



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	22569	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	SARAH SLONE AND AUSTIN SLONE		
PROPERTY ADDRESS:	4278 S 750 E, PIERCETON, INDIANA, 46562		
CITY, STATE AND COUNTY:	PIERCETON, INDIANA (IN) AND KOSCIUSKO		

SEARCH INFORMATION

SEARCH DATE:	01/08/2024	EFFECTIVE DATE:	01/06/2024
NAME(S) SEARCHED:	SARAH SLONE AND AUSTIN SLONE		
ADDRESS/PARCEL SEARCHED:	4278 S 750 E, PIERCETON, INDIANA, 46562/ 43-16-01-100-000.000-015		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

AUSTIN SLONE AND SARAH SLONE, HUSBAND AND WIFE
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	WALTER L. BLOCHER, JR. AND TANA BLOCHER, HUSBAND AND WIFE
DATED DATE:	04/20/2022	GRANTEE:	AUSTIN SLONE AND SARAH SLONE, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/27/2022
INSTRUMENT NO:	2022041201		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PIERCETON
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ADDITIONAL NOTES

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE STATE OF INDIANA, COUNTY OF KOSCIUSKO, TOWNSHIP OF MONROE, BEING A PORTION OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST, BOUNDED ON THE WEST BY COUNTY ROAD 750 EAST AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 2522 FEET (DEED RECORD) TO AN IRON PIN LOCATED IN THE CENTERLINE OF COUNTY ROAD 750 EAST; THENCE SOUTH 0 DEGREES 31 MINUTES WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD 750 EAST (NOT NECESSARILY THE WEST LINE OF SAID NORTHEAST QUARTER), 1,434.4 FEET TO A RAILROAD SPIKE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES EAST ALONG AN EXISTING FENCE ROW, 1,584.00 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 31 MINUTES WEST, 550.00 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 18 MINUTES WEST 1,584.00 FEET TO A BOLT ON THE CENTERLINE OF COUNTY ROAD 750 EAST; THENCE NORTH 0 DEGREES 31 MINUTES EAST ALONG THE CENTERLINE OF COUNTY ROAD 750 EAST 550.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST AND RUNNING THENCE WEST ALONG THE NORTH LINE OF THE SAID FRACTIONAL QUARTER SECTION A DISTANCE OF 2,522.00 FEET TO AN EXISTING IRON PIPE MARKING THE CENTERLINE OF COUNTY ROAD 750 EAST; THENCE SOUTH 00 DEGREE 31 MINUTES 00 SECONDS WEST (ASSUMED BEARING) ALONG THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 1,845.40 FEET TO A P.K. NAIL MARKING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 18 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE WALTER L. AND TANA BLOCHER TRACT AS RECORDED IN DEED RECORD 301, PAGE 437 ,IN THE OFFICE OF THE RECORDER OF KOSCIUSKO COUNTY, INDIANA, A DISTANCE OF 313.40 FEET TO A 5/8 INCH REBAR SET; THENCE SOUTH 00 DEGREES 31 MINUTES 00 SECONDS WEST ON A LINE PARALLEL WITH THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 139.00 FEET TO A 5/8 INCH REBAR (SET) ON THE SOUTH LINE OF THE SAID BLOCHER TRACT; THENCE SOUTH 88 DEGREES 18 MINUTES 00 SECONDS WEST A DISTANCE OF 313.40 FEET TO AN EXISTING RAILROAD SPIKE AT THE CENTERLINE OF SAID COUNTY ROAD; THENCE NORTH 00 DEGREES 31 MINUTES 00 SECONDS EAST ALONG THE CENTERLINE OF SAID COUNTY ROAD A DISTANCE OF 139.00 FEET TO THE POINT OF BEGINNING.

43-16-01-100-000.000-015

General Information

Parcel Number
43-16-01-100-000.000-015

Local Parcel Number
1770200313

Tax ID:

Routing Number
017-001-002.A

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Kosciusko

Township
MONROE

District 015 (Local 015)
MONROE TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1707010-015
MONROE TWP ACREAGE - AG

Section/Plat
1-31-7

Location Address (1)
4278 S 750 E
PIERCETON, IN 46562

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Other

Printed
Tuesday, April 4, 2023

Review Group
2023

Flood Hazard
☐

ERA
☐

TIF
☐

SLONE AUSTIN & SARAH

Ownership

SLONE AUSTIN & SARAH
4278 S 750 E
PIERCETON, IN 46562

Legal

17-1-2.A
TR MDL PT NE 1-31-7 19.00A



4278 S 750 E

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
04/27/2022	SLONE AUSTIN & SA	2022041201	WD	/		\$423,459	I
09/20/1999	BLOCHER WALTER L		WD	/		\$0	I
09/12/1983	BLOCHER WALTER L	0	WD	/		\$0	I
01/01/1900	MORT MABEL		WD	/		\$0	I

101, Cash Grain/General Farm

Agricultural

Valuation Records (Work In Progress values are not certified values and are subject to change)						
2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$49,700	Land	\$49,700	\$45,500	\$43,200	\$40,300	\$43,300
\$20,000	Land Res (1)	\$20,000	\$20,000	\$20,000	\$18,000	\$18,000
\$20,100	Land Non Res (2)	\$20,100	\$15,900	\$13,600	\$13,500	\$16,500
\$9,600	Land Non Res (3)	\$9,600	\$9,600	\$9,600	\$8,800	\$8,800
\$180,300	Improvement	\$180,300	\$185,100	\$156,200	\$139,800	\$135,200
\$145,600	Imp Res (1)	\$145,600	\$130,800	\$113,400	\$101,600	\$96,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$34,700	Imp Non Res (3)	\$34,700	\$54,300	\$42,800	\$38,200	\$38,700
\$230,000	Total	\$230,000	\$230,600	\$199,400	\$180,100	\$178,500
\$165,600	Total Res (1)	\$165,600	\$150,800	\$133,400	\$119,600	\$114,500
\$20,100	Total Non Res (2)	\$20,100	\$15,900	\$13,600	\$13,500	\$16,500
\$44,300	Total Non Res (3)	\$44,300	\$63,900	\$52,400	\$47,000	\$47,500

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')												
Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	100%	1.0000	\$20,000
92	A	TO	0	1.750000	1.00	\$5,500	\$5,500	\$9,625	0%	0%	1.0000	\$9,630
4	A	BC	0	0.530000	1.19	\$1,900	\$2,261	\$1,198	0%	0%	1.0000	\$1,200
4	A	MLB	0	0.190000	0.94	\$1,900	\$1,786	\$339	0%	0%	1.0000	\$340
4	A	MSB	0	0.910000	0.81	\$1,900	\$1,539	\$1,400	0%	0%	1.0000	\$1,400
4	A	MXC3	0	1.870000	0.60	\$1,900	\$1,140	\$2,132	0%	0%	1.0000	\$2,130
4	A	OTB	0	0.510000	0.60	\$1,900	\$1,140	\$581	0%	0%	1.0000	\$580
4	A	OTC	0	6.890000	0.51	\$1,900	\$969	\$6,676	0%	0%	1.0000	\$6,680
4	A	TO	0	3.290000	1.02	\$1,900	\$1,938	\$6,376	0%	0%	1.0000	\$6,380
5	A	BC	0	0.070000	1.19	\$1,900	\$2,261	\$158	-60%	0%	1.0000	\$60
5	A	MSB	0	0.060000	0.81	\$1,900	\$1,539	\$92	-60%	0%	1.0000	\$40
5	A	OTC	0	0.030000	0.51	\$1,900	\$969	\$29	-60%	0%	1.0000	\$10
5	A	TO	0	0.590000	1.02	\$1,900	\$1,938	\$1,143	-60%	0%	1.0000	\$460
6	A	TO	0	0.4300	1.02	\$1,900	\$1,938	\$833	-80%	0%	1.0000	\$170
71	A	MSB	0	0.680000	0.81	\$1,900	\$1,539	\$1,047	-40%	0%	1.0000	\$630

Data Source N/A

Collector

Appraiser

MONROE TWP ACREAGE - 1/4

Notes

8/17/2022 REA: 2023 REMOVED FEED LOT CONCRETE. CORRECTED DIMENISONS ON 2000 T3 & LEAN-TO PER PICTOMETRY

9/10/2018 REA: 2019 ADJUSTED AMOUNT OF RES EXCESS ACRES, REMOVED LAND TYPE 72. MADE POULTRY HOUSE A T3, REMOVED THE SV, ADJUSTED EFF AGE TO 1960, CHANGED CONDITION FROM F TO A, AND GAVE -25% OBSOLESENCE. GAVE LEANTO A HEIGHT OF 10'. ADJUSTED HEIGHT OF 2000 T3 FROM 14' TO 16'. ADDED A/C TO RES. PER PICTOMETRY

7/18/2014 2015: ADDED FEED LOT PER PICTOMETRY, CORRECTED LAND PER AGLAND

7/18/2014 REA: ADDED FEED LOT PER PICTOMETRY, CORRECTED LAND PER AGLAND

2/16/2009 BP: #060216 BLOCHER WALTER RES ADDN \$62,000 2006

Land Computations	
Calculated Acreage	19.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	19.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.20
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.75
Total Acres Farmland	16.05
Farmland Value	\$20,080
Measured Acreage	16.05
Avg Farmland Value/Acre	1251
Value of Farmland	\$20,080
Classified Total	\$0
Farm / Classified Value	\$20,100
Homesite(s) Value	\$20,000
91/92 Value	\$9,600
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$20,100
CAP 3 Value	\$9,600
Total Value	\$49,700

Land Data (Standard Depth: Res 120', CI 120'							Base Lot: Res 0' X 0', CI 0' X 0')					
Land Type	Pricing Method ID	Soil	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
82	A		0	0.2000	1.00	\$1,900	\$1,900	\$380	-100%	0%	1.0000	\$00

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	2528 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	119	\$8,100
Porch, Open Frame	196	\$7,600

Plumbing

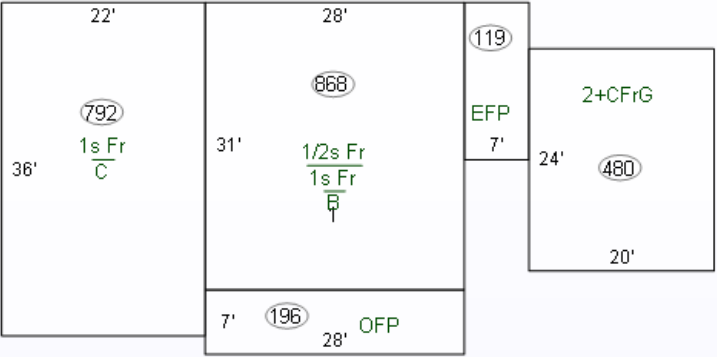
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1660	1660	\$108,700	
2					
3					
4					
1/4					
1/2	1Fr	868	868	\$29,300	
3/4					
Attic					
Bsmt		868	0	\$24,600	
Crawl		792	0	\$5,300	
Slab					

	Total Base	\$167,900
Adjustments	1 Row Type Adj. x 1.00	\$167,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1660 1/2:868 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$172,800
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Sub-Total, 1 Units	
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Exterior Features (+)	\$15,700	\$188,500
Garages (+) 480 sqft	\$15,200	\$203,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	
Replacement Cost	\$168,664	

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1 1/2	Wood Frame	D+2	1900	1965	58 A		0.92		3,396 sqft	\$168,664	45%	\$92,760	0%	100%	1.570 1.0000	\$145,600

43-16-01-100-000.000-015

General Information

Occupancy Barn, Pole (T3)
Description Barn, Pole (T3)
Story Height 0
Style N/A
Finished Area
Make

Floor Finish

☐ Earth ☐ Tile
☐ Slab ☐ Carpet
☐ Sub & Joist ☐ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☐ Plaster/Drywall ☐ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☐ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description Area Value

SLONE AUSTIN & SARAH

Plumbing

TF
Full Bath
Half Bath
Kitchen Sinks
Water Heaters
Add Fixtures
Total

Accommodations

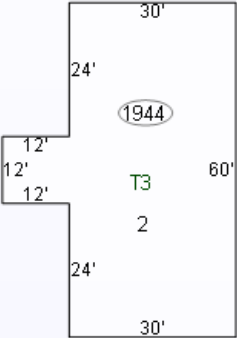
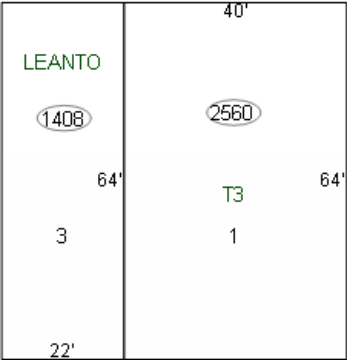
Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

4278 S 750 E

101, Cash Grain/General Farm

MONROE TWP ACREAGE - 4/4



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
1
2
3
4
1/4
1/2
3/4
Attic
Bsmt
Crawl
Slab

Total Base

Adjustments Row Type Adj.

Unfin Int (-)
Ex Liv Units (+)
Rec Room (+)
Loft (+)
Fireplace (+)
No Heating (-)
A/C (+)
No Elec (-)
Plumbing (+ / -)
Spec Plumb (+)
Elevator (+)

Sub-Total, One Unit \$0

Sub-Total, 1 Units

Exterior Features (+) \$0 \$0

Garages (+) 0 sqft \$0 \$0

Quality and Design Factor (Grade)

Location Multiplier 0.92

Replacement Cost \$38,222

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Barn, Pole (T3)	0%	1	T3AW	C	2000	2000	23 A	\$15.86	0.92		-64' x 40' x 16'	\$38,222	45%	\$21,020	0%	100%	1.000	1.0000	\$21,000
2: Barn, Pole (T3) 02	0%	1	T3AW	C	1900	1960	63 A	\$17.03	0.92		0' x 0' x 7'	\$27,783	65%	\$9,720	0%	100%	1.000	1.0000	\$9,700
3: Lean-To	0%	1	Earth Floor	C	2000	2000	23 A	\$5.58	0.92		1,408 sqft x 10'	\$7,228	45%	\$3,980	0%	100%	1.000	1.0000	\$4,000

Duly Entered for Taxation Subject to
Final Acceptance for Transfer this

Apr 27, 2022

Michelle A. Puslath
Auditor of Kosciusko County
MS

2022041201 DEED \$25.00

4/27/2022 9:24:27 AM 3 PGS

Joetta Mitchell

Kosciusko County Recorder IN

Recorded as Presented



WARRANTY DEED

File No.: 702200251-BLF

THIS INDENTURE WITNESSETH, that Walter L. Blocher, Jr. and Tana Blocher, husband and wife (Grantor) CONVEY(S) AND WARRANT(S) to Austin Slone and Sarah Slone, husband and wife (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Kosciusko County in the State of Indiana, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 4278 S 750 E, Pierceton, IN 46562

Subject to all current real estate taxes and assessments and all subsequent taxes and assessments.

Subject to all easements, covenants, conditions, and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 20th day of April, 2022.

Walter L. Blocher, Jr.

Walter L. Blocher, Jr.

Tana Blocher

Tana Blocher

STATE OF INDIANA

COUNTY OF KOSCIUSKO

Before me, a Notary Public in and for said County and State, personally appeared Walter L. Blocher, Jr. and Tana Blocher who acknowledged the execution of the foregoing instrument, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 20th day of April, 2022

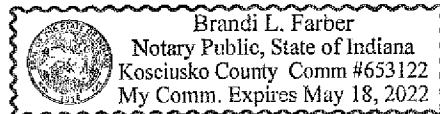
Signature: Brandi L. Farber

Printed: _____

Resident of: _____ County

State of: _____

My Commission expires: _____



Prepared By: Edward W. Hardig, Jr., Attorney at Law
401 W. High Street, Elkhart, IN 46516
IN19199-71/MIP60319

Grantee's Address and Tax Billing Address: 4278 S 750 E, Pierceton, IN 46562

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: Brandi L. Farber.

EXHIBIT "A"
Legal Description

A TRACT OF LAND LOCATED IN THE STATE OF INDIANA, COUNTY OF KOSCIUSKO, TOWNSHIP OF MONROE, BEING A PORTION OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST, BOUNDED ON THE WEST BY COUNTY ROAD 750 EAST AND MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION, 2522 FEET (DEED RECORD) TO AN IRON PIN LOCATED IN THE CENTERLINE OF COUNTY ROAD 750 EAST; THENCE SOUTH 0 DEGREES 31 MINUTES WEST ALONG THE CENTERLINE OF SAID COUNTY ROAD 750 EAST (NOT NECESSARILY THE WEST LINE OF SAID NORTHEAST QUARTER), 1,434.4 FEET TO A RAILROAD SPIKE AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 18 MINUTES EAST ALONG AN EXISTING FENCE ROW, 1,584.00 FEET TO AN IRON PIN; THENCE SOUTH 0 DEGREES 31 MINUTES WEST, 550.00 FEET TO AN IRON PIN; THENCE NORTH 88 DEGREES 18 MINUTES WEST 1,584.00 FEET TO A BOLT ON THE CENTERLINE OF COUNTY ROAD 750 EAST; THENCE NORTH 0 DEGREES 31 MINUTES EAST ALONG THE CENTERLINE OF COUNTY ROAD 750 EAST 550.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

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Duly Entered for Taxation
Subject to Final Acceptance
for Transfer this _____

99-12-1475

DEC 29 1999

Harold L. Krugel
AUDITOR of KOSCIUSKO COUNTY

LASHAWN L. BRUMFIELD
RECORDER
KOSCIUSKO COUNTY

Mail Tax Statements to: *vm*

'99 DEC 29 PM 3 00

42785.750E.
Piercetn. Ind.
46562

WARRANTY DEED

This Indenture Witnesseth that Homer Ousley, Jr., an undivided one-half (1/2) interest, as tenant in common and Roy L. Ousley and Rebecca J. Ousley, husband and wife, as tenants by the entireties, an undivided one-half (1/2) interest, as tenant in common

convey(s) and warrant(s) to Walter Blocher and Tana Blocher, husband and wife

In consideration of One Dollar and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Kosciusko County in the State of Indiana, to-wit:

TRACT I: Part of the Northeast Quarter of Section 1, Township 31 North, Range 7 East, Kosciusko County, Indiana, East of the centerline of County Road 750 East and being more particularly described as follows, to-wit: Commencing at the Northeast corner of said Northeast Quarter; thence West, on and along the North line of said Northeast Quarter, a distance of 2522 feet (deed record) to an iron pipe found at the point of intersection with the centerline of County Road 750 East; thence South 01 degree 30 minutes West (recorded South 00 degrees 31 minutes West), on and along said centerline (not necessarily the West line of said Northeast Quarter), a distance of 1192.3 feet to a P.K. nail, said P.K. nail being at the point of intersection of said centerline of County Road 750 East with the centerline of an open ditch, said P.K. nail also being at the true point of beginning; thence continuing South 01 degree 30 minutes West, on and along said centerline of County Road 750 East, a distance of 50.0 feet to a P.K. nail; thence South 83 degrees 49 minutes 45 seconds East, a distance of 237.96 feet to an iron pin; thence South 01 degree 30 minutes West, and parallel to the centerline of said County Road 750 East, a distance of 176.34 feet to an iron pin on the North line of a certain tract of land as recorded in Deed Record 301, page 438 in the records of Kosciusko County, Indiana, said iron pin being situated South 87 degrees 21 minutes 40 seconds East, a distance of 237.21 feet from a railroad spike found at the Northwest corner of said tract of land as recorded in Deed Record 301, page 438; thence South 87 degrees 21 minutes 40 seconds East, on and along said North line, a distance of 1211.09 feet to an iron pin; thence North 03 degrees 53 minutes East, on and along an existing fence line, a distance of 98.93 feet to an iron pin; thence North 87 degrees 21 minutes 40 seconds West, a distance of 478.54 feet to an iron pin on the centerline of said open ditch; thence North 34 degrees 12 minutes West, on and along said ditch centerline, a distance of 107.12 feet to an iron pin; thence North 83 degrees 49 minutes 45 seconds West, on and along said ditch centerline, a distance of 914.21 feet to the true point of beginning.

TRACT II: Part of the Northeast Quarter of Section 1, Township 31 North, Range 7 East, Kosciusko County, Indiana, East of the centerline of County Road 750 East, and being more particularly described as follows, to-wit: Commencing at the Northeast corner of said Northeast Quarter; thence West, on and along the North line of said Northeast Quarter, a distance of 2522 feet (deed record) to an iron pipe found at the point of intersection with the centerline of County Road 750 East; thence South 01 degree 30 minutes West (recorded South 00 degrees 31 minutes West), on and along said centerline (not necessarily the West line of said Northeast Quarter), a distance of 1242.3 feet to a P.K. nail at the true Point of Beginning; thence continuing South 01 degree 30 minutes West, on and along said centerline, a distance of 191.0 feet to a railroad spike found at the Northwest corner of a certain tract of land as recorded in Deed Record 301, page 438 in the records of Kosciusko County, Indiana; thence South 87 degrees 21 minutes 40 seconds East,

on and along the North line of said tract of land as recorded in Deed Record 301, page 438, a distance of 237.21 feet to an iron pin; thence North 01 degree 30 minutes East and parallel to the centerline of said County Road 750 East, a distance of 176.34 feet to an iron pin; thence North 83 degrees 49 minutes 45 seconds West, a distance of 237.96 feet to the true point of beginning.

Subject to any and all easements, rights-of-way, streets, highways and valid restrictions presently existing and of record, any rights of title and drainage ditches, and any zoning ordinances applicable hereto.

IN WITNESS WHEREOF, The said grantors have hereunto set their hands and seals this 29 day of December, 1999.

Homer Ousley, Jr. (SEAL)
(Homer Ousley, Jr.)

Roy L. Ousley (SEAL)
(Roy L. Ousley)

Rebecca J. Ousley (SEAL)
(Rebecca J. Ousley)

____ (SEAL)

STATE OF INDIANA, KOSCIUSKO COUNTY, SS:

Before me, the undersigned, a Notary Public, in and for said County and State, this 29 day of December, A.D., 1999, personally appeared the within named

Homer Ousley, Jr., Roy L. Ousley and Rebecca J. Ousley, all adults

Grantors in the above conveyance, and acknowledged the execution of the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 12/1/2007

Christine Bussberg
Notary Public

County of Residence: Kosciusko

Christine Bussberg
Printed Signature

This instrument prepared by Stephen P. Harris of Harris & Harris, Attorneys, 222 North Buffalo Street, Warsaw, Indiana 46580.

acc: San

J.K. Walker & Associates, P.C.

Civil Engineering and Land Surveying

Jerry K. Walker, P.E. & L.S.

William D. Kyler, L.S.

Kevin R. Michel, P.E. & L.S.

112 West Van Buren St., Columbus City, IN 46725

Phone 244-3640

Fax 244-4640

page 1 of 2

SURVEYOR'S REPORT

In accordance with Title 865 IAC 1-12 "Rule 12" of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of: Availability and condition of referenced monuments, occupation or possession lines, clarity or ambiguity of the record description used, and/or adjoiner's descriptions, and the theoretical uncertainty of the measurements.

1. The Theoretical Uncertainty (due to random errors in measurement) of the corners of the subject tract established by this survey is within the specifications for a Class C Survey (± 0.50 feet) as defined in IAC 865.
2. For Variances, Discrepancies and Inconsistencies see plat of survey, description and Notes below.
3. This survey is subject to any facts and/or easements that may be disclosed by a full and accurate title search. The undersigned should be notified of any additions or revisions that are required.

4. For monuments found and set, See Survey. All pins set are #5 Rebars with caps marked "Walker". Origin of monuments unknown unless noted on survey.

5. Existing monumentation was found to establish the corners of the surveyed tracts. These monuments are in general conformance with the recorded description of adjoining tracts. The surveyed tracts are part of a larger tract of land as recorded in Deed Record 326, page 481, in the records of Kosciusko County, Indiana.

6. The 2522 foot distance along the North line of said Northeast Quarter was not field measured this survey.

7. Existing fences are as shown on this survey.

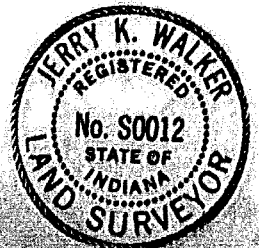
8. Reference survey by Richard E. Ward, dated 04-21-99.

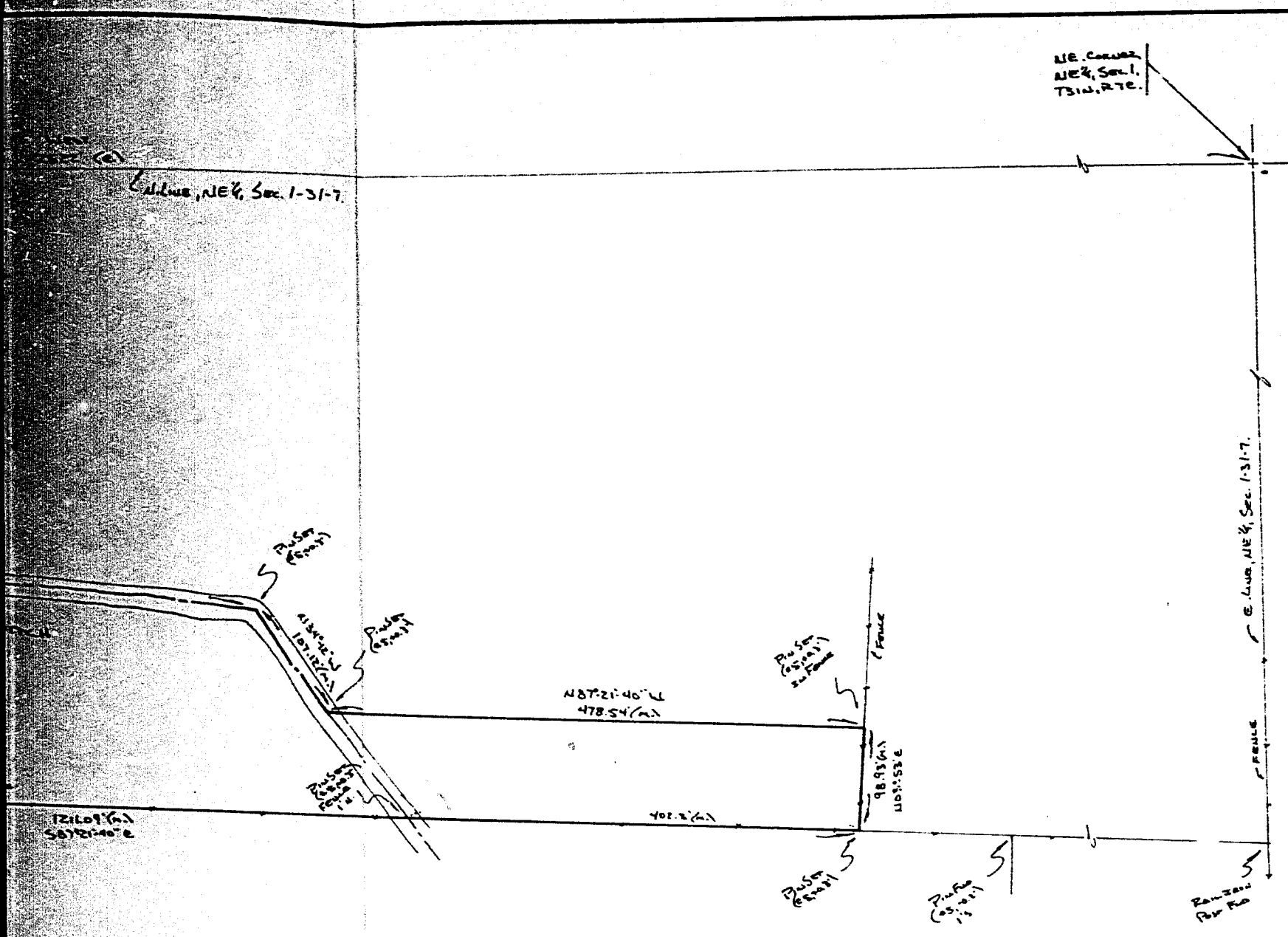
Reference survey by Berton A. Retz, dated 08-07-78.

Reference surveys by Walker & Associates, dated 01-21-92, 08-11-92, 01-04-99.

9. A copy of this survey must be recorded with the new deed.

Date: 12-15-99
Name: Ousley, Homer Jr./Roy L./Rebecca J.
Address:
Survey: IN-126 1B



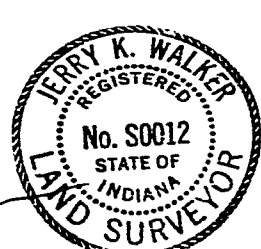


North, Range 7 East,
County Road 750E, and being
Quarter; thence West, on
distance of 2522 feet (deed
on with the centerline
W), on and along said
East Quarter), a distance
the point of intersection
ne of an open ditch,
; thence continuing S01°-
a distance of 50.0 feet
96 feet to an iron pin;
County Road 750E, a
of a certain tract of
ords of Kosciusko County,
istance of 237.21 feet
aid tract of land as
0°E, on and along said
thence N03°-53'E, on and
to an iron pin; thence
on the centerline of
ch centerline, a distance
and along said ditch
of beginning, containing
at-of-way for County Road
easements of record.

North, Range 7 East,
County Road 750E, and being
Quarter; thence West, on
istance of 2522 feet (deed
ion with the centerline
W), on and along said
East Quarter), a distance
nning; thence continuing
191.0 feet to a railroad
of land as recorded in
ounty, Indiana; thence
t of land as recorded
to an iron pin; thence
y Road 750E, a distance
distance of 237.96 feet
of land, more or less,
ject to all legal drain

This property is not in a flood plain (In Zone C) as defined by Flood Insurance
Rate Map for Kosciusko County, Indiana, Map Number 18085C-0100C, dated Feb. 4,
1987.
See page 1 of 2 for Surveyor's Report.

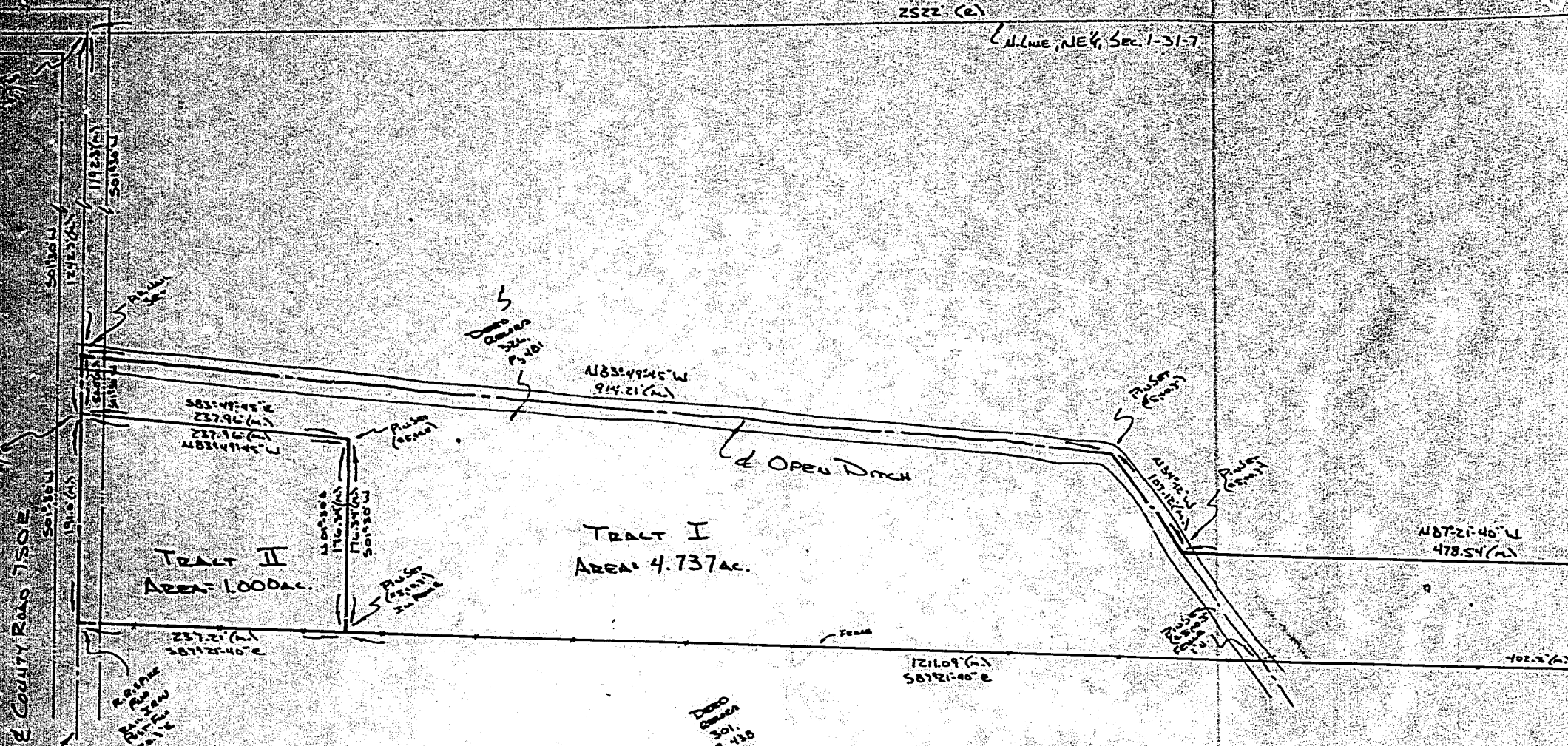
CERTIFICATE OF SURVEY
I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, LICENSED IN
COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY
CERTIFY THE HEREON PLAT TO CORRECTLY REPRESENT A SURVEY
AS MADE UNDER MY DIRECTION AND THAT THIS SURVEY AND
ACCOMPANYING REPORT HAS BEEN COMPLETED IN ACCORDANCE WITH
TITLE 865-IAC 1-12 AND ALL OTHER AMENDMENTS THERETO.



PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 31 NORTH, RANGE 7 EAST, KOSCIUSKO COUNTY, INDIANA.		
SCALE: 1"=100'	APPROVED BY: JKW	DRAWN BY KRM
DATE: 12-15-99		REVISED
FOR: OUSLEY, HOMER JR.; ROY L.; REBECCA J.		
BY: WALKER AND ASSOCIATES 112 W. VAUBURN STREET, COLUMBIA CITY, INDIANA		DRAWING NUMBER IN-1765

West
2522' (a)

NE 1/4, Sec. 1-31-7



DESCRIPTION

TRACT I

Part of the Northeast Quarter of Section 1, Township 31 North, Range 7 East, Kosciusko County, Indiana, East of the centerline of County Road 750E, and being more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northeast Quarter; thence West, on and along the North line of said Northeast Quarter, a distance of 2522 feet (deed record) to an iron pipe found at the point of intersection with the centerline of County Road 750E; thence S01°-30'W (recorded S00°-31'W), on and along said centerline (not necessarily the West line of said Northeast Quarter), a distance of 1192.3 feet to a P.K. nail, said P.K. nail being at the point of intersection of said centerline of County Road 750E with the centerline of an open ditch; said P.K. nail also being at the true point of beginning; thence continuing S01°-30'W, on and along said centerline of County Road 750E, a distance of 50.0 feet to a P.K. nail; thence S83°-49'-45"E, a distance of 237.96 feet to an iron pin; thence S01°-30'W, and parallel to the centerline of said County Road 750E, a distance of 176.34 feet to an iron pin on the North line of a certain tract of land as recorded in Deed Record 301, page 438 in the records of Kosciusko County, Indiana, said iron pin being situated S87°-21'-40"E, a distance of 237.21 feet from a railroad spike found at the Northwest corner of said tract of land as recorded in Deed Record 301, page 438; thence S87°-21'-40"E, on and along said North line, a distance of 1211.09 feet to an iron pin; thence N03°-53'E, on and along an existing fence line, a distance of 98.93 feet to an iron pin; thence N87°-21'-40"W, a distance of 478.54 feet to an iron pin on the centerline of said open ditch; thence N34°-12'W, on and along said ditch centerline, a distance of 107.12 feet to an iron pin; thence N83°-49'-45"W, on and along said ditch centerline, a distance of 914.21 feet to the true point of beginning, containing 4.737 acres of land, more or less, subject to legal right-of-way for County Road 750E, subject to all legal drain easements and all other easements of record.

TRACT II

Part of the Northeast Quarter of Section 1, Township 31 North, Range 7 East, Kosciusko County, Indiana, East of the centerline of County Road 750E, and being more particularly described as follows, to wit:

Commencing at the Northeast corner of said Northeast Quarter; thence West, on and along the North line of said Northeast Quarter, a distance of 2522 feet (deed record) to an iron pipe found at the point of intersection with the centerline of County Road 750E; thence S01°-30'W (recorded S00°-31'W), on and along said centerline (not necessarily the West line of said Northeast Quarter), a distance of 1242.3 feet to a P.K. nail at the true point of beginning; thence continuing S01°-30'W, on and along said centerline, a distance of 191.0 feet to a railroad spike found at the Northwest corner of a certain tract of land as recorded in Deed Record 301, page 438 in the records of Kosciusko County, Indiana; thence S87°-21'-40"E, on and along the North line of said tract of land as recorded in Deed Record 301, page 438, a distance of 237.21 feet to an iron pin; thence N01°-30'E, and parallel to the centerline of said County Road 750E, a distance of 176.34 feet to an iron pin; thence N83°-49'-45"W, a distance of 237.96 feet to the true point of beginning, containing 1.000 acres of land, more or less, subject to legal right-of-way for County Road 750E, subject to all legal drain easements and all other easements of record.

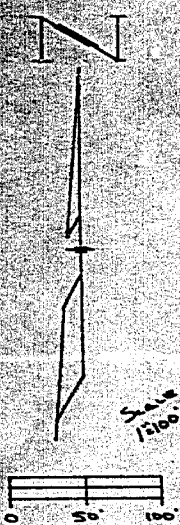
This property is not
Rate Map for Kosciusko
1987.

See page 1 of 2 for S

I, THE UNDERSIGNED
COMPLIANCE WITH
CERTIFY THE HERE
AS MADE UNDER MY
ACCOMPANYING REP
TITLE 865-IAC 1-

M. MEASUREMENT
E. RECORDED
Fence

FIELD WORK COMPLETED
ON 12-13-99



WARRANTY DEED

THIS INDENTURE WITNESSETH, That Orlow B. Walgamuth, husband of Betty M. Walgamuth; Dwight D. Walgamuth and Timothy J. Walgamuth, sons of Betty M. Walgamuth (Grantor) of Kosciusko County, in the State of Indiana, CONVEY AND WARRANT to Walter L. and Tana Blöcher, husband and wife as tenants by the entirety, of Kosciusko County, in the State of Indiana, for the sum of One and no/100ths Dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Kosciusko County, in the State of Indiana:

An undivided 1/5 interest in the following:

A tract of land located in the State of Indiana, County of Kosciusko, Township of Monroe, being a portion of Section 1 Township 31 North, Range 7 East, bounded on the West by County Road 750 East and more fully described as follows to wit:

Commencing at the Northeast corner of the Northeast Quarter of Section 1, Township 31 North, Range 7 East, thence West along the North line of said Section, 2522 feet (deed record) to an iron pin located in the centerline of County Road 750 East; thence South 0131' West along the centerline of said County Road 750 East (not necessarily the west line of said Northeast quarter), 1434.4 feet to a railroad spike and the point of beginning; thence South 88°18' East along an existing fence row, 1584.00 feet to an iron pin; thence South 0°31' West, 550.00 feet to an iron pin thence North 88°18' West 1584.00 feet to a bolt on the centerline of County Road 750 East; thence North 0°31' East along the centerline of County Road 750 East 550.00 feet to the point of beginning.

IN WITNESS WHEREOF, Grantor has executed this deed this

15th day of August , 1983.

Signatures:

Printed:

Oskar B. Waldmann (SEAL)

Orlow B. Walgamuth

Samuel J. Weisheit (SEAL)

Timothy J. Walgamuth

Wright D. Wilgornuth (SEAL)

Dwight D. Walgamuth

STATE OF INDIANA)
) SS:
KOSCIUSKO COUNTY)

Before me a Notary Public in and for said County and State personally appeared Orlow Walgamuth, husband of Betty M. Walgamuth who acknowledged the execution of the foregoing Warranty Deed; who having been duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 15th day of August, 1983.

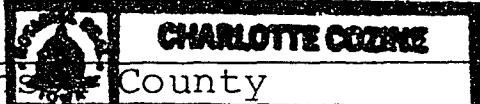
My Commission Expires:

Notary Public, Kosciusko County

STATE OF IOWA)
) SS:
JOHNSON COUNTY)

On this 19th day of August, 1983, before me, a Notary Public, personally appeared Timothy J. Walgamuth, to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that he executed the same as his voluntary act and deed.



Signature: Charlotte Cozine
Title: Notary Public, Johnson County
Printed: John  County

My Commission Expires:

6-15-86

STATE OF TEXAS)
) SS:
HARRIS COUNTY)

Before me Marcy Batey, on this day personally appeared Dwight D. Walgamuth, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. Given under my hand and official seal this 30th day of August, 1983.

Signature: Marcy Batey
Title: Notary

My Commission Expires: 3-23-85 Printed: Marcy Batey
Harris County

Send Tax Duplicate to: _____

RECEIVED FOR RECORD

2:39 o'clock P.M. and Recorded in
Record 301 Page 437

SEP 12 1983

Betty J. Blusto

RECORDER OF KOSCIUSKO COUNTY

Prepared by
Michael L. Valentine
827 South Union Street
Post Office Box 1035
Warsaw, Indiana 46580
Tel: (219) 289-1514

LAW OFFICES
VALENTINE & LAVENDER
827 S. UNION STREET
P. O. BOX 1035
WARSAW, INDIANA 46580
(219) 269-1514

Duty charged for
Taxation This 12th
Day of Sept 1983

Fee: _____
Jean M. Northman
Auditor of Kosciusko County MBM

Search Results for:

NAME: Slone, Austin (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 01/5/2024 4:21 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
2022041201	Kosciusko	04/27/2022	DEED : DEED	SLONE, AUSTIN Search Search BLOCHER, TANA Search BLOCHER, WALTER L JR Search SLONE, SARAH	Search 1-31-7
2022041202	Kosciusko	04/27/2022	MORT : MORTGAGE	SLONE, AUSTIN Search Search SLONE, SARAH Search AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search 1-31-7

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Search Results for:

NAME: Slone, Sarah (Super Search)



REGION: Kosciusko County, IN

DOCUMENTS VALIDATED THROUGH: 01/5/2024 4:21 PM

Showing 3 results

Filter:

Document Details	County	Date	Type	Name	Legal
1994040631	Kosciusko	04/14/1994	MISC : TRUSTEES ELECTION	SLONE, SALLIE Search Search MENTONE UNITED METHODIST CHURCH Search EISER, MICHAEL Search ETTINGER, WILLIAM see details for more	Non-land Non-land
2022041201	Kosciusko	04/27/2022	DEED : DEED	SLONE, SARAH Search Search BLOCHER, TANA Search BLOCHER, WALTER L JR Search SLONE, AUSTIN	Search 1-31-7
2022041202	Kosciusko	04/27/2022	MORT : MORTGAGE	SLONE, SARAH Search Search SLONE, AUSTIN Search AMERICAN NEIGHBORHOOD MORTGAGE ACCEPTANCE COMPANY LLC Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search 1-31-7

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