



Legal and Vesting  
Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0108	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	KATELYN WILLIAMS		
PROPERTY ADDRESS:	4192 E STATE ROAD 32, CRAWFORDSVILLE, IN, 47933		
CITY, STATE AND COUNTY:	CRAWFORDSVILLE, INDIANA (IN) AND MONTGOMERY		

SEARCH INFORMATION

SEARCH DATE:	11/29/2023	EFFECTIVE DATE:	11/28/2023
NAME(S) SEARCHED:	KATELYN WILLIAMS AND DWAYNE WILLIAMS		
ADDRESS/PARCEL SEARCHED:	4192 E STATE ROAD 32, CRAWFORDSVILLE, IN, 47933/07-36-200-011.000-024		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DWAYNE C. WILLIAMS AND KATELYN N. WILLIAMS, HUSBAND AND WIFE
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COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KYLE L. WALDEN AND BAILEY E. WALDEN, HUSBAND AND WIFE
DATED DATE:	07/08/2021	GRANTEE:	DWAYNE C. WILLIAMS AND KATELYN N. WILLIAMS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	7/13/2021
INSTRUMENT NO:	202104935		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CRAWFORDSVILLE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MONTGOMERY COUNTY, IN THE STATE OF INDIANA:

PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 4 WEST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 461 FEET EAST OF A POINT 45 FEET NORTH OF THE SOUTHWEST CORNER OF SAID WEST HALF QUARTER SECTION; RUNNING THENCE NORTH 174 FEET TO POINT; THENCE EAST 215.5 FEET TO A POINT; THENCE NORTH 149.5 FEET; THENCE EAST 200 FEET TO THE CENTER LINE OF A HIGHWAY; THENCE SOUTH 133 FEET TO A POINT IN THE CENTERLINE OF HIGHWAY; THENCE WEST 15 FEET TO THE RIGHT OF WAY POST; THENCE IN A SOUTHWESTERLY DIRECTION FOLLOWING SAID RIGHT OF WAY 230 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 32; THENCE WEST FOLLOWING SAID RIGHT OF WAY LINE 323 FEET TO THE PLACE OF BEGINNING.

# Montgomery County, IN

## Summary - Auditor's Office

**Parcel Number** 07-36-200-011.000-024  
**Alternate ID** 020-13107-00  
**Map #** 23  
**Property Address** 4192 E STATE ROAD 32  
 CRAWFORDSVILLE  
**Sec/Twp/Rng** 36 / 19 / 4  
**Tax Set** NORTH UNION  
**Subdivision** n/a  
**Brief Tax Description** Pt WH NWQ 36-19-4 2.08 A  
 (Note: Not to be used on legal documents)  
**Book/Page** n/a  
**Acres** 2.08  
**Class** 511 RES ONE FAMILY UNPLAT 0-9.99-511

## Owners - Auditor's Office

**Deeded Owner**  
 WILLIAMS DWAYNE C & KATELYN N H/W  
 4192 E STATE ROAD 32  
 CRAWFORDSVILLE IN 47933

## Taxing District - Assessor's Office

**County:** Montgomery  
**Township:** UNION TOWNSHIP  
**State District:** 024 UNION TOWNSHIP-N. MONTGOMERY S  
**Local District:** 020  
**School Corp:** NORTH MONTGOMERY COMMUNITY  
**Neighborhood:** 962901-024 North Union Twp 1-5 Acre

## Site Description - Assessor's Office

**Topography:** Rolling  
**Public Utilities:** Electricity  
**Street or Road:** Paved  
**Area Quality:** Static  
**Parcel Acreage:** 2.08

## Land - Assessor's Office

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
Homesite		0	0	1.000000	\$32,000.00	\$32,000.00	\$32,000.00	\$0.00	\$32,000.00
Homesite-Res Excess Acreage		0	0	0.620000	\$5,500.00	\$5,500.00	\$3,410.00	\$0.00	\$3,410.00
Agric Support-Public Road		0	0	0.460000	\$1,900.00	\$1,900.00	\$874.00	(\$100.00)	\$0.00

## Residential Dwellings - Assessor's Office

Description	Dwelling
Story Height	1
Style	
Finished Area	2784
# Fireplaces	0
Heat Type	Central Warm Air
Air Cond	1392
Bedrooms	2
Living Rooms:	1
Dining Rooms:	0
Family Rooms:	1
Finished Rooms:	4
Full Baths	2
Full Bath Fixtures	6
Half Baths	1
Half Bath Fixtures	2
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	2

Floor	Construction	Base	Finish
1	Brick	1392	1392
B		1392	1392

Features	Area
Patio, Treated Pine	448
Stoop, Masonry	64

**Improvements - Assessor's Office**

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
Utility Shed	100	D-1	2020	2020	A	1.01	30	1	1.3532
Utility Shed	100	E	2005	2005	A	1.01	64	1	1.3532
Dwelling	100	C+2	2004	2004	A	1.01	2784	1	1.3532
Barn, Pole (T3)	100	C+1	2023	2023	A	1.01	2560	1	1.3532

**Transfers - Auditor's Office**

Transfer Date	Buyer Name	Seller Name	Type
08/14/2019	WALDEN KYLE L & BAILEY E H/W	MCINTYRE ZACHARY W	Straight
07/12/2021	WILLIAMS DWAYNE C & KATELYN N H/W	WALDEN KYLE L & BAILEY E H/W	Straight

**Sales - Assessor's Office**

Sale Date	Sale Price	Parcel Count	Valid
7/8/2021	\$295,900	1	Y
8/9/2019	\$225,000	1	N
8/14/2014	\$139,000	1	N
4/9/2014	\$0	1	N

**Valuation - Auditor's Office**

Tax Year	Homestead Land Value	Homestead Improvement Value	Residential Land Value	Residential Improvement Value	Non-residential Land Value	Non-residential Improvement Value	Total Land Value	Total Improvement Value	Total Value
2023	\$32,000	\$277,900	\$0	\$0	\$3,400	\$400	\$35,400	\$278,300	\$313,700
2022	\$32,000	\$240,300	\$0	\$0	\$3,400	\$400	\$35,400	\$240,700	\$276,100

**Deductions - Auditor's Office**

Year	Deduction Type	Amount
2022 PAYABLE 2023	Mortgage	3,000
2022 PAYABLE 2023	Standard Deduction \ Homestead	45,000
2022 PAYABLE 2023	Supplemental	79,555

**Tax History - Treasurer's Office**

Detail:						
Tax Year	Type	Category	Description	Amount	Balance Due	
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$841.16		
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$841.16		
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$844.15		
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$844.15		
2020 PAYABLE 2021	Spring Tax	Tax	20/21 Spring Tax	\$722.19		
2020 PAYABLE 2021	Fall Tax	Tax	20/21 Fall Tax	\$722.19		
2019 PAYABLE 2020	Spring Tax	Tax	19/20 Spring Tax	\$729.00		
2019 PAYABLE 2020	Fall Tax	Tax	19/20 Fall Tax	\$729.00		

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.

Total:		
Tax Year	Amount	Balance Due
2022 PAYABLE 2023	\$1,682.32	
2021 PAYABLE 2022	\$1,688.30	
2020 PAYABLE 2021	\$1,444.38	
2019 PAYABLE 2020	\$1,458.00	

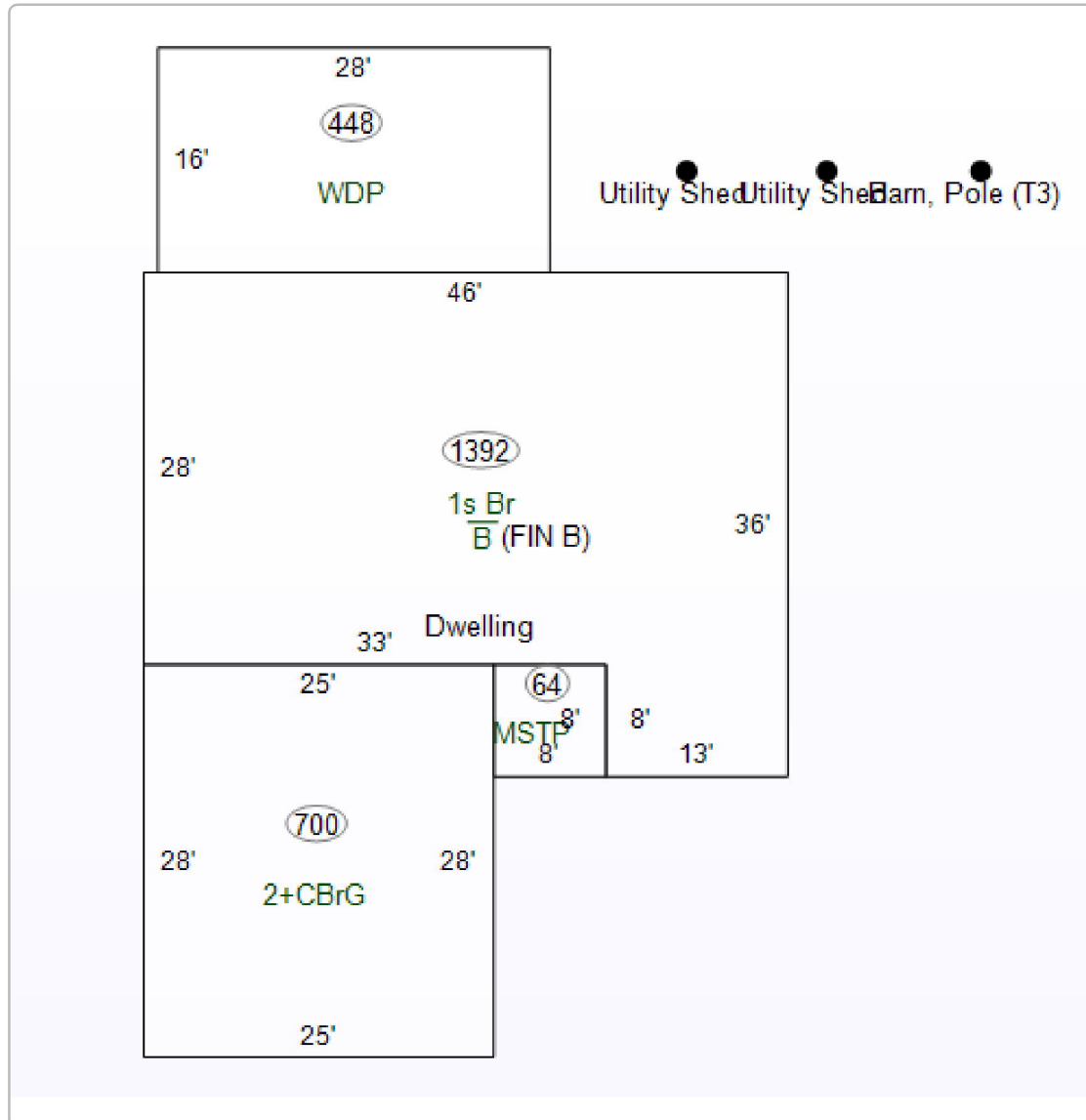
**Payments - Treasurer's Office**

Detail:				
Tax Year	Payment Date	Paid By	Amount	
2022 PAYABLE 2023	11/06/2023	CORELOGIC	\$841.16	
2022 PAYABLE 2023	04/21/2023	CORELOGIC	\$841.16	
2021 PAYABLE 2022	11/01/2022	CORELOGIC	\$844.15	
2021 PAYABLE 2022	04/26/2022	Corelogic Escrow	\$844.15	
2020 PAYABLE 2021	10/27/2021	CORELOGIC	\$722.19	
2020 PAYABLE 2021	04/29/2021	CORELOGIC	\$722.19	
2019 PAYABLE 2020	11/06/2020	CORELOGIC	\$729.00	
2019 PAYABLE 2020	05/06/2020	CORELOGIC	\$729.00	

Total:

Tax Year	Amount
2022 PAYABLE 2023	\$1,682.32
2021 PAYABLE 2022	\$1,688.30
2020 PAYABLE 2021	\$1,444.38
2019 PAYABLE 2020	\$1,458.00

Sketches - Assessor's Office



### Property Record Card

Property Record Card (PDF)

### Map



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

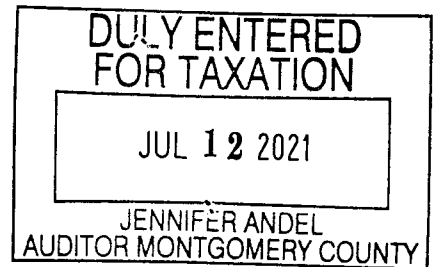
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Last Data Upload: 29/11/2023, 11:18:09

Contact Us



202104935 WD \$25.00  
07/13/2021 08:27:44A 2 PGS  
JENNIFER BENTLEY  
Montgomery County Recorder IN  
Recorded as Presented



**WARRANTY DEED**

***This Indenture Witnesseth that*** Kyle L. Walden and Bailey E. Walden, husband and wife (Grantors), of Montgomery County, State of Indiana, ***Convey and Warrant to*** Dwayne C. Williams and Katelyn N. Williams, husband and wife (Grantees), of Montgomery County, State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Montgomery County, in the State of Indiana:

Part of the West Half of the Northwest Quarter of Section 36, Township 19 North, Range 4 West, described as follows:

Beginning at a point 461 feet East of a point 45 feet North of the southwest corner of said West Half Quarter Section; running thence North 174 feet to point; thence East 215.5 feet to a point; thence North 149.5 feet; thence East 200 feet to the center line of a highway; thence South 133 feet to a point in the centerline of highway; thence West 15 feet to the right of way post; thence in a Southwesterly direction following said right of way 230 feet to the north right of way line of State Road No. 32; thence West following said right of way line 323 feet to the place of beginning.

Subject to all rights-of-way, easements, covenants and restrictions of record.

Prior Deed Reference: Instrument No. 201904345  
Parcel Number: 54-07-36-200-011.000-024  
Property Address: 4192 E. State Road 32, Crawfordsville, IN 47933  
Grantees' Address: 4192 E. State Road 32, Crawfordsville, IN 47933,  
to which tax statements should be mailed.

***In Witness Whereof***, Grantors have executed this deed this 8<sup>th</sup> day of July, 2021.

Kyle L. Walden (Seal)  
Kyle L. Walden

Bailey E. Walden (Seal)  
Bailey E. Walden

**ACKNOWLEDGMENT NOTARIAL CERTIFICATE:**

STATE OF INDIANA                    )  
  ) SS:  
COUNTY OF MONTGOMERY        )

Before me, a Notary Public in and for the said County and State, personally appeared Kyle L. Walden and Bailey E. Walden, husband and wife, 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 8<sup>th</sup> day of July, 2021.

My commission expires:

Signature *Brandi M. Evans*  
Printed:  
Residing in Montgomery County, Indiana  
Commission No.

Return to:  
Partners' Title Group, Inc.  
206 E. Market Street  
Crawfordsville, IN 47933  
21-10138



This instrument prepared by Kurt R. Homann, Attorney at Law, PO Box 838, Crawfordsville, Indiana.

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. Printed: Kurt R. Homann



## Search Results for:

**NAME: WILLIAMS, KATELYN (Super Search)**

**REGION: Montgomery County, IN**  
**DOCUMENTS VALIDATED UP TO: 11/28/2023 4:08 PM**

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">200300373</a>	Montgomery	01/10/2003	DEED : QUIT CLAIM DEED	<b>WILLIAMS, CATHERINE KATE</b> <a href="#">Search</a> <a href="#">Search</a> WILSON, DAVID S <a href="#">Search</a> WILSON, DAVID S	<a href="#">Search</a> Lot 156 INDIAN HILLS ESTATES LH <a href="#">Search</a> Lot 157 INDIAN HILLS ESTATES LH
<a href="#">9807346</a>	Montgomery	09/28/1998	DEED : QUIT CLAIM DEED	<b>WILLIAMS, KATE</b> <a href="#">Search</a> <a href="#">Search</a> WILSON, BESSIE A <a href="#">Search</a> WILSON, ROY E <a href="#">Search</a> WILSON, DAVID S	<a href="#">Search</a> Lot 156 INDIAN HILLS ESTATES LH <a href="#">Search</a> Lot 157 INDIAN HILLS ESTATES LH
<a href="#">202104935</a>	Montgomery	07/13/2021	DEED : WARRANTY DEED	<b>WILLIAMS, KATELYN N</b> <a href="#">Search</a> <a href="#">Search</a> WALDEN, BAILEY E <a href="#">Search</a> WALDEN, KYLE L <a href="#">Search</a> WILLIAMS, DWAYNE C	<a href="#">Search</a> 36-19-4 W NW
<a href="#">202104936</a>	Montgomery	07/13/2021	MORT : MORTGAGES	<b>WILLIAMS, KATELYN N</b> <a href="#">Search</a> <a href="#">Search</a> WILLIAMS, DWAYNE C <a href="#">Search</a> RUOFF MORTGAGE COMPANY INC	<a href="#">Search</a> 36-19-4 W NW
<a href="#">202305402</a>	Montgomery	11/29/2023	MORT : MORTGAGES	<b>WILLIAMS, KATELYN N</b> <a href="#">Search</a> <a href="#">Search</a> WILLIAMS, DWAYNE C <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	<a href="#">Search</a> 36-19-4 NW

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## Search Results for:

**NAME: WILLIAMS, DWAYNE (Super Search)**

**REGION: Montgomery County, IN**  
**DOCUMENTS VALIDATED UP TO: 11/28/2023 4:08 PM**

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">202104935</a>	Montgomery	07/13/2021	DEED : WARRANTY DEED	<b>WILLIAMS, DWAYNE C</b> <a href="#">Search</a>  <a href="#">Search</a> WALDEN, BAILEY E <a href="#">Search</a> WALDEN, KYLE L <a href="#">Search</a> WILLIAMS, KATELYN N	<a href="#">Search</a> 36-19-4 W NW
<a href="#">202104936</a>	Montgomery	07/13/2021	MORT : MORTGAGES	<b>WILLIAMS, DWAYNE C</b> <a href="#">Search</a>  <a href="#">Search</a> WILLIAMS, KATELYN N <a href="#">Search</a> RUOFF MORTGAGE COMPANY INC	<a href="#">Search</a> 36-19-4 W NW
<a href="#">202305402</a>	Montgomery	11/29/2023	MORT : MORTGAGES	<b>WILLIAMS, DWAYNE C</b> <a href="#">Search</a>  <a href="#">Search</a> WILLIAMS, KATELYN N <a href="#">Search</a> HENDRICKS COUNTY BANK AND TRUST COMPANY	<a href="#">Search</a> 36-19-4 NW

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