



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00542	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	TONY ROOKS		
PROPERTY ADDRESS:	5054 E LANDERSDALE RD, MOORESVILLE, IN 46158		
CITY, STATE AND COUNTY:	MOORESVILLE, INDIANA (IN), MORGAN		

### SEARCH INFORMATION

SEARCH DATE:	07/24/2024	EFFECTIVE DATE:	07/23/2024
NAME(S) SEARCHED:	TONY ROOKS AND ANNA C ROOKS		
ADDRESS/PARCEL SEARCHED:	5054 E LANDERSDALE RD, MOORESVILLE, IN 46158/55-02-29-300-011.001-004		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TONY J. ROOKS AND ANNA C. ROOKS, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ARVIN M. HOPKINS AND MARY L. HOPKINS, HUSBAND AND WIFE
DATED DATE:	01/17/1992	GRANTEE:	TONY J. ROOKS AND ANNA C. ROOKS, HUSBAND AND WIFE
BOOK/PAGE:	344/390	RECORDED DATE:	01/27/1992
INSTRUMENT NO:	9200934		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MOORESVILLE
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH MARKS THE SOUTHEAST CORNER OF THE ABOVE CAPTIONED EAST HALF; THENCE NORTH NO DEGREES 01 MINUTES 17 SECONDS EAST (ASSUMED BEARING), WITH THE EAST LINE OF SAID EAST HALF, 231.99 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, CONTINUING WITH THE EAST LINE OF SAID EAST HALF, NORTH NO DEGREES 01 MINUTES 17 SECONDS EAST 180.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS WEST 192.00 FEET TO AN IRON PIN; THENCE SOUTH NO DEGREES 01 MINUTES 17 SECONDS WEST 153.55 FEET TO THE NORTH LINE OF THE ONE (1) ACRE PARCEL DESCRIBED IN DEED RECORD 341 PAGE 238; THENCE, WITH THE NORTH LINE OF SAID PARCEL, NORTH 89 DEGREES 06 MINUTES 03 SECONDS EAST 24.80 FEET TO A FOUND IRON PIN WHICH MARKS THE NORTHEAST CORNER OF SAID ONE (1) ACRE PARCEL; THENCE SOUTH NO DEGREES 05 MINUTES 01 SECONDS EAST, WITH THE EAST LINE OF AFORESAID ONE (1) ACRE PARCEL, 26.85 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 167.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.778 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD OR OBSERVABLE.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT BEING THIRTY (30) FEET BY PARALLEL LINES ON AND ALONG THE WEST SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 0.778 ACRE PARCEL; THENCE SOUTH NO DEGREES 01 MINUTES 17 SECONDS WEST, WITH THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 2 EAST, 231.99 FEET TO THE STONE, ON THE OUTSIDE OF THE CURVE IN THE COUNTY ROAD, WHICH MARKS THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER, SAID STONE BEING THE TERMINUS OF THE EASEMENT HEREIN DESCRIBED. IT IS THE INTENT OF THIS DESCRIPTION THAT THE WEST LINE OF THE EASEMENT SHALL INTERSECT THE SOUTH LINE OF THE PARCEL AT THE BEGINNING AND THE SOUTH LINE OF THE EAST HALF OF SOUTHWEST QUARTER AT THE TERMINUS.

**Morgan County, IN**  
 5054 E LANDERSDALE RD  
 39 DEGREES NORTH (855) GIS-3939

### Parcel Information

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Owner Name	Rooks Tony J & Anna C
Owner Address	5054 E Landersdale Rd Mooresville, In 46158
Parcel Number	55-02-29-300-011.001-004
Alt Parcel Number	55-02-29-300-011.001-004
Property Address	5054 E Landersdale Rd, Mooresville, In 46158
Property Class Code	511
Property Class	1 Family Dwell - Unplatted (0 To 9.99 Acres)
Neighborhood	1-ENTIRE Brown Township, 5200013-004
Legal Description	S29 T14 R2E E 1/2 E 1/2 SW; .778 A

### Taxing District

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Township	Brown Township
Corporation	Mooresville Consolidated
Taxing District Name	Brown Township
Taxing District Number	004

### Land Description

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Land Type	Acreage	Dimer
9	0.78	

### Transfer of Ownership

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Date	Name	Buyer	Document	Deed Typ
1900-01-01	Rooks Tony J & Anna C			Wd

**Valuation Record**

<b>Assessment Date</b>	<b>Reason for Change</b>	<b>Land</b>	<b>Improvements</b>
2024-04-02	Annual Adjustment	\$63,500.00	\$219,000.00
2023-03-17	Annual Adjustment	\$63,500.00	\$219,000.00
2022-04-05	Annual Adjustment	\$63,500.00	\$174,200.00
2022-04-04	Annual Adjustment	\$63,500.00	\$174,200.00
2021-03-30	General Revaluation	\$45,400.00	\$149,600.00
2020-03-18	Annual Adjustment	\$37,000.00	\$161,100.00
2019-03-08	Annual Adjustment	\$31,600.00	\$143,600.00
2018-04-17	Annual Adjustment	\$31,600.00	\$128,400.00
2017-05-04	General Revaluation	\$31,600.00	\$128,000.00
2016-06-07	Annual Adjustment	\$31,600.00	\$107,700.00
2015-06-26	Annual Adjustment	\$31,600.00	\$107,700.00
2014-07-08	Annual Adjustment	\$31,600.00	\$106,100.00
2013-06-19	Annual Adjustment	\$31,600.00	\$106,100.00
2012-06-28	General Revaluation	\$31,600.00	\$103,000.00
2011-08-23	Annual Adjustment	\$31,600.00	\$99,900.00
2010-08-18	Annual Adjustment	\$31,600.00	\$101,900.00
2009-03-01	Annual Adjustment	\$31,600.00	\$101,900.00
2008-03-01	Annual Adjustment	\$31,600.00	\$101,900.00
2007-03-01	Annual Adjustment	\$31,800.00	\$101,900.00
2006-03-01	Annual Adjustment	\$31,800.00	\$101,900.00
2002-03-01	General Revaluation	\$31,800.00	\$90,600.00
2001-03-01	100% Av Initialized	\$8,500.00	\$44,300.00
1995-03-01	General Revaluation	\$2,800.00	\$14,800.00

**Sales**

<b>Sale Date</b>	<b>Sale Price</b>	<b>Buyer Name</b>
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### Public Utilities

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Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

### Exterior Features

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Exterior Feature	Size/Area
Porch, Open Frame	108
Wood Deck	463

### Special Features

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Description	Size/Area
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### Summary of Improvements

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Buildings	Grade	Condition	Construction Year	Effective
Utility Shed R 2	D	F	1960	1960
Pool, Above Ground (Circular) R 3	C	A	2000	2000
Detached Garage	C	A	2015	2015
Single-family R 1	C	A	1971	1971

### Single-Family R 1

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## Accommodations

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Bed Rooms	4
Finished Rooms	7

## Plumbing

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Full Baths	3
Full Baths Fixtures	9
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	1

## Other Residential Dwelling

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Heat Type	Central Warm Air
Fireplaces	
Attached Garages	

## Floors

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Floor	Construction	Base
1	Brick	2,036
C		1,616
S		420

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Parcel No. \_\_\_\_\_

9200934

**WARRANTY DEED**

THIS INDENTURE WITNESSETH, That ARVIN M. HOPKINS and MARY L. HOPKINS,  
Husband and Wife \_\_\_\_\_ (Grantor)  
of Morgan County, in the State of Indiana, CONVEY \_\_\_\_\_  
AND WARRANT \_\_\_\_\_ to TONY J. ROOKS and ANNA C. ROOKS,  
Husband and Wife \_\_\_\_\_ (Grantee)  
of Morgan County, in the State of Indiana, for the sum  
of -----One----- Dollars (\$ 1.00 ) and other  
valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following  
described real estate in Morgan County, State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

The undersigned hereby represent that this real estate is not "property" as defined in Indiana Code 13-7-22, 5-6, and is not, and has not been used as a landfill or dump, and contains no underground storage tanks or toxic or hazardous waste or materials, and that no disclosure statement under Indiana Code 13-7-22, 5-1, et seq. (Indiana Responsible Transfer Law), is required for this transaction.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 306 Landersdale Road, Mooresville, IN

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of January, 19 92.

Grantor: \_\_\_\_\_ (SEAL)  
Signature Arvin M. Hopkins  
Printed ARVIN M. HOPKINS

Grantor: \_\_\_\_\_ (SEAL)  
Signature Mary L. Hopkins  
Printed MARY L. HOPKINS

STATE OF INDIANA }  
COUNTY OF MORGAN } SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared \_\_\_\_\_  
Arvin M. Hopkins and Mary L. Hopkins  
who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

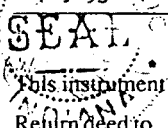
Witness my hand and Notarial Seal this 17 day of January, 19 92.

My commission expires: \_\_\_\_\_  
Signature Sharon K. Huse  
Printed Sharon K. Huse, Notary Public  
Resident of Hendricks County, Indiana.

This instrument prepared by Timothy C. Currens, Attorney at Law.

Return deed to 306 Landersdale Road, Mooresville, IN 46158

Send tax bills to 306 Landersdale Road, Mooresville, IN 46158



A part of the East Half of the Southwest Quarter of Section 29, Township 14 North, Range 2 East, Morgan County, Indiana, described as follows:

Commencing at a stone which marks the southeast corner of the above captioned East Half; thence North no degrees 01 minutes 17 minutes East (assumed bearing), with the east line of said East Half, 231.99 feet to an iron pin and the POINT OF BEGINNING of the parcel herein described; thence, continuing with the east line of said East Half, North no degrees 01 minutes 17 seconds East 180.00 feet to an iron pin; thence North 89 degrees 58 minutes 43 seconds West 192.00 feet to an iron pin; thence South no degrees 01 minutes 17 seconds West 153.55 feet to the north line of the one (1) acre parcel described in Deed Record 341 page 238; thence, with the north line of said parcel, North 89 degrees 06 minutes 03 seconds East 24.80 feet to a found iron pin which marks the northeast corner of said one (1) acre parcel; thence South no degrees 05 minutes 01 seconds East, with the east line of aforesaid one (1) acre parcel, 26.85 feet to an iron pin; thence South 89 degrees 58 minutes 43 seconds East 167.16 feet to the Point of Beginning.

Containing 0.778 acres, more or less, and subject to any easements, rights-of-way, or restrictions of record or observable.

Together with an access and utility easement being thirty (30) feet by parallel lines on and along the west side of the following described line:

Beginning at the iron pin which marks the southeast corner of the above described 0.778 acre parcel; thence South no degrees 01 minutes 17 seconds West, with the east line of the East Half of the Southwest Quarter of Section 29, Township 14 North, Range 2 East, 231.99 feet to the stone, on the outside of the curve in the county road, which marks the southeast corner of said East Half of the Southwest Quarter, said stone being the terminus of the easement herein described. It is the intent of this description that the west line of the easement shall intersect the south line of the parcel at the beginning and the south line of the East Half of the Southwest Quarter at the terminus.

DAILY ENTERED FOR TAXATION  
Jan. 27 1992  
Brenda Brittain  
Auditor, Morgan County

RECEIVED FOR RECORD  
JAN 27 1992  
9:35 A.M.  
at  
Carmella Hacker  
MORGAN COUNTY RECORDER



# Search Results for:

**NAME: Rooks, Anna (Super Search)**



**REGION: Morgan County, IN**

**DOCUMENTS VALIDATED THROUGH: 07/23/2024 3:26 PM**

Showing 12 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">9200934</a>	Morgan	01/27/1992	DEED : WARRANTY DEED	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> HOPKINS, ARVIN M <a href="#">Search</a> HOPKINS, MARY L <a href="#">Search</a> ROOKS, TONY J	<a href="#">Search</a> 29-14-2E E SW
<a href="#">9200935</a>	Morgan	01/27/1992	MORT : MORTGAGE	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> MID STATE BANK OF HENDRICKS COUNTY	<a href="#">Search</a> 29-14-2E E SW
<a href="#">9200936</a>	Morgan	01/27/1992	ASGN : ASSIGNMENT	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> MID STATE BANK OF HENDRICKS COUNTY <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> MERCHANTS MORTGAGE CORPORATION	
<a href="#">9313197</a>	Morgan	11/04/1993	ASGN : ASSIGNMENT	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> MERCHANTS MORTGAGE CORPORATION <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> NATIONAL CITY MORTGAGE CO	
<a href="#">9412728</a>	Morgan	10/19/1994	LIEN : FEDERAL TAX LIEN	<b>ROOKS, ANNA CHRISTINE</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> US TREASURY	
<a href="#">9414617</a>	Morgan	12/05/1994	LIEN : FEDERAL TAX LIEN	<b>ROOKS, ANNA CHRISTINE</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> US TREASURY	
<a href="#">20006616</a>	Morgan	05/23/2000	EASEMENT : EASEMENT	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, CHRISTY <a href="#">Search</a> ROOKS, TONY <a href="#">Search</a> ROOKS, TONY J <a href="#">see details for more</a>	<a href="#">Search</a> 29-14-2E
<a href="#">20102226</a>	Morgan	02/22/2001	LIEN : FEDERAL TAX LIEN	<b>ROOKS, ANNA CHRISTINE</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> U S TREASURY	

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<a href="#">200708477</a>	Morgan	07/18/2007	MISC : POWER OF ATTORNEY	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J	<a href="#">Search</a> 29-14-2E SW
<a href="#">200708478</a>	Morgan	07/18/2007	MORT : MORTGAGE	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> ROOKS, TONY J <a href="#">Search</a> IMPERIAL LENDING LLC <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	<a href="#">Search</a> 29-14-2E SW
<a href="#">200708639</a>	Morgan	07/23/2007	REL : RELEASE	<b>ROOKS, ANNA C</b> <a href="#">Search</a> <a href="#">Search</a> NATIONAL CITY MORTGAGE CO <a href="#">Search</a> ROOKS, TONY J	
<a href="#">200708803</a>	Morgan	07/25/2007	REL : RELEASE TAX LIEN	<b>ROOKS, ANNA CHRISTINE</b> <a href="#">Search</a> <a href="#">Search</a> U S TREASURY <a href="#">Search</a> ROOKS, TONY J	

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**NAME: Rooks, Tony (Super Search)**



**REGION: Morgan County, IN**

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