



**LIEN SEARCH
PRODUCT COVER SHEET**

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-02878	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	BRIAN NICKELS, MICHELE NICKELS		
PROPERTY ADDRESS:	888 E 900 S		
CITY, STATE AND COUNTY:	CLINTON, INDIANA (IN) AND VERMILLION		

SEARCH INFORMATION

SEARCH DATE:	8/28/2025	EFFECTIVE DATE:	8/27/2025
NAME(S) SEARCHED:	NICKELS, BRIAN NICKELS, MICHELE L NICKELS, MICHELLE L NICKLES, BRIAN E NICKLES, MICHELE L		
ADDRESS/PARCEL SEARCHED:	888 E 900 S, CLINTON, IN 47842/83-10-07-400-005.001-007 AND 83-10-07-400-005.002-007		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRAIN NICKELS AND MICHELE NICKELS, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	MARTIN D. WIMSETT, ADULT
DATED DATE:	06/20/2003	GRANTEE:	BRAIN NICKELS AND MICHELE NICKELS, HUSBAND AND WIFE
BOOK/PAGE:	179/124	RECORDED DATE:	08/20/2003
INSTRUMENT NO:	200302924		
COMMENTS:	OUT SALE DEED RECORDED ON 05/29/2003 BOOK 178, AND PAGE 414 AS INSTRUMENT NO. 200301847.		

VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	MARTIN D. WIMSETT, ADULT
DATED DATE:	08/25/2003	GRANTEE:	BRAIN NICKELS AND MICHELE NICKELS, HUSBAND AND WIFE
BOOK/PAGE:	179/184	RECORDED DATE:	09/04/2003
INSTRUMENT NO:	200303127		
COMMENTS:			

CURRENT TAXES - 83-10-07-400-005.001-007

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024 PAY YEAR 2025 (SPRING)	TAX YEAR:	2024 PAY YEAR 2025 (FALL)
TAX AMOUNT:	\$977.54	TAX AMOUNT:	\$977.54
TAX STATUS:	PAID	TAX STATUS:	DUE
DUE DATE:	05/12/2025	DUE DATE:	11/10/2025
DELINQUENT DATE:		DELINQUENT DATE:	

CURRENT TAXES - 83-10-07-400-005.002-007

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2024 PAY YEAR 2025 (SPRING)	TAX YEAR:	2024 PAY YEAR 2025 (FALL)
TAX AMOUNT:	\$167.00	TAX AMOUNT:	\$167.00

TAX STATUS:	PAID	TAX STATUS:	DUE
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 OPEN MORTGAGE FOUND.		
FOR PREAMBLE			
CITY/TOWNSHIP/PARISH:	CITY OF CLINTON		
ADDITIONAL NOTES			
WARRNTY DEED RECORDED ON 06/02/2003 BOOK 178 PAGE 436 AS INSTRUMENT NO. 200301890. WARRNTY DEED RECORDED ON 03/03/1993 BOOK 155 PAGE 331 AS INSTRUMENT NO. 547. VENDOR'S AFFIDAVIT RECORDED ON 03/03/1993 BOOK 89 AND PAGE 556.			
LEGAL DESCRIPTION			
<p>SITUATED IN THE COUNTY OF VERMILLION, STATE OF INDIANA, TO-WIT:</p> <p>THE SOUTHEAST CORNER OF SECTION 7, T. 15 N, R 9 W. SECOND PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE IRON PIPE MARKING THE SOUTHEAST CORNER OF SECTION 7, T. 15 N, R 9 W, SECOND PRINCIPAL MERIDIAN, MEASURE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, 660.00 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE MEASURE NORTH, PARALLEL WITH THE EAST LINE OF SECTION 7, 660.14 FEET TO AN IRON PIPE; THENCE MEASURE WEST, PARALLEL WITH THE SOUTH LINE OF SECTION 7, 329.93 FEET; THENCE MEASURE SOUTH 660.14 FT. TO THE SOUTH LINE OF SECTION 7; THENCE MEASURE 329.93 FEET EAST ALONG THE SOUTH LINE OF SECTION 7 TO THE POINT OF BEGINNING AND ALL SITUATED IN HELT TOWNSHIP, VERMILLION COUNTY, INDIANA. CONTAINING 5 ACRES MORE OR LESS,</p> <p>BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN BOOK 155, PAGE 331 OF THE VERMILLION COUNTY, INDIANA RECORDS.</p> <p>LESS AND EXCEPT: THE NORTH 163 FEET OF 5 ACRES IN THE S.E. CORNER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 9 WEST, 2ND P.M. MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE IRON PIPE MARKING THE S.E. CORNER OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 9 WEST, 2ND P.M. MEASURE WEST ALONG THE SOUTH LINE OF SAID SECTION 7, 660.00 FEET TO AN IRON PIPE AND THE POINT OF BEGINNING; THENCE MEASURE NORTH, PARALLEL WITH THE EAST LINE OF SECTION 7, 660.14 FEET TO AN IRON PIPE; THENCE MEASURE WEST, PARALLEL WITH THE SOUTH LINE OF SECTION 7, 329.93 FEET; THENCE MEASURE SOUTH 660.14 FEET TO THE SOUTH LINE SECTION 7; THENCE MEASURE 329.93 FEET EAST ALONG THE SOUTH LINE OF SECTION 7 TO THE POINT OF BEGINNING, CONTAINING 1.23 ACRES, MORE OR LESS.</p> <p>BEING THE SAME PROPERTY AS CONVEYED BY DEED RECORDED IN INST. NO. 200301847 OF THE VERMILLION COUNTY INDIANA RECORDS.</p> <p>SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.</p> <p>AND</p> <p>THE FOLLOWING REAL ESTATE IN VERMILLION COUNTY, IN THE STATE OF INDIANA, TO WIT:</p> <p>PART OF THE S 1/2 OF THE SE 1/4 OF SECTION 7, TOWNSHIP 15 NORTH, RANGE 9 WEST OF THE 2ND P.M., VERMILLION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:</p>			

BEGINNING ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 7 AT A POINT 799.5 FEET EAST OF THE S.W. CORNER OF SAID SECTION 7; THENCE NORTH 2° 45' 27" EAST FOR 570.62 FEET; THENCE NORTH 89° 02' 13" EAST FOR 206.35 FEET; THENCE SOUTH 58° 53' 49" EAST FOR 152.83 FEET; THENCE NORTH 89° 18' 46" EAST FOR 559.63 FEET; THENCE SOUTH 1° 11' 40" WEST FOR 497.14 FEET; THENCE SOUTH 90° 00' 00" WEST ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 7 FOR 913.42 FEET TO THE PLACE OF BEGINNING, CONTAINING 11.02 ACRES, MORE OR LESS.

888 E 900 S
Clinton, IN 47842

Nickels, Brian E & Michelle L H/W
888 E 900 S
Clinton, IN 47842

Spring Due by 05/12/2025: \$0.00

Fall Due by 11/10/2025: \$977.54

\$977.54
Total Due ⓘ

Property Information

Tax Year/Pay Year 2024 / 2025	Homestead Credit Filed? Yes
Parcel Number 83-10-07-400-005.001-007	Over 65 Circuit Breaker? No
Duplicate Number 993939	Legal Description Note: Not to be used on legal documents 007-023-0039-01 PT S 1/2 SE 1/4 7-15-9 3.77 AC
Property Type Real	Section-Township-Range 0007, 0015, 9
Tax Unit / Description 7 - Helt Twp	Parcel Acres 3.77
Property Class RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES	Lot Number No Info
Mortgage Company None	Block/Subdivision No info
TIF None	

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$977.54	\$0.00	\$977.54
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$977.54	\$0.00	\$977.54
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$0.00	\$0.00	\$0.00
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$26.82	\$0.00	\$26.82
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$1,955.08
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,955.08
Receipts:			\$977.54
Total Due:			\$977.54
Surplus Transfer:			\$0.00
Account Balance:			\$977.54

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/19/2025	S	\$977.54		N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$977.54	\$977.54	\$0.00	\$1,955.08	\$977.54
2024	\$818.69	\$818.69	\$0.00	\$1,637.38	\$1,637.38
2023					
2022	\$685.75	\$685.75	\$0.00	\$1,371.50	\$1,371.50
2021	\$610.06	\$610.06	\$0.00	\$1,220.12	\$1,220.12
2020	\$492.83	\$492.83	\$0.00	\$985.66	\$985.66
2019	\$473.92	\$473.92	\$0.00	\$947.84	\$947.84
2018	\$465.74	\$465.74	\$0.00	\$931.48	\$931.48
2017	\$453.64	\$453.64	\$0.00	\$907.28	\$907.28
2016	\$444.38	\$444.38	\$0.00	\$888.76	\$888.76
2015	\$448.86	\$448.86	\$0.00	\$897.72	\$897.72
2014	\$437.25	\$437.25	\$0.00	\$874.50	\$874.50
2013	\$472.14	\$472.14	\$0.00	\$944.28	\$944.28

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$144,500	\$162,000
1b. Gross assessed value of all other residential property	\$13,900	\$22,200
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$158,400	\$184,200
2a. Minus deductions	(\$86,600)	(\$90,750)
3. Equals subtotal of net assessed value of property	\$71,800	\$93,450
3a. Multiplied by your local tax rate	2.3478	2.1208
4. Equals gross tax liability	\$1,685.72	\$1,981.90
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap	(\$48.34)	(\$26.82)
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$1,637.38	\$1,955.08

Assessed Values as of 04/16/2024

Land Value	\$41,200
Improvements	\$143,000

Exemptions / Deductions

Description	Amount
Standard Hmst	\$48,000.00
Supplemental HSC	\$42,750.00
Count: 2	\$90,750.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Nickels, Brian E & Michele	08/20/2003			179	124
Nickels, Brian E Etux	05/28/2003			178	414
Wimsett, Martin D	05/28/2003			178	414

**888 E 900 S**

Clinton, IN 47842

Nickels, Brian & Michelle888 E 900 S
Clinton, IN 47842**Spring Due by 05/12/2025: \$0.00****Fall Due by 11/10/2025: \$167.00****\$167.00**

Total Due ⓘ

Property Information

Tax Year/Pay Year

2024 / 2025

Parcel Number

83-10-07-400-005.002-007

Duplicate Number

991700

Property Type

Real

Tax Unit / Description

7 - Helt Twp

Property Class

AGRICULTURAL - VACANT LAND

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description**Note: Not to be used on legal documents**

007-023-0039-02 PT S 1/2 SE 1/4 7-15-9 11.02 AC

Section-Township-Range

0007, 0015, 9

Parcel Acres

11.02

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$167.00	\$0.00	\$167.00
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$167.00	\$0.00	\$167.00
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00

	Tax Bill	Adjustments	Balance
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$0.00	\$0.00	\$0.00
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$20.17	\$0.00	\$20.17
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$334.00
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$334.00
Receipts:			\$167.00
Total Due:			\$167.00
Surplus Transfer:			\$0.00
Account Balance:			\$167.00

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2025	05/19/2025	S	\$167.00		N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2025	\$167.00	\$167.00	\$0.00	\$334.00	\$167.00
2024	\$139.00	\$139.00	\$0.00	\$278.00	\$278.00
2023					
2022	\$95.00	\$95.00	\$0.00	\$190.00	\$190.00
2021	\$94.00	\$94.00	\$0.00	\$188.00	\$188.00
2020	\$114.00	\$114.00	\$0.00	\$228.00	\$228.00
2019	\$118.00	\$118.00	\$0.00	\$236.00	\$236.00
2018	\$136.00	\$136.00	\$0.00	\$272.00	\$272.00
2017	\$144.00	\$144.00	\$0.00	\$288.00	\$288.00
2016	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00
2015	\$150.00	\$150.00	\$0.00	\$300.00	\$300.00
2014	\$129.00	\$129.00	\$0.00	\$258.00	\$258.00
2013	\$120.00	\$120.00	\$0.00	\$240.00	\$240.00

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$13,900	\$16,700
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$13,900	\$16,700
2a. Minus deductions	\$0	\$0
3. Equals subtotal of net assessed value of property	\$13,900	\$16,700
3a. Multiplied by your local tax rate	2.3478	2.1208
4. Equals gross tax liability	\$326.34	\$354.17
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap	(\$48.34)	(\$20.17)
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
4d. Minus savings due to county option circuit breaker credit	\$0.00	\$0.00
5. Total property tax liability	\$278.00	\$334.00

Assessed Values as of 04/16/2024

Land Value	\$16,700
Improvements	\$0

Exemptions / Deductions

Description	Amount
No data	

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Nickels, Brian & Michele	06/02/2003			178	436

Marjorie A. Hennis, Recorder 2P
Vermillion County, Indiana
IN 200302924 DE 179/124
FEE: 16.00
MAM Date 08/20/2003 Time 15:27:12

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, Brian E. Nickels and Michelle L. Nickels, Husband and Wife ("Grantor"), of Vermillion County, in the State of Indiana, QUITCLAIM to Brian E. Nickels and Michele L. Nickels, Husband and Wife, ("Grantee"), of Vermillion County, in the State of Indiana, for the sum of One and 00/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Vermillion County, State of Indiana:

See Attached Legal Description

IN WITNESS WHEREOF, Grantors have executed this deed this 17th day of June, 2003.

Signature: Brian E. Nickels 6-20-03 Michelle L. Nickels 06-20-03
Printed: Brian E. Nickels Michelle L. Nickels

STATE OF INDIANA)
COUNTY OF MARION) SS:

Before me, a Notary Public in and for said County and State, personally appeared Brian E. Nickels, Michelle L. Nickels who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of June, 2003.

My Commission Expires: 8-28-03
My County of Residence: Marion

Signature: Laura E. Morgan
Printed: Laura E. Morgan

After recording return to: Eli Lilly Federal Credit Union, P.O. Box 7123, Indianapolis, IN 46207-7123.

This instrument prepared by Marcia Roan, Kroger, Gardis & Regas, 111 Monument Circle, Suite 900, Indianapolis, IN, 46204; (317) 692-9000.

Mail tax statements to: 888 E. 900 S., Clinton, IN 47342

FILED FOR TAXATION

August 20, 2003
Ruth Ann Sanford, Notary
AUDITOR VERMILION COUNTY

Midwest Title Insurance
Agency, Inc

S0304-89632

CONTINUATION SHEET

IN REGARDS TO: 888 E. 900 SOUTH, CLINTON IN 47842

The Southeast corner of Section 7, T. 15 N, R 9 W, Second Principal Meridian, more particularly described as follows:

From the iron pipe marking the Southeast corner of section 7, T. 15 N, R 9 W, Second Principal Meridian, measure West along the South line of said Section 7, 660.00 feet to an iron pipe and the Point of Beginning; thence measure North, parallel with the East line of Section 7, 660.14 feet to an iron pipe; thence measure West, parallel with the South line of Section 7, 329.93 feet; thence measure South 660.14 ft. to the South line of section 7; thence measure 329.93 feet East along the South line of section 7 to the Point of Beginning and all situated in Helt Township, Vermillion County, Indiana.

Containing 5 acres more or less.

Return
Midwest Title
755 E Main
Greenwood, In
46143 enc

RECORD

Marjorie A. Hennis, Recorder 2P
 Vermillion County, Indiana
 IN 200301847 DE 178/414
 FEE: 16.00
 MAH Date 05/29/2003 Time 09:22:30

JULY ENTERED FOR TAXATION

May 28 2003
 Ruth Ann Phelps
 AUDITOR VERMILLION COUNTY

MAIL: tax bills to:
 9654 S. 75 W
 Clinton, IN 47842

Tax Key No.: _____

WARRANTY DEED

This indenture witnesseth that Brian Nickels and Michele Nickels, Husband and Wife (Grantors herein) of VERMILLION COUNTY in the STATE OF INDIANA

CONVEY AND WARRANT TO: Martin D. Wimsett, Adult ("Grantees") of VERMILLION COUNTY in the STATE OF INDIANA

of VERMILLION COUNTY in the STATE OF INDIANA

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in VERMILLION COUNTY in the State of Indiana, to wit:

The North 163 feet of 5 Acres in the S.E. Corner of Section 7, Township 15 North, Range 9 West, 2nd P.M. more particularly described as follows:

From the iron pipe marking the S.E. Corner of Section 7, Township 15 North, Range 9 West, 2nd P.M. measure West along the South line of said Section 7, 660.00 feet to an iron pipe and the Point of Beginning; thence measure North, parallel with the East line of Section 7, 660.14 feet to an iron pipe; thence measure West, parallel with the South line of Section 7, 329.93 feet; thence measure South 660.14 feet to the South line Section 7; thence measure 329.93 feet East along the South line of Section 7 to the Point of Beginning, containing 1.23 acres, more or less.

Dated this 28th day of May, 2003.

Grantor assumes and agrees to pay the real estate taxes for the year 2002 due and payable 2003.

Grantees assume and agree to pay the real estate taxes for the year 2003 payable in 2004 and those thereafter.

Dated this 28th day of May, 2003.

Brian Nickels
 Brian Nickels

Michele Nickels
 Michele Nickels

STATE OF INDIANA:

SS:

COUNTY OF VERMILLION:

Before me, the undersigned, a Notary Public in and for said County and State this 28th day of May, 2003, personally appeared

Brian Nickels and Michele Nickels, Husband and Wife
Grantors herein;

And acknowledged the execution of the foregoing WARRANTY DEED to be their voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires
2 September, 2009

Emily Inman
Emily Inman, Notary Public

I am a resident of Vermillion County

THIS INSTRUMENT WAS PREPARED BY JOE E. BEARDSLEY II, ATTORNEY AT LAW, ATTORNEY NO. 2625-83 P.O. BOX 307, CLINTON, IN 47842.

Return to:

Martin Winsett

9654 S. 15th

Clinton, IN

47842

Marjorie A. Hennis, Recorder
Vermillion County, Indiana
IN 200303127 DE 179/184
FEE: 14.00
MAH Date 09/04/2003 Time 11:31:11
Tax Key No.: _____

MAIL: tax bills to:
888 E. 900 S.
Clinton, IN 47842

QUIT CLAIM DEED

This indenture witnesseth that Martin D. Wimsett, adult (Grantor herein) of VERMILLION COUNTY in the STATE OF INDIANA

RELEASES AND QUIT CLAIMS TO: Brian Nickels and Michele Nickels, Husband and Wife, ("Grantees") of VERMILLION COUNTY in the STATE OF INDIANA

of VERMILLION COUNTY in the STATE OF INDIANA

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in VERMILLION COUNTY, in the State of Indiana, to wit:

Part of the S 1/2 of the SE 1/4 of Section 7, Township 15 North, Range 9 West of the 2nd P.M., Vermillion County, Indiana, described as follows:

Beginning on the South line of the SE 1/4 of said Section 7 at a point 799.5 feet East of the S.W. Corner of said Section 7; thence North 2° 45' 27" East for 570.62 feet; thence North 89° 02' 13" East for 206.35 feet; thence South 58° 53' 49" East for 152.83 feet; thence North 89° 18' 46" East for 559.63 feet; thence South 1° 11' 40" West for 497.14 feet; thence South 90° 00' 00" West along the South line of the SE 1/4 of said Section 7 for 913.42 feet to the Place of Beginning, containing 11.02 acres, more or less.

Grantor assumes and agrees to pay the real estate taxes for the year 2002 due and payable 2003.

Grantees assume and agree to pay the real estate taxes for the year 2003 payable in 2004 and those thereafter.

Dated this 25th day of August, 2003.

Martin D. Wimsett
Martin D. Wimsett, Adult

STATE OF INDIANA:
SS:
COUNTY OF VERMILLION:

Before me, the undersigned, a Notary Public in and for said County and State this 25th day of August, 2003, personally appeared

Martin D. Wimsett, Adult Grantor herein;

And acknowledged the execution of the foregoing QUIT CLAIM DEED to be his voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires
2 September, 2009

Emily Inman
Emily Inman, Notary Public
I am a resident of Vermillion County

THIS INSTRUMENT WAS PREPARED BY JOE E. BEARDSLEY II, ATTORNEY AT LAW, ATTORNEY NO: 2625-83 P.O. BOX 307, CLINTON, IN 47842. JULY ENTERED FOR TAXATION

Sept 4 2003
Ruth Ann Swinford
AUDITOR VERMILLION COUNTY

Return to
Joe Beardsley

Marjorie A. Hennis, Recorder 2P
 Vermillion County, Indiana
 IN 200301890 DE 178/436
 FEE: 16.00
 MAH Date 06/02/2003 Time 11:23:13
 Tax Key No.: _____

MAIL: tax bills to:
 888 E. 900 S.
 Clinton, IN 47842

WARRANTY DEED

This indenture witnesseth that Martin D. Wimsett, adult (Grantor herein) of VERMILLION COUNTY in the STATE OF INDIANA

CONVEYS AND WARRANTS TO: Brian Nickels and Michele Nickels, Husband and Wife, ("Grantees) of VERMILLION COUNTY in the STATE OF INDIANA

of VERMILLION COUNTY in the STATE OF INDIANA

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following real estate in VERMILLION COUNTY, in the State of Indiana, to wit:

Part of the S 1/2 of the SE 1/4 of Section 7, Township 15 North, Range 9 West of the 2nd P.M., Vermillion County, Indiana, described as follows:

Beginning on the South line of the SE 1/4 of said Section 7 at a point 799.5 feet East of the S.W. Corner of said Section 7; thence North 2° 45' 27" East for 570.62 feet; thence North 89° 02' 13" East for 206.35 feet; thence South 58° 53' 49" East for 152.83 feet; thence North 89° 18' 46" East for 559.63 feet; thence South 1° 11' 40" West for 497.14 feet; thence South 90° 00' 00" West along the South line of the SE 1/4 of said Section 7 for 913.42 feet to the Place of Beginning, containing 11.02 acres, more or less.

Grantor assumes and agrees to pay the real estate taxes for the year 2002 due and payable 2003.

Grantees assume and agree to pay the real estate taxes for the year 2003 payable in 2004 and those thereafter.

Dated this 28th day of May, 2003

Martin D. Wimsett
 Martin D. Wimsett, Adult

FILED FOR TAXATION

June 2 2003

Ruth Ann Swinford apm
 AUDITOR VERMILLION COUNTY

STATE OF INDIANA:

SS:

COUNTY OF VERMILLION:

Before me, the undersigned, a Notary Public in and for said County and State this 28th day of May, 2003, personally appeared

Martin D. Wimsett, Adult Grantor herein;

And acknowledged the execution of the foregoing WARRANTY DEED to be his voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires
2 September, 2009

Emily Inman
Emily Inman, Notary Public
I am a resident of Vermillion County

THIS INSTRUMENT WAS PREPARED BY JOE E. BEARDSLEY II, ATTORNEY AT LAW, ATTORNEY NO: 2625-83 P.O. BOX 307, CLINTON, IN 47842.

Return to:
Michelle Nickels

#3476

WARRANTY DEED

THIS INDENTURE WITNESSETH, that MARTIN D. WIMSETT ("GRANTOR"), of VERMILLION County in the State of INDIANA, conveys and warrants to BRIAN E. NICKELS AND MICHELLE L. NICKELS, HUSBAND AND WIFE, ("GRANTEE"), of VERMILLION County in the State of INDIANA, for the sum of One and No/100 Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in VERMILLION County, in the State of Indiana:

SEE COPY FOR LEGAL DESCRIPTION ATTACHED

More commonly known as R.R. 1, DANA, INDIANA 47847

Subject also to all roadways, easements, rights of way, legal drains, restrictions, covenants, and agreements of record and current taxes not delinquent.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 16th day of February, 1993.

Martin D. Wimsett
MARTIN D. WIMSETT

STATE OF INDIANA)
COUNTY OF Vermillion) SS:

Before me, a Notary Public in and for said County and State, personally appeared MARTIN D. WIMSETT, 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 16th day of February, 1993.

Robin Summerville
Notary Public
Robin Summerville

Printed Notary Public

Send tax statement to:

GRANTEE'S ADDRESS

1/18/96

Commission Expires
Vermillion
County of Residence

Brian Nickels

PO Box 690
Dana, IN 47847

MORTGAGEE'S ADDRESS

RECEIVED FOR RECORD
This 3 day of Mar A.D. 1993
At 1 o'clock A.M. and Recorded in
Dea Record 155 Page 331
Recorder Vermillion County, Ind.
FEE \$9.00 d.

Prepared by Walter R. Key, Attorney at Law, #5170-49
755 East Main Street, Greenwood, Indiana 46143.
Information from Midwest Title Corporation FA93011219

DULY ENTERED FOR TAXATION

March 3 1993

Phyllis Osmonson
AUDITOR VERMILLION COUNTY

The Southeast corner of Section 7, T. 15 N, R 9 W, Second Principal Meridian more particularly described as follows:

From the iron pipe marking the Southeast corner of section 7, T. 15 N, R 9 W, Second Principal Meridian, measure West along the South line of said section 7, 660.00 feet to an iron pipe and the Point of Beginning; thence measure North, parallel with the East line of Section 7, 660.14 feet to an iron pipe; thence measure West, parallel with the South line of Section 7, 329.93 feet; thence measure South 660.14 ft. to the South line of section 7; thence measure 329.93 feet East along the South line of section 7 to the Point of Beginning and all situated in Helt Township, Vermillion County, Indiana.

Containing 5 acres more or less. Acreage is provided solely to comply with the provisions of IC 6-1.1-22-2(a) and is not to be construed as part of the legal description or as insuring the quantity of land as set forth in the legal description of this property.

Return - First Vice Bk Dana

VENDOR'S ^{#546} AFFIDAVIT

STATE OF INDIANA)

COUNTY OF Vermillion)

SS:

MARTIN D. WIMSETT, hereinafter referred to as ("VENDOR"), who swears upon oath and states that VENDOR is this day conveying to BRIAN E. NICKELS AND MICHELLE L. NICKELS, HUSBAND AND WIFE, hereinafter referred to, jointly and severally, as ("PURCHASER"), by general warranty deed, the following described real estate located in VERMILLION County, Indiana:

The Southeast corner of Section 7, T. 15 N, R 9 W, Second Principal Meridian more particularly described as follows:

From the iron pipe marking the Southeast corner of section 7, T. 15 N, R 9 W, Second Principal Meridian, measure West along the South line of said section 7, 660.00 feet to an iron pipe and the Point of Beginning; thence measure North, parallel with the East line of Section 7, 660.14 feet to an iron pipe; thence measure West, parallel with the South line of Section 7, 329.93 feet; thence measure South 660.14 ft. to the South line of section 7; thence measure 329.93 feet East along the South line of section 7 to the Point of Beginning and all situated in Helt Township, Vermillion County, Indiana.

Containing 5 acres more or less. Acreage is provided solely to comply with the provisions of IC 6-1.1-22-2(a) and is not to be construed as part of the legal description or as insuring the quantity of land as set forth in the legal description of this property.

More commonly known as R.R. 1, DANA, INDIANA 47847 hereinafter referred to as ("Real Estate").

Subject also to all roadways, easements, rights of way, legal drains, restrictions, covenants, and agreements of record and current taxes not delinquent.

VENDOR, in connection with the sale of the Real Estate, has furnished PURCHASER with a commitment for an owner's policy of title insurance for the Real Estate issued by MIDWEST TITLE CORPORATION, as agent for FIRST AMERICAN TITLE INSURANCE COMPANY, FA93D11219-Commitment number.

VENDOR has an indefeasible estate in fee simple in the Real Estate; and the Real Estate is free and clear of every kind or description of lien, lease or encumbrance except the following:

1. Easements, agreements and restrictions of record disclosed in said commitment.
2. Current taxes not delinquent.

RECEIVED FOR RECORD
This 3 day of Mar A.D. 19 93
At 10 o'clock AM, and Recorded in
Mar Record 89 Page 536
Marika Most
Recorder Vermillion County, Ind.
FEE \$10.00 pd.

3. Whatever matters affecting the Real Estate, if any, are disclosed in the above deed.

VENDOR has not executed, or permitted anyone in VENDOR'S behalf to execute any conveyance, mortgage, lien, lease, security agreement, financing statement or encumbrance of or upon the Real Estate or any fixtures attached thereto, except as stated above, which is now outstanding or enforceable against the Real Estate. VENDOR has made no contract to sell all or a part of the Real Estate to any person other than the PURCHASER. VENDOR has not given to any person an option to purchase all or any part of the Real Estate, which is enforceable or exerciseable now or at any time in the future.

VENDOR states that: There are no unpaid claims for labor done upon or materials furnished for the Real Estate in respect of which liens have been or may be filed. The improvements upon the Real Estate are all located entirely within the bounds of the Real Estate, and there are no encroachments thereon. There are no existing violations of zoning ordinances or other restrictions applicable to Real Estate.

VENDOR states that: There is no judgment of any court of the State of Indiana or any court of the United States that is or may become a lien on the Real Estate. No petition for bankruptcy has been filed by or against VENDOR within the last six months, nor is any petition now pending with respect to VENDOR for bankruptcy, insolvency or incompetency. VENDOR is neither principal nor surety on any bond payable to the State of Indiana.

VENDOR states that: The Real Estate is now in the possession of MARTIN D. WIMSETT, VENDOR, and no other person has a right to possession or claims possession of all or any part of the Real Estate. VENDOR will deliver possession of Real Estate to PURCHASER on or before 0 days after closing, free and clear of any right or claim of any person to the possession of the Real Estate.

VENDOR is not acting, directly or indirectly, in any capacity whatsoever for any foreign country or nation thereof, and VENDOR is more than eighteen (18) years of age and a citizen of the United States.

VENDOR intends that each of the statements made herein shall be construed as a representation; each of the representations is made for the purpose of inducing PURCHASER to purchase the Real Estate; and each of the representations, whether construed jointly or severally, is true. VENDOR expressly authorizes PURCHASER and all other persons to rely on such representations.


MARTIN D. WIMSETT

STATE OF INDIANA)

COUNTY OF Vermillion)

) SS:

Before me, a Notary Public in and for said County and State, personally appeared MARTIN D. WIMSETT, who acknowledged the execution of the foregoing VENDOR'S AFFIDAVIT, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS MY HAND and Notarial Seal this 16th day of February, 1993.

Robin Summerville

Notary Public

Robin Summerville

Printed Notary Public

1/18/96

Commission Expires

Vermillion

County of Residence

Prepared by Walter R. Key, Attorney at Law, #5170-49
755 East Main Street, Greenwood, Indiana 46143
Information from Midwest Title Corporation #FA93011217

Return *Just Not Bk Done*

Search Results for:

NAME: Nickels Brian (Super Search)



REGION: Vermillion County, IN
DOCUMENTS VALIDATED THROUGH: 08/27/2025 2:20 PM

Showing 21 results

Filter:

Document Details	County	Date	Type	Name	Legal
Book 135, Page 25	Vermillion	09/30/1987	MORT : MORTGAGE	NICKELS, BRIAN E Search Search FIRST NATIONAL BANK OF DANA	Search Lot 23 Block 7 DANA ORIGINAL PLAT Search Lot 24 Block 7 DANA ORIGINAL PLAT Search Lot 25 Block 7 DANA ORIGINAL PLAT Search Lot 26 Block 7 DANA ORIGINAL PLAT
Book 153, Page 251	Vermillion	03/13/1992	DEED : QUIT CLAIM DEED	NICKELS, BRIAN E Search Search NICKELS, BRIAN E Search NICKELS, MICHELE	Search Lot 23 Block 7 DANA ORIGINAL PLAT Search Lot 24 Block 7 DANA ORIGINAL PLAT Search Lot 25 Block 7 DANA ORIGINAL PLAT Search Lot 26 Block 7 DANA ORIGINAL PLAT
Book 157, Page 427	Vermillion	03/13/1992	MORT : MORTGAGE	NICKELS, BRIAN E Search Search NICKELS, MICHELE Search THE FIRST NATIONAL BANK OF DANA	Search Lot 23 DANA ORIGINAL PLAT Search Lot 24 DANA ORIGINAL PLAT Search Lot 25 DANA ORIGINAL PLAT Search Lot 26 DANA ORIGINAL PLAT
Book 155, Page 331	Vermillion	03/03/1993	DEED : WARRANTY DEED	NICKELS, BRIAN E Search Search WIMSETT, MARTIN D Search NICKELS, MICHELLE L	Search 7-15-9
Book 89, Page 556	Vermillion	03/03/1993	MISC : VENDOR AFFIDAVIT	NICKELS, BRIAN E Search Search WIMSETT, MARTIN D Search NICKELS, MICHELLE L	Search 7-15-9 SE
95000637	Vermillion	03/23/1995	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search FIRST NATIONAL BANK OF DANA Search NICKELS, MICHELE L	see details
95001405	Vermillion	06/26/1995	MORT : MORTGAGE	NICKELS, BRIAN E Search Search NICKELS, MICHELE L Search FIRST CITIZENS STATE BANK	Search 7-15-9
95002630	Vermillion	11/13/1995	DEED : WARRANTY DEED	NICKELS, BRIAN E Search Search NICKELS, MICHELE Search VANDERGRIFF, ANGELA Search VANDERGRIFF, MICHAEL	Search Lot 23 Block 7 DANA ORIGINAL PLAT Search Lot 24 Block 7 DANA ORIGINAL PLAT Search Lot 25 Block 7 DANA ORIGINAL PLAT Search Lot 26 Block 7 DANA ORIGINAL PLAT
95002789	Vermillion	11/30/1995	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search FIRST NATIONAL BANK OF DANA Search NICKELS, MICHELE	see details
98000425	Vermillion	02/25/1998	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search FIRST CITIZENS STATE BANK Search NICKELS, MICHELE L	see details
98000656	Vermillion	03/17/1998	MORT : MORTGAGE	NICKELS, BRIAN E Search Search NICKELS, MICHELLE L Search ELI LILLY FEDERAL CREDIT UNION	Search 7-15-9

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200301847	Vermillion	05/29/2003	DEED : WARRANTY DEED	NICKELS, BRIAN Search Search NICKELS, MICHELE Search WIMSETT, MARTIN D	Search 7-15-9 SE
200301890	Vermillion	06/02/2003	DEED : WARRANTY DEED	NICKELS, BRIAN Search Search WIMSETT, MARTIN D Search NICKELS, MICHELE	Search 7-15-9 SE
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200302083	Vermillion	06/18/2003	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search ELI LILLY FEDERAL CREDIT UNION Search NICKELS, MICHELLE L	see details
200302924	Vermillion	08/20/2003	DEED : QUIT CLAIM DEED	NICKELS, BRIAN E Search Search NICKELS, MICHELLE L Search NICKELS, BRIAN E Search NICKELS, MICHELE L	Search 7-15-9 SE
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2012000902	Vermillion	05/14/2012	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search ELI LILLY FEDERAL CREDIT UNION Search NICKELS, MICHELE L	Search 7-15-9
2015001012	Vermillion	06/10/2015	MORT : MORTGAGE	NICKELS, BRIAN E Search Search NICKELS, MICHELE L Search ELEMENTS FINANCIAL FEDERAL CREDIT UNION	Search 7-15-9
2015002286	Vermillion	11/30/2015	REL : MORTGAGE RELEASE	NICKELS, BRIAN E Search Search ELEMENTS FINANCIAL Search NICKELS, MICHELE L	Search 7-15-9 S SE

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Search Results for:

NAME: Nickels Michele (Super Search)



REGION: Vermillion County, IN
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Document Details	County	Date	Type	Name	Legal
Book 153, Page 251	Vermillion	03/13/1992	DEED : QUIT CLAIM DEED	NICKELS, MICHELE Search Search NICKELS, BRIAN E Search NICKELS, BRIAN E	Search Lot 23 Block 7 DANA ORIGINAL PLAT Search Lot 24 Block 7 DANA ORIGINAL PLAT Search Lot 25 Block 7 DANA ORIGINAL PLAT Search Lot 26 Block 7 DANA ORIGINAL PLAT
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Search Results for:

NAME: Nickels, Michelle (Super Search)



REGION: Vermillion County, IN

DOCUMENTS VALIDATED THROUGH: 08/28/2025 11:01 AM

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Document Details	County	Date	Type	Name	Legal
Book 153, Page 251	Vermillion	03/13/1992	DEED : QUIT CLAIM DEED	NICKELS, MICHELE Search NICKELS, BRIAN E Search NICKELS, BRIAN E	Search Lot 23 Block 7 DANA ORIGINAL PLAT Search Lot 24 Block 7 DANA ORIGINAL PLAT Search Lot 25 Block 7 DANA ORIGINAL PLAT Search Lot 26 Block 7 DANA ORIGINAL PLAT
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2015001012	Vermillion	06/10/2015	MORT : MORTGAGE	NICKELS, MICHELE L Search Search NICKELS, BRIAN E Search ELEMENTS FINANCIAL FEDERAL CREDIT UNION	Search 7-15-9
2015002286	Vermillion	11/30/2015	REL : MORTGAGE RELEASE	NICKELS, MICHELE L Search Search ELEMENTS FINANCIAL Search NICKELS, BRIAN E	Search 7-15-9 S SE

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Book 169, Page 242	Vermillion	03/03/1993	MORT : MORTGAGE	NICKLES, BRIAN E Search Search THE FIRST NATIONAL BANK OF DANA Search NICKLES, MICHELE L	Search 7-15-9 SE
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2023000106	Vermillion	01/17/2023	REL : MORTGAGE RELEASE	NICKLES, MICHELE L Search Search ELEMENTS FINANCIAL Search NICKLES, BRIAN E	Non-land

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