



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-00408	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CHAD A FRANKS AND JANA J FRANKS		
PROPERTY ADDRESS:	6427 W 200 S, PORTLAND, IN 47371		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA (IN), JAY		

SEARCH INFORMATION

SEARCH DATE:	06/24/2024	EFFECTIVE DATE:	06/21/2024
NAME(S) SEARCHED:	CHAD A FRANKS AND JANA J FRANKS		
ADDRESS/PARCEL SEARCHED:	6427 W 200 S, PORTLAND, IN 47371/38-06-32-100-005.000-022		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CHAD A. FRANKS AND JANA J. FRANKS, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	CHAD ALLEN FRANKS, INDIVIDUALLY AND CHAD A. FRANKS AND JANA J. CASTLE, JOINTLY WITH RIGHTS OF SURVIVORSHIP
DATED DATE:	09/28/2021	GRANTEE:	CHAD A. FRANKS AND JANA J. FRANKS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/04/2021
INSTRUMENT NO:	202103013		
COMMENTS:	TRANSFER ON DEATH DEED RECORDED ON 10/04/2021 IN INSTRUMENT NO. 202103014.		

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN JAY COUNTY, IN THE STATE OF INDIANA:

COMMENCING AT A POINT 20 RODS WEST AND 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST; THENCE IN AN EASTWARDLY DIRECTION 14 RODS; THENCE IN A NORTHWESTWARDLY DIRECTION 14 RODS; THENCE IN A WESTWARDLY DIRECTION 14 RODS; THENCE IN A SOUTHWARDLY DIRECTION 14 RODS TO THE PLACE OF BEGINNING

ALSO: COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST AND RUNNING THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING; THENCE NORTH 14 RODS; THENCE WEST 6 RODS; THENCE SOUTH 14 RODS; THENCE EAST 6 RODS TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE, MORE OR LESS.

ALSO: BEGINNING 20 RODS NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST AND RUNNING THENCE NORTH 17 RODS TO THE CENTER OF THE RIDGEVILLE AND CAMDEN ROAD; THENCE IN A SOUTHEASTERLY DIRECTION EIGHTEEN (18) RODS AND 7 FEET ALONG THE CENTER OF SAID ROAD; THENCE DUE WEST 7 RODS AND 7 FEET TO THE PLACE OF BEGINNING, CONTAINING SIXTY (60) SQUARE RODS MORE OR LESS.

EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIPE (SET) ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST (ASSUMED BEARING) 330.00 FEET (20 RODS) FROM A CORNERSTONE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 175.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION OF 231.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE TO THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE 175.00 FEET TO AN IRON PIPE (SET) ON THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 50.16 FEET TO A P.K. NAIL (SET) ON THE CENTERLINE OF COMO ROAD; THENCE SOUTH 23 DEGREES 06 MINUTES 04 SECONDS EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 304.19 FEET (304.0 FEET DEED DISTANCE) TO A P.K. NAIL (SET); THENCE SOUTH 89 DEGREES 22 MINUTES 16 SECONDS WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 122.76 FEET (122.5 FEET DEED DISTANCE) TO THE POINT OF BEGINNING. BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, AND CONTAINING 1.322 ACRES, MORE OR LESS.

ALSO: A PART OF THE WEST HALF OF SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P.K. NAIL (SET) ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 330.00 FEET FROM A CORNERSTONE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 528.00 FEET TO A P. K. NAIL (SET); THENCE NORTH 00 DEGREES 41 MINUTES 36 SECONDS EAST ON A LINE PARALLEL WITH THE LEAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 561.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID QUARTER SECTION A DISTANCE OF 528.00 FEET TO AN IRON PIPE (SET); THENCE SOUTH 00 DEGREE 41 MINUTES 36 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 561.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.80 ACRES, MORE OR LESS. SUBJECT TO LEGAL RIGHTS-OF- WAY.

ALSO: A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P. K. NAIL (SET) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 231.00 FEET FROM A CORNERSTONE MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 658.38 FEET TO AN IRON PIPE (SET) ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,085.15 FEET TO AN IRON PIPE (SET) AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 50 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 659.27 FEET TO THE NORTHWEST CORNER OF THE SAID QUARTER-QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SAID QUARTER-QUARTER A DISTANCE OF 1,086.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.42 ACRES, MORE OR LESS.

Jay County, Indiana

generated on 6/24/2024 2:17:33 PM EDT

Taxes

Data Retrieved: 6/24/2024

Parcelid	Property Type	Taxing Unit	Tax Year
38-06-32-100-005.000-022	800	GREENE	2023 Pay 2024
Name/ Address FRANKS CHAD A & JANA J 6427 W 200 S PORTLAND IN 47371 Location: 6427 W 200 S , PORTLAND IN 47371-0000 Legal Description PT N 1/2 NW 1/4 NE 1/4 16A PT NW 1/4 NE 1/4 .80A S32 T23 R13 16.8A TOTAL			
SUMMARY OF YOUR TAXES			
Assessed Value And Tax Summary			2023 Pay 2024
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)			0
1b. Gross AV of residential property and farmland (capped at 2%)			131,500
1c. Gross AV of all other property, including personal property (capped at 3%)			13,900
2. Equals Total Gross Assessed Value of Property			145,400
2a. Minus Deductions			- 0
3. Equals Subtotal of Net Assessed Value of Property			145,400
3a. Multiplied by Your Local Tax Rate			1.7510
4. Equals Gross Tax Liability			2,545.96
4a. Minus Local Property Tax Credits			- 589.76
4b. Minus Savings Due to Property Tax Cap			- 0.00
4c. Minus Savings Due to 65 Years & Older Cap			- 0.00
5. Total Property Tax Liability			1,956.20
PROPERTY TAX CAP INFORMATION			
Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)			3,047.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).			81.12
Maximum Tax That May Be Imposed Under Cap			3,128.12
GROSS PROPERTY TAX DISTRIBUTION AMOUNTS			
Taxing Authority			2023 Pay 2024
County			896.83
Township			43.62
School District			1,501.69
City			0.00
Library			103.82
Tax Increment			0.00
Special District			0.00
Total			2,545.96
OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2023 Pay 2024	Type of Deduction	2023 Pay 2024
SALAMONIA RIVER	33.60	Blind/Disabled	0

		Geothermal	0
		Homestead/Standard	0
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	0
		Other	0
TOTAL OTHER CHARGES	33.60	TOTAL DEDUCTIONS	0

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Friday, May 10, 2024		Delinquent After Tuesday, November 12, 2024	
Current Property Tax	978.10	Current Property Tax	978.10
Other Charges (See Table 4)	16.80	Other Charges (See Table 4)	16.80
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	-994.90	LESS PREPAYMENTS	-0.00
Amount Due for SPRING	0.00	Amount Due for FALL	994.90

Please contact the Treasurers office to pay this account.

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2022 PAY 2023 (* As of Nov 13, 2023)

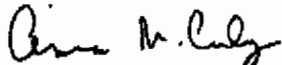
TAX DETAILS	
Gross Assessed Value of Land	32,700
Gross Assessed Value of Improvements	102,300
Total Deduction Amount	0
Tax Rate	1.7852
Gross Tax Liability	2,410.02
Minus Total Credit Amount (State, Local and Circuit Breaker)	515.82
Net Tax	1,894.20

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Property Tax Amount	947.10	Property Tax Amount	947.10
Other Charges	16.80	Other Charges	16.80
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	963.90	Amount Paid	963.90
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Oct 01 2021 AC

VERIFIED JAY CO. ASSESSOR

202103013 QCD \$25.00
10/04/2021 10:46:41AM 4 PGS
Betty St. Myers
Jay County Recorder IN
Recorded as Presented



AUDITOR, JAY COUNTY
FEE: \$ 30.00



QUIT CLAIM DEED

This indenture witnesseth, That **Chad Allen Franks, individually and Chad A. Franks and Jana J. Castle, jointly with rights of survivorship, (Grantors)** of Jay County in the State of Indiana **QUIT CLAIM to Chad A. Franks and Jana J. Franks, husband and wife (Grantees)** of Jay County in the State of Indiana for in consideration of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Jay County, in the State of Indiana:

Commencing at a point 20 rods West and 20 rods North of the southeast corner of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East; thence in an Eastwardly direction 14 rods; thence in a Northwestwardly direction 14 rods; thence in a Westwardly direction 14 rods; thence in a Southwardly direction 14 rods to the place of beginning

ALSO: commencing at a stone at the southeast corner of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East and running thence North 20 rods to the place of beginning; thence North 14 rods; thence West 6 rods; thence South 14 rods; thence East 6 rods to the place of beginning, containing One-half acre, more or less.

ALSO: beginning 20 rods North of the southwest corner of the East Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East and running thence North 17 rods to the center of the Ridgeville and Camden Road; thence in a Southeasterly direction Eighteen (18) rods and 7 feet along the center of said road; thence due West 7 rods and 7 feet to the place of beginning, containing Sixty (60) square rods more or less.

EXCEPT: A part of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, more particularly described as follows, to-wit:

Beginning at an iron pipe (set) on the east line of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, said point being North 00 degrees 04 minutes 36 seconds East (assumed bearing) 330.00 feet (20 rods) from a cornerstone marking the southeast corner of the West Half of the said Quarter Section; thence South 90 degrees 00 minutes 00 seconds West on a line parallel with the south line of the West Half of the said Quarter Section a distance of 175.00 feet to an iron pipe (set); thence North 00 degrees 04 minutes 36 seconds East on a line parallel with the east line of the West Half of the said Quarter Section of 231.00 feet to an iron pipe (set); thence North 90 degrees 00 minutes 00 seconds East on a line parallel with the south line to the West Half of the said Quarter Section a distance

175.00 feet to an iron pipe (set) on the east line of the West Half of the said Quarter Section; thence North 00 degrees 04 minutes 36 seconds East along the east line of the West Half of the said Quarter Section a distance of 50.16 feet to a P.K. Nail (set) on the centerline of Como Road; thence South 23 degrees 06 minutes 04 seconds East along the centerline of said Road a distance of 304.19 feet (304.0 feet deed distance) to a P.K. Nail (set); thence South 89 degrees 22 minutes 16 seconds West on a line parallel with the south line of the East Half of the said Quarter Section a distance of 122.76 feet (122.5 feet deed distance) to the point of beginning. Being a part of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, and containing 1.322 acres, more or less.

ALSO: A part of the West Half of Southeast Quarter of Section 29, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P.K. Nail (set) on the south line of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, said point being South 90 degrees 00 minutes 00 seconds West (assumed bearing) 330.00 feet from a cornerstone marking the southeast corner of the West Half of the said Quarter Section; thence continuing South 90 degrees 00 minutes 00 seconds West along the south line of the West Half of the said Quarter Section a distance of 528.00 feet to a P. K. Nail (set); thence North 00 degrees 41 minutes 36 seconds East on a line parallel with the east line of the West Half of the said Quarter Section a distance of 561.00 feet to an iron pipe (set); thence North 90 degrees 00 minutes 00 seconds East on a line parallel with the south line of the said Quarter Section a distance of 528.00 feet to an iron pipe (set); thence South 00 degree 41 minutes 36 seconds West on a line parallel with the east line of the West Half of the said Quarter Section a distance of 561.00 feet to the point of beginning and containing 6.80 acres, more or less. Subject to legal rights-of-way.

ALSO: a part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P. K. Nail (set) on the north line of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, said point being North 90 degrees 00 minutes 00 seconds West (assumed bearing) 231.00 feet from a cornerstone marking the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 55 minutes 03 seconds West on a line parallel with the east line of the said Quarter-Quarter Section a distance of 658.38 feet to an iron pipe (set) on the south line of the North Half of the said Quarter-Quarter Section; thence South 89 degrees 57 minutes 09 seconds West along the south line of the North Half of the said Quarter-Quarter Section a distance of 1,085.15 feet to an iron pipe (set) at the southwest corner of the North Half of the said Quarter Section; thence North 00 degrees 50 minutes 06 seconds East along the west line of the North Half of the said Quarter-Quarter Section a distance of 659.27 feet to the northwest corner of the said Quarter-Quarter Section; thence North 90 degrees 00

minutes 00 seconds East along the north line of the said Quarter-Quarter a distance of 1,086.08 feet to the point of beginning and containing 16.42 acres, more or less.

Grantors recite that Chad A. Franks and Chad Allen Franks are one and the same person.

Grantors recite that Jana J. Castle and Jana J. Franks are one and the same person.

Subject to real estate taxes and assessments currently due and payable.

There is no consideration for sales disclosure purposes.

Dated this 28th day of September, 2021



Chad Allen Franks, Individually and
as a joint tenant



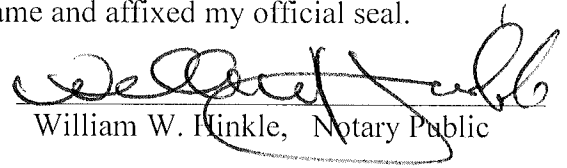
Jana J. Castle

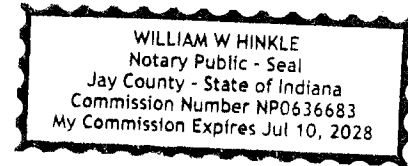
STATE OF INDIANA
COUNTY OF JAY

Before me, the undersigned, a Notary Public in and for said County and State, this 25th day of September, 2021, personally appeared Chad Allen Franks and Jana J. Castle and acknowledged the execution of the foregoing deed and swore that the representations therein contained were true.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 07/10/2028
Resident of Jay County


William W. Hinkle, Notary Public



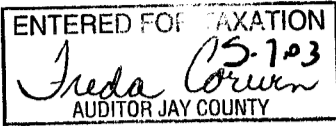
This instrument prepared by William W. Hinkle of Hinkle, Racster & Schemenaur, Attorneys at Law, Portland, Indiana. Attorney Identification No. 7542-38

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. William W. Hinkle

Address of Grantee: 6427 W 200 S, Portland, Indiana 47371

MAY 07 2003

Judith S. Master
Recorder, Jay County



WARRANTY DEED

This indenture witnesseth, That Chad A. Franks and Jana J. Castle, jointly with rights of survivorship, (Grantor) of Jay County in the State of Indiana conveys and warrants to Chad A. Franks and Jana J. Franks, husband and wife, (Grantee) of Jay County in the State of Indiana in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Jay County, in the State of Indiana:

A part of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P.K. Nail (set) on the South line of the West half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, said point being South 90 degrees 00 minute 00 Second West (assumed bearing) 330.00 feet from a cornerstone marking the Southeast corner of the West Half of the said Quarter Section; thence continuing South 90 degrees 00 minute 00 second West along the South line of the West Half of the said Quarter Section a distance of 528.00 feet to a P.K. Nail (set); thence North 00 degree 41 minutes 36 seconds East on a line parallel with the East line of the West Half of the said Quarter Section a distance of 561.00 feet to an iron pipe (set); thence North 90 degrees 00 minute 00 second East on a line parallel with the South line of the said Quarter Section a distance of 528.00 feet to an iron pipe (set); thence South 00 degree 41 minutes 36 seconds West on a line parallel with the East line of the West Half of the said Quarter Section a distance of 561.00 feet to the point of beginning and containing 6.80 acres, more or less. Subject to legal rights-of-way.

ALSO, a part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P.K. Nail (set) on the North line of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, said point being North 90 degrees 00 minute 00 second West (assumed bearing) 231.00 feet from a cornerstone marking the Northeast corner of the said Quarter-Quarter Section; thence South 00 degree 55 minutes 03 seconds West on a line parallel with the East line of the said Quarter-Quarter Section a distance of 658.38 feet to an iron pipe (set) on the South line of the North Half of the said Quarter-Quarter Section; thence South 89 degrees 57 minutes 09 seconds West along the South line of the North Half of the said Quarter-Quarter Section a distance of 1,085.15 feet to an iron pipe (set) at the Southwest corner of the North Half of the said Quarter Section; thence North 00 degree 50 minutes 06 seconds East along the West line of the North Half of the said Quarter-Quarter Section a distance of 659.27 feet to the Northwest corner of the said Quarter-Quarter Section; thence North 90 degrees 00 minute 00 second East along the North line of the said Quarter-Quarter Section a distance of 1,086.08 feet to the point of beginning and containing 16.42 acres, more or less. Subject to legal rights of way.

Subject to real estate taxes and assessments currently due and payable.

Dated this 5 day of May, 2003.

Chad A. Franks
Chad A. Franks

Jana J. Castle
Jana J. Castle



#0301946

PAGE 1

STATE OF INDIANA
COUNTY OF Say

Before me, the undersigned, a Notary Public in and for said County and State, this 5th day of May, 2003, personally appeared Chad A. Franks and Jana J. Castle and acknowledged the execution of the foregoing deed and swore that the representations therein contained were true.

In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 1-10-08
Resident of Say County

Tressie V. Monroe
Tressie V. Monroe Notary Public

This instrument prepared by William W. Hinkle of HINKLE, RACSTER, LOPEZ & CLAMME,
Attorneys at Law, Portland, Indiana. bap
Attorney Identification No. 7542-38

Address of Grantee: 6362 West 200 South, Portland, Indiana 47371

Mail tax bills to:
Chad A. Franks
R. R. 5, Box 264
Portland, Indiana 47371

WARRANTY DEED

ENTERED FOR TAXATION
6-20-96
Jane Ann Runyon
AUDITOR JAY COUNTY

THIS INDENTURE WITNESSETH, That Rhuie Kathryn Hudson

(Grantor) of Jay County in the State of Indiana
CONVEYS AND WARRANTS TO Chad A. Franks and Jana J. Castle, joint with rights
of survivorship

of Jay County in the State of Indiana (Grantee)
in consideration of One Dollar and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the
following described real estate in Jay County, in the State of Indiana:

A part of the West Half of the Southeast Quarter of Section 29,
Township 23 North, Range 13 East, more particularly described as follows:
Beginning at a P.K. Nail (set) on the South line of the West half of the
Southeast Quarter of Section 29, Township 23 North, Range 13 East, said
point being South 90 degrees 00 minute 00 Second West (assumed bearing)
330.00 feet from a cornerstone marking the Southeast corner of the West
Half of the said Quarter Section; thence continuing South 90 degrees 00
minute 00 second West along the South line of the West Half of the said
Quarter Section a distance of 528.00 feet to a P.K. Nail (set); thence
North 00 degree 41 minutes 36 seconds East on a line parallel with the
East line of the West Half of the said Quarter Section a distance of
561.00 feet to an iron pipe (set); thence North 90 degrees 00 minute 00
second East on a line parallel with the South line of the said Quarter
Section a distance of 528.00 feet to an iron pipe (set); thence South 00
degree 41 minutes 36 seconds West on a line parallel with the East line
of the West Half of the said Quarter Section a distance of 561.00 feet to
the point of beginning and containing 6.80 acres, more or less. Subject
to legal rights-of-way.

(Real Estate Description continued on reverse)

Subject to real estate taxes and assessments due and payable in
November, 1996 and thereafter.

Dated this 13th day of June, 1996.

#1982

RECEIVED FOR RECORD
2:42 o'clock P
Record 170 Page 467-468

(Signature)

(Printed Name)

(Signature)

(Printed Name)

STATE OF INDIANA
COUNTY OF JAY SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 15th day of June, 1996,
personally appeared: Rhuie Kathryn Hudson

and acknowledged the execution
of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My commission expires: 7-30-97 Signature Deborah A. Smith
Resident of Jay County Printed Deborah A. Smith, Notary Public

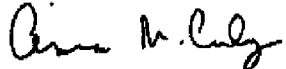
This instrument prepared by William W. Hinkle of HINKLE, RACSTER & LOPEZ, Attorneys at Law,
Portland, Indiana 47371. mdm
Attorney Identification No. 7542-38
MAIL TO: Chad A. Franks

#1982
BOOK 170 PAGE 467

REAL ESTATE DESCRIPTION CONTINUATION -

ALSO, a part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P.K. Nail (set) on the North line of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, said point being North 90 degrees 00 minute 00 second West (assumed bearing) 231.00 feet from a cornerstone marking the Northeast corner of the said Quarter-Quarter Section; thence South 00 degree 55 minutes 03 seconds West on a line parallel with the East line of the said Quarter-Quarter Section a distance of 658.38 feet to an iron pipe (set) on the South line of the North Half of the said Quarter-Quarter Section; thence South 89 degrees 57 minutes 09 seconds West along the South line of the North Half of the said Quarter-Quarter Section a distance of 1,085.15 feet to an iron pipe (set) at the Southwest corner of the North Half of the said Quarter Section; thence North 00 degree 50 minutes 06 seconds East along the West line of the North Half of the said Quarter-Quarter Section a distance of 659.27 feet to the Northwest corner of the said Quarter-Quarter Section; thence North 90 degrees 00 minute 00 second East along the North line of the said Quarter-Quarter Section a distance of 1,086.08 feet to the point of beginning and containing 16.42 acres, more or less. Subject to legal rights of way.

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Oct 04 2021 AD


AUDITOR, JAY COUNTY
FEE: \$ 0.00

VERIFIED JAY CO. ASSESSOR

202103014 DD \$25.00
10/04/2021 10:46:41AM 4 PGS
Betty St. Myers
Jay County Recorder IN
Recorded as Presented



TRANSFER ON DEATH DEED

This Indenture Witnesseth that **Chad A. Franks and Jana J. Franks, husband and wife, (Grantors)**, of Jay County, Indiana, quit-claims to **Chad A. Franks and Jana J. Franks, husband and wife, (Grantees)**, of Jay County, Indiana, **Transfer on Death** to **Levi Franks and Mason Franks and lineal descendants per stirpes**. This transfer is for no consideration and for the following described real estate in Jay County, Indiana:

Commencing at a point 20 rods West and 20 rods North of the southeast corner of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East; thence in an Eastwardly direction 14 rods; thence in a Northwestwardly direction 14 rods; thence in a Westwardly direction 14 rods; thence in a Southwardly direction 14 rods to the place of beginning

ALSO: commencing at a stone at the southeast corner of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East and running thence North 20 rods to the place of beginning; thence North 14 rods; thence West 6 rods; thence South 14 rods; thence East 6 rods to the place of beginning, containing One-half acre, more or less.

ALSO: beginning 20 rods North of the southwest corner of the East Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East and running thence North 17 rods to the center of the Ridgeville and Camden Road; thence in a Southeasterly direction Eighteen (18) rods and 7 feet along the center of said road; thence due West 7 rods and 7 feet to the place of beginning, containing Sixty (60) square rods more or less.

EXCEPT: A part of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, more particularly described as follows, to-wit:

Beginning at an iron pipe (set) on the east line of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, said point being North 00 degrees 04 minutes 36 seconds East (assumed bearing) 330.00 feet (20 rods) from a cornerstone marking the southeast corner of the West Half of the said Quarter Section; thence South 90 degrees 00 minutes 00 seconds West on a line parallel with the south line of the West Half of the said Quarter Section a distance of 175.00 feet to an iron pipe (set); thence North 00 degrees 04 minutes 36 seconds East on a line parallel with the east line of the West Half of the said Quarter Section of 231.00 feet to an iron pipe (set); thence North 90 degrees 00 minutes 00 seconds East on a line parallel with the south line to the West Half of the said Quarter Section a distance 175.00 feet to an iron pipe (set) on the east line of the West Half of the said Quarter Section; thence North 00 degrees 04

minutes 36 seconds East along the east line of the West Half of the said Quarter Section a distance of 50.16 feet to a P.K. Nail (set) on the centerline of Como Road; thence South 23 degrees 06 minutes 04 seconds East along the centerline of said Road a distance of 304.19 feet (304.0 feet deed distance) to a P.K. Nail (set); thence South 89 degrees 22 minutes 16 seconds West on a line parallel with the south line of the East Half of the said Quarter Section a distance of 122.76 feet (122.5 feet deed distance) to the point of beginning. Being a part of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, and containing 1.322 acres, more or less.

ALSO: A part of the West Half of Southeast Quarter of Section 29, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P.K. Nail (set) on the south line of the West Half of the Southeast Quarter of Section 29, Township 23 North, Range 13 East, said point being South 90 degrees 00 minutes 00 seconds West (assumed bearing) 330.00 feet from a cornerstone marking the southeast corner of the West Half of the said Quarter Section; thence continuing South 90 degrees 00 minutes 00 seconds West along the south line of the West Half of the said Quarter Section a distance of 528.00 feet to a P. K. Nail (set); thence North 00 degrees 41 minutes 36 seconds East on a line parallel with the east line of the West Half of the said Quarter Section a distance of 561.00 feet to an iron pipe (set); thence North 90 degrees 00 minutes 00 seconds East on a line parallel with the south line of the said Quarter Section a distance of 528.00 feet to an iron pipe (set); thence South 00 degree 41 minutes 36 seconds West on a line parallel with the east line of the West Half of the said Quarter Section a distance of 561.00 feet to the point of beginning and containing 6.80 acres, more or less. Subject to legal rights-of-way.

ALSO: a part of the North Half of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, more particularly described as follows: Beginning at a P. K. Nail (set) on the north line of the Northwest Quarter of the Northeast Quarter of Section 32, Township 23 North, Range 13 East, said point being North 90 degrees 00 minutes 00 seconds West (assumed bearing) 231.00 feet from a cornerstone marking the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 55 minutes 03 seconds West on a line parallel with the east line of the said Quarter-Quarter Section a distance of 658.38 feet to an iron pipe (set) on the south line of the North Half of the said Quarter-Quarter Section; thence South 89 degrees 57 minutes 09 seconds West along the south line of the North Half of the said Quarter-Quarter Section a distance of 1,085.15 feet to an iron pipe (set) at the southwest corner of the North Half of the said Quarter Section; thence North 00 degrees 50 minutes 06 seconds East along the west line of the North Half of the said Quarter-Quarter Section a distance of 659.27 feet to the northwest corner of the said Quarter-Quarter Section; thence North 90 degrees 00 minutes 00 seconds East along the north line of the said Quarter-Quarter a distance of 1,086.08 feet to the point of beginning and containing 16.42 acres, more or less.

Dated this 28th day of September, 2021

Chad A. Franks

Chad A. Franks

Jana J. Franks

Jana J. Franks

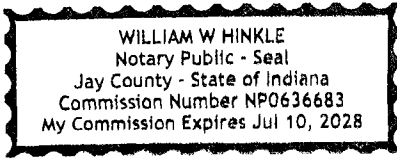
STATE OF INDIANA
COUNTY OF JAY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 28th day of September, 2021, personally appeared Chad A. Franks and Jana J. Franks, Grantor herein, and acknowledged the execution of the foregoing deed and swore that the representations therein contained were true.

Witness my hand and Notary Seal.

My Commission Expires:
07/10/2028
Jay County Resident

William W. Hinkle
William W. Hinkle, Notary Public



This instrument prepared by William W. Hinkle of Hinkle, Racster & Schemenaur, Attorneys at Law, Portland, Indiana.

Grantee's Address: 6427 W 200 S, Portland, Indiana 47371

This instrument prepared by William W. Hinkle of Hinkle, Racster & Schemenaur, Attorneys at Law, Portland, Indiana.

Grantee's Address: 6427 W 200 S, Portland, Indiana 47371

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. William W. Hinkle

Search Results for:

NAME: FRANKS, CHAD (Super Search)



REGION: Jay County, IN

DOCUMENTS VALIDATED THROUGH: 06/21/2024 2:52 PM

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Document Details	County	Date	Type	Name	Legal
Book 163, Page 428	Jay	05/07/1993	DEED : QUIT CLAIM DEED	FRANKS, CHAD A Search Search FRANKS, NICHELLE R	Search Lot 5 MYERS AND KIKENDALL ADD
Book 163, Page 429	Jay	05/07/1993	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search ANTRIM, TIMOTHY	Search Lot 5 MYERS AND KIKENDALL ADD
Book 166, Page 313	Jay	08/19/1994	DEED : WARRANTY DEED	FRANKS, CHAD ALLEN Search Search HUDSON, CHESTER H Search HUDSON, RHUIE KATHRYN	Search 29-23-13 W SE
Book 170, Page 108	Jay	04/08/1996	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search HUDSON, CHESTER H Search HUDSON, RHUIE KATHRYN	Search 29-23-13 W SE Search 29-23-13 E SE
Book 170, Page 123	Jay	04/11/1996	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search FRANKS, CHAD ALLEN Search BRICKER, DAVID D Search JONAS, JENNY D	Search 29-23-13 SE
Book 170, Page 121	Jay	04/11/1996	DEED : WARRANTY DEED	FRANKS, CHAD ALLEN Search Search FRANKS STEPHENSON, RUTH ELAINE Search FRANKS, ROBERT EARL JR Search FRANKS, RUTH ELAINE see details for more	Search 29-23-13 W SE Search 29-23-13 W SE Search 29-23-13 E SE

Document Details	County	Date	Type	Name	Legal
Book 170, Page 350	Jay	05/21/1996	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search FRANKS, DAIRE D W Search FRANKS, LAURA L	Search Lot 5 MYERS AND KIKENDALL ADD
Book 170, Page 467	Jay	06/20/1996	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search HUDSON, RHUIE KATHRYN Search CASTLE, JANA J	Search 29-23-13 W SE Search 32-23-13 N NW NE
199800621	Jay	02/23/1998	MORT : MORTGAGES	FRANKS, CHAD A Search Search CASTLE, JANA J Search FIRST NATIONAL BANK	Search 29-23-13 SE Search 32-23-13 NW NE
199800633	Jay	02/24/1998	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search FIRST NATIONAL BANK Search CASTLE, JANA J	Search 29-23-13 SE Search 32-23-13 NW NE
199804796	Jay	12/22/1998	MORT : MORTGAGES	FRANKS, CHAD A Search Search CASTLE, JANA J Search UNION BANK AND TRUST	Search 29-23-13 SE Search 32-23-13 NW NE
199804812	Jay	12/23/1998	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search FIRST NATIONAL BANK Search CASTLE, JANA J	Search 29-23-13 SE Search 32-23-13 NW NE
199903721	Jay	10/06/1999	MORT : MORTGAGES	FRANKS, CHAD A Search Search CASTLE, JANA J Search UNION BANK AND TRUST	Search 29-23-13 SE Search 32-23-13 NW NE
200301946	Jay	05/07/2003	DEED : WARRANTY DEED	FRANKS, CHAD A Search Search CASTLE, JANA J Search FRANKS, CHAD A Search FRANKS, JANA J	Search 29-23-13 SE Search 32-23-13 NW NE

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200301947	Jay	05/07/2003	MORT : MORTGAGES	FRANKS, CHAD A Search Search FRANKS, JANA J Search MAINSOURCE BANK	Search 29-23 SE Search 32-23-13 NW NE
200301948	Jay	05/07/2003	MORT : MORTGAGE SUBORDINATION	FRANKS, CHAD A Search Search FRANKS, JANA J Search MAINSOURCE BANK Search MAINSOURCE BANK	Non-land
200301981	Jay	05/08/2003	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search UNION BANK AND TRUST Search CASTLE, JANA J	Search 29-23-13 SE
200701771	Jay	06/01/2007	MORT : MORTGAGES	FRANKS, CHAD A Search Search FRANKS, JANA J Search MAINSOURCE BANK	Search 29-23-13 SE Search 32-23-13 NW NE
200702034	Jay	06/20/2007	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search MAINSOURCE BANK Search UNION BANK AND TRUST CO Search CASTLE, JANA J	Search 29-23-13 SE Search 32-23-13 NW NE
201701855	Jay	07/05/2017	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search MAINSOURCE BANK Search FRANKS, JANA J	Search 29-23-13 W SE Search 32-23-13 N NW NE
201703148	Jay	11/27/2017	REL : RELEASE - MORTGAGE	FRANKS, CHAD A Search Search MAINSOURCE BANK Search FRANKS, JANA J	Search 29-23-13 W SE Search 32-23-13 N NW NE
202103013	Jay	10/04/2021	DEED : QUIT CLAIM DEED	FRANKS, CHAD A Search Search CASTLE, JANA J Search FRANKS, CHAD ALLEN Search FRANKS, JANA J see details for more	Search 29-23-13 W SE Search 29-23-13 E SE Search 29-23-13 W SE Search 32-23-13 N NW NE

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202103014	Jay	10/04/2021	DEED : DEATH DEED	FRANKS, CHAD A Search Search FRANKS, JANA J Search FRANKS, CHAD A Search FRANKS, JANA J	Search 29-22-13 W SE Search 29-23-13 E SE Search 29-23-13 W SE Search 32-23-13 N NW NE

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200301946	Jay	05/07/2003	DEED : WARRANTY DEED	FRANKS, JANA J Search Search CASTLE, JANA J Search FRANKS, CHAD A Search FRANKS, CHAD A	Search 29-23-13 SE Search 32-23-13 NW NE
200301947	Jay	05/07/2003	MORT : MORTGAGES	FRANKS, JANA J Search Search FRANKS, CHAD A Search MAINSOURCE BANK	Search 29-23 SE Search 32-23-13 NW NE
200301948	Jay	05/07/2003	MORT : MORTGAGE SUBORDINATION	FRANKS, JANA J Search Search FRANKS, CHAD A Search MAINSOURCE BANK Search MAINSOURCE BANK	Non-land
200701771	Jay	06/01/2007	MORT : MORTGAGES	FRANKS, JANA J Search Search FRANKS, CHAD A Search MAINSOURCE BANK	Search 29-23-13 SE Search 32-23-13 NW NE
201701855	Jay	07/05/2017	REL : RELEASE - MORTGAGE	FRANKS, JANA J Search Search MAINSOURCE BANK Search FRANKS, CHAD A	Search 29-23-13 W SE Search 32-23-13 N NW NE
201703148	Jay	11/27/2017	REL : RELEASE - MORTGAGE	FRANKS, JANA J Search Search MAINSOURCE BANK Search FRANKS, CHAD A	Search 29-23-13 W SE Search 32-23-13 N NW NE

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CHAD A
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CHAD ALLEN
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N NW NE

202103014	Jay	10/04/2021	DEED : DEATH DEED	FRANKS, JANA J Search Search FRANKS, CHAD A Search FRANKS, CHAD A Search FRANKS, JANA J	Search 29-22-13 W SE Search 29-23-13 E SE Search 29-23-13 W SE Search 32-23-13 N NW NE
202401386	Jay	06/24/2024	MISC : POWER OF ATTORNEY	FRANKS, JANA J Search Search CASTLE, LINDA J	Non-land

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