared by: S. Hartman
 Checked by: A. Springer

LINE 'PRD' LINE DATA			
POINT		NORTHING	EASTING
530	P.O.T. 81+80.82 = P.O.T. 36+27.89 'I' = O.P.O.T. 81+80.65 'D', 17.07' Rt. N 89° 32' 45" E 946.89'	2353800.9282	177892.3259
532	P.C. 103+77.19 = O.P.O.T. 103+76.91 'D', 27.74' Rt. $\Delta = 2^\circ 47' 18''$ Lt. R = 5,000.00' T = 121.69' L = 243.33' E = 1.48'	2353818.3402	180088.6341
533	P.T. 106+20.52 = O.P.O.T. 106+20.17 'D', 23.00' Rt. N 86° 45' 27" E 118.67'	2353826.1878	180331.8089

PARCEL POINT TABLE					
POINT	LINE	STATION	OFFSET	NORTHING	EASTING
309*	'D'				
505*	'D'				
1060	'PRD'	+P (89+79.80)	60.00' Rt.	2353747.2641	178691.7548
1061	'PRD'	90+60.00	60.00' Rt.	2353747.8999	178771.9565
1062	'PRD'	91+05.00	80.00' Rt.	2353728.2573	178817.1136
1063	'PRD'	91+50.00	55.00' Rt.	2353753.6132	178861.9140
1064	'PRD'	+Ex. R/W(92+08.79)	55.00' Rt.	2353754.0793	178920.7061
1065	'PRD'	+Ex. R/W(92+58.79)	50.00' Rt.	2353759.4756	178970.6652
1066	'PRD'	+P (94+83.79)	50.00' Rt.	2353761.2593	179195.6553

* See Location Control Route Survey Plat
 Note: Station and Offsets Control Over Both Northing and Eastings and Bearings and Distances

AARON E. SPRINGER P.S.
 LS20000228

AARON E. SPRINGER
 REGISTERED
 No. LS20000228
 STATE OF INDIANA
 LAND SURVEYOR

SURVEYOR'S STATEMENT:
 To the best of my knowledge and belief, this plat, together with the Location Control Route Survey Plat Recorded in Instrument 1600507 in the Office of the Recorder of St. Joseph County, Indiana (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12 ("Rule 12").

This plat was prepared from information obtained from the Recorder's Office and other sources which were not necessarily checked by a field survey.

Aaron E. Springer
 Date: 10/31/2019

DLZ
 INDIANA, LLC
 2211 EAST JEFFERSON BOULEVARD
 SOUTH BEND, INDIANA 46615
 574-236-4400
 Proj. 1561 2266 50