



**LIEN SEARCH  
PRODUCT COVER SHEET**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	LL-TC-01851	PRODUCT NAME:	LIEN SEARCH REPORT
BORROWER NAME(S)	SETH DUGGER		
PROPERTY ADDRESS:	3869 N CR 800 W, MIDDLETOWN, IN 47356		
CITY, STATE AND COUNTY:	MIDDLETOWN, INDIANA (IN) AND HENRY		

**SEARCH INFORMATION**

SEARCH DATE:	04/22/2025	EFFECTIVE DATE:	04/17/2025
NAME(S) SEARCHED:	SETH DUGGER		
ADDRESS/PARCEL SEARCHED:	3869 N CR 800 W, MIDDLETOWN, IN 47356/ 33-06-30-000-210.000-013		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

SETH G. DUGGER
COMMENTS:

**VESTING DEED**

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	ASHLEY VANSKYOCK
DATED DATE:	02/03/2019	GRANTEE:	SETH G. DUGGER
BOOK/PAGE:	N/A	RECORDED DATE:	02/12/2019
INSTRUMENT NO:	201900975		
COMMENTS:			

**CURRENT TAXES**

FIRST INSTALLMENT		SECOND INSTALLMENT	
TAX YEAR:	2025 (SPRING)	TAX YEAR:	2025 (FALL)
TAX AMOUNT:	\$1095.57	TAX AMOUNT:	\$529.18
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	MORTGAGE	AMOUNT:	\$34,000.00
DATED DATE:	09/16/2019	RECORDED DATE	09/24/2019
INSTRUMENT NO:	201906025	BOOK/PAGE:	N/A
OPEN/CLOSED:	OPEN - END	SUBJECT LIEN (YES/NO):	YES
BORROWER:	SETH G DUGGER, A SINGLE INDIVIDUAL		
LENDER:	THRIVE CREDIT UNION		
TRUSTEE:	N/A		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF HARRISON
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**ADDITIONAL NOTES**

WARRANTY DEED RECORDED ON 10/02/2014 AS INSTRUMENT NO.201906025.
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**LEGAL DESCRIPTION**

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 9 EAST IN HARRISON TOWNSHIP, HENRY COUNTY, INDIANA DESCRIBED AS FOLLOWS:
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BEGINNING AT A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 18 NORTH, RANGE 9 EAST, SAID POINT BEING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 329.50 FEET (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 40 MINUTES 25 SECONDS WEST 661.33 FEET TO AN IRON PIPE WHICH IS ON THE WEST LINE OF THE EAST HALF OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST 387.43 FEET ALONG SAID WEST LINE; THENCE NORTH 89 DEGREES 14 MINUTES 00 SECONDS EAST 661.44 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS 382.75 FEET TO THE POINT OF BEGINNING, CONTAINING 5.84 ACRES, MORE OR LESS AND SUBJECT TO THE RIGHT-OF WAY FOR COUNTY ROAD 800 W ALONG THE EAST SIDE THEREOF AND ALL EASEMENTS OF RECORD.

Henry County, IN

Property Record Card

[2024 Property Record Card \(PDF\)](#)  
[2023 Property Record Card \(PDF\)](#)

Summary

**Parcel ID** 006-02914-00  
**Alternate ID** 33-06-30-000-210.000-013  
**Property Address** 3869 N COUNTY ROAD 800 W  
MIDDLETOWN, IN 47356  
**Brief Tax Description** PT E1/2 NE1/4 30-18-9 5.76A  
**(Note: Not to be used on legal documents)**  
**Class** 541: Mobile or Manufactured Home - Unplatted (0 to 9.99 Acres)



Tax Rate

1.703

Owners

**Deeded Owner**  
DUGGER SETH G  
3869 N County Road 800 W  
Middletown, IN 47356

Taxing District

**County:** Henry  
**Township:** HARRISON TOWNSHIP  
**State District:** 013 HARRISON TOWNSHIP  
**Local District:** 006  
**School Corp:** SHENANDOAH  
**Neighborhood:** 0006C000-013 0006C000-013 C AV

Site Description

**Topography:** Flat  
**Public Utilities:** Gas  
**Street or Road:** Paved  
**Area Quality:** Static  
**Parcel Acreage:** 5.76

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9 - HOMESITE		0	0	1.0000	\$18,133.50	\$18,134.00	\$18,134.00	0%	\$18,130.00
9 - HOMESITE		0	0	0.50	\$18,133.50	\$18,134.00	\$9,067.00	0%	\$9,070.00
PUBLIC ROAD/ROW		0	0	0.2000	\$2,390.00	\$2,390.00	\$478.00	(100%)	\$0.00
NONTILLABLE LAND	CRA	0	0	3.0310	\$2,390.00	\$2,438.00	\$7,389.58	(60%)	\$2,960.00
FARM BUILDINGS	CRA	0	0	.064	\$2,390.00	\$2,438.00	\$156.03	(40%)	\$90.00
FARM BUILDINGS	CY	0	0	0.0550	\$2,390.00	\$3,059.00	\$168.25	(40%)	\$100.00
NONTILLABLE LAND	CY	0	0	0.9100	\$2,390.00	\$3,059.00	\$2,783.69	(60%)	\$1,110.00

Residential

**Description** Single-Family-MHDW  
**Story Height** 1  
**Style**  
**Finished Area** 1534  
**# Fireplaces** 0  
**Heat Type**  
**Air Cond** 1534  
**Bedrooms** 0  
**Living Rooms:** 0  
**Dining Rooms:** 0  
**Family Rooms:** 0  
**Finished Rooms:** 0  
**Full Baths** 2  
**Full Bath Fixtures** 6  
**Half Baths** 0  
**Half Bath Fixtures** 0  
**Kitchen Sinks** 1  
**Water Heaters** 1  
**Add Fixtures** 0

Floor	Construction	Base	Finish
1	Wood Frame	1534	1534
S		1534	0

Features	Area
Patio, Concrete	160

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Detached Garage 1	100	D-1	1976	1976	F	1.01	726	1.21	0
Barn, Pole (T3) 1	100	D	1973	1973	A	1.01	896	1.21	0.65
Single-Family-MHDW	100	D-1	1973	1978	F	1.01	1534	1.21	0
Detached Garage 2	100	C	2020	2020	A	1.01	936	1.21	0

Valuation

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/8/2024	4/6/2023	4/6/2022	4/2/2021	3/29/2020
Land	\$22,900	\$22,100	\$21,300	\$20,800	\$20,800
Land Res (1)	\$18,100	\$18,100	\$18,200	\$18,100	\$18,100
Land Non Res (2)	\$4,800	\$4,000	\$3,100	\$2,700	\$2,700
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$107,500	\$102,500	\$96,600	\$21,000	\$20,500
Imp Res (1)	\$78,000	\$66,000	\$62,100	\$19,500	\$19,000
Imp Non Res (2)	\$27,700	\$26,400	\$24,900	\$0	\$0
Imp Non Res (3)	\$1,800	\$10,100	\$9,600	\$1,500	\$1,500
Total	\$130,400	\$124,600	\$117,900	\$41,800	\$41,300
Total Res (1)	\$96,100	\$84,100	\$80,300	\$37,600	\$37,100
Total Non Res (2)	\$32,500	\$30,400	\$28,000	\$2,700	\$2,700
Total Non Res (3)	\$1,800	\$10,100	\$9,600	\$1,500	\$1,500

Deductions

Type	Description	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Homestead	STANDARD HMST	\$48,000.00	\$48,000.00	\$45,000.00	\$22,560.00	\$22,260.00
Homestead	SUPPLEMENTAL HSC	\$18,038.00	\$14,440.00	\$12,355.00	\$5,264.00	\$5,194.00

Tax History

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$511.90	\$516.64	\$536.86	\$134.93	\$123.66
+ Spring Penalty	\$0.00	\$48.90	\$53.69	\$0.00	\$12.37
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$58.20
+ Fall Tax	\$511.90	\$516.64	\$536.86	\$134.93	\$123.66
+ Fall Penalty	\$0.00	\$24.34	\$53.69	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$486.71	\$536.86	\$0.00	\$0.00	\$100.41
+ Delq NTS Pen	\$48.67	\$53.69	\$0.00	\$0.00	\$48.16
+ Delq TS Tax	\$0.00	\$536.86	\$0.00	\$0.00	\$481.56
+ Delq TS Pen	\$0.00	\$53.69	\$0.00	\$0.00	\$86.28
+ Other Assess	\$65.57	\$101.57	\$51.22	\$46.56	\$129.56
550-H Van Winkle - \$53.57      550-H Van Winkle - \$75.17      550-H Van Winkle - \$38.02      550-H Van Winkle - \$34.56      550-H Van Winkle - \$101.96 Annual Hc Solid Waste - \$12.00      Annual Hc Solid Waste - \$26.40      Annual Hc Solid Waste - \$13.20      Annual Hc Solid Waste - \$12.00      Annual Hc Solid Waste - \$27.60					
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$75.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$125.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$72.29	\$57.81	\$62.34	\$34.78	\$31.83
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$6.02	\$0.54
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,624.75	\$2,389.19	\$1,232.32	\$316.42	\$1,363.86
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$1,860.00)		(\$316.42)	(\$1,363.86)
= Total Due	\$1,624.75	\$529.19	\$1,232.32	\$0.00	\$0.00

Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.  
Note: Total due amount rolls forward to the most current year

Other Assessments

Tax Year	Number	Name	Acreage	Rate Code	Rate/Acre	Minimum	Amount
2024 Pay 2025	13066695	Annual HC Solid Waste	1	S-Rate	0	0	12
2024 Pay 2025	980878	550-H VAN WINKLE	5.76	ADV RATE	6	25	53.57
2023 Pay 2024	13066695	Annual HC Solid Waste	1	S-Rate	0	0	26.4
2023 Pay 2024	980878	550-H VAN WINKLE	5.76	ADV RATE	6	25	75.17
2022 Pay 2023	13066695	Annual HC Solid Waste	1	S-Rate	0	0	13.2
2022 Pay 2023	980878	550-H VAN WINKLE	5.76	ADV RATE	6	25	38.02
2021 Pay 2022	13066695	Annual HC Solid Waste	1	S-Rate	0	0	12
2021 Pay 2022	980878	550-H VAN WINKLE	5.76	ADV RATE	6	25	34.56
2020 Pay 2021	13066695	Annual HC Solid Waste	1	S-Rate	0	0	27.6
2020 Pay 2021	980878	550-H VAN WINKLE	5.76	ADV RATE	6	25	101.96

Homestead Assessments

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Land	\$22,900.00	\$22,100.00	\$21,300.00	\$20,800.00	\$20,800.00
Res Land	\$18,100.00	\$18,100.00	\$18,200.00	\$18,100.00	\$18,100.00
Improve	\$107,500.00	\$102,500.00	\$96,600.00	\$21,000.00	\$20,500.00
Res Improve	\$78,000.00	\$66,000.00	\$62,100.00	\$19,500.00	\$19,000.00

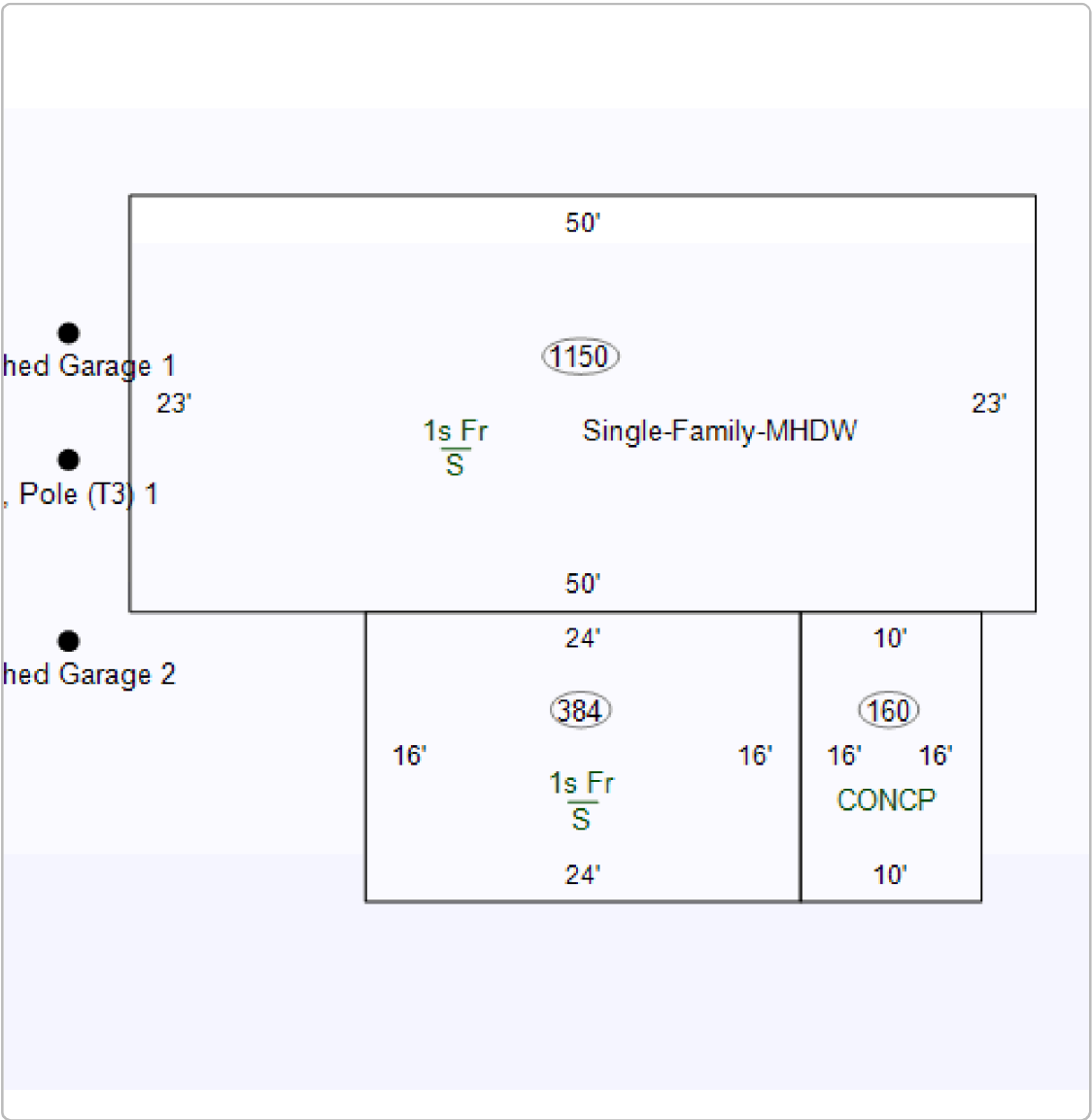
Circuit Break Allocations

Caps		Land	Improvement	Total
1%	Homestead	18,100	78,000	96,100
2%	Residential	0	27,700	27,700
3%	Non-Residential	0	1,800	1,800
2%	Long Term Care	0	0	0
2%	Agriculture Non Res	4,800	0	4,800
Total		22,900	107,500	130,400

Payments

Year	Receipt #	Transaction Date	Amount
2024 Pay 2025			\$0.00
2023 Pay 2024	2293123	6/27/2024	\$600.00
2023 Pay 2024	2259546	2/21/2024	\$650.00
2023 Pay 2024	2259547	2/21/2024	(\$650.00)
2023 Pay 2024	2259548	2/21/2024	\$560.00
2023 Pay 2024	2259336	2/2/2024	\$700.00
2022 Pay 2023			\$0.00
2021 Pay 2022	2165409	4/26/2022	\$316.42
2020 Pay 2021	2137931	8/17/2021	\$1,363.86
2019 Pay 2020			\$0.00

Sketches



Photos



Transfer History (Assessor)

Date	New Owner	Doc ID	Book/Page	Sale Price
2/12/2019	DUGGER SETH G			\$35,000.00
4/29/2015	VANSKYOCK ASHLEY (CONTRACT)			\$35,450.00
10/2/2014	DUGGER SETH G			\$35,000.00
8/29/2014	TEAGUE DEBRA			\$0.00
1/1/2010	STRADER WILLIAM R ROBERTA			\$0.00

Forms and Applications

Geothermal/Solar Deduction

Homestead Deduction

No data available for the following modules: Property History.

The maps and data available for access at this website are provided 'as is' without warranty or any representation of accuracy, timeliness or completeness.  
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[Last Data Upload: 22/04/2025, 12:35:15](#)

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3869 N COUNTY ROAD  
800 W  
MIDDLETOWN, IN 47356

DUGGER SETH G  
3869 N COUNTY ROAD 800 W  
MIDDLETOWN, IN 47356

Spring Due by 05/12/2025: \$1,095.57  
Fall Due by 11/10/2025: \$529.18

\$1,624.75  
Total Due ⓘ

Property Information

Tax Year/Pay Year	2024 / 2025	Homestead Credit Filed?	Yes
Parcel Number	33-06-30-000-210.000-013	Over 65 Circuit Breaker?	No
Duplicate Number	1015962	Legal Description	Note: Not to be used on legal documents PT E1/2 NE1/4 30-18-9 5.76A
Property Type	Real	Section-Township-Range	30, 18N, 09E
Tax Unit / Description	6 - HARRISON	Parcel Acres	5.76
Property Class	RESIDENTIAL MOBILE/MANUFACTURED HOME 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:	\$511.90	\$0.00	\$511.90
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$511.90	\$0.00	\$511.90
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$486.71	\$0.00	\$486.71
Delq NTS Pen:	\$48.67	\$0.00	\$48.67
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$65.57	\$0.00	\$65.57
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

	Tax Bill	Adjustments	Balance
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$72.29	\$0.00	\$72.29
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$0.00	\$0.00	\$0.00
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$1,559.18
Other Assess (+):			\$65.57
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$1,624.75
Receipts:			\$0.00
Total Due:			\$1,624.75
Surplus Transfer:			\$0.00
Account Balance:			\$1,624.75

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
No data					

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
<a href="#">2025</a>	\$541.18	\$529.18	\$554.39	\$1,624.75	\$0.00
<a href="#">2024</a>					
<a href="#">2023</a>					
<a href="#">2022</a>					
<a href="#">2021</a>					

Tax Overview

Current Tax Summary

Tax Summary Item	2024	2025
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$84,100	\$96,100
1b. Gross assessed value of all other residential property	\$30,400	\$32,500
1c. Gross assessed value of all other property	\$10,100	\$1,800
2. Equals total gross assessed value of property	\$124,600	\$130,400
2a. Minus deductions	(\$62,440)	(\$66,038)
3. Equals subtotal of net assessed value of property	\$62,160	\$64,362
3a. Multiplied by your local tax rate	1.7553	1.703
4. Equals gross tax liability	\$1,091.09	\$1,096.09
4a. Minus local property tax credits	(\$57.81)	(\$72.29)
4b. Minus savings due to property tax cap	\$0.00	\$0.00
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	\$1,033.28	\$1,023.80

Assessed Values as of 04/08/2024

Land Value	\$22,900
Improvements	\$107,500

Exemptions / Deductions



Description	Amount
STANDARD HMST	\$48,000.00
SUPPLEMENTAL HSC	\$18,038.00
Count: 2	\$66,038.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
550-H VAN WINKLE	\$53.57	\$0.00	\$53.57
Annual HC Solid Waste	\$12.00	\$0.00	\$12.00

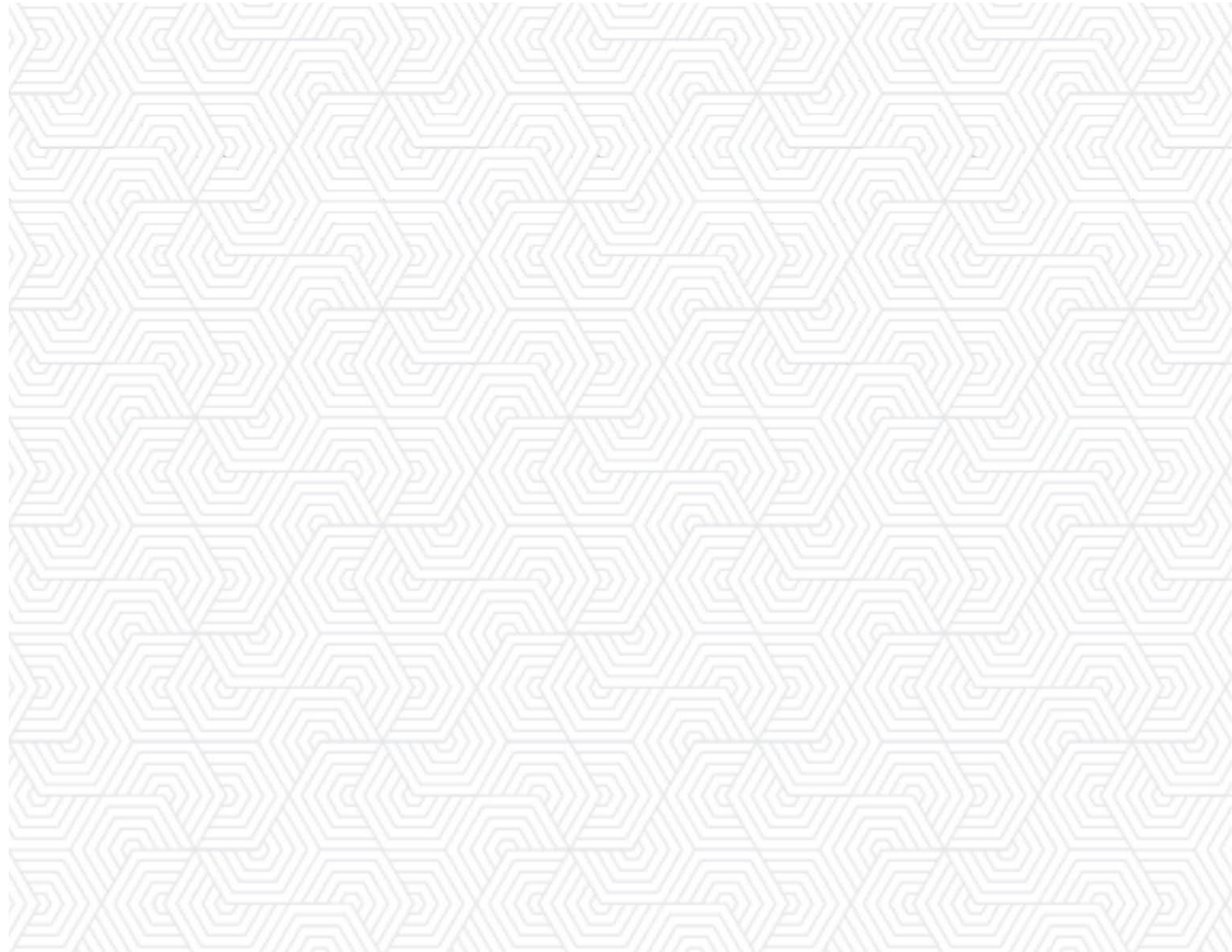
History

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
VANSKYOCK ASHLEY (CONTRACT)	02/12/2019	289-2019			
VANSKYOCK ASHLEY	04/29/2015	589-2015			
TEAGUE DEBRA	10/02/2014	1671-2014			
STRADER WILLIAM R ROBERTA	08/29/2014	1444-2014			



2  
2500

201900975 DEED \$25.00  
02/12/2019 03:49:58P 2 PGS  
Linda C. Winchester  
Henry County Recorder IN  
Recorded as Presented



Parcel ID # 006-02914-00

289-2019

### Quitclaim Deed

THIS INDENTURE WITNESSETH, that ASHLEY VANSKYOCK, RELEASES AND QUITCLAIMS any and all interest, without exception, she may have in the following described real estate, to:

**SETH G. DUGGER**

of the County of Henry, in the State of Indiana, for no consideration, which is hereby acknowledged, the following described real estate in Henry County, Indiana, to-wit:

See Legal Description attached as Exhibit A

IN WITNESS WHEREOF, the Grantor has hereunto fixed her name and seal this 3<sup>rd</sup> day of ~~January~~ <sup>February</sup>, 2019.

  
ASHLEY VANSKYOCK

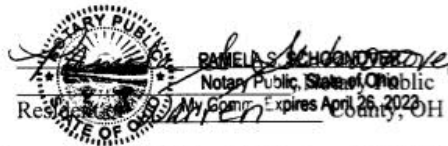
STATE OF INDIANA

COUNTY OF HENRY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 3<sup>rd</sup> day of ~~January~~ <sup>February</sup>, 2019, personally appeared ASHLEY VANSKYOCK who acknowledged the execution of the foregoing deed.

My Commission Expires:

April 26, 2019



Grantee's address: Seth G. Dugger, 3869 North County Road 800 West, Middletown, IN 47356

This instrument was prepared by Anthony J. Saunders, ATTORNEY AT LAW, 1101 BROAD ST., NEW CASTLE, IN 47362.

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. Anthony J. Saunders

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

FEB 12 2019

  
HENRY COUNTY AUDITOR


**Jodie L. Brown**  
HENRY COUNTY ASSESSOR

EXHIBIT "A"  
LEGAL DESCRIPTION

A part of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East in Harrison Township, Henry County, Indiana described as follows:

Beginning at a point on the east line of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East, said point being south 00 degrees 00 minutes 00 seconds 329.50 feet (assumed bearing) from the northeast corner of said quarter quarter section; thence south 89 degrees 40 minutes 25 seconds west 661.33 feet to an iron pipe which is on the west line of the east half of said quarter quarter section; thence south 00 degrees 00 minutes 31 seconds west 387.43 feet along said west line; thence north 89 degrees 14 minutes 00 seconds east 661.44 feet to the east line of said quarter quarter section; thence north 00 degrees 00 minutes 00 seconds 382.75 feet to the point of beginning, containing 5.84 acres, more or less and subject to the right-of-way for County Road 800 W along the east side thereof and all easements of record.

3  
20

201405566 DEED \$20.00  
10/02/2014 01:48:00P 3 PGS  
Susie Hufford  
Henry County Recorder IN  
Recorded as Presented  


006-02914-00

## WARRANTY DEED

THIS INDENTURE WITNESSETH, That Debra Teague, ("Grantor") of Madison County in the State of Indiana Conveys and Warrants to Ashley Vanskyock of Henry 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 Henry County, Indiana, commonly known as 3869 N 800 W, Middletown, IN 47365 and more particularly described as:  
See attached legal description

### GRANTOR ALSO STATES:

That Grantor makes no warranty, express or implied, as to condition of improvements or personal property.

That this conveyance is subject to all liens, restrictions and easements visible and of record, and is subject to the 2013 taxes due and payable in 2014 and thereafter.

IN WITNESS WHEREOF, the Grantor has executed this deed, on 09-29-2014.


Signature  
Printed: Debra Teague

RTC  
144395  
1002

**Jodie L. Brown**  
**HENRY COUNTY ASSESSOR**

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

**OCT 02 2014**

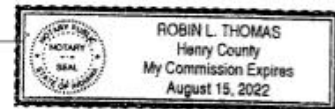
  
AUDITOR, HENRY COUNTY

STATE OF INDIANA  
COUNTY OF MADISON

SS

Before me, a Notary Public in and for said County and State, personally appeared Debra Teague, 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 on 09-29-2017



Robin L. Thomas  
Robin L. Thomas, Notary Public  
Resident of Madison County  
Henry  
RLT

My commission expires:

08-15-2022

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. (Name) Ardeth Wilson

Prepared by: Ardeth Wilson, Attorney-at-Law, 932 Meridian Street, Anderson, IN 46016, (765) 356-4506

Mail to and Tax Information to: Ashley Vanskyock, 3869 N 800 W, Middletown, IN 47365

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

File No.: 144395

A part of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East in Harrison Township, Henry County, Indiana described as follows:

Beginning at a point on the east line of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East, said point being south 00 degrees 00 minutes 00 seconds 329.50 feet (assumed bearing) from the northeast corner of said quarter quarter section; thence south 89 degrees 40 minutes 25 seconds west 661.33 feet to an iron pipe which is on the west line of the east half of said quarter quarter section; thence south 00 degrees 00 minutes 31 seconds west 387.43 feet along said west line; thence north 89 degrees 14 minutes 00 seconds east 661.44 feet to the east line of said quarter quarter section; thence north 00 degrees 00 minutes 00 seconds 382.75 feet to the point of beginning, containing 5.84 acres, more or less and subject to the right-of-way for County Road 800 W along the east side thereof and all easements of record.

33-06-30-000-210.000-013

File No.: 144395  
Exhibit A Legal Description

Page 1 of 1

201405566



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201906025 MTG \$55.00  
09/24/2019 10:35:46A 7 PGS  
Linda C. Winchester  
Henry County Recorder IN  
Recorded as Presented



[Space Above This Line For Recording Data]

## MORTGAGE

(OPEN-END CREDIT - THIS MORTGAGE SECURES FUTURE ADVANCES)

THIS MORTGAGE ("Security Instrument") is given on 09/16/19  
The mortgagor is SETH G DUGGER , A Single Individual

This Security Instrument is given to Thrive Credit Union  
which is organized and existing under the laws of Indiana  
and whose address is 4501 S DELAWARE, MUNCIE, IN 47302  
Borrower has entered into a Credit Line Account Agreement

("Borrower").

("Lender").

("Agreement") with Lender as of the 16 September 2019 , under the terms of which Borrower may,  
from time to time, obtain advances not to exceed, at any time, an amount equal to the Maximum Credit  
Limit (as defined therein) of

thirty-four thousand and xx / 100  
Dollars (U.S. \$ 34,000.00 ) ("Maximum Credit Limit"). This Agreement provides for monthly  
payments, with the full debt, if not paid earlier, due and payable on 09/28/2039

This Security Instrument secures to Lender: (a) the repayment of the debt under the Agreement, with  
interest, including future advances and all renewals, extensions and modifications of the Agreement; (b)  
the payment of all other sums, with interest, advanced under paragraph 5 to protect the security of this  
Security Instrument; and (c) the performance of Borrower's covenants and agreements under this  
Security Instrument and the Agreement. For this purpose, Borrower does hereby mortgage, grant and  
convey to Lender the following described property located in HENRY County, Indiana:

SEE ATTACHED EXHIBIT A

(page 1 of 6)

which has the address of 3869 N CR 800 W MIDDLETOWN  
[Street] [City]  
Indiana 47356 ("Property Address");  
[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the Property, and all easements, appurtenances, and fixtures now or hereafter a part of the Property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER CONVENTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

Borrower and Lender covenant and agree as follows:

**1. Payment of Principal and Interest; and Late Charges or Other Fees and Charges.** Borrower shall promptly pay when due the principal of, and interest on, the debt owed under the Agreement and any late charges or any other fees and charges due under the Agreement.

**2. Charges; Liens.** Borrower shall pay all taxes, assessments, charges, fines and impositions attributable to the Property which may attain priority over this Security Instrument, and leasehold payments or ground rents, if any. At Lender's request, Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph and shall promptly furnish to Lender receipts evidencing the payments.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

**3. Hazard or Property Insurance.** Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage" and any other hazards, including floods or flooding, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's approval which shall not be unreasonably withheld. If Borrower fails to maintain coverage described above, Lender may, at Lender's option, obtain coverage to protect Lender's rights in the Property in accordance with paragraph 5.

All insurance policies and renewals shall be acceptable to Lender and shall include a standard mortgage clause. Lender shall have the right to hold the policies and renewals. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender may make proof of loss if not made promptly by Borrower.

Unless Lender and Borrower otherwise agree in writing, insurance proceeds shall be applied to restoration or repair of the Property damaged, if the restoration or repair is economically feasible and Lender's security is not lessened. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower. If Borrower abandons the Property, or does not answer within 30 days a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may collect the insurance proceeds. Lender may use the proceeds to repair or restore the Property or to pay sums secured by this Security Instrument, whether or not then due. The 30-day period will begin when the notice is given.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date or amount of the payments due under the Agreement. If under paragraph 17 the Property is acquired by Lender, Borrower's right to any insurance policies and

(page 2 of 6)

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proceeds resulting from damage to the Property prior to the acquisition shall pass to Lender to the extent of the sums secured by this Security Instrument immediately prior to the acquisition.

**4. Preservation, Maintenance and Protection of the Property.** Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate, or commit waste on the Property. Borrower shall be in default if any forfeiture action or proceeding, whether civil or criminal, is begun that in Lender's good faith judgment could result in forfeiture of the Property or otherwise materially impair the lien created by this Security Instrument or Lender's security interest. Borrower may cure such a default and reinstate, as provided in paragraph 15, by causing the action or proceeding to be dismissed with a ruling that, in Lender's good faith determination, precludes forfeiture of the Borrower's interest in the Property or other material impairment of the lien created by this Security Instrument or Lender's security interest.

**5. Protection of Lender's Rights in the Property.** If Borrower fails to perform the covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture or to enforce laws or regulations), then Lender may do and pay for whatever is necessary to protect the value of the Property and Lender's rights in the Property. Lender's actions may include paying any sums secured by a lien which has priority over this Security Instrument, appearing in court, paying reasonable attorneys' fees and entering on the Property to make repairs. Although Lender may take action under this paragraph 5, Lender does not have to do so.

Any amounts disbursed by Lender under this paragraph 5 shall become additional debt of Borrower secured by this Security Instrument. Unless Borrower and Lender agree to other terms of payment, these amounts shall bear interest from the date disbursement at the rate chargeable for advances under the Agreement and shall be payable, with interest, upon notice from Lender to Borrower requesting payment.

**6. Inspection.** Lender or its agent may make reasonable entries upon and inspections of the Property. Lender shall give Borrower notice at the time of or prior to an inspection specifying reasonable cause for the inspection.

**7. Condemnation.** The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in lieu of condemnation, are hereby assigned and shall be paid to Lender. In the event of a total taking of the Property, the proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with any excess paid to Borrower.

In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the taking, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the taking, divided by (b) the fair market value of the Property immediately before the taking. Any balance shall be paid to Borrower. In the event of a partial taking of the Property in which the fair market value of the Property immediately before the taking is less than the amount of the sums secured immediately before the taking, unless Borrower and Lender otherwise agree in writing or unless applicable law otherwise provides, the proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the condemnor offers to make an award or settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the proceeds, at its option, either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due.

Unless Lender and Borrower otherwise agree in writing, any application of proceeds to principal shall not extend or postpone the due date or amount of the payments due under the Agreement.

**8. Borrower Not Released; Forbearance By Lender Not a Waiver.** Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successors in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

**9. Successors and Assigns Bound; Joint and Several Liability; Co-signers.** The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 14. Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but is not personally liable under the Agreement: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forebear or make any accommodations with regard to the terms of this Security Instrument or the Agreement without that Borrower's consent.

**10. Loan Charges.** If the loan secured by this Security Instrument is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Agreement or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment under the Agreement.

**11. Notices.** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any other address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

**12. Governing Law; Severability.** This Security Instrument shall be governed by federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Agreement conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Agreement which can be given effect without the conflicting provision. To this end, the provisions of this Security Instrument and the Agreement are declared to be severable.

**13. Borrower's Copy.** Borrower shall be given one conformed copy of this Security Instrument.

**14. Transfer of the Property or a Beneficial Interest in Borrower.** If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

**15. Borrower's Right to Reinstate.** If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earlier of: (a) 5 days (or such other period as applicable law may specify for reinstatement) before sale of the Property pursuant to any power of sale contained in this Security Instrument; or (b) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Agreement as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, reasonable attorneys' fees; and (d) takes such action as Lender may reasonably require to assure that the lien of this Security Instrument, Lender's rights in the Property and Borrower's obligation to pay the sums secured by this Security Instrument shall continue unchanged. Upon reinstatement by Borrower, this Security Instrument and the obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under paragraph 14.

**16. Hazardous Substances.** Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The

preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

**17. Acceleration; remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument or the Agreement under which acceleration is permitted (but not prior to acceleration under paragraph 14 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 17, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

**18. Release.** Upon payment of all sums secured by this Security Instrument and termination of Borrower's ability to obtain further advances under the Agreement, Lender shall release this Security Instrument. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under applicable law.

**19. Waiver of Valuation and Appraisal.** Borrower waives all right of valuation and appraisal.

BY SIGNING BELOW, Borrower accepts agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

\_\_\_\_\_  
SETH G. DUGGER (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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STATE OF INDIANA, DELAWARE

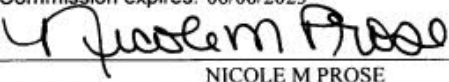
On this 16 day of September, 2019, before me,  
the undersigned,  
a Notary Public and for said County, personally appeared

SETH G. DUGGER

, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission expires: 06/06/2023



NICOLE M PROSE



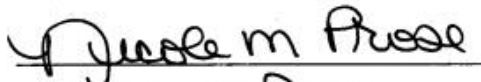
Notary Public

County of Residence:

This instrument was prepared by: NICOLE M PROSE

Individual Loan Originator Name &amp; NMLS ID Number:

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.



Nicole M Prose

Printed Name

Loan Originator Organization's Name &amp; NMLS ID Number: Thrive Credit Union - 409307



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EXHIBIT "A"  
LEGAL DESCRIPTION

A part of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East in Harrison Township, Henry County, Indiana described as follows:

Beginning at a point on the east line of the northeast quarter of the northeast quarter of Section 30, Township 18 North, Range 9 East, said point being south 00 degrees 00 minutes 00 seconds 329.50 feet (assumed bearing) from the northeast corner of said quarter quarter section; thence south 89 degrees 40 minutes 25 seconds west 661.33 feet to an iron pipe which is on the west line of the east half of said quarter quarter section; thence south 00 degrees 00 minutes 31 seconds west 387.43 feet along said west line; thence north 89 degrees 14 minutes 00 seconds east 661.44 feet to the east line of said quarter quarter section; thence north 00 degrees 00 minutes 00 seconds 382.75 feet to the point of beginning, containing 5.84 acres, more or less and subject to the right-of-way for County Road 600 W along the east side thereof and all easements of record.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/01/2023	03/01/2023	202301230	BOND	DUGGER SETH		GRANTOR
09/24/2019	09/16/2019	201906025	MORTGAGE	DUGGER SETH G		GRANTOR
02/12/2019	02/03/2019	201900975	QUIT CLA...	DUGGER SETH G		GRANTEE
09/18/2018	09/13/2018	201805688	RELEASE	DUGGER SETH		GRANTEE
09/11/2018	09/07/2018	201805582	WARRANTY...	DUGGER SETH		GRANTOR
09/11/2018	08/31/2018	201805581	POWER OF...	DUGGER SETH		GRANTOR
04/29/2015	04/29/2015	201502376	LAND CON...	DUGGER SETH G		GRANTOR
06/03/2014	06/02/2014	201402939	MORTGAGE...	DUGGER SETH		GRANTOR
04/29/2014	04/25/2014	201402240	MORTGAGE...	DUGGER SETH		GRANTOR
06/27/2012	06/25/2012	201203804	LIEN	DUGGER SETH G		GRANTOR
12/01/2011	11/18/2011	201106327	RELEASE	DUGGER SETH		GRANTEE
10/14/2011	10/06/2011	201105363	MORTGAGE	DUGGER SETH		GRANTOR
01/22/2010	01/19/2010	201000457	MORTGAGE	DUGGER SETH		GRANTOR
10/24/2008	10/08/2008	200806350	DEED	DUGGER SETH		GRANTEE



Criteria: Party Name = VANSKYOCK ASHLEY

Last Indexed Date: 04/17/2025

Last Verified Date: 04/17/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/12/2019	02/03/2019	201900975	QUIT CLA...	VANSKYOCK ASHLEY		GRANTOR
02/12/2019	02/04/2019	201900950	RELEASE	VANSKYOCK ASHLEY		GRANTEE
04/29/2015	04/29/2015	201502376	LAND CON...	VANSKYOCK ASHLEY		GRANTEE
10/02/2014	09/29/2014	201405567	MORTGAGE	VANSKYOCK ASHLEY		GRANTOR
10/02/2014	09/29/2014	201405566	WARRANTY...	VANSKYOCK ASHLEY		GRANTEE

Results found: 5

Displaying page: 1 of 1

NEW  
SEARCHPRINT  
RESULTS