



**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**

Table with 4 columns: 1. Property Number, Check box if applicable to parcel (2. Split, 3. Land, 4. Improvement), 5. Complete Address of Property, 6. Complete Tax Billing Address (if different from property address). Row A: 71-04-32-103-001.000-003, Split and Land checked, SEC Douglas Road & Maple Lane Avenue, South Bend, IN 46635, 227 W. Jefferson Blvd. South Bend, IN 46601.

7. Legal Description of Parcel A: Lots 206-209 Inc Maplelane & See Attachment

Table with 4 columns: 1. Property Number, Check box if applicable to parcel (2. Split, 3. Land, 4. Improvement), 5. Complete Address of Property, 6. Complete Tax Billing Address (if different from property address). Row B: 71-04-32-104-001.000-003, Split and Land checked, SEC Douglas Road & Maple Lane Avenue, South Bend, IN 46635, 227 W. Jefferson Blvd. South Bend, IN 46601.

7. Legal Description of Parcel B: Lots 295-298 Inc Maple Lane & See Attachment

**B. CONDITIONS - IDENTIFY ALL THAT APPLY**

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

Table with 3 columns: YES, NO, CONDITION. Rows 1-12 listing various conditions such as 'A transfer of real property interest for valuable consideration', 'Buyer is an adjacent property owner', etc.

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

Table with 1 column: Item description and value. Rows 1-6: 1. Conveyance date, 2. Total number of parcels: 2, 3. Describe any unusual or special circumstances related to this sale, 6 - Acquired for Highway Purposes, \$51,730.00 Paid in Damages.

Table with 3 columns: YES, NO, CONDITION. Row 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.

Table with 3 columns: YES, NO, CONDITION. Rows 13-15: 13. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, 14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety, 15. Transfer to a charity, not-for-profit organization, or government.

Table with 2 columns: Item description and value. Row 5: Estimated value of personal property: \$ 0.00. Row 6: Sales price: \$ 3,850.00.

Table with 3 columns: YES, NO, CONDITION. Rows 7-9: 7. Is the seller financing sale? If yes, answer questions (8-13). 8. Is buyer/borrower personally liable for loan? 9. Is this a mortgage loan?

Table with 2 columns: Item description and value. Rows 10-13: 10. Amount of loan: \$ 0.00, 11. Interest rate: 0.00 %, 12. Amount in points: \$ 0.00, 13. Amortization period: NA.

D. PREPARER

William D. Jones/Clifton Dickerson  
Preparer of the Sales Disclosure Form

3020 Congressional Parkway, Suite D  
Address (Number and Street)

Fort Wayne, IN 46808  
City, State, and ZIP Code

Right of Way Agent  
Title

Right of Way Jones, Inc.  
Company

260-471-6515  
Telephone Number

bill@rowjones.net/clifton@rowjones.net  
E-mail

E. SELLER(S)/GRANTOR(S)

City of South Bend by and through the Board of Park Commissioners  
Seller 1 - Name as appears on conveyance document

227 W. Jefferson Blvd.  
Address (Number and Street)

South Bend, IN 46601  
City, State, and ZIP Code

574-233-0311  
Telephone Number

E-mail

Seller 2 - Name as appears on conveyance document

Address (Number and Street)

City, State, and ZIP Code

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

Mark Neal, President  
Printed Name of Seller

Sign Date (MM/DD/YYYY)

Signature of Seller

Consuela Hopkins, Vice President  
Printed Name of Seller

Sign Date (MM/DD/YYYY)

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

Board of Commissioners of the County of St. Joseph, Indiana  
Buyer 1 - Name as appears on conveyance document

227 W. Jefferson Blvd.  
Address (Number and Street)

South Bend, IN 46601  
City, State, and ZIP Code

574-235-9534  
Telephone Number

E-mail

Buyer 2 - Name as appears on conveyance document

Address (Number and Street)

City, State, and ZIP Code

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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Will this property be the buyer's primary residence? Provide complete address of primary residence, including county:  227 W. Jefferson Blvd. Address (Number and Street) South Bend, IN 46601 City, State ZIP Code St. Joseph County
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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
<input type="checkbox"/>	<input checked="" type="checkbox"/>	3. Homestead
<input type="checkbox"/>	<input checked="" type="checkbox"/>	4. Solar Energy Heating/Cooling System
<input type="checkbox"/>	<input checked="" type="checkbox"/>	5. Wind Power Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	6. Hydroelectric Power Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Geothermal Energy Heating/Cooling Device
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is this property a residential rental property?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	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

William D. Jones/Clifton Dickerson  
Printed Legal Name of Buyer 1

Sign Date (MM/DD/YYYY)

Signature of Buyer2/Spouse

Printed Legal Name of Buyer 2/Spouse

Sign Date (MM/DD/YYYY)

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

Last 5 digits of Buyer 2/Spouse Driver's State License/ID/Other Number  
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.)								

<b>Assessor Stamp</b>	10. Identify physical changes to property between March 1 and date of sale. _____ _____ _____ _____	<b>YES</b>	<b>NO</b>	<b>CONDITION</b>
				<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. _____ _____ _____ _____ _____	<b>YES</b>	<b>NO</b>	<b>CONDITION</b>
			<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**

<b>Auditor Stamp</b>	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): _____	<b>YES</b>	<b>NO</b>	<b>CONDITION</b>
				<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 _____	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) _____
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) _____	

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 31<sup>st</sup> 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 31<sup>st</sup> day of October, 2019.



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



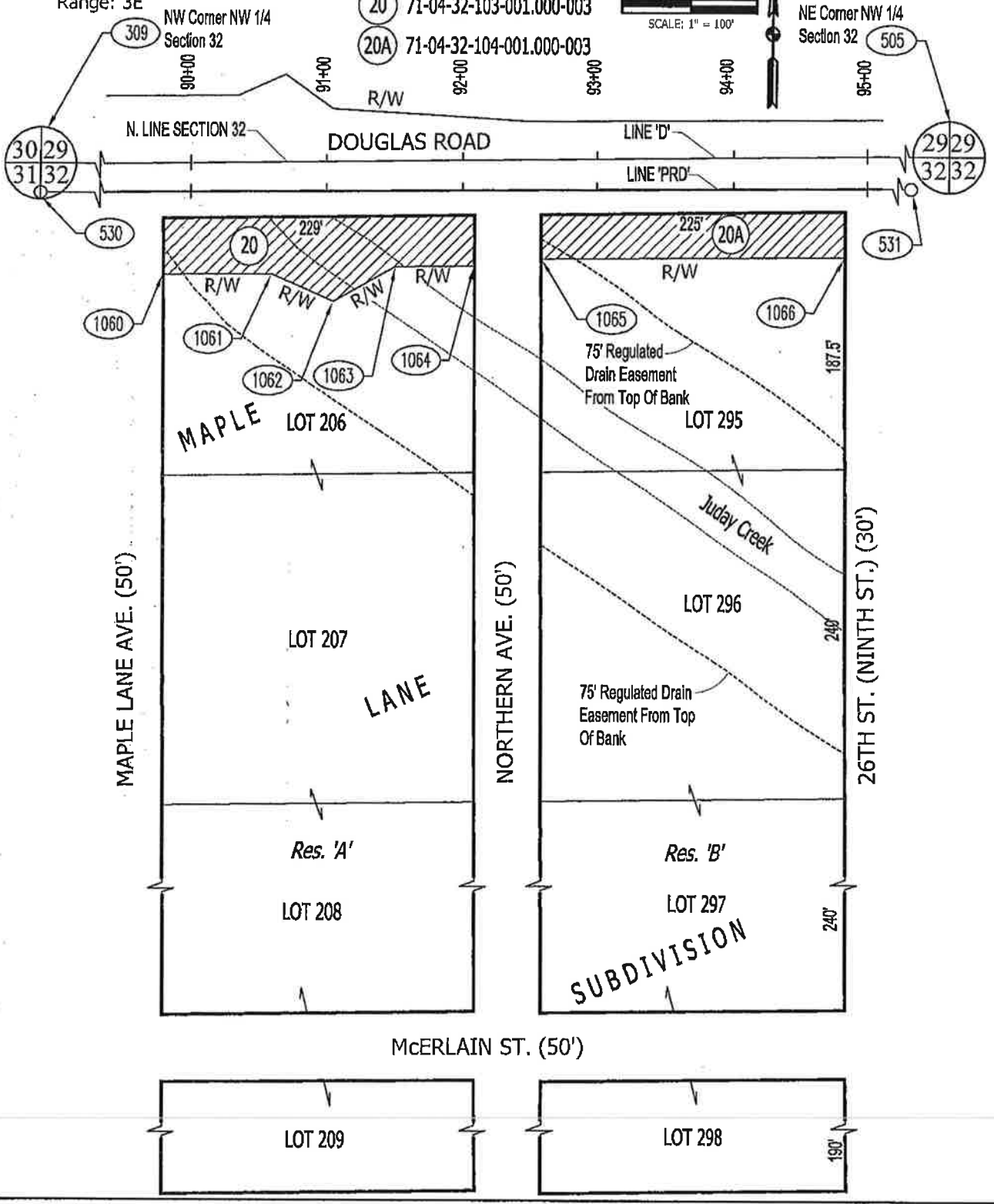
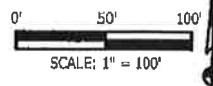
Parcel: 20  
Project: 1400639  
Des. # 1400639  
County: St. Joseph  
Section: 32  
Township: 38N  
Range: 3E

### 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  
Key Numbers:

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

- 20 71-04-32-103-001.000-003
- 20A 71-04-32-104-001.000-003



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

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

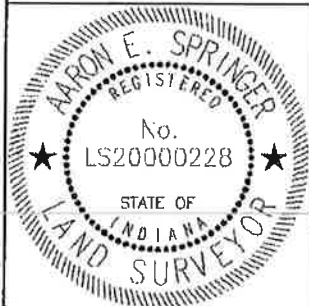
Prepared by: S. Hartman  
 Checked by: A. Springer

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	178820.7061
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



**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.

Date: 10/31/2019



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