



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-03095	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	GARY R EVANS		
PROPERTY ADDRESS:	12363 N CEDARVIEW DR, MOORESVILLE, IN 46158		
CITY, STATE AND COUNTY:	MOORESVILLE, INDIANA (IN) , MORGAN		

### SEARCH INFORMATION

SEARCH DATE:	09/30/2025	EFFECTIVE DATE:	09/29/2025
NAME(S) SEARCHED:	GARY R EVANS		
ADDRESS/PARCEL SEARCHED:	12363 N CEDARVIEW DR, MOORESVILLE, IN 46158/55-01-33-300-001.000-016		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

GARY R. EVANS
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JIM HENRY AND GERALDINE HENRY, HUSBAND AND WIFE
DATED DATE:	09/17/1999	GRANTEE:	GARY R. EVANS
BOOK/PAGE:	425/995	RECORDED DATE:	09/27/1999
INSTRUMENT NO:	9915422		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MONROE
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### ADDITIONAL NOTES

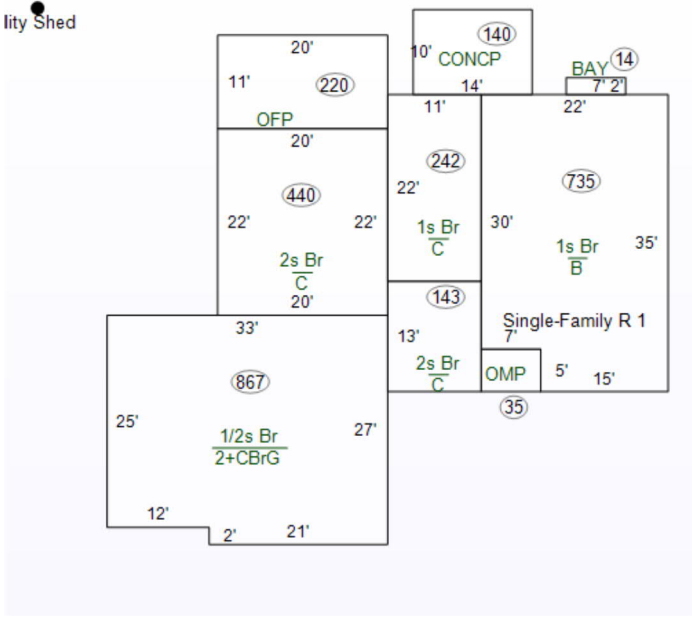
TRANSFER ON DEATH DEED RECORDED ON 10/13/2022 AS INSTRUMENT NO. 202211895.

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MORGAN COUNTY, INDIANA:

LOT NUMBER ONE (1) IN ARCADIA ESTATES, SECTION THREE, A SUBDIVISION IN MONROE TOWNSHIP, AS PER PLAT THEREOF RECORDED IN DEED RECORD 332, PAGE 207, IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA.

Morgan County, IN  
12363 N CEDARVIEW DR  
39 DEGREES NORTH (855) GIS-3939



Parcel Information

Owner Name	Evans Gary R
Owner Address	12363 N Cedarview Dr Mooresville, In 46158
Parcel Number	55-01-33-300-001.000-016
Alt Parcel Number	55-01-33-300-001.000-016
Property Address	12363 N Cedarview Dr, Mooresville, In 46158
Property Class Code	510
Property Class	1 Family Dwell - Platted Lot
Neighborhood	Arcadia Estates All Sections, 5600093-016
Legal Description	LOT 1 ARCADIA ESTATES SEC 3

Taxing District

Township	Monroe Township
Corporation	Monroe-gregg
Taxing District Name	Monroe Township
Taxing District Number	016

Land Description

Land Type	Acreage	Dimensions
9	0.83	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
1900-01-01	Henry Jim H & Geraldine			Wd	
1994-06-10	O'dell Paul J & Cindy L		0	Wd	
1994-06-14	Joe Hartman Custom Homes Inc		0	Wd	
1994-12-06	Henry Jim & Geraldine		0	Wd	
1999-09-27	Evans Gary R		0	Wd	

Valuation Record				
Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2025-04-23	Annual Adjustment	\$55,700.00	\$369,300.00	\$425,000.00
2024-04-02	Annual Adjustment	\$55,700.00	\$372,300.00	\$428,000.00
2023-03-17	Annual Adjustment	\$55,700.00	\$372,400.00	\$428,100.00
2022-10-04	Ptaboa Determination (Form 115)	\$55,700.00	\$382,600.00	\$438,300.00
2022-04-05	General Revaluation	\$55,700.00	\$382,600.00	\$438,300.00
2021-03-29	Annual Adjustment	\$55,700.00	\$291,300.00	\$347,000.00
2020-03-18	Annual Adjustment	\$45,700.00	\$324,300.00	\$370,000.00
2019-03-11	Annual Adjustment	\$45,700.00	\$313,300.00	\$359,000.00
2018-04-16	General Revaluation	\$45,700.00	\$317,000.00	\$362,700.00
2017-05-04	Annual Adjustment	\$45,700.00	\$261,700.00	\$307,400.00
2016-06-07	Annual Adjustment	\$45,700.00	\$248,200.00	\$293,900.00
2015-06-26	Annual Adjustment	\$45,700.00	\$239,100.00	\$284,800.00
2014-07-08	Annual Adjustment	\$45,700.00	\$239,100.00	\$284,800.00
2013-06-19	Annual Adjustment	\$45,700.00	\$241,800.00	\$287,500.00
2012-06-29	General Revaluation	\$45,700.00	\$237,000.00	\$282,700.00
2011-08-23	Annual Adjustment	\$45,700.00	\$235,200.00	\$280,900.00
2010-09-24	Miscellaneous	\$45,700.00	\$235,200.00	\$280,900.00
2010-08-18	Annual Adjustment	\$45,700.00	\$230,600.00	\$276,300.00
2009-03-01	Annual Adjustment	\$45,700.00	\$211,400.00	\$257,100.00
2008-03-01	Annual Adjustment	\$45,700.00	\$211,400.00	\$257,100.00
2007-03-01	Annual Adjustment	\$51,400.00	\$207,200.00	\$258,600.00
2006-03-01	Annual Adjustment	\$51,400.00	\$207,200.00	\$258,600.00
2003-03-01	Homestead Change	\$37,400.00	\$152,200.00	\$189,600.00
2003-03-01	New Construction - Complete Structure	\$37,400.00	\$152,200.00	\$189,600.00
2002-03-01	General Revaluation	\$29,900.00	\$0	\$29,900.00
2001-03-01	100% Av Initialized	\$10,000.00	\$0	\$10,000.00
2000-03-01	Reclassification Of Use	\$3,300.00	\$0	\$3,300.00
1995-03-01	General Revaluation	\$100.00	\$0	\$100.00

Sales			
Sale Date	Sale Price	Buyer Name	Seller Name

Public Utilities	
Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features					
Exterior Feature			Size/Area		
Bay			14		
Patio, Concrete			140		
Porch, Open Frame			220		
Porch, Open Masonry			35		
Special Features					
Description			Size/Area		
Summary of Improvements					
Buildings	Grade	Condition	Construction Year	Effective Year	Area
Utility Shed	D	F	2009	2009	160
Single-family R 1	C+2	A	2002	2002	3,745
Single-Family R 1					
Accommodations					
Bed Rooms	3				
Finished Rooms	5				
Plumbing					
Full Baths	3				
Full Baths Fixtures	9				
Half Baths	1				
Half Baths Fixtures	2				
Kitchen Sinks	1				
Other Residential Dwelling					
Heat Type	Central Warm Air				
Fireplaces	1				
Attached Garages	867				
Floors					
Floor	Construction		Base	Finished	
1	Brick		1,560	1,560	
1/2	Brick		867	867	
2	Brick		583	583	
B			735	735	
C			825		



Tax Bill

Parcel Information

Parcel Number	55-01-33-300-001.000-016
Tax ID	55-01-33-300-001.000-016
Owner Name	Evans Gary R
Owner Address	12363 N Cedarview Dr Mooresville, In 46158
Legal Description	LOT 1 ARCADIA ESTATES SEC 3

2024 PAY 2025

Deductions

Type	Amount
Homestead Credit	\$48,000.00
Homestead - Supp	\$142,500.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	Spring Installment	\$1,424.61	\$1,424.61	\$0
Monroe Township	Fall Installment	\$1,424.61	\$0	\$1,424.61
Monroe Township	Year Total	\$2,849.22	\$1,424.61	\$1,424.61

2023 PAY 2024

Deductions

Type	Amount
Homestead Credit	\$48,000.00
Homestead - Supp	\$151,440.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	Spring Installment	\$1,331.32	\$1,331.32	\$0
Monroe Township	Fall Installment	\$1,331.32	\$1,331.32	\$0
Monroe Township	Year Total	\$2,662.64	\$2,662.64	\$0

2022 PAY 2023

Deductions	
Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$136,885.00

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,471.31	\$1,471.31	\$0
Monroe Township	2nd Installment Tax	\$1,471.31	\$1,471.31	\$0

2021 PAY 2022

Deductions	
Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$105,630.00

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,063.58	\$1,063.58	\$0
Monroe Township	2nd Installment Tax	\$1,063.58	\$1,063.58	\$0

2020 PAY 2021

Deductions	
Type	Amount
Mortgage	\$3,000.00
Homestead	\$45,000.00
Homestead-suppl	\$113,680.00

Payments				
Tax Set	Charge Type	Total Charge	Posted Pay.	Balance Due
Monroe Township	1st Installment Tax	\$1,078.21	\$1,078.21	\$0
Monroe Township	2nd Installment Tax	\$1,078.21	\$1,078.21	\$0

Overlay Report

Overlay by Landuse and Soil				
PIN 18	55-01-33-300-001.000-016			
Total Acreage	0.812			
Total Adj. Acreage	0.827			
Soil Type	Land Use Code	Land Type	GIS Acreage	Adj. Acreage
Mnc2	5	Non-tillable Land	0.203	0.207
Mnd2	5	Non-tillable Land	0.609	0.620

Overlay by Landuse

PIN 18	55-01-33-300-001.000-016		
Total Acreage	0.812		
Total Adj. Acreage	0.827		
Land Use Code	Land Type	GIS Acreage	Adj. Acreage
5	Non-tillable Land	0.812	0.827
Unk		0.000	0.000

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That JIM HENRY and GERALDINE HENRY, Husband and Wife, Grantors, of Morgan County, in the State of Indiana, CONVEY AND WARRANT to GARY R. EVANS, Grantee, of Morgan County, in the State of Indiana, for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Morgan County, Indiana:

Lot Number One (1) in ARCADIA ESTATES, SECTION THREE, a subdivision in Monroe Township, as per plat thereof recorded in Deed Record 332, page 207, in the Office of the Recorder of Morgan County, Indiana.

Subject to taxes payable (May) (Nov) 10th, 1999, and thereafter.

Subject to easements, restrictions, and rights of way of record or observable and rights of parties in possession, and together with any easements of record or observable which benefit the real estate conveyed.

The undersigned hereby represents that this real estate is not "property" as defined in I.C. 13-11-2-174, and has not been used as a landfill or dump, and contains no underground storage tanks, toxic waste, hazardous materials, nor environmental defects as defined by Indiana or Federal environmental laws, and that no disclosure statement under Indiana Code 13-11-2-56 (Indiana Responsible Transfer Law) is required for this transaction.

IN WITNESS WHEREOF, Grantors have executed this deed this 17 day of Sept, 1999.

Jim Henry  
JIM HENRY

Geraldine Henry  
GERALDINE HENRY

Grantors

STATE OF INDIANA

)  
)SS:

COUNTY OF MORGAN

)

Before me, a Notary Public in and for said County and State, personally appeared Jim Henry and Geraldine Henry, Husband and Wife, Grantor, who acknowledged the execution of the foregoing Warranty Deed, and who having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of September, 1999.

(Signature)

*Kimberly R. Mooney*

(Printed)

Kimberly R. Mooney

County of Residence:

Hendricks



My commission expires:

September 18, 1999

Tax: 1355 Norfolk Circle  
Indpls IN 46226

DULY ENTERED FOR TAXATION  
Subject to final acceptance for transfer

SEP 27 1999

*Bunch Adams*  
Auditor Morgan County

RECEIVED  
FOR RECORD

99 SEP 27 AM 9:42

*Karen Brummett*  
MORGAN CO RECORDER



### TRANSFER ON DEATH DEED

Gary R. Evans ("Grantor") transfers on Grantor's death for no consideration to Scott L. Evans any interest Grantor has at Grantor's death in the following described real estate:

Please see the Legal Description attached hereto as Exhibit A.


Commonly known as: 12363 N. Cedarview Drive, Mooresville, Indiana 46158.

If Scott L. Evans does not survive me, then to Patricia K. McLean. If Patricia K. McLean does not survive me then to Russell Smart and Paige Smart as joint tenants with rights or survivorship.

THIS TRANSFER ON DEATH DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THE GRANTOR FOR THIS INTEREST IN REAL PROPERTY.

IN WITNESS WHEREOF, the Grantor has executed this Transfer on Death Deed this 12<sup>th</sup> day of October, 2022.

GRANTOR:

  
\_\_\_\_\_  
Gary R. Evans

STATE OF INDIANA  
COUNTY OF MORGAN

)  
) SS:  
)



On the 12<sup>th</sup> day of October, 2022, before the undersigned, a Notary Public in and for said County and State, personally appeared Gary R. Evans known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this written instrument, and acknowledged to me that he executed the same.

Witness my hand and Notarial Seal this 12<sup>th</sup> day of October, 2022.

  
Jennifer Durham, Notary Public

My commission expires:

May 16, 2024

My County of Residence is:

Morgan

Return deed and tax bills to Grantee's Address: 12363 N. Cedarview Drive, Mooresville, Indiana 46158.

This Instrument prepared by: Jennifer S. Durham, Law Office of Jennifer Durham, 24 East Main Street, Mooresville, Indiana 46158.

I affirm under penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless requirement by law.

/s/ Jennifer Durham

Exhibit A – Legal Description

Lot Number One (1) in ARCADIA ESTATES, SECTION THREE, a subdivision in Monroe Township, as per plat thereof recorded in Deed Record 332, page 207, in the Office of the Recorder of Morgan County, Indiana.

Search Results for:

NAME: EVANS GARY (Super Search)



REGION: Morgan County, IN

DOCUMENTS VALIDATED THROUGH: 09/29/2025 3:24 PM

Showing 7 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">9915422</a>	Morgan	09/27/1999	DEED : WARRANTY DEED	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENRY, GERALDINE <a href="#">Search</a> HENRY, JIM	<a href="#">Search</a> Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
<a href="#">20222315</a>	Morgan	12/27/2002	MORT : MORTGAGE	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	<a href="#">Search</a> Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
<a href="#">201307318</a>	Morgan	06/28/2013	MORT : MORTGAGE	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	<a href="#">Search</a> Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
<a href="#">201309014</a>	Morgan	08/07/2013	REL : RELEASE	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	
<a href="#">201506606</a>	Morgan	07/07/2015	REL : RELEASE	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	
<a href="#">201512084</a>	Morgan	11/09/2015	MORT : MORTGAGE	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	<a href="#">Search</a> Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]
<a href="#">202211895</a>	Morgan	10/13/2022	DEED : TRANSFER ON DEATH	<b>EVANS, GARY R</b> <a href="#">Search</a> <a href="#">Search</a> EVANS, SCOTT L <a href="#">Search</a> MCLEAN, PATRICIA K <a href="#">Search</a> SMART, PAIGE <a href="#">see details for more</a>	<a href="#">Search</a> Lot 1 ARCADIA ESTATES 3RD SUBD [1-10]

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