

**SALES DISCLOSURE FORM**

State Form 46021 (R9/7-09)

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

SDF ID

County	Year	Unique ID
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SDF Date: _____

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).

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.) 71-04-32-103-001.000-003	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	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

B.) 71-04-32-104-001.000-003	<input checked="" type="checkbox"/> 2. Split <input checked="" type="checkbox"/> 3. Land <input type="checkbox"/> 4. Improvement	SEC Douglas Road & Maple Lane Avenue South Bend, IN 46635	227 W. Jefferson Blvd. South Bend, IN 46601
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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.

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

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

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	14. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	15. Transfer to a charity, not-for-profit organization, or government.

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: _____ 2 _____
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. 6 - Acquired for Highway Purposes \$51,730.00 Paid in Damages

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" 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.

5. Estimated value of personal property: \$ 0.00

6. Sales price: \$ 3,850.00

YES	NO	CONDITION
<input type="checkbox"/>	<input checked="" type="checkbox"/>	7. Is the seller financing sale? If yes, answer questions (8-13).
<input type="checkbox"/>	<input checked="" type="checkbox"/>	8. Is buyer/borrower personally liable for loan?
<input type="checkbox"/>	<input checked="" type="checkbox"/>	9. Is this a mortgage loan?

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
Fort Wayne, IN 46808

Right of Way Agent
Title
Right of Way Jones, Inc.
Company
260-471-6515
bill@rowjones.net/clifton@rowjones.net

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.
South Bend, IN 46601
574-233-0311

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".

Aimee Buccellato, Member
Signature of Seller
Printed Name of Seller
Sign Date (MM/DD/YYYY)

Dan Farrell, Member
Signature of Seller
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.
South Bend, IN 46601
574-235-9534

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

- 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.)

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

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

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 _____
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) _____	Auditor Signature _____ Date (MM/DD/YYYY) _____

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



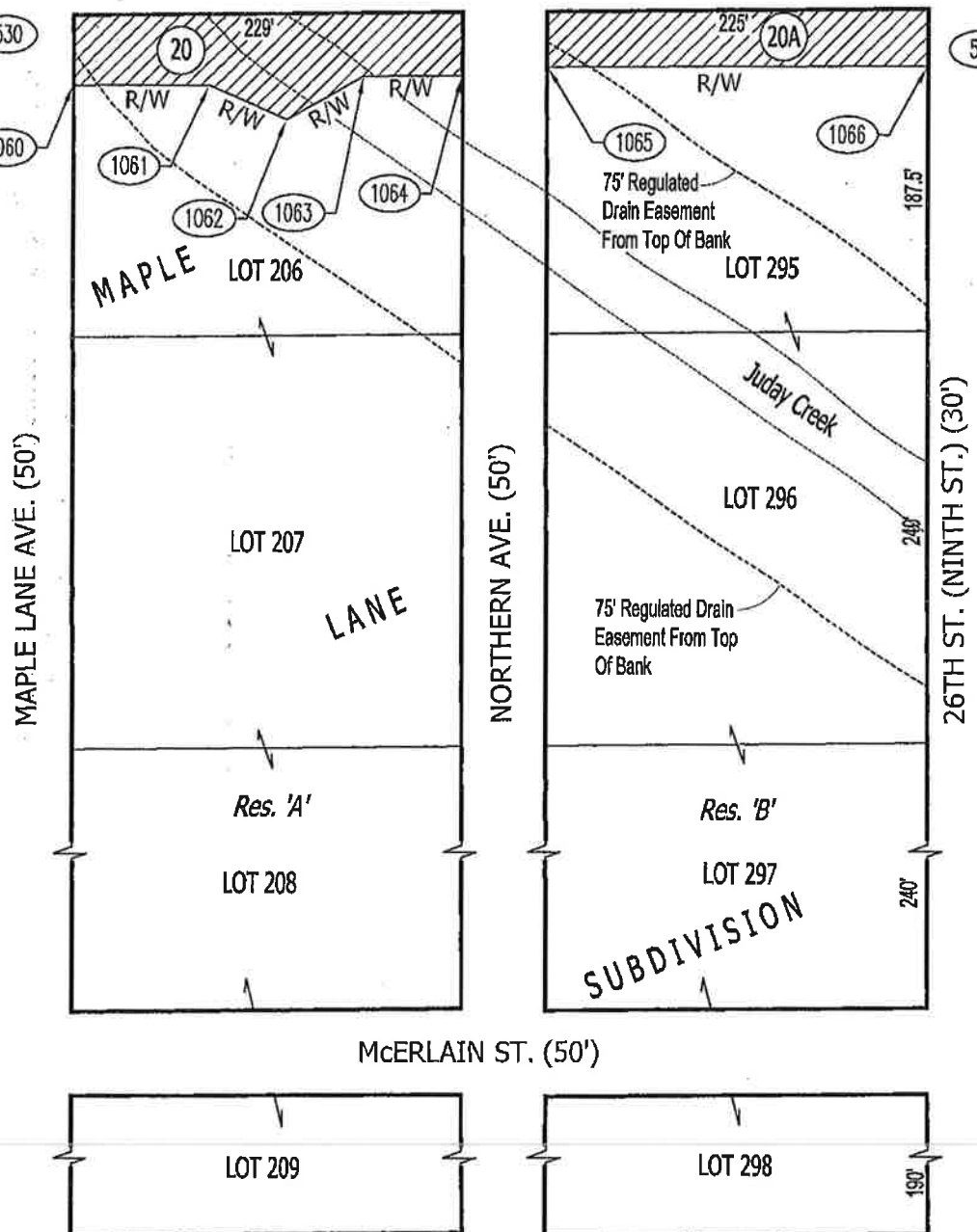
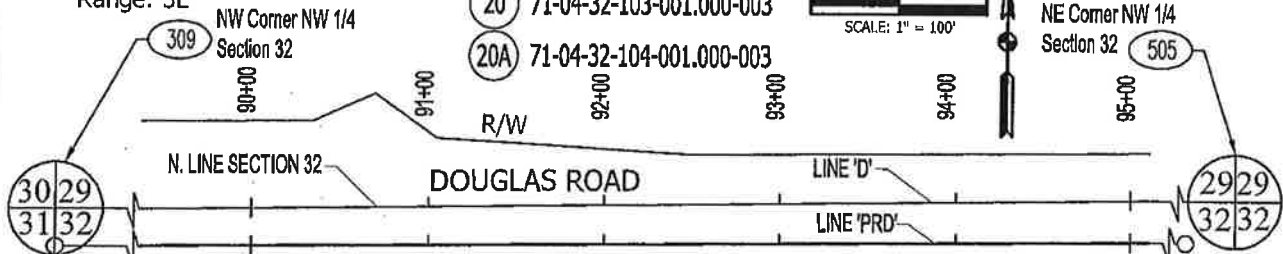
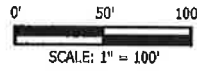
Parcel: 20
Project: 1400639
Des. # 1400639
County: St. Joseph
Section: 32
Township: 38N
Range: 3E

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



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

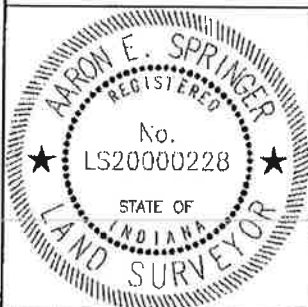
Prepared by: S. Hartman
 Checked by: A. Springer

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.	2353747.8899	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



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



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