



**LIEN SEARCH
PRODUCT COVER SHEET**

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-01834	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	ERIC M JAMES		
PROPERTY ADDRESS:	1104 S CATLIN RD		
CITY, STATE AND COUNTY:	ROCKVILLE, INDIANA (IN) AND PARKE		

SEARCH INFORMATION

SEARCH DATE:	03/26/2025	EFFECTIVE DATE:	03/25/2025
NAME(S) SEARCHED:	ERIC M JAMES BETTY JAMES		
ADDRESS/PARCEL SEARCHED:	1104 S CATLIN RD, ROCKVILLE, IN 47872/ 61-11-18-000-106.100-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ERIC M. JAMES

COMMENTS:	
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VESTING DEED

DEED TYPE:	PERSONAL REPRESENTATIVE'S DEED	GRANTOR:	ERIC M. JAMES, AS PERSONAL REPRESENTATIVE OF THE SUPERVISED ESTATE OF BETTY J. JAMES, DECEASED
DATED DATE:	05/31/2012	GRANTEE:	ERIC M. JAMES
BOOK/PAGE:	N/A	RECORDED DATE:	06/06/2012
INSTRUMENT NO:	20121212		
COMMENTS:			

CURRENT TAXES

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025	TAX YEAR:	2025
TAX AMOUNT:	\$405.79	TAX AMOUNT:	\$405.79
TAX STATUS:	UNPAID	TAX STATUS:	UNPAID
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

VOLUNTARY LIENS

SECURITY INSTRUMENT

DOC NAME		AMOUNT:	
DATED DATE:		RECORDED DATE	
INSTRUMENT NO:		BOOK/PAGE:	
OPEN/CLOSED:		SUBJECT LIEN (YES/NO):	
BORROWER:			
LENDER:			
TRUSTEE:			
COMMENTS:	NO MORTGAGE FOUND.		

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF ROCKVILLE
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ADDITIONAL NOTES

AFFIDAVIT RECORDED ON 04/19/2005 AS INSTRUMENT NO. 20051068. AFFIDAVIT OF SURVIVORSHIP RECORDED ON 06/14/2019 AS INSTRUMENT NO. 20191194.
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ORDER APPROVING PERSONAL REPRESENTATIVE'S FINAL REPORT AND ACCOUNTING, PETITION TO ALLOW ACCOUNTING, PETITION TO DETERMINE HEIRSHIP, AND PETITION FOR ORDER APPROVING DISTRIBUTION AND CLOSING ESTATE RECORDED ON 09/17/2012 AS INSTRUMENT NO. 20122061.

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION EIGHTEEN (18), TOWNSHIP FIFTEEN (15) NORTH, RANGE SEVEN (7) WEST, AND RUNNING THENCE EAST WITH THE NORTH LINE OF SAID SECTION 8 CHAINS AND 43 LINKS TO THE CENTER OF THE ROCKVILLE AND CATLIN ROAD; THENCE SOUTH WITH THE CENTER OF SAID ROAD A DISTANCE OF FOUR HUNDRED NINETEEN (419) FEET FOR A PLACE OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION EIGHTEEN (18), A DISTANCE OF TWO HUNDRED FORTY (240) FEET ; THENCE SOUTH PARALLEL WITH THE CENTER LINE OF THE SAID ROCKVILLE AND CATLIN ROAD A DISTANCE OF ONE HUNDRED SIXTY-THREE FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SECTION EIGHTEEN (18) A DISTANCE OF TWO HUNDRED FORTY (240) FEET TO THE CENTER LINE OF SAID ROCKVILLE AND CATLIN ROAD; THENCE NORTH ONE HUNDRED SIXTY-THREE (163) FEET TO THE PLACE OF BEGINNING, CONTAINING .898 ACRES MORE OR LESS

61-11-18-000-106.100-001

General Information

Parcel Number
61-11-18-000-106.100-001

Local Parcel Number
0010024300

Tax ID:

Routing Number
0911118106

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County
Parke

Township
ADAMS TOWNSHIP

District 001 (Local 001)
ADAMS TOWNSHIP

School Corp 6375
NORTH CENTRAL PARKE COMM

Neighborhood 9952001-001
Rural Adams

Section/Plat
18

Location Address (1)
1104 S Catlin Rd
Rockville, IN 47872

Zoning

Subdivision

Lot

Market Model
9952001-001 - Residential

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Water, Electricity ☐

Streets or Roads TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 14, 2024

Review Group 2

James, Eric M

Ownership

James, Eric M
1104 S Catlin Rd
Rockville, IN 47872

Legal

001-00243-00 PT E1/2 NW 18-15-7 .898
CONS 3010011400



1104 S Catlin Rd

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/06/2012	James, Eric M	20121212	Pe	/	\$0	I
01/01/1900	James, Betty		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

Rural Adams /995 1/2

Notes

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	Annual Adj	Annual Adj	Annual Adj	Annual Adj
02/24/2024	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$24,300	Land	\$24,300	\$24,300	\$17,900	\$16,300	\$15,500
\$24,300	Land Res (1)	\$24,300	\$24,300	\$17,900	\$16,300	\$15,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,300	Improvement	\$184,300	\$177,000	\$153,200	\$120,100	\$117,300
\$175,100	Imp Res (1)	\$175,100	\$158,800	\$134,300	\$104,400	\$101,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,200	Imp Non Res (3)	\$9,200	\$18,200	\$18,900	\$15,700	\$15,700
\$208,600	Total	\$208,600	\$201,300	\$171,100	\$136,400	\$132,800
\$199,400	Total Res (1)	\$199,400	\$183,100	\$152,200	\$120,700	\$117,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$9,200	Total Non Res (3)	\$9,200	\$18,200	\$18,900	\$15,700	\$15,700

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.8980	1.08	\$25,000	\$27,000	\$24,246	0%	1.0000	100.00	0.00	0.00	\$24,250

Land Computations

Calculated Acreage	0.90
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.90
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.90
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$24,300
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$24,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$24,300

Data Source N/A

Collector 10/16/2019 TYLER

Appraiser 01/01/2019 TYLER

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1 1/2

StyleN/A

Finished Area2752 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☒ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☐ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms2

Living Rooms0

Dining Rooms0

Family Rooms0

Total Rooms5

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

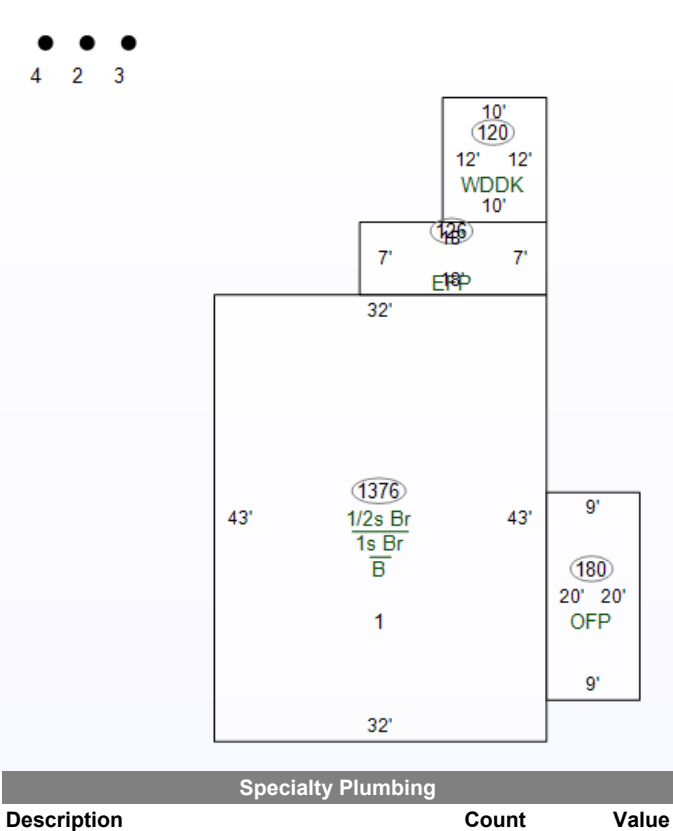
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Enclosed Frame	126	\$0
Wood Deck	120	\$0
Porch, Open Frame	180	\$0



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	1376	1376	\$107,000	
2					
3					
4					
1/4					
1/2	7	1376	1376	\$38,300	
3/4					
Attic					
Bsmt		1376	0	\$32,500	
Crawl					
Slab					
				Total Base	\$177,800
Adjustments		1 Row Type Adj. x 1.00			\$177,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)			1:1376 1/2:1376		\$4,700
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$182,500
Sub-Total, 1 Units					
Exterior Features (+)				\$17,600	\$200,100
Garages (+) 0 sqft				\$0	\$200,100
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.89
Replacement Cost					\$178,089

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Brick	C	1925	1926	98	A		0.89		4,128 sqft	\$178,089	45%	\$97,950	0%	100%	1.720	1.000	100.00	0.00	0.00	\$168,500
2: Barn, Pole (T3) R 01	1	T3AW	D	2002	2002	22	A	\$19.99	0.89		40' x 26' x 16'	\$15,255	40%	\$9,150	0%	100%	1.000	1.000	0.00	0.00	100.00	\$9,200
3: Patio (free standing) R 01	1		C	1991	1991	33	A		0.89		738 sqft	\$3,204	26%	\$2,370	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,400
4: Pool, In Ground R 01	1		C	1991	1991	33	A	\$54.89	0.89	\$48.85	38'x15'	\$27,846	85%	\$4,180	0%	100%	1.000	1.000	100.00	0.00	0.00	\$4,200

Collector	Parcel Number	District	Year	Type
Parke County, IN	61-11-18-000-106.100-001	001	2024	Current Tax

Last Updated 3/25/2025

Owner	Owner Address	Property Address
Eric M James	1104 S Catlin Rd Rockville, IN	1104 S Catlin Rd Rockville, IN 47872-0000
Map		

Legal Description
001-00243-00 PT E1/2 NW 18-15-7 .898 CONS 3010011400
Assessed Value
208,600.00

First Installment	
Base Due	405.79
	Due Date 05/12/2025
Special Assessment	30.76
Net	436.55
Total Due	436.55


Second Installment	
Base Due	405.79
	Due Date 11/10/2025
Special Assessment	30.76
Net	436.55
Total Due	436.55

Totals	
Base Due	811.58
Special Assessment	61.52
Net	873.10
Total Due	873.10

Web Payments

[Larger Map](#)

Duly Entered For Taxation
Day June 2012
Lain Adams, ph
Auditor Parke County

20121212 PRD \$18.00
06/06/2012 01:46:46P 2 PGS
Mary Jo Harkrider
Parke County Recorder IN
Recorded as Presented


PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE WITNESSETH:

Eric M. James, as Personal Representative of the supervised estate of **Betty J. James**, deceased, (hereinafter referred to as "Grantor") which estate is pending in Parke Circuit Court, under Cause Number 61C01-1108-ES-000024 by virtue of the power and authority given a personal representative under Indiana Law proceeding under Supervised Administration, hereby transfers to **Eric M. James**, (hereinafter referred to as "Grantee"), a competent adult residing in the County of Parke, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, certain Real Estate located in Parke County, State of Indiana, the legal description of which is described herein below, for the consideration and upon and subject to the terms, provisions and conditions hereinafter set forth, to-wit:

Commencing at the Northwest corner of the East Half (1/2) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West, and running thence East with the North line of said Section 8 chains and 43 links to the center of the Rockville and Catlin Road; thence South with the center of said road a distance of Four Hundred Nineteen (419) feet for a place of beginning; thence West parallel with the North line of said Section Eighteen (18), a distance of Two Hundred Forty (240) feet; thence South parallel with the center line of the said Rockville and Catlin Road a distance of One Hundred Sixty-three feet; thence East parallel with the North line of said Section Eighteen (18) a distance of Two Hundred Forty (240) feet to the center line of said Rockville and Catlin Road; thence North One Hundred Sixty-three (163) feet to the place of beginning, containing .898 acres more or less,

Parcel No. 61-11-18-000-106.000-001

Commonly known as 1104 S. Catlin Road, Rockville, Indiana.

Personal Representative warrants that there are no federal inheritance taxes due of owing in the decedent's estate. Personal Representative warrants that the Indiana Inheritance Taxes have been filed and paid.

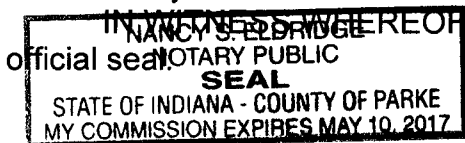
IN WITNESS WHEREOF, the said Grantor above named, **Eric M. James**, as Personal Representative of the supervised estate of **Betty J. James**, deceased, has

caused this Personal Representative's Deed to be executed this 31 day of ~~June~~^{May}, 2012.


Eric M. James, Personal Representative of
the Estate of **Betty J. James**, Deceased.

STATE OF INDIANA)
COUNTY OF Parke)SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 31st day of ~~June~~^{May}, 2012, personally appeared the within named **Eric M. James**, as Personal Representative of the supervised estate of **Betty J. James**, deceased, Grantor, in the above conveyance, and acknowledged the execution of the same to be his voluntary act and deed.




Notary Public

Printed: NANCY S. Eldridge
My County of Parke Residence: Parke

My Commission Expires: 5-10-17

Grantee's address: Eric M. James, 1735 S. Catlin Road, Rockville, Indiana 47872
Mail Tax Statements to: Eric M. James, 1735 S. Catlin Road, Rockville, IN 47872

DECLARATION

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.


Richard J. Shagley, II Attorney #23135-84

This instrument prepared by:
Richard J. Shagley, II, Attorney at Law
Wright, Shagley & Lowery, P.C.
500 Ohio Street, P.O. Box 9849
Terre Haute, IN 47808-9849
(812) 232-3388
Fax: (812) 232-8817

3
Duly Entered For Taxation

19th Day April 2005
Alana L. Hufschmidt

Auditor Parke County
STATE OF INDIANA

SS:

COUNTY OF PARKE

CARL HUXFORD 3P
PARKE COUNTY RECORDER
I 20051068 MI 96/483
DLC Date 04/19/2005 Time 09:10:00
Recording Fees: 13.00

AFFIDAVIT

Douglas Fisher, being first duly sworn upon his oath, deposes and says:

1. That he is an adult person who resides in Parke County, State of Indiana, and that this affidavit is based upon his personal knowledge.

2. That Stanley H. Fisher, the father of the undersigned, Douglas Fisher, died intestate while domiciled in Parke County, Indiana, on Aug 2, 2002, and that there was no administration of an estate for Stanley H. Fisher.

3. That at the time of his death, Stanley H. Fisher, was the owner of an undivided one-fourth interest in the following described real estate in Parke County, State of Indiana, to-wit:

All that part of the East one-half of the southwest quarter of Section 18, Township 15 North, Range 7 West, which lies East of the Centerline of the Rockville and Rosedale Road; containing 50 acres, more or less.

Also, all that part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 15 North, Range 7 West, which lies West of the Terre Haute and Logansport Railroad right-of-way passing through said Quarter Section of a Quarter Section;
Containing in all 56.8 acres, more or less.

EXCEPT: Commencing at the center of the Rockville-Catlin Road at the point of its intersection with the South line of the East Half (E 1/2) of the Southwest Quarter (SW 1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West; thence running East along and upon the Quarter Section Line a distance of 546.5 feet for a place of beginning; thence North 174.5 feet; thence East 250.0 feet; thence South 174.5 feet; thence West 250.0 feet to the place of beginning subject to existing legal highways


(hereinafter referred to as the "Real Estate") by virtue of a Corrected Order of Final

Account and Decree of Final Distribution from the Estate of Mary Louise Fisher, dated August 24, 1990, and recorded in Deed Record Vol. 174, page 242, in the office of the Recorder of Parke County, Indiana.

4. That at the time of his death, Stanley H. fisher, was an unmarried person and that his sole and only heirs at law were his three childrern, the undersigned, Douglas Fisher, and Betty Jo James and Kenneth Fisher.

5. That upon the death of Stanley H. Fisher, by operation of the laws of the State of Indiana, title to the undivided one-fourth interest in the Real Estate owned by Stanley H. Fisher at the time of his death vested as an undivided one-third of such one-fourth each in Betty Jo James, Kenneth Fisher and Douglas Fisher, and this Affidavit is being executed and acknowledged to show the transfer of the undivided one-fourth interest which Stanley H. Fisher owned at the time of his death to Betty Jo James, Kenneth Fisher and Douglas Fisher, as an undivided one-third of said one-fourth to each as tenants in common, in care of Betty Jo James, 1104 S. Catlin Road, Rockville, IN 47872.

Further affiant sayeth not.


Douglas Fisher



STATE OF INDIANA

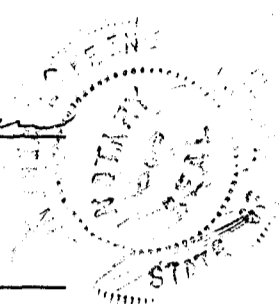
SS:

COUNTY OF PARKE

Before me, a Notary Public in and for said County and State, personally appeared Douglas Fisher and acknowledged the execution of the foregoing document as his free and voluntary act this 18th day of April, 2005. In witness whereof, I have set my hand and affixed my seal.

Cynthia L Hein
signature

Cynthia L Hein
printed name
Notary Public



County of Residence: Parke

My commission expires: 7-16-07

This instrument prepared by James A. Bruner, attorney at law, PO Box 144, Rockville,
IN 47872. Indiana attorney 3983-61.

Duly Entered For Taxation

14 Day June 2019

Laura J. Fischer/BL
Auditor Parke County

20191194 AFFSUR \$25.00
06/14/2019 11:22:56A 5 PGS
Mary Alice Gregg
Parke County Recorder IN
Recorded as Presented



STATE OF INDIANA)
) SS:
COUNTY OF PARKE)

AFFIDAVIT OF SURVIVORSHIP

Roger Fisher, being first duly sworn upon his oath says:

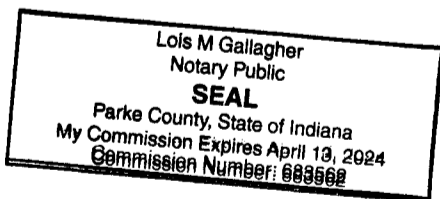
1. I am a member of the Fisher Parke County Farm, LLC and make this Affidavit regarding the real estate owned by Stanley H. Fisher, who died on August 2, 2002, a resident of Parke County, Indiana. I am the nephew of Stanley H. Fisher and make this Affidavit based upon personal knowledge.
2. Upon the death of Stanley H. Fisher, his children: Betty J. (Fisher) James, and her two brothers, Kenneth Fisher and Douglas Fisher, each received a one-twelfth (1/12) interest in all eleven (11) parcels of the real estate located in Parke County, Indiana more particularly described on Exhibit A attached.
3. Betty J. (Fisher) James died on July 13, 2011. Upon her death, her one-twelfth (1/12) interest in the real estate described on Exhibit A vested in her son, Eric James, the sole heir in her estate by Instrument No. 20122061.
4. This Affidavit of Survivorship is made for the purpose of clarifying and delineating the devolution of title to the current property owners.

Further Affiant sayeth naught.

Roger Fisher
Roger Fisher

STATE OF INDIANA)
) SS:
COUNTY OF PARKE)

Before me, a Notary Public in and for said County and State, personally appeared Roger Fisher, who acknowledged the execution of the foregoing Affidavit of Survivorship, this 13 day of June, 2019.



Lois M. Gallagher
Notary Public

Resident of PARKE Co., IN.
My Commission Expires: 4-13-2024

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Gary G. Hanner

Prepared by: Gary G. Hanner, HANNER LAW FIRM, Old Parke State Bank Bldg.
P.O. Box 122, Rockville IN 47872 765-569-3122

Parke County, Indiana:

Parcel No. 61-10-13-000-203.100-001;

Parcel No. 61-11-07-000-308.100-001;

Parcel No. 61-11-18-000-101.100-001 all described as follows:

Commencing fifteen and seventy-four hundredths (15.74) chains north of the Southeast corner of the West half (W1/2) of the Northwest Quarter (NW1/4) of Section Eighteen (18), in Township Fifteen (15) North, of Range Seven (7) West, and running thence north twenty-five and seventy-seven hundredths (25.77) chains, more or less, to a point one hundred (100) feet north of the south line of Section Seven (7), said Township and Range; thence west twenty-five and seventy-two hundredths (25.72) chains, more or less, to a point twenty-one and four hundredths (21.04) rods west of the east line of Section Twelve (12) in Township Fifteen (15) North, of Range Eight (8) West, and sixty-three (63) links, more or less, north of the south line of said Section; thence south, passing into the East half (E1/2) of the Northeast Quarter (NE1/4) of Section Thirteen (13), Township Fifteen (15) North, Range Eight (8) West, a distance of twenty-five and seventy-seven hundredths (25.77) chains, more or less, to a point due west of the place of beginning; thence east twenty-one and four hundredths (21.04) rods to the place of beginning, Containing Sixty-six and thirty-two hundredths (66.32) acres, more or less.

Parcel No. 61-11-19-000-205.100-001 described as follows:

Part of the Northwest Quarter (1/4) of the Northeast Quarter (1/4) of Section Nineteen (19), in Township Fifteen (15) North, Range Seven (7) West, described as follows, to-wit:

Commencing at the Northeast corner of the said Northwest Quarter (1/4) of Section Nineteen (19), Township Fifteen (15) North, Range Seven (7) West, thence South eighty (80) rods; thence West fifty (50) rods, thence North forty (40) rods, thence East twenty (20) rods; thence North forty (40) rods; thence East thirty (30) rods to the place of beginning, Containing 20 acres, more or less.

Parcel No. 61-11-18-000-108.100-001 described as follows:

A part of the South half of the Northwest Quarter of Section 18, Township 15 North, Range 7 West of the Second Principal Meridian, more particularly described to-wit:

Beginning at the point of intersection of the South line of the South half of the Northwest Quarter of Section 18, Township 15 North, Range 7 West and the centerline of a North-South county road which point is 851.1 feet West of the Southeast corner of said South half quarter; thence Westerly 232.07 feet with the South line of said South half quarter; thence North 01 degree East 172.26 feet parallel with the center line of said county road to the South line of a 4.86 acre tract as described in a deed recorded in Deed Record 117, page 150 in the office of the Recorder of Parke County, Indiana; thence North 88 degrees 42 minutes West 280.75 feet; thence North 01 degrees 06 minutes East 417.12 feet; thence South 88 degrees 20 minutes East 312.16 feet; thence South 01 degrees West 170.31 feet; thence South 88 degrees 20 minutes East 200.00 feet to the centerline of a county road; thence South 01 degrees West 415.77 feet with the centerline of said county road to the point of beginning, Containing 5.02 acres, more or less.

Subject to existing county road rights-of-way and all pertinent easements of record.

Parcel No. 61-11-18-000-102.100-001 described as follows:

Commencing at the Northwest corner of the East half of the Northwest Quarter of Section 18, Township 15 North, Range 7 West, and running thence east with the north line of said Section 8 chains and 43 links to the center of the Rockville and Catlin Road; thence south with the center of said road 31 chains and 21 links; thence west 8 chains to the west line of said half quarter; thence north on the said line 31 chains and 20 links to the place of beginning, containing 25.60 acres, more or less.

EXCEPT: Commencing at the Northwest corner of the East half (1/2) of the Northwest Quarter (1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West, and running thence East with the North line of Section 8 chains and 43 links to the center of the Rockville and Catlin Road; thence South with the center of said road a distance of four hundred nineteen (419) feet for a place of beginning; thence West parallel with the North line of said Section Eighteen (18), a distance of two hundred forty (240) feet; thence South parallel with the center line of the said Rockville and Catlin Road a distance of one hundred sixty-three feet; thence East parallel with the North line of said Section Eighteen (18) a distance of two hundred forty (240) feet to the center line of said Rockville and Catlin Road; thence North one hundred sixty-three (163) feet to the place of beginning, Containing .898 acres, more or less.

Also, beginning in the center of the Rockville-Catlin Road 7 chains and 39 links north of the south line of the east half of the northwest quarter of Section 18, Township 15 North, Range 7 West, and running thence east 17 chains and 37 links, more or less, to the west right-of-way line of the railroad; thence in a northerly direction along said right-of-way 32 chains and 74 links, more or less, to the south side of a highway or lane; thence west with the said lane 8 chains and 82 2/3 links to the center of the said Rockville and Catlin Road; thence south with the center of said road 29 chains 82 1/3 links, more or less, to the place of beginning, Containing 37.46 acres, more or less.

EXCEPT: Commencing in the center of the Rockville-Catlin Road where it intersects with the South line of a lane in the East half (1/2) of the Northwest Quarter of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West, said lane running East from the Rockville-Catlin Road to the West right-of-way line of the railroad; thence South with the center of said Rockville-Catlin Road a distance of Eighty-five (85) feet; thence East parallel with the South line of said lane a distance of two hundred forty (240) feet; thence North eighty-five (85) feet to the South line of said lane; thence West two hundred forty (240) feet to the place of beginning, Containing .44683 of an acre.

Parcel No. 61-11-18-000-301.100-001 and
Parcel No. 61-10-13-000-402.100-001 described as follows:

The East half (E/2) of the Southeast Quarter (1/4) of Section Thirteen (13), Township Fifteen (15) North, Range Eight (8) West; and Part of the Southwest Quarter (1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West, described as follows: Commencing at the Northwest corner of said Quarter Section, thence East on the Section line 114 rods; thence South to the South line of said Quarter Section; thence West 114 rods to the corner thereof; thence North to the place of beginning. Containing in both tracts 193 acres, more or less.

Parcel No. 61-11-18-000-302.100-001 and
Parcel No. 61-11-18-000-303.100-001 described as follows:

All of that part of the East one-half of the Southwest Quarter of Section 18, Township 15 North, Range 7 West, which lies East of the centerline of the Rockville and Rosedale Road; containing 50 acres, more or less.

Also, all that part of the Southwest Quarter of the Southeast Quarter of Section 18, Township 15 North, Range 7 West, which lies West of the Terre Haute and Logansport Railroad right-of-way passing through said Quarter Section of a Quarter Section;

Containing in all 56.08 acres, more or less.

EXCEPT: Commencing at the center of the Rockville-Catlin Road at the point of its intersection with the South line of the East half (E1/2) of the Southwest Quarter (SW1/4) of Section Eighteen (18), Township Fifteen (15) North, Range Seven (7) West; thence running East along and upon the Quarter Section line a distance of 546.5 feet for a place of beginning; thence North 174.5 feet; thence East 250.0 feet; thence South 174.5 feet; thence West 250.00 feet to the place of beginning subject to existing legal highways.

ALSO EXCEPT: A certain roadway one rod in width over and across the north end of the following described real estate in Parke County, Indiana, to-wit: All that part of the East one-half of the southwest quarter of Section 18, Township 15 North, Range 7 West, which lies East of the Centerline of the Rockville and Rosedale Road; containing 50 acres, more or less.

Said roadway being the same roadway created by an Agreement between John Humphries and George S. Noel recorded July 3, 1856, in Miscellaneous Record Vol. 1, page 25, in the office of the Recorder of Parke County, Indiana, and said roadway being the same roadway granted by Henry A. Thornton, et al., to Alva Levi by a deed recorded March 16, 1911, in Deed Record Vol. 82, page 225, in the office of the Recorder of Parke County, Indiana.

ALSO EXCEPT: A part of the land described in Instrument No. 20132632 being in Section 18, Township 15 North, Range 7 West of the 2nd Principal Meridian, Adams Township, Parke County, Indiana described as follows:

Commencing at a cotton gin spindle at the intersection of Catlin Road and the South line of said section witnessed by a wood post being 20 feet West; thence North 04 degrees 52 minutes 26 seconds East along the center of Catlin Road a distance of 16.05 feet; thence South 89 degrees 49 minutes 48 seconds East parallel with the center of County Road 200 South a distance of 20.07 feet to the intersection of the East right of way line of Catlin Road with the North right of way line of County Road 200 South and the **Point of Beginning** of this description; thence continue South 89 degrees 49 minutes 48 seconds East along the North right of way line of County Road 200 South a distance of 524.75 feet to a 5/8 inch rebar with a plastic cap stamped "SPIRES IN LS 29900015", hereinafter called a monument on the West line of land in the name of Tina L. Tapy and Jack W. Flowers (Instrument No. 20102516); thence North 01 degree 08 minutes 23 seconds West along said West line a distance of 158.50 feet to a monument at the Northwest Corner of the Tapy / Flowers Land witnessed by the beginning of a woven wire fence 4.3 feet North; thence North 01 degrees 53 minutes 45 seconds West to and along a woven a distance of 124.48 feet; thence North 06 degrees 40 minutes 53 seconds West along said fence a distance of 18.03 feet to a fence post witnessed by a monument at the Southwest side; thence North 70 degrees 37 minutes 34 seconds West along said fence a distance of 48.35 feet to a fence post; thence North 89 degrees 41 minutes 54 seconds West along said fence a distance of 123.86 feet to a fence post witnessed by a monument at the Southwest side; thence North 14 degrees 55 minutes 17 seconds West along said fence a distance of 103.51 feet; thence North 41 degrees 32 minutes 54 seconds West along said fence a distance of 38.83 feet to a fence post; thence North 64 degrees 31 minutes 52 seconds West along said fence a distance of 137.63 feet to a post; thence North 15 degrees 34 minutes 24 seconds West along said fence a distance of 65.55 feet; thence North 48 degrees 52 minutes 14 seconds West a distance of 55.11 feet; thence North 85 degrees 28 minutes 01 seconds West along said fence a distance of 97.97 feet to a post witnessed by a monument at the South side being on the East right of way of line of Catlin Road; thence South 00 degrees 06 minutes 55 seconds West along said right of way a distance of 395.19 feet; thence South 01 degree 37 minutes 01 seconds West along said right of way a distance of 118.18 feet; thence South 04 degrees 52 minutes 26 seconds West along said right of way a distance of 98.34 feet to the **Point of Beginning** containing 5.27 acres, more or less.

ALSO EXCEPT: A part of the land described in Instrument No. 20132632 being in Section 18, Township 15 North, Range 7 West of the 2nd Principal Meridian, Adams Township, Parke County, Indiana described as follows:

Commencing at a cotton gin spindle at the intersection of Catlin Road and the South line of said section witnessed by a wood post being 20 feet West; thence North 04 degrees 52 minutes 26 seconds East along the center of Catlin Road a distance of 16.05 feet; thence South 89 degrees 49 minutes 48 seconds East parallel with the center of County Road 200 South a distance of 20.07 feet to the intersection of the East right of way line of Catlin Road with the North right of way line of County Road 200 South; thence North 04 degrees 52 minutes 26 seconds East along the East right of way of Catlin Road a distance of 98.34 feet; thence North 01 degrees 37 minutes 01 seconds East along said right of way a distance of 118.18 feet; thence North 00 degrees 06 minutes 55 seconds East along said right of way a distance of 395.19 feet to a fence post with a 5/8 inch rebar with a plastic cap stamped "SPIRES IN LS 29900015", hereinafter called a monument on the South side and the **Point of Beginning** of this description; thence North 00 degrees 01 minutes 56 seconds East along said right of way a distance of 1059.77 feet to a monument; thence South 88 degrees 24 minutes 31 seconds East a distance of 298.10 feet to a monument; thence South 22 degrees 50 minutes 54 seconds East a distance of 155.97 feet to a monument; thence South 17 degrees 55 minutes 36 seconds East a distance of 180.49 feet to a monument at the beginning of a tangent curve concave Westerly having a radius of 60.50 feet, a chord length of 87.16 feet and a chord bearing of South 28 degrees 09 minutes 13 seconds West;

thence Southwesterly along said curve a distance of 97.31 feet to a monument; thence South 74 degrees 14 minutes 02 seconds West a distance of 132.03 feet to a tangent curve concave Southeasterly having a radius of 214.00 feet, a chord length of 243.71 feet and a chord bearing of South 39 degrees 31 minutes 30 seconds West; thence Southwesterly along said curve a distance of 259.28 feet to a monument; thence South 04 degrees 48 minutes 58 seconds West a distance of 174.63 feet to a monument; thence South 03 degrees 50 minutes 20 seconds West a distance of 85.14 feet to a wood post monumenting the beginning of a woven wire fence; thence South 55 degrees 49 minutes 36 seconds East along said fence a distance of 267.78 feet; thence South 59 degrees 01 minute 13 seconds East along said fence a distance of 103.24 feet; thence South 64 degrees 36 minutes 33 seconds East along said fence a distance of 58.62 feet to a monument; thence North 12 degrees 21 minutes 48 seconds East leaving said fence a distance of 193.26 feet to a monument; thence North 75 degrees 44 minutes 20 seconds East a distance of 91.40 feet to a monument; thence South 41 degrees 05 minutes 21 seconds East a distance of 40.25 feet to a monument; thence South 03 degrees 04 minutes 23 seconds West a distance of 203.56 feet to a monument at an existing woven wire fence; thence South 87 degrees 06 minutes 41 seconds East along said fence a distance of 134.48 feet to a concrete fence corner; thence North 44 degrees 42 minutes 16 seconds East along a woven wire fence a distance of 69.58 feet to a monument; thence North 31 degrees 24 minutes 46 seconds East along said fence a distance of 128.93 feet to a monument; thence North 05 degrees 28 minutes 35 seconds East along said fence a distance of 229.84 feet to a monument; thence North 00 degrees 00 minutes 45 seconds West along said fence a distance of 105.24 feet to a monument; thence North 50 degrees 31 minutes 13 seconds West leaving said fence a distance of 261.69 feet to a monument; thence North 15 degrees 25 minutes 49 seconds East a distance of 63.63 feet to a monument; thence North 86 degrees 03 minutes 17 seconds East a distance of 143.96 feet to a monument; thence North 39 degrees 39 minutes 13 seconds East a distance of 71.34 feet to a concrete fence corner; thence South 87 degrees 58 minutes 39 seconds East along a woven wire fence a distance of 269.58 feet to a fence post on a woven wire fence along the West right of way line of the Covered Bridge Gateways Trails Association Inc. (Instrument No. 20130109. Land is the old Penn Central Railroad); thence South 08 degrees 48 minutes 33 seconds West along said fence a distance of 207.70 feet; thence South 07 degrees 28 minutes 50 seconds West along said fence a distance of 197.45 feet; thence South 05 degrees 08 minutes 17 seconds West along said fence a distance of 408.39 feet; thence South 01 degrees 34 minutes 59 seconds West along said fence a distance of 418.17 feet; thence South 05 degrees 02 minutes 33 seconds West along said fence a distance of 84.72 feet to the North right of way line of County Road 200 South witnessed by a metal post 9.2 feet North; thence North 89 degrees 45 minutes 14 seconds West along said North line a distance of 250.08 feet to the East line of the Tapy / Flowers land; thence North 1 degree 08 minutes 23 seconds West along said East line a distance of 158.50 feet to the Northeast Corner of the Tap / Flowers Land; thence North 89 degrees 45 minutes 14 seconds West along the North line of the Tap / Flowers Land a distance of 250.00 feet to a monument at the Northwest Corner of the Tapy / Flowers Land witnessed by the beginning of a woven wire fence 4.3 feet North; thence North 01 degrees 53 minutes 45 seconds West to and along a woven a distance of 124.48 feet; thence North 06 degrees 40 minutes 53 seconds West along said fence a distance of 18.03 feet to a fence post witnessed by a monument at the Southwest side; thence North 70 degrees 37 minutes 34 seconds West along said fence a distance of 48.35 feet to a fence post; thence North 89 degrees 41 minutes 54 seconds West along said fence a distance of 123.86 feet to a fence post witnessed by a monument at the Southwest side; thence North 14 degrees 55 minutes 17 seconds West along said fence a distance of 103.51 feet; thence North 41 degrees 32 minutes 54 seconds West along said fence a distance of 38.83 feet to a fence post; thence North 64 degrees 31 minutes 52 seconds West along said fence a distance of 137.63 feet to a post; thence North 15 degrees 34 minutes 24 seconds West along said fence a distance of 65.55 feet; thence North 48 degrees 52 minutes 14 seconds West a distance of 55.11 feet; thence North 85 degrees 28 minutes 01 seconds West along said fence a distance of 97.97 to the Point of Beginning containing 18.32 acres, more or less.

Parcel No. 61-11-19-000-206.100-001 described as follows:

The Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 19, Township 15 North, Range 7 West, EXCEPT a strip of land one rod in even width from off the Easternmost side of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of the said Section number 19, and a strip of land 20 feet in even width from off the Westernmost side of the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of said section number 19, Township 15 North, Range 7 West. The above said tract Containing 38.90 acres, more or less.

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20121212	Parke	06/06/2012	DEED : PERSONAL REPRESENTATIVE DEED	JAMES, ERIC M Search Search JAMES BETTY J ESTATE OF Search JAMES, ERIC M	Search 18-15N-7W E NW
20122061	Parke	09/17/2012	DEED : COURT JUDGEMENT	JAMES, ERIC Search Search JAMES BETTY J ESTATE Search JAMES, ERIC	Search 18-15N-7W E NW Non-land
20171091	Parke	05/23/2017	DEED : WARRANTY DEED	JAMES, ERIC Search Search FISHER, ROGER Search STALKER, CHRISTINE F Search KING, ALVIN K see details for more	Search 18-15N-7W Search 18-15N-7W
20190356	Parke	02/20/2019	DEED : WARRANTY DEED	JAMES, ERIC Search Search FISHER PARKE COUNTY FARM LLC	Search 18-15N-7W W NW Search 7-15N-7W SW Search 13-15N-8W E NE Search 19-15N-7W NW NE see details for more
20191194	Parke	06/14/2019	MISC : AFFIDAVIT OF SURVIVORSHIP	JAMES, ERIC Search Search FISHER JAMES, BETTY J Search FISHER PARKE COUNTY FARM LLC Search FISHER, STANLEY H see details for more	Search 18-15N-7W W NW Search 13-15N-8W E NE Search 7-15N-7W Search 19-15N-7W NW NE see details for more
20202922	Parke	12/30/2020	EASEMENT : EASEMENT	JAMES, ERIC Search Search FISHER PARKE COUNTY FARM LLC	Search 18-15N-7W E NW Search 18-15N-7W E NW
20211127	Parke	04/30/2021	DEED : WARRANTY DEED	JAMES, ERIC M Search Search FISHER PARKE COUNTY FARM LLC	Search 18-15N-7W E NW

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20240458	Parke	03/11/2024	PLAT : SURVEY - OVERSIZED	JAMES, ERIC M Search Search BUSENBARK, JIM Search JIM BUSENBARK FARMS LLC Search DECKARD SURVEYING LLC see details for more	Non-land Search 18-15N-7W E NW Non-land Search 18-15N-7W E NW see details for more

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20121212	Parke	06/06/2012	DEED : PERSONAL REPRESENTATIVE DEED	JAMES BETTY J ESTATE OF Search Search JAMES, ERIC M Search JAMES, ERIC M	Search 18-15N-7W E NW
9504099	Parke	12/11/1995	DEED : WARRANTY DEED	JAMES, BETTY Search Search FISHER, DOROTHY Search FISHER, STANLEY H	Search 18-15N-7W E NW
9903950	Parke	12/27/1999	MORT : MORTGAGE	JAMES, BETTY Search Search FIRST INDIANA BANK	Search 18-15N-7W NW
20032145	Parke	05/19/2003	MISC : MISCELLANEOUS DOCUMENT	JAMES, BETTY Search Search AUMAN CONSTRUCTION Search AUMAN, BOB Search AUMAN, WENDY	
20052962	Parke	10/06/2005	REL : RELEASE OF MORTGAGE	JAMES, BETTY Search Search FIRST INDIANA BANK	
20031613	Parke	04/09/2003	LIEN : MECHANIC'S LIEN	JAMES, BETTY FISHER Search Search AUMAN CONSTRUCTION Search AUMAN, BOB	Search 18-15N-7W NW
20051105	Parke	04/21/2005	EASEMENT : EASEMENT	JAMES, BETTY J Search Search ALLEN, PATRICIA Search FISHER, DOUGLAS Search FISHER, JAMES R see details for more	Search 18-15-7 SW Search 18-15-7 SE Search 18-15-7

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20051068	Parke	04/19/2005	MISC : AFFIDAVIT	JAMES, BETTY JO Search Search FISHER, DOUGLAS Search FISHER MARY LOUISE ESTATE Search FISHER, DOUGLAS see details for more	Search 18-15N-7W SW Search 18-15N-7W SW SE
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20121212	Parke	06/06/2012	DEED : PERSONAL REPRESENTATIVE DEED	JAMES BETTY J ESTATE OF Search Search JAMES, ERIC M Search JAMES, ERIC M	Search 18-15N-7W E NW
9504099	Parke	12/11/1995	DEED : WARRANTY DEED	JAMES, BETTY Search Search FISHER, DOROTHY Search FISHER, STANLEY H	Search 18-15N-7W E NW
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20032145	Parke	05/19/2003	MISC : MISCELLANEOUS DOCUMENT	JAMES, BETTY Search Search AUMAN CONSTRUCTION Search AUMAN, BOB Search AUMAN, WENDY	
20052962	Parke	10/06/2005	REL : RELEASE OF MORTGAGE	JAMES, BETTY Search Search FIRST INDIANA BANK	
20031613	Parke	04/09/2003	LIEN : MECHANIC'S LIEN	JAMES, BETTY FISHER Search Search AUMAN CONSTRUCTION Search AUMAN, BOB	Search 18-15N-7W NW
20051105	Parke	04/21/2005	EASEMENT : EASEMENT	JAMES, BETTY J Search Search ALLEN, PATRICIA Search FISHER, DOUGLAS Search FISHER, JAMES R see details for more	Search 18-15-7 SW Search 18-15-7 SE Search 18-15-7

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20051068	Parke	04/19/2005	MISC : AFFIDAVIT	JAMES, BETTY JO Search Search FISHER, DOUGLAS Search FISHER MARY LOUISE ESTATE Search FISHER, DOUGLAS see details for more	Search 18-15N-7W SW Search 18-15N-7W SW SE
20051070	Parke	04/19/2005	DEED : QUIT CLAIM DEED	JAMES, BETTY JO Search Search COOPER, PATRICIA A Search COOPER, RICK D	Search 18-15N-7W SW

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