



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00304	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	VICKIE LYNN PETER AND HANS TRITRICK PETER		
PROPERTY ADDRESS:	4502 E 500 N, WHEATFIELD, IN 46392		
CITY, STATE AND COUNTY:	WHEATFIELD, IN, 46392		

SEARCH INFORMATION

SEARCH DATE:	05/10/2024	EFFECTIVE DATE:	05/09/2024
NAME(S) SEARCHED:	VICKIE LYNN PETER AND HANS TRITRICK PETER		
ADDRESS/PARCEL SEARCHED:	4502 E 500 N, WHEATFIELD, IN 46392/003-00002-00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

VICKIE LYNN PETER	
COMMENTS:	

VESTING DEED

DEED TYPE:	SPECIAL WARRANTY DEED	GRANTOR:	ALBERDING FAMILY FARMS LLC, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	01/05/2021	GRANTEE:	VICKIE LYNN PETER
BOOK/PAGE:	N/A	RECORDED DATE:	10/01/2021
INSTRUMENT NO:	F185804		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	WHEATFIELD
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JASPER, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS, TOGETHER WILL ALL IMPROVEMENTS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 5 WEST, IN JASPER COUNTY, INDIANA, PER SURVEY BY DAVID TIEMENS, L.S. NO.29900020, PROJECT NO. 2020-3502 DATED OCTOBER 26, 2020, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BASIS OF BEARINGS), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OR SAID SECTION 35, A DISTANCE OF 2608.01 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE WEST ONE ACRE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 33.00 FEET TO A MAG NAIL; THENCE NORTH 00 DEGREES 46 MINUTES 13 SECONDS WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1315.15 FEET TO A 5/8 INCH IRON ROD WITH TIEMENS I.D. CAP; THENCE NORTH 00 DEGREES 52 MINUTES 54 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 657.63 FEET TO A 5/8 INCH IRON ROD WITH TIEMENS I.D. CAP; THENCE NORTH 89 DEGREES 51 MINUTES 32 SECONDS EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1316.30 FEET, TO A 5/8 INCH IRON ROD WITH TIEMENS I.D. CAP ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH 00 DEGREES 43 MINUTES 11 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 658.67 FEET TO A 5/8 INCH IRON ROD WITH SAYERS I.D. CAP; THENCE SOUTH 89 DEGREES 54 MINUTES 21 SECONDS WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1318.14 FEET TO A 5/8 INCH IRON ROD WITH TIEMENS I.D. CAP AT THE NORTHEAST CORNER OF SAID WEST ONE ACRE; THENCE SOUTH 00 DEGREES 46 MINUTES 13 SECONDS EAST, PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE EAST LINE OF SAID WEST ONE ACRE, A DISTANCE OF 1315.20 FEET, TO THE POINT OF BEGINNING. CONTAINING 20.896 ACRES, MORE OR LESS.

Jasper County, IN

Summary - Auditor's Office

Parcel Number	003-00002-00
Alternate ID	37-14-35-000-002.000-020
Map #	37-14-35-000-002.000-020
Property Address	4502 E 500 N WHEATFIELD
Sec/Twp/Rng	35 / T31N / R05W
Tax Set	GILLAM TOWNSHIP
Subdivision	n/a
Brief Tax Description	PT SE 35 31 5, 20.896A (Note: Not to be used on legal documents)
Book/Page	185804
Acres	20.8960
Class	101 AG CASH GRAIN/GENERAL FARM-101

Owners - Auditor's Office

Deeded Owner
 PETER, VICKIE LYNN
 4502 E 500 N
 WHEATFIELD, IN 46392

Deductions - Auditor's Office

Year	Deduction Type	Amount
2023 PAYABLE 2024	Standard Deduction \ Homestead	48,000
2023 PAYABLE 2024	Supplemental	34,840
2022 PAYABLE 2023	Standard Deduction \ Homestead	45,000
2022 PAYABLE 2023	Supplemental	29,750
2021 PAYABLE 2022	Standard Deduction \ Homestead	45,000
2021 PAYABLE 2022	Supplemental	25,725

Transfers - Auditor's Office

Transfer Date	Buyer Name	Seller Name	Type	Sale Price
03/07/1994	ALBERDING, KENNETH A &	ALBERDING, KENNETH & MARIAN		0
05/26/2011	ALBERDING, KENNETH &	ALBERDING, KENNETH A &	Straight	0
05/26/2011	ALBERDING FAMILY FARMS LLC	ALBERDING, KENNETH &	Straight	0
11/12/2020	OLYMPUS FARMS LLC	ALBERDING FAMILY FARMS LLC	Split To	2,560,000
10/01/2021	PETER, VICKIE LYNN	ALBERDING FAMILY FARMS LLC	Straight	0

Valuation - Assessor's Office

Assessment Year	2024	2023	2022	2021	2020
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/12/2024	4/12/2023	4/12/2022	4/12/2021	4/8/2020
Land	\$80,000	\$73,200	\$66,100	\$57,400	\$207,600
Land Res (1)	\$18,000	\$18,000	\$18,000	\$16,500	\$16,500
Land Non Res (2)	\$62,000	\$33,700	\$26,600	\$22,900	\$178,200
Land Non Res (3)	\$0	\$21,500	\$21,500	\$18,000	\$12,900
Improvement	\$194,800	\$174,600	\$173,000	\$149,300	\$135,700
Imp Res (1)	\$134,600	\$117,100	\$112,000	\$102,000	\$87,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$60,200	\$57,500	\$61,000	\$47,300	\$47,900
Total	\$274,800	\$247,800	\$239,100	\$206,700	\$343,300
Total Res (1)	\$152,600	\$135,100	\$130,000	\$118,500	\$104,300
Total Non Res (2)	\$62,000	\$33,700	\$26,600	\$22,900	\$178,200
Total Non Res (3)	\$60,200	\$79,000	\$82,500	\$65,300	\$60,800

Tax History - Treasurer's Office

Detail:

Tax Year	Type	Category	Description	Amount	Balance Due
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax - ABS RECALC	\$0.00	\$0.00
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$558.67	\$558.67
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: OLIVER #124	\$21.42	\$21.42
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: RYAN-LOWER END	\$12.50	\$12.50
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax - ABS RECALC	\$0.00	\$0.00
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$558.67	\$558.67
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: OLIVER #124	\$21.42	\$21.42
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: RYAN-LOWER END	\$12.50	\$12.50
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$615.87	
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: RYAN-LOWER END	\$12.50	

Tax Year	Type	Category	Description	Amount	Balance Due
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$615.87	
2022 PAYABLE 2023	Fall Ditch	SA	22/23 Fall Ditch: RYAN-LOWER END	\$12.50	
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$551.13	
2021 PAYABLE 2022	Spring Penalty	Tax	Penalty - 21/22 Spring Tax	\$55.12	
2021 PAYABLE 2022	Spring Ditch Penalty	SA	Penalty - 21/22 Spring Ditch: RYAN # 104 UPPER	\$1.04	
2021 PAYABLE 2022	Spring Ditch Penalty	SA	Penalty - 21/22 Spring Ditch: RYAN-LOWER END	\$1.26	
2021 PAYABLE 2022	Spring Ditch	SA	21/22 Spring Ditch: RYAN # 104 UPPER	\$10.45	
2021 PAYABLE 2022	Spring Ditch	SA	21/22 Spring Ditch: RYAN-LOWER END	\$12.50	
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$551.13	
2021 PAYABLE 2022	Fall Tax	Tax	20/21 Fall Tax	\$676.65	
2021 PAYABLE 2022	Fall Penalty	Tax	Penalty - 20/21 Fall Tax	\$33.83	
2021 PAYABLE 2022	Fall Ditch Penalty	SA	Penalty - 20/21 Fall Ditch: RYAN # 104 UPPER	\$1.68	
2021 PAYABLE 2022	Fall Ditch Penalty	SA	Penalty - 20/21 Fall Ditch: RYAN-LOWER END	\$0.63	
2021 PAYABLE 2022	Fall Ditch	SA	20/21 Fall Ditch: RYAN # 104 UPPER	\$33.69	
2021 PAYABLE 2022	Fall Ditch	SA	20/21 Fall Ditch: RYAN-LOWER END	\$12.50	
2021 PAYABLE 2022	Fall Ditch	SA	21/22 Fall Ditch: RYAN-LOWER END	\$12.50	
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$1,303.83	
2020 PAYABLE 2021	Spring Ditch	SA	20/21 Spring Ditch: RYAN # 104 UPPER	\$33.69	
2020 PAYABLE 2021	Spring Ditch	SA	20/21 Spring Ditch: RYAN-LOWER END	\$12.50	
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$1,303.83	
2020 PAYABLE 2021	Fall Ditch	SA	20/21 Fall Ditch: RYAN # 104 UPPER	\$33.69	
2020 PAYABLE 2021	Fall Ditch	SA	20/21 Fall Ditch: RYAN-LOWER END	\$12.50	

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.

Total:

Tax Year	Amount	Balance Due
2023 PAYABLE 2024	\$1,185.18	\$1,185.18
2022 PAYABLE 2023	\$1,256.74	
2021 PAYABLE 2022	\$1,954.11	
2020 PAYABLE 2021	\$2,700.04	

Tax Payments - Treasurer's Office

Detail:

Tax Year	Payment Date	Amount
2022 PAYABLE 2023	04/13/2023	\$628.37
2021 PAYABLE 2022	07/11/2022	\$1,195.13
2021 PAYABLE 2022	12/09/2021	\$758.98
2020 PAYABLE 2021	09/07/2021	\$627.18
2020 PAYABLE 2021	05/10/2021	\$722.84
2020 PAYABLE 2021	04/30/2021	\$627.18

Total:

Tax Year	Amount
2022 PAYABLE 2023	\$628.37
2021 PAYABLE 2022	\$1,954.11
2020 PAYABLE 2021	\$1,977.20

No data available for the following modules: Improvements - Auditor's Office, Sketches - Assessor's Office.

DISCLAIMER: The Jasper County GIS layers are not intended to be used for legal documents. They are intended to aid in graphic representation only. By using this application, you assume all risks arising out of or associated with access to this information. Jasper County reserves the right to make changes at any time without notice.
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 Last Data Upload: 5/10/2024, 7:01:49 PM

Contact Us



DULY ENTERED FOR TAXATION
Subject To Final
Acceptance For Transfer

OCT 01 2021

Donny D. Jordan
Auditor, Jasper County

F185804

KIMBERLY K. GROW, RECORDER
JASPER COUNTY INDIANA
10/01/2021 01:31:26 PM
PGS: 3
RECORDED AS PRESENTED

SPECIAL WARRANTY DEED

003 - 0002 - 00

THIS INDENTURE is made this 5th day of January 2021, between ALBERDING FAMILY FARMS LLC, an Indiana limited liability company ("Grantor") and VICKIE LYNN PETER, of 4502 E. 500 N., Wheatfield, IN 46392 ("Grantee").

WITNESSETH, that Grantor, for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, and pursuant to authority of its Board of Directors, by these presents does hereby CONVEY unto Grantee FOREVER, all the following described real estate, situated in the County of Jasper and State of Indiana, to wit:

[see legal description(s) attached as Exhibit A]

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyway pertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever.

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, and its successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT and DEFEND, the said premises against all persons lawfully claiming the same, by, through or under Grantor, subject only to:

- Subject to: (1) Covenants, conditions, restrictions and easements apparent or of record; and
- (2) All applicable zoning laws and ordinances.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its President, the day and year first above written.

ALBERDING FAMILY FARMS LLC


By: *Donna Lee Schultz*
Donna Lee Schultz, General Manager



STATE OF TEXAS)
) SS
COUNTY OF Bell)

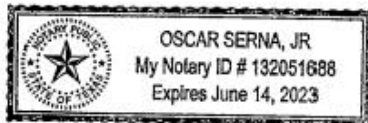
I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Donna Lee Schultz, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and to be the General Manager of Alberding Family Farms LLC, an Indiana corporation, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 9 day of March, 2021.


Notary Public
Printed Name: Oscar Serna Jr.
My Commission Expires: 06/14/2023

WSP Mail Tax Bills to:
After filing return Deed to:

VICKIE LYNN PETER
4502 E. 500 N.
Wheatfield, IN 46392



This document was
prepared by:
Oscar Serna Jr.

EXHIBIT "A"**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF JASPER, STATE OF INDIANA, AND IS DESCRIBED AS FOLLOWS, TOGETHER WITH ALL IMPROVEMENTS:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 31 NORTH, RANGE 5 WEST, IN JASPER COUNTY, INDIANA, PER SURVEY BY DAVID TIEMENS, L.S. NO. 29900020, PROJECT NO. 2020-3502 DATED OCTOBER 26, 2020, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE NORTH 90°00'00" WEST (ASSUMED BASIS OF BEARINGS), ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OR SAID SECTION 35, A DISTANCE OF 2608.01 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE WEST ONE ACRE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 33.00 FEET TO A MAG NAIL; THENCE NORTH 00°46'13" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1315.15 FEET TO A 5/8'S INCH IRON ROD WITH TIEMENS I.D. CAP; THENCE NORTH 00°52'54" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 657.63 FEET TO A 5/8'S INCH IRON ROD WITH TIEMENS I.D. CAP; THENCE NORTH 89°51'32" EAST, ALONG THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35, A DISTANCE OF 1316.30 FEET, TO A 5/8'S INCH IRON ROD WITH TIEMENS I.D. CAP ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 35; THENCE SOUTH 00°43'11" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 658.67 FEET TO A 5/8'S INCH IRON ROD WITH SAYERS I.D. CAP; THENCE SOUTH 89°54'21" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1318.14 FEET TO A 5/8'S INCH IRON ROD WITH TIEMENS I.D. CAP AT THE NORTHEAST CORNER OF SAID WEST ONE ACRE; THENCE SOUTH 00°46'13" EAST, PARALLEL WITH AND 33.00 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE EAST LINE OF SAID WEST ONE ACRE, A DISTANCE OF 1315.20 FEET, TO THE POINT OF BEGINNING. CONTAINING 20.896 ACRES, MORE OR LESS.

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/01/2021	03/09/2021	F185804	WARRANTY...	PETER VICKIE LYNN		GRANTEE