



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-00251	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	AUSTIN HUTH AND MELINDA HUTH		
PROPERTY ADDRESS:	326 W 9TH STREET		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA, JAY		

SEARCH INFORMATION

SEARCH DATE:	04/26/2024	EFFECTIVE DATE:	04/25/2024
NAME(S) SEARCHED:	AUSTIN HUTH AND MELINDA HUTH		
ADDRESS/PARCEL SEARCHED:	326 W 9TH STREET, PORTLAND, INDIANA, 47371 / 38-07-29-101-088.000-034		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

AUSTIN D. HUTH, AN UNMARRIED MAN	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DANIEL K. ROBINETTE AND PEGGY A. ROBINETTE, HUSBAND AND WIFE
DATED DATE:	05/18/2018	GRANTEE:	AUSTIN D. HUTH, AN UNMARRIED MAN
BOOK/PAGE:	N/A	RECORDED DATE:	06/01/2018
INSTRUMENT NO:	201801543		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUMBER TWENTY-FIVE (25) IN F.M. MCLAUGHLINS ADDITION TO THE CITY OF PORTLAND, AS PER PLAT THEREOF, RECORDED IN PLAT RECORD B, PAGE 72 IN THE OFFICE OF THE RECORDER OF JAY COUNTY, INDIANA.

ALSO, FIFTY (50) FEET OFF OF AND ALONG THE ENTIRE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN JAY COUNTY, IN THE STATE OF INDIANA: COMMENCING FIFTY (50) FEET NORTH OF THE NORTHEAST CORNER OF LOT ONE HUNDRED THIRTY-EIGHT (138) IN J.R. PERDIEUS ADDITION TO SOUTH PORTLAND, THENCE TO RUN NORTH ALONG THE WEST SIDE OF PARK ALLEY TWO HUNDRED (200) FEET; THENCE WEST TO THE LAND OWNED BY HASKELL GLESSNER MAY 3, 1960, A DISTANCE OF ABOUT 166 FEET; THENCE SOUTH ON AND ALONG SAID HASKELL GLESSNERS EAST LINE A DISTANCE OF TWO HUNDRED (200) FEET; THENCE EAST TO THE PLACE OF BEGINNING, A DISTANCE OF ABOUT ONE HUNDRED SIXTY-SIX (166) FEET, MORE OR LESS.

ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN JAY COUNTY, IN THE STATE OF INDIANA, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE REAL ESTATE DEEDED TO GEORGIA A. GLESSNER BY JOHN W. CURRENT AND WIFE, JULY 14, 1920, (SEE DEED RECORD NUMBER SEVENTY-THREE (73) PAGE TWENTY (20) WHERE SAME IS RECORDED IN RECORDERS OFFICE IN JAY COUNTY, INDIANA) AND RUNNING FROM THENCE EAST ON SOUTH LINE THEREOF ONE HUNDRED (100) FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE THEREOF TO THE NORTH LINE OF SAID TRACT OF REAL ESTATE; THENCE WEST ON AND ALONG SAID NORTH LINE TO THE RIGHT-OF-WAY OF THE GRAND RAPIDS AND INDIANA RAILROAD; THENCE SOUTH ON AND ALONG SAID RIGHT-OF-WAY TO THE PLACE OF BEGINNING, SAID REAL ESTATE BEING IN SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-THREE (23) NORTH OF RANGE FOURTEEN (14) EAST IN THE CITY OF PORTLAND, JAY COUNTY, INDIANA.

ALSO, ALL THAT PARCEL OF LAND, ONE HUNDRED (100) FEET WIDE, SITUATE IN THE CITY OF PORTLAND, COUNTY OF JAY, STATE OF INDIANA, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 14 EAST, AND BEING ALL OF THE RIGHT, TITLE AND INTEREST OF THE GRANTOR HEREIN AND TO ALL THOSE CERTAIN PIECES OR PARCELS OF LAND AND PREMISES, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER RIGHTS OF ANY KIND WHATSOEVER APPURTENANT THERETO OR USED IN CONJUNCTION THEREWITH ON AND ALONG THAT PROPERTY OF THE FORMER PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY (PREDECESSOR OF SAID GRANTOR), DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTERLINE OF NINTH STREET AS EXTENDED ACROSS THE RIGHT-OF-WAY OF SAID RAILROAD THROUGH A POINT IN THE CENTERLINE THEREOF AT RAILROAD VALUATION STATION 2234 PLUS 65, MORE OR LESS; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID RAILROAD A DISTANCE OF 544 FEET, MORE OR LESS, TO THE CENTERLINE OF MCLAUGHLIN AVENUE AS EXTENDED ACROSS THE RIGHT-OF-WAY OF SAID RAILROAD THROUGH A POINT IN THE CENTERLINE THEREOF AT RAILROAD VALUATION STATION 2240 PLUS 09, MORE OR LESS, BEING THE PLACE OF ENDING. CONTAINING 1.24 ACRES, MORE OR LESS WITH A MORE ACCURATE AREA CALCULATION BEING DETERMINED BY A FIELD SURVEY.

Jay County, Indiana

generated on 4/26/2024 1:54:19 PM EDT

Taxes

Data Retrieved: 4/26/2024

Parcelid	Property Type	Taxing Unit	Tax Year
38-07-29-101-088.000-034	800	PORTLAND CITY	2023 Pay 2024
Name/Address HUTH AUSTIN D 326 W 9TH ST PORTLAND IN 47371 Location: 326 W 9TH ST, PORTLAND IN 47371-0000 Legal Description LOT 25 FM MCLAUGHLIN ADD & W 1/2 NE 1/4 NE 1/4 LOT A-1 .5 A & PT NE 1/4 1.2 A PT NE 1/4 NE 1/4 PT W 1/2 LOT B-2 50 X 200 .23 A ON CONTRACT DOC # 0803456			
SUMMARY OF YOUR TAXES			
Assessed Value And Tax Summary			2023 Pay 2024
1a. Gross Assessed Value (AV) of homestead property (capped at 1%)			101,000
1b. Gross AV of residential property and farmland (capped at 2%)			0
1c. Gross AV of all other property, including personal property (capped at 3%)			16,600
2. Equals Total Gross Assessed Value of Property			117,600
2a. Minus Deductions			- 69,200
3. Equals Subtotal of Net Assessed Value of Property			48,400
3a. Multiplied by Your Local Tax Rate			3.3483
4. Equals Gross Tax Liability			1,620.58
4a. Minus Local Property Tax Credits			- 375.48
4b. Minus Savings Due to Property Tax Cap			- 48.56
4c. Minus Savings Due to 65 Years & Older Cap			- 0.00
5. Total Property Tax Liability			1,196.54
PROPERTY TAX CAP INFORMATION			
Property Tax Cap (Equal to 1%, 2% or 3% of Line 2, Depending on Type of Property)			1,508.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum).			27.00
Maximum Tax That May Be Imposed Under Cap			1,535.00
GROSS PROPERTY TAX DISTRIBUTION AMOUNTS			
Taxing Authority			2023 Pay 2024
County			298.52
Township			12.20
School District			499.88
City			775.42
Library			34.56
Tax Increment			0.00
Special District			0.00
Total			1,620.58
OTHER APPLICABLE CHARGES		APPLICABLE DEDUCTIONS	
Levying Authority	2023 Pay 2024	Type of Deduction	2023 Pay 2024
SALAMONIA RIVER	20.00	Blind/Disabled	0

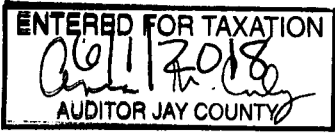
		Geothermal	0
		Homestead/Standard	48,000
		Mortgage	0
		Over 65	0
		Veterans	0
		Abatement	0
		Enterprise Zone	0
		Investment	0
		Supplemental Standard	21,200
		Other	0
TOTAL OTHER CHARGES	20.00	TOTAL DEDUCTIONS	69,200

FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Delinquent After Friday, May 10, 2024		Delinquent After Tuesday, November 12, 2024	
Current Property Tax	598.27	Current Property Tax	598.27
Other Charges (See Table 4)	20.00	Other Charges (See Table 4)	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
LESS PREPAYMENTS	0.00	LESS PREPAYMENTS	0.00
Amount Due for SPRING	618.27	Amount Due for FALL	598.27

If there are no prior delinquencies, a five percent (5%) penalty will be added if the installment of the tax bill is paid within thirty (30) calendar days after the due date. A ten percent (10%) penalty will be added if an installment of the tax bill is not paid within thirty (30) calendar days after the due date or there are prior delinquencies.

PREVIOUS YEAR TAX INFORMATION FOR 2022 PAY 2023 (*As of Nov 13, 2023)

TAX DETAILS			
Gross Assessed Value of Land		29,400	
Gross Assessed Value of Improvements		84,200	
Total Deduction Amount		66,165	
Tax Rate		3.1950	
Gross Tax Liability		1,515.56	
Minus Total Credit Amount (State, Local and Circuit Breaker)		405.34	
Net Tax		1,110.22	
FIRST INSTALLMENT (SPRING)		SECOND INSTALLMENT (FALL)	
Property Tax Amount	555.11	Property Tax Amount	555.11
Other Charges	20.00	Other Charges	0.00
Delinquent Tax	0.00	Delinquent Tax	0.00
Delinquent Penalty	0.00	Delinquent Penalty	0.00
Amount Paid	575.11	Amount Paid	555.11
Balance Due At Year End*	0.00	Balance Due At Year End*	0.00



201801543 WD \$25.00
06/01/2018 04:07:06P 2 PGS
Betty St. Myers
Jay County Recorder IN
Recorded as Presented

WARRANTY DEED

THIS INDENTURE WITNESSETH, That Daniel K. Robinette and Peggy A. Robinette, husband and wife, (Grantors) **CONVEY(S) AND WARRANT(S)** to Austin D. Huth, an unmarried man (Grantees) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Jay County, State of Indiana:

See attached EXHIBIT "A"

Property Address: 326 W. 9th St., Portland, IN 47371.

Parcel I.D. #: 38-07-29-101-088.000-034.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, Grantors have executed this Deed this 18th day of MAY, 2018.

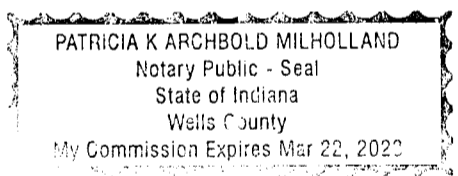
Daniel K. Robinette
Daniel K. Robinette

Peggy A. Robinette
Peggy A. Robinette

State of Indiana)
) SS:
County of JAY)

Before me the undersigned, A Notary Public for said County and State, personally appeared Daniel K. Robinette and Peggy A. Robinette, and acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that the representations contained therein are true.

Witness my hand and notarial seal on the 18th day of MAY, 2018.



Patricia K. Archbold
Notary Public
Resident of Michelland County
My Commission expires: _____

Grantees' Address and Tax Billing Address:
326 W 9th St
Portland, IN 47371

Prepared by: Justin R. Wall, Attorney at Law, Attorney #28115-35, P.O. Box 5100, 309 N. Jefferson St, Huntington, IN 46750.

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 Alexandria N. Garbar. File No. 881800512.

**Fidelity National
Title Company LLC**

EXHIBIT "A"

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Search Results for:

NAME: HUTH, AUSTIN (Super Search)

REGION: Jay County, IN
DOCUMENTS VALIDATED THROUGH: 04/25/2024 2:21 PM

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
201801543	Jay	06/01/2018	DEED : WARRANTY DEED	HUTH, AUSTIN D Search Search ROBINETTE, DANIEL K Search ROBINETTE, PEGGY A	Search Lot 25 MCLAUGHLIN ADD Search 29-23-14 Search Lot 138 PERDIEU ADD Search 29-23-14 NE
201801544	Jay	06/01/2018	MORT : MORTGAGES	HUTH, AUSTIN D Search Search CALIBER HOME LOANS INC Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search Lot 25 MCLAUGHLIN ADD Search 29-23-14 Search Lot 138 PERDIEU ADD Search 29-23-14 NE
202200503	Jay	02/22/2022	MORT : MORTGAGES	HUTH, AUSTIN D Search Search FREEDOM HOME MORTGAGE CORPORATION Search FREEDOM MORTGAGE CORPORATION Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search Lot 25 MCLAUGHLIN ADD Search 29-23-14 Search Lot 138 PERDIEU ADD Search 29-23-14 NE
202200504	Jay	02/22/2022	MISC : POWER OF ATTORNEY	HUTH, AUSTIN D Search Search FREEDOM HOME MORTGAGE CORPORATION Search FREEDOM MORTGAGE CORPORATION	Search Lot 25 MCLAUGHLIN ADD Search 29-23-14 Search Lot 138 PERDIEU ADD Search 29-23-14 NE
202200518	Jay	02/22/2022	REL : RELEASE - MORTGAGE	HUTH, AUSTIN D Search Search CALIBER HOME LOANS INC Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search Lot 25 MCLAUGHLIN ADD Search 29-23-14 Search Lot 138 PERDIEU ADD Search 29-23-14 NE

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NAME: HUTH, MELINDA (Super Search)



REGION: Jay County, IN

DOCUMENTS VALIDATED THROUGH: 04/25/2024 2:21 PM

Showing 0 results

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Document Details	County	Date	Type	Name	Legal
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No items to display.

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