

**SALES DISCLOSURE FORM**

State Form 46021 (R9/7-08)

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

SEP 1 2008

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

Vanderburgh County Assessor

SDF ID 82 2008 0000496
County Year Unique ID
SDF Date: 09/05/2008**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)
Parcel Number: 82-06-28-015-006.009-027	☐ 2. Split ☒ 3. Land ☒ 4. Improvement	619 S RUNNYMEADE AVE EVANSVILLE, IN 47714	ONE MULBERRY STREET EVANSVILLE, IN 47713

7. Legal Description:

Lot Ten (10) in Realty Place, an addition to the City of Evansville, as per plat thereof, recorded in Plat Book G, Page 127. 09-450-15-006-009.

B. CONDITIONS - IDENTIFY ALL THAT APPLY

If conditions 1-11 apply, filers are subject to disclosure and a disclosure filing fee.

- ☒ 1. A transfer of real property interest for valuable consideration.
- ☐ 2. Buyer is an adjacent property owner.
- ☐ 3. Vacant land.
- ☐ 4. Exchange for other real property ("Trade").
- ☐ 5. Seller paid points. (Provide the value Table C Item 12.)
- ☐ 6. Change planned in the primary use of the property?
(Describe in special circumstances in Table C Item 3.)
- ☐ 7. Existence of family or business relationship between buyer and seller.
- ☐ 8. Land contract. Contract term (YY): 0
Land Contract Date (MM/DD/YYYY):
- ☐ 9. Personal property included in transfer.
(Describe in special circumstances in Table C Item 3.)
- ☐ 10. Physical changes to property between March 1 and date of sale.
(Describe in special circumstances in Table C Item 3.)
- ☐ 11. Partial interest. (Describe in special circumstances in Table C Item 3.)

If conditions 12-15 apply, filers are subject to disclosure, but no disclosure filing fee.

- ☐ 12. Document for compulsory transactions as a result of foreclosure or express threat of foreclosure, divorce, court order, judgment, condemnation, or probate.
- ☐ 13. Documents involving the partition of land between tenants in common, joint tenants, or tenants by the entirety.
- ☐ 14. Transfer to a charity, not-for-profit organization, or government.
- ☐ 15. 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): 09/05/2008
2. Total number of parcels: 1
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.

See attachments for additional applicable circumstances.

- ☐ 4. Family or business relationship existing between buyer and seller? Amount of discount: \$0.00

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

5. Estimated value of personal property:	\$0.00
6. Sales price:	\$75,000.00
☐ 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?	
10. Amount of loan:	\$0.00
11. Interest rate:	0.0000%
12. Amount in points:	\$0.00
13. Amortization period:	

SEP 14 2008

D. PREPARER

MICHELLE HAYNES

Preparer of the Sales Disclosure Form

501 MAIN STREET, STE 101

Address (Number and Street)

EVANSVILLE, IN 47708

City, State, and ZIP Code

CLOSING AGENT

Vanderburgh County Assessor

Title

BOSSE TITLE COMPANY

Company

E. SELLER(S)/GRANTOR(S)

MELVIN K EPPS

Seller - Name as appears on conveyance document

1810 S HELFRICH AVE

Address (Number and Street)

EVANSVILLE, IN 47712

City, State, and ZIP Code

HEATHER L EPPS

Seller - Name as appears on conveyance document

1810 S HELFRICH AVE

Address (Number and Street)

EVANSVILLE, IN 47712

City, State, and ZIP Code

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

Melvin K Epps

Printed Name of Seller

Sign Date (MM/DD/YYYY)

9-5-08

Signature of Seller

Heather L. Epps

Printed Name of Seller

Sign Date (MM/DD/YYYY)

9/5/08

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

MAJIC LLC

Buyer - Name as appears on conveyance document

ONE MULBERRY STREET

Address (Number and Street)

EVANSVILLE, IN 47713

City, State, and ZIP Code

Buyer - Name as appears on conveyance document

Address (Number and Street)

City, State, and ZIP Code

F.

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

619 S RUNNYMEADE AVE

Address (Number and Street)

EVANSVILLE, IN 47714

City, State, and ZIP Code

Vanderburgh

County

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

Address (Number and Street)

City, State, and ZIP Code

County

- ☐ 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?

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 Buyer

David E Clark, Sole Member 09/05/08

Printed Name of Buyer

Sign Date (MM/DD/YYYY)

Signature of Buyer

Printed Name of Buyer

Sign Date (MM/DD/YYYY)

RECEIVED

PART 2 - COUNTY ASSESSOR

SEP 10 2008

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

1. Parcel	2. AV Land	3. AV Improvement	4. AV Personal Property	5. Total AV	6. Property Class Code	7. Neighborhood Code	8. Assessor District	9. Acreage
	20,700	92,300	0	113,000	510	90701	82037	1.24

Assessor Stamp

APPROVED

SEP 10 2008

Vanderburgh County Assessor

10. Identify physical changes to property between March 1 and date of sale.

☒ 11. Is form completed?☒ 12. Sales fee required?

13. Date of sale (MM/DD/YYYY):

9/5/08

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.

☐ 16. Sale valid for trending?☐ 17. Validation of sale complete?

18. Validated by:

PART 3 - COUNTY AUDITOR

Auditor Stamp
VANDERBURGH COUNTY
FILED

SEP 10 2008

1. Disclosure fee amount collected:

10 -

2. Other Local Fee:

0 -

3. Total Fee Collected:

10 -

4. Auditor receipt book number:

120539

5. Date of transfer (MM/DD/YYYY):

N/A

☒ 6. Is form completed?☒ 7. Is fee collected?☒ 8. Attachments complete?

PART 4 - RECEIPT FOR STATEMENT OF CREDIT/DEDUCTION OF ASSESSED VALUATION

SDF ID

SDF Date (MM/DD/YYYY)

Buyer 1 - Name as appears on conveyance document

Parcel Number

Address of Property (Number and Street)

List the deductions for which the Sales Disclosure Form is application:

City, State, and ZIP Code of Property

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.