



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	HELOC- DUNBAR	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CAROLYN DUNBAR		
PROPERTY ADDRESS:	1533 W GORDON RD		
CITY, STATE AND COUNTY:	MOORESVILLE, INDIANA, MORGAN		

SEARCH INFORMATION

SEARCH DATE:	03/21/2024	EFFECTIVE DATE:	03/20/2024
NAME(S) SEARCHED:	CAROLYN DUNBAR		
ADDRESS/PARCEL SEARCHED:	1533 W GORDON RD, MOORESVILLE, INDIANA, 46158/55-05-07-400-009.000-016		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

REVOCABLE TRUST OF CAROLYN S. DUNBAR	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	CAROLYN DUNBAR, AN INDIVIDUAL
DATED DATE:	10/04/2018	GRANTEE:	REVOCABLE TRUST OF CAROLYN S. DUNBAR
BOOK/PAGE:	N/A	RECORDED DATE:	10/04/2018
INSTRUMENT NO:	201810470		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MOORESVILLE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 5.207 ACRE PARCEL

PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 13 NORTH, RANGE 1 EAST, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH, PER COUNTY RECORDS, MARKS THE NORTHEAST COMER OF THE ABOVE CAPTIONED EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER: THENCE SOUTH NO DEGREES 18 MINUTES 13 SECONDS WEST (BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, BASED UPON INDIANA STATE PLANE, WEST ZONE, COORDINATE SYSTEM (N.A.D. OF 1983), WITH THE EAST LINE OF THE SOUTHEAST QUARTER, 328.88 FEET TO AN IRON SURVEY NAIL WITH WASHER ENGRAVED HOLLOWAY ENGR. - FIRM 46 IN THE COUNTY ROAD, AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING SOUTH NO DEGREES 18 MINUTES 13 SECONDS WEST, WITH SAID EAST LINE, 893.84 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE SOUTH 88 DEGREES 47 MINUTES 38 SECONDS WEST, 239.41 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH NO DEGREES NO MINUTES NO SECONDS EAST, 745.14 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 90 DEGREES NO MINUTES NO SECONDS WEST, 30.77 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH NO DEGREES NO MINUTES NO SECONDS EAST, 125.53 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 24 DEGREES NO MINUTES 35 SECONDS EAST, 82.26 FEET TO AN IRON SURVEY NAIL WITH WASHER ENGRAVED HOLLOWAY ENGR. - FIRM 46 IN THE COUNTY ROAD; THENCE IN SAID COUNTY ROAD FOR THE FOLLOWING TWO (2) COURSES; 1) SOUTH 77 DEGREES 27 MINUTES 42 SECONDS EAST, 165.54 FEET; 2) SOUTH 82 DEGREES 08 MINUTES 49 SECONDS EAST, 80.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.207 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY FOR THE COUNTY ROAD ON THE NORTH SIDE OF THE PARCEL, AND TO ANY OTHER RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS OF RECORD OR OBSERVABLE.

LEGAL DESCRIPTION OF 8.430 ACRE PARCEL

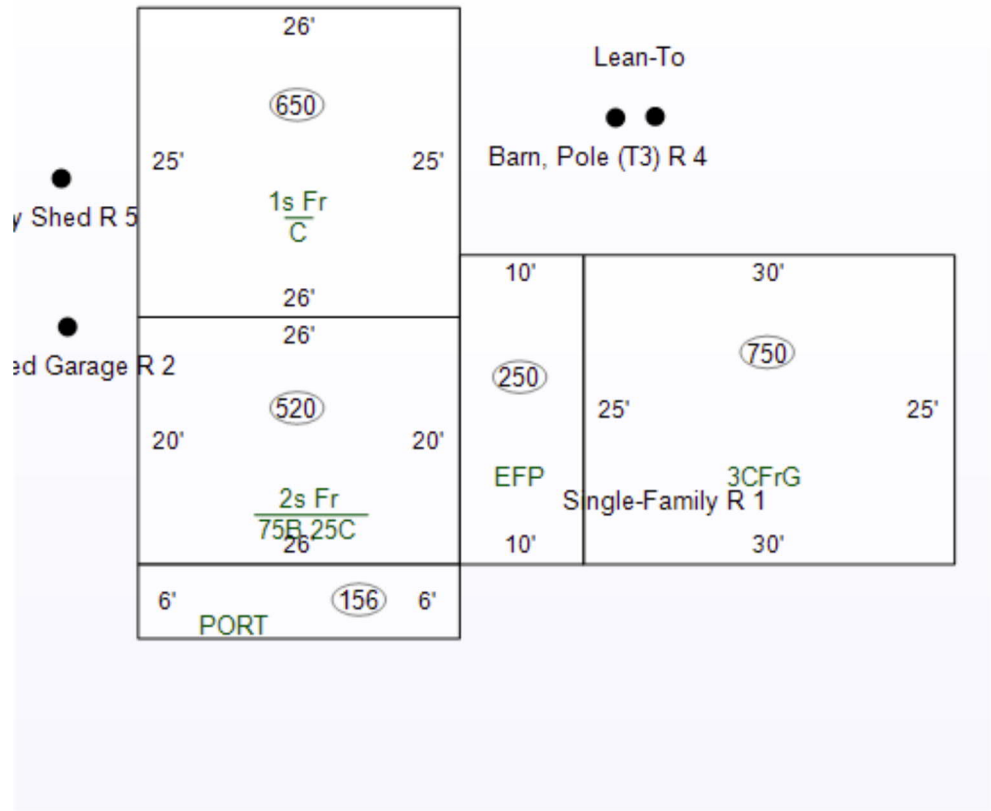
PART OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, TOWNSHIP 13 NORTH, RANGE 1 EAST, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH, PER COUNTY RECORDS, MARKS THE NORTHEAST CORNER OF THE ABOVE CAPTIONED EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, THENCE SOUTH NO DEGREES 18 MINUTES 13 SECONDS WEST (BEARING OF THE EAST LINE OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 7, BASED UPON INDIANA STATE PLANE, WEST ZONE, COORDINATE SYSTEM (N.A.D. OF 1983), WITH THE EAST LINE OF THE SOUTHEAST QUARTER, 328.88 FEET TO AN IRON SURVEY NAIL WITH WASHER ENGRAVED HOLLOWAY ENGR. - FIRM 46 IN THE COUNTY ROAD; THENCE NORTH 82 DEGREES 08 MINUTES 49 SECONDS WEST, IN SAID COUNTY ROAD, 80.56 FEET; THENCE NORTH 77 DEGREES 27 MINUTES 42 SECONDS WEST, IN SAID COUNTY ROAD, 165.54 FEET TO AN IRON SURVEY NAIL WITH WASHER ENGRAVED HOLLOWAY ENGR. - FIRM 46 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE CONTINUING NORTH 77 DEGREES 27 MINUTES 42 SECONDS WEST, IN SAID COUNTY ROAD, 225.00 FEET TO AN IRON SURVEY NAIL WITH WASHER ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE SOUTH NO DEGREES 22 MINUTES 03 SECONDS WEST, 217.80 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 79 DEGREES 26 MINUTES 03 SECONDS WEST, 200.00 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46 ON THE WEST LINE OF THE ABOVE CAPTIONED EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER, THENCE SOUTH NO DEGREES 22 MINUTES 03 SECONDS WEST, WITH SAID WEST LINE, 822.40 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 88 DEGREES 47 MINUTES 38 SECONDS EAST, 420.31 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH NO DEGREES NO MINUTES NO SECONDS EAST, 745.14 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 90 DEGREES NO MINUTES NO SECONDS WEST, 30.77 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH NO DEGREES NO MINUTES NO SECONDS EAST, 125.53 FEET TO AN IRON PIN WITH CAP ENGRAVED HOLLOWAY ENGR. - FIRM 46; THENCE NORTH 24 DEGREES NO MINUTES 35 SECONDS EAST, 82.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.430 ACRES, MORE OR LESS, AND SUBJECT TO THE RIGHT-OF-WAY FOR THE COUNTY ROAD ON THE NORTH SIDE OF THE PARCEL, AND TO ANY OTHER RIGHTS-OF-WAY, EASEMENTS OR RESTRICTIONS OF RECORD OR OBSERVABLE.

Morgan County, IN
 1533 W GORDON RD
 39 DEGREES NORTH (855) GIS-3939

≡ - NO VALUE



Parcel Information

Owner Name	Dunbar Carolyn S Revoc Trust
Owner Address	1533 W Gordon Rd Mooresville, In 46158
Parcel Number	55-05-07-400-009.000-016
Alt Parcel Number	55-05-07-400-009.000-016
Property Address	1533 W Gordon Rd, Mooresville, In 46158
Property Class Code	511
Property Class	1 Family Dwell - Unplatted (0 To 9.99 Acres)
Neighborhood	1-ENTIRE Monroe Twp R1e, 5600013-016
Legal Description	S7 T13 R1E PT E 1/2 E 1/2 SE; 5.207 AC (PER SURVEY)

Taxing District

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

Land Description

Land Type	Acreage	Dimens
9	1.00	
91	4.21	

Transfer of Ownership

Date	Name	Buyer	Document	Deed Type
1900-01-01	Riggs Margret E			Wd
1995-10-09	Riggs Max R & Margret E		0	Wd
1995-10-09	Riggs Margret E Living Trust		0	Wd
2015-12-17	Dunbar Carolyn		201513937	Td
2018-10-04	Dunbar Carolyn S Revoc Trust		201810470	Qc

Valuation Record

Assessment Date	Reason for Change	Land	Improvements
2023-03-17	Annual Adjustment	\$101,100.00	\$145,300.00
2022-04-05	General Revaluation	\$101,100.00	\$144,000.00
2021-03-29	Annual Adjustment	\$101,100.00	\$107,200.00
2020-12-31	Destroyed Structure	\$80,200.00	\$107,200.00
2020-03-18	Annual Adjustment	\$80,200.00	\$111,300.00
2019-03-11	Annual Adjustment	\$80,200.00	\$104,900.00
2018-04-16	General Revaluation	\$67,500.00	\$105,400.00
2017-09-12	Split	\$67,500.00	\$98,300.00
2017-05-04	Annual Adjustment	\$42,400.00	\$102,500.00
2016-06-07	Annual Adjustment	\$43,100.00	\$96,700.00
2016-01-14	Split	\$43,600.00	\$92,500.00
2015-12-17	Survey	\$59,900.00	\$92,500.00
2015-06-26	Annual Adjustment	\$58,900.00	\$92,300.00
2014-07-08	Annual Adjustment	\$60,500.00	\$90,800.00
2013-06-19	Annual Adjustment	\$56,400.00	\$91,600.00
2012-06-29	General Revaluation	\$54,600.00	\$90,800.00
2011-08-23	Annual Adjustment	\$52,800.00	\$97,900.00
2010-10-14	Miscellaneous	\$49,800.00	\$102,600.00
2010-08-18	Annual Adjustment	\$49,800.00	\$101,900.00
2009-03-01	Annual Adjustment	\$49,200.00	\$102,800.00
2008-03-01	Annual Adjustment	\$48,700.00	\$102,800.00
2007-03-01	Annual Adjustment	\$44,000.00	\$125,700.00
2006-03-01	Annual Adjustment	\$40,500.00	\$125,700.00
2005-03-01	Ag Land Update	\$40,500.00	\$64,600.00
2002-03-01	General Revaluation	\$42,700.00	\$64,600.00
2001-03-01	100% Av Initialized	\$15,900.00	\$47,000.00
1995-03-01	General Revaluation	\$5,300.00	\$15,700.00

Sales

Sale Date	Sale Price	Buyer Name
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Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Porch, Enclosed Frame	250
Portico	156

Special Features

Description	Size/Area
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Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year
Barn, Pole (T3) R 4	C	A	1950	1950
Utility Shed R 5	D	F	1950	1950
Lean-to	D	F	1950	1950
Single-family R 1	D+1	A	1940	1940

Single-Family R 1

Accommodations

Bed Rooms	3
Finished Rooms	8

Plumbing

Full Baths	2
Full Baths Fixtures	6
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Central Warm Air
Fireplaces	2
Attached Garages	750

Floors

Floor	Construction	Base
1	Wood Frame	1,170
2	Wood Frame	520
B		390
C		780



Tax Bill**Parcel Information**

Parcel Number	55-05-07-400-009.000-016
Tax ID	55-05-07-400-009.000-016
Owner Name	Dunbar Carolyn S Revoc Trust
Owner Address	1533 W Gordon Rd Mooresville, In 46158
Legal Description	S7 T13 R1E PT E 1/2 E 1/2 SE; 5.207 AC (PER SURVEY)

2023 PAY 2024**Deductions**

Type	Amount
Age - Over 65	\$14,000.00
Homestead Credit	\$48,000.00
Homestead - Supp	\$58,360.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.
Monroe Township	Spring Installment	\$580.84	\$0
Monroe Township	Fall Installment	\$580.84	\$0

2022 PAY 2023**Deductions**

Type	Amount
Age	\$14,000.00
Homestead	\$45,000.00
Homestead-suppl	\$52,115.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.
Monroe Township	1st Installment Tax	\$565.73	\$565.73
Monroe Township	2nd Installment Tax	\$565.73	\$565.73
Monroe Township	Additional 5% Penalty	\$20.00	\$20.00
Monroe Township	Last Year 2nd Installment Tax	\$400.07	\$400.07
Monroe Township	Ly 2nd Installment Penalty	\$20.00	\$20.00

2021 PAY 2022**Deductions**

Type	Amount
Age	\$14,000.00
Homestead	\$45,000.00
Homestead-suppl	\$41,265.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.
Monroe Township	1st Installment Penalty	\$51.62	\$51.62
Monroe Township	1st Installment Tax	\$516.19	\$516.19
Monroe Township	2nd Installment Penalty	\$20.00	\$0
Monroe Township	2nd Installment Tax	\$516.19	\$116.12
Monroe Township	Former Yr 1st Install Penalty	\$35.46	\$35.46
Monroe Township	Last Year 1st Installment Tax	\$520.15	\$520.15
Monroe Township	Last Year 2nd Installment Tax	\$520.15	\$520.15
Monroe Township	Ly 1st Installment Penalty	\$52.02	\$52.02
Monroe Township	Ly 2nd Installment Penalty	\$52.02	\$52.02
Monroe Township	Prior Year Penalty	\$190.87	\$190.87
Monroe Township	Prior Year Tax	\$336.40	\$336.40
Monroe Township	Prior Year Tax Sale Costs	\$25.00	\$25.00

2020 PAY 2021

Deductions

Type	Amount
Age	\$14,000.00
Homestead	\$45,000.00
Homestead-suppl	\$34,090.00

Payments

Tax Set	Charge Type	Total Charge	Posted Pay.
Monroe Township	1st Installment Penalty	\$52.02	\$0
Monroe Township	1st Installment Tax	\$520.15	\$0
Monroe Township	2nd Installment Penalty	\$52.02	\$0
Monroe Township	2nd Installment Tax	\$520.15	\$0
Monroe Township	Former Yr 1st Install Penalty	\$104.82	\$0
Monroe Township	Former Yr 2nd Install Penalty	\$33.64	\$0
Monroe Township	Last Year 1st Installment Tax	\$524.08	\$524.08
Monroe Township	Last Year 2nd Installment Tax	\$524.08	\$187.68
Monroe Township	Ly 1st Installment Penalty	\$52.41	\$52.41
Monroe Township	Ly 2nd Installment Penalty	\$52.41	\$0
Monroe Township	Prior Year Penalty	\$287.34	\$287.34
Monroe Township	Prior Year Tax	\$924.49	\$924.49
Monroe Township	Tax Sale Fee	\$25.00	\$0
Monroe Township	Tax Sale Vendor Fee	\$100.00	\$100.00

Overlay Report

Overlay by Landuse and Soil

PIN 18	55-05-07-400-009.000-016
Total Acreage	5.059
Total Adj. Acreage	5.207

Soil Type	Land Use Code	Land Type	GIS Acreage
Csb2	5	Non-tillable Land	0.139
Ge	5	Non-tillable Land	0.123
Mnb2	5	Non-tillable Land	1.849
Mnf	5	Non-tillable Land	1.889
Moc3	5	Non-tillable Land	0.482
Ge	72	Other Farmland-pond	0.293
Mnf	72	Other Farmland-pond	0.284
Mnb2	82	Agric Support-public Road	0.000


Overlay by Landuse

PIN 18	55-05-07-400-009.000-016
Total Acreage	5.059
Total Adj. Acreage	5.207

Land Use Code	Land Type	GIS Acreage
5	Non-tillable Land	4.482
72	Other Farmland-pond	0.577
82	Agric Support-public Road	0.000
Unk		0.000

This document prepared by (and after recording return to):
Name:)
Firm/Company:)
Address:)
Address 2:)
City, State, Zip:)
Phone:)



201810470 QCD \$25.00
10/04/2018 03:36:40P 4 PGS
Jana K Gray
Morgan County Recorder IN
Recorded as Presented


—————Above This Line Reserved For Official Use Only—————

QUITCLAIM DEED
(Individual to Individual)

*REVOCABLE TRUST OF
CAROLYN
S.
DUNBAR*

THIS INDENTURE WITNESSETH, That CAROLYN DUNBAR, an Individual,
 unmarried married, hereinafter referred to as "Grantor", conveys and quitclaims to
an Individual, unmarried married, hereinafter "Grantee", for the sum
of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the
following lands and property, together with all improvements located thereon, lying in the County of
MORGAN, State of Indiana, to-wit:

Describe Property of State "SEE DESCRIPTION ATTACHED"

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Recorder of
_____ County, Indiana.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned
by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of
record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever,
with all appurtenances thereunto belonging.

Taxes for tax year _____ shall be prorated between Grantor and Grantee as of the date selected
by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

IN WITNESS WHEREOF, the said _____ has caused this deed to be executed
this _____ day of _____, 20____.

{SEAL}

Carolyn Dunbar
Grantor

REVOCABLE TRUST OF
Type or Print Name CAROLYN S. DUNBAR

Resident(s) of MORGAN County, Indiana.

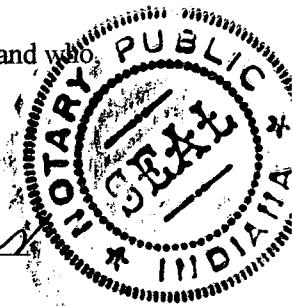
STATE OF Indiana
COUNTY OF Morgan

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

Witness my hand and Notarial Seal this 4 day of October, 2018

Cassandra Jones
Notary Public

Print Name: Cassandra L Jones
Resident: Morgan County



My commission expires:

7/30/2022

This instrument prepared by: CAROLYN DUNBAR
Title: OWNER

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.

CAROLYN DUNBAR
(Name of Preparer)

Grantor(s) Name, Address, phone:

CAROLYN DUNBAR
1625 W. GORDON RD
MOORESVILLE IN
46158
317-996-3744

Grantee(s) Name, Address, phone:

REVOCABLE TRUST OF
CAROLYN S. DUNBAR
1625 W. GORDON RD.
MOORESVILLE IN 46158
317-996-3744
SEND TAX STATEMENTS TO GRANTEE

OCT 04 2018

Dan Burk

MORGAN COUNTY AUDITOR

LEGAL DESCRIPTION OF 5.207 ACRE PARCEL

Part of the East Half of the East Half of the Southeast Quarter of Fractional Section 7, Township 13 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at a stone which, per county records, marks the northeast corner of the above captioned East Half of the East Half of the Southeast Quarter; thence South no degrees 18 minutes 13 seconds West (bearing of the east line of the Southeast Quarter of Fractional Section 7, based upon Indiana State Plane, West Zone, Coordinate System (N.A.D. of 1983), with the east line of the Southeast Quarter, 328.88 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" in the county road, and the POINT OF BEGINNING of the parcel herein described; thence continuing South no degrees 18 minutes 13 seconds West, with said east line, 893.84 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence South 88 degrees 47 minutes 38 seconds West, 239.41 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North no degrees no minutes no seconds East, 745.14 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 90 degrees no minutes no seconds West, 30.77 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North no degrees no minutes no seconds East, 125.53 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 24 degrees no minutes 35 seconds East, 82.26 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" in the county road; ; thence in said county road for the following two (2) courses; 1) South 77 degrees 27 minutes 42 seconds East, 165.54 feet; 2) South 82 degrees 08 minutes 49 seconds East, 80.56 feet to the Point of Beginning.

Containing 5.207 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

LEGAL DESCRIPTION OF 8.430 ACRE PARCEL

Part of the East Half of the East Half of the Southeast Quarter of Fractional Section 7, Township 13 North, Range 1 East, Morgan County, Indiana, described as follows:


Commencing at a stone which, per county records, marks the northeast corner of the above captioned East Half of the East Half of the Southeast Quarter; thence South no degrees 18 minutes 13 seconds West (bearing of the east line of the Southeast Quarter of Fractional Section 7, based upon Indiana State Plane, West Zone, Coordinate System (N.A.D. of 1983), with the east line of the Southeast Quarter, 328.88 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" in the county road; thence North 82 degrees 08 minutes 49 seconds West, in said county road, 80.56 feet; thence North 77 degrees 27 minutes 42 seconds West, in said county road, 165.54 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" and the POINT OF BEGINNING of the parcel herein described; thence continuing North 77 degrees 27 minutes 42 seconds West, in said county road, 225.00 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46"; thence South no degrees 22 minutes 03 seconds West, 217.80 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 79 degrees 26 minutes 03 seconds West, 200.00 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46" on the west line of the above captioned East Half of the East Half of the Southeast Quarter; thence South no degrees 22 minutes 03 seconds West, with said west line, 822.40 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 88 degrees 47 minutes 38 seconds East, 420.31 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North no degrees no minutes no seconds East, 745.14 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 90 degrees no minutes no seconds West, 30.77 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North no degrees no minutes no seconds East, 125.53 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North 24 degrees no minutes 35 seconds East, 82.26 feet to the Point of Beginning.

Containing 8.430 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

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3

201513937 TRD \$20.00
 12/30/2015 11:05:04A 3 PGS
 Pamela Kivett
 Morgan County Recorder IN
 Recorded as Presented



TRUSTEES' WARRANTY DEED

THIS INDENTURE WITNESSETH, That KAREN OWEN & LINDA HUGHETT successor trustees of the MARGRET E. RIGGS LIVING TRUST dated August 24, 1994 ("Grantor") of MORGAN County, in the State of Indiana, for estate planning purposes CONVEYS and WARRANTS its undivided interest in the following described real estate to CAROLYN DUNBAR.

The real estate in MORGAN County, in the State of Indiana, which is the subject of this deed is described as follows:

Part of the East Half of the East Half of the Southeast Quarter of Fractional Section 7, Township 13 North, Range 1 East, Morgan County, Indiana, described as follows:

Commencing at a stone which, per county records, marks the northeast corner of the above captioned East Half of the East Half of the Southeast Quarter; thence South no degrees 18 minutes 13 seconds West (bearing of the east line of the Southeast Quarter of Fractional Section 7, based upon Indiana State Plane, West Zone, Coordinate System (N.A.D. of 1983), with the east line of the Southeast Quarter, 328.88 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" in the county road, and the **POINT OF BEGINNING** of the parcel herein described; thence continuing South no degrees 18 minutes 13 seconds West, with said east line, 893.84 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence South 88 degrees 47 minutes 38 seconds West, 659.72 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46" on the west line of the East Half of the East Half of the Southeast Quarter; thence North no degrees 22 minutes 03 seconds East, with said west line, 822.40 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46" which marks the southwest corner of the 1.0 acre parcel described in Instrument Number 20206274; thence South 79 degrees 26 minutes 03 seconds East, with the south line of said 1.0 acre parcel, 200.00 feet to an iron pin with cap engraved "Holloway Engr. - Firm 46"; thence North no degrees 22 minutes 03 seconds East, with the east line of said parcel, 217.80 feet to an iron survey nail with washer engraved "Holloway Engr. - Firm 46" in the county road; thence in said

Gordon

county road for the following two (2) courses; 1) South 77 degrees 27 minutes 42 seconds East, 390.54 feet; 2) South 82 degrees 08 minutes 49 seconds East, 80.56 feet to the Point of Beginning.

Containing 13.637 acres, more or less, and subject to the right-of-way for the county road on the north side of the parcel, and to any other rights-of-way, easements or restrictions of record or observable.

Grantors state that they are the successor Trustee of the above named trusts and that they have the authority under such trust and the Indiana Trust and Fiduciary Act to make such transfer.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 17th day of December, 2015.

Signature: Karen Owen

Signature: Linda Hughett

Printed: KAREN OWEN

Printed: LINDA HUGHETT

Successor Trustees of the MARGRET E. RIGGS Living Trust dated August 24, 1994

Mail Tax statements to

Grantee's Post Office Address is: 1625 W. Gordon Rd. Mooresville, IN 46158

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.

Brian S. Gordon [Signature]

STATE OF INDIANA)
)SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared KAREN OWEN & LINDA HUGHETT, successor Trustees of the MARGRET E. RIGGS LIVING TRUST who acknowledged the execution of the foregoing Trustees' WARRANTY DEED, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of December, 2015..

[Signature]
Brian S. Gordon



Resident of Hendricks County
Commission Expires June 9, 2023

This instrument was prepared by GORDON & GORDON, P.C., ATTORNEYS AT LAW
Brian S. Gordon, Attorney at Law
9850 N. 950 E. Brownsburg, Indiana 46112

~~DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer~~

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer

~~DEC 23 2015~~

DEC 30 2015

[Signature]
MORGAN COUNTY AUDITOR

[Signature]
MORGAN COUNTY AUDITOR

3

Search Results for:

NAME: DUNBAR, CAROLYN (Super Search)



REGION: Morgan County, IN

DOCUMENTS VALIDATED THROUGH: 03/20/2024 2:50 PM

Showing 7 results

Filter:

Document Details	County	Date	Type	Name	Legal
201810470	Morgan	10/04/2018	DEED : QUIT CLAIM DEED	DUNBAR CAROLYN S REVOCABLE TRUST Search DUNBAR, CAROLYN Search DUNBAR, CAROLYN S	Search 7-13-1E E E SE Search 7-13-1E E E SE
200501006	Morgan	01/25/2005	MISC : FIRM AND PARTNERSHIP	DUNBAR, CAROLYN Search DUNBAR, PHILLIP Search FOUR TECH CYCLES	
201513937	Morgan	12/30/2015	DEED : TRUSTEES DEED	DUNBAR, CAROLYN Search RIGGS MARGRET E LIVING TRUST DTD 8-24-1994 Search RIGGS, MARGRET E	Search 7-13-1E E E SE
201709133	Morgan	08/24/2017	PLAT : SURVEY	DUNBAR, CAROLYN Search LARRISON, JOHN J	Search 7-13-1E E E SE Search 7-13-1E E E SE
20206274	Morgan	04/05/2002	DEED : QUIT CLAIM DEED	DUNBAR, CAROLYN S Search TOLLE, CAROLYN Search DUNBAR, PHILLIP V	Search 7-13-1E
20206276	Morgan	04/05/2002	MORT : MORTGAGE	DUNBAR, CAROLYN S Search DUNBAR, PHILLIP V Search NPB MORTGAGE LLC	Search 7-13-1E
202104773	Morgan	04/05/2021	REL : RELEASE	DUNBAR, CAROLYN S Search NORTHPOINTE BANK Search DUNBAR, PHILLIP V	

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Search Results for:

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REGION: Morgan County, IN
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