



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00379	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	RONALD J FREEMAN		
PROPERTY ADDRESS:	9226 E 325 N, ATTICA, IN 47918		
CITY, STATE AND COUNTY:	ATTICA, INDIANA (IN), WARREN		

### SEARCH INFORMATION

SEARCH DATE:	06/11/2024	EFFECTIVE DATE:	06/10/2024
NAME(S) SEARCHED:	RONALD J FREEMAN AND SHIRLEY FREEMAN		
ADDRESS/PARCEL SEARCHED:	9226 E 325 N, ATTICA, IN 47918/86-10-07-300-016.001-014		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

RONALD J. FREEMAN
COMMENTS:

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	SHIRLEY FREEMAN
DATED DATE:	10/05/2007	GRANTEE:	RONALD J. FREEMAN
BOOK/PAGE:	N/A	RECORDED DATE:	10/12/2007
INSTRUMENT NO:	071622		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN WARREN COUNTY, IN THE STATE OF INDIANA, TO-WIT:

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP TWENTY- TWO (22) NORTH, RANGE SIX (6) WEST, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE RAILROAD SPIKE SET IN A COUNTY ROAD, SAID RAILROAD SPIKE BEING EIGHT HUNDRED SEVENTY ONE AND THREE TENTHS (871.3) FEET NORTH NINETY DEGREES ZERO MINUTES (90°00') EAST FROM THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION SEVEN (7), TOWNSHIP TWENTY TWO (22) NORTH, RANGE SIX (6) WEST; THENCE NORTH ZERO DEGREES THIRTY SIX MINUTES (00°36') WEST ALONG AN ESTABLISHED PROPERTY LINE FENCE FOR A DISTANCE OF THREE HUNDRED NINETEEN AND TWO TENTHS (319.2) FEET TO AN IRON ROD SET IN SAID FENCE; THENCE NORTH EIGHTY-SEVEN DEGREES FIFTY-TWO MINUTES (87°52') EAST FOR A DISTANCE OF THREE HUNDRED TWENTY-NINE AND ZERO TENTHS (329.0) FEET TO AN IRON ROD SET: THENCE SOUTH TWO DEGREES FORTY-FIVE MINUTES (02°45') EAST FOR A DISTANCE OF THREE HUNDRED THIRTY-ONE AND SIX TENTHS (331.6) FEET TO A RAILROAD SPIKE SET IN SAID COUNTY ROAD; THENCE SOUTH NINETY DEGREES ZERO MINUTES (90°00') WEST ALONG SAID ROAD FOR A DISTANCE OF THREE HUNDRED FORTY-ONE AND TWO TENTHS (341.2) FEET TO THE POINT OF BEGINNING AND CONTAINING TWO AND FIVE HUNDRED THREE THOUSANDTHS (2.503) ACRES, MORE OR LESS, IN WARREN TOWNSHIP, WARREN COUNTY, INDIANA.

ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
86-10-07-300-016.001-014

Parent Parcel Number

Property Address  
9226 E 325 N

Neighborhood  
1100001 WARREN TOWNSHIP HOMESITES

Property Class  
511 Res 1 fam unplatted 0-9.99 ac

OWNERSHIP

Freeman Ronald J  
9226 E 325 N  
ATTICA, IN 47918

011-00247-04 PT NW 1/4 SW 1/4 7-22-6 2.503 AC

Tax ID 0110024704

TRANSFER OF OWNERSHIP

Date	Transfer From	Book/Page-Document	Consideration
10/10/2007	FREEMAN SHIRLEY	Bk: - Pg:	\$45,000.00

Printed 6/11/2024

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2020	01/01/2020	01/01/2021	01/01/2021	01/01/2022	01/01/2022	01/01/2023	01/01/2023
Reason For Change	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme	Annual Adjustme
VALUATION	L	26300	26300	26300	26300	25200	25200	25200	25200
Appraised Value	B	105700	105700	113900	113900	127900	127900	129100	129100
	T	132000	132000	140200	140200	153100	153100	154300	154300
VALUATION	L	26300	26300	26300	26300	25200	25200	25200	25200
True Tax Value	B	105700	105700	113900	113900	127900	127900	129100	129100
	T	132000	132000	140200	140200	153100	153100	154300	154300

Site Description

Topography:  
Rolling

Public Utilities:  
Electric

Street or Road:  
Unpaved

Neighborhood:  
Static

Zoning:

Legal Acres:  
2.5030

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	9 - HOMESITE		1.0000		1.00	20500.00	20500.00	20500		20500
3	91 - RES EXCESS ACREAGE		1.5030		1.00	3100.00	3100.00	4660		4660

08NC: ADDED NEW DWELL @ 78 % COMP. JKM

08RE: REMOVED OLD DWELLING.JKM

09GI: PUT DWELLING ON AT 100% ALSO CHNGED RFX. TO OFP  
REMOVED 23 X 33 DET GAR ADDED 26 X32 POLE GAR.  
JKM

16RE: REMOVED ID 2 SHED AND SV ID 4 SHED. JK

20RS: REASSESSMENT

CHANGED GRADE ON ID 1 FROM C TO D AND OFP TO CNPY/ WDDK. CM

Supplemental Cards

MEASURED ACREAGE 2.5030

FARMLAND COMPUTATIONS

Parcel Acreage 2.5030

81 Legal Drain NV [-]

82 Public Roads NV [-]

83 UT Towers NV [-]

9 Homesites(s) [-]

91/92 Excess Acreage [-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 25160

Measured Acreage  
Average True Tax Value/Acre  
TRUE TAX VALUE FARMLAND

Classified Land Total

Homesite(s) Value [+]

Excess Acreage Value [+]

20500

4660

Supplemental Cards  
TOTAL LAND VALUE

25200

PHYSICAL CHARACTERISTICS

Style: 11 1 Story W/WO Unfin Attic  
Occupancy: Single family  
Story Height: 1.0  
Finished Area: 1520  
Attic: None  
Basement: None

ROOFING

Material: Asphalt shingles  
Type:

FLOORING

Carpet 1.0  
Sub and joists 1.0

EXTERIOR COVER

Stucco 1.0

INTERIOR FINISH

Drywall 1.0

ACCOMMODATIONS

Finished Rooms: 6  
Bedrooms: 4

HEATING AND AIR CONDITIONING

Primary Heat: Central Warm Air  
Lower Full Part  
/Bsmt 1 Upper Upper

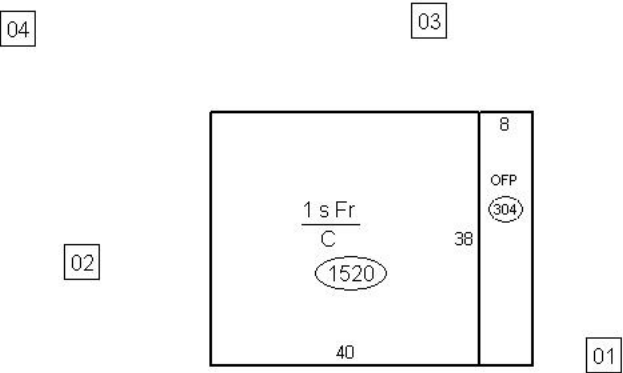
PLUMBING

	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION

Amount	Date
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IMPROVEMENT DATA



SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
03 D	-4.18	D	DWELL	0.00		D+1	2007	2007	AV	0.00	N	0.00	1520	95800	20	0	0	100	115100
03 NE	-0.25	01	DETGAR	10.00	5	D	2009	2009	AV	19.89	N	14.64	26 X 32	12180	17	0	100	100	10300
		03	T3AW	8.00		D	1980	1980	AV	23.95	Y	12.77	26 X 27	8970	60	0	100	100	3600
		04	UTLSHED	0.00	1	D	1990	1990	F	0.00	N	0.00	12 X 8	0	0	0	0	100	100

Data Collector/Date  
CF/8/30/2023

Appraiser/Date  
CF/8/30/2023

Neighborhood  
Neigh 1100001

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

129100

86-10-07-300-016.001-014  
9226 E 325 N

Property Class: 511

Construction		Base Area	Floor	Finished Area Sq Ft	Value
1	Wood frame	1520	1.0	1520	102760
		1520	Crawl	----	7140
TOTAL BASE					109900
	Row Type	Adjustment			1.00%
		SUB-TOTAL			109900
		Interior Finish			0
		Ext Lvg Units			0
		Basement Finish			0
		Fireplace(s)			0
		Heating			0
		Air Conditioning			3640
		Frame/Siding/Roof			0
		Plumbing Fixt:	8		2400
SUB-TOTAL ONE UNIT					115940
SUB-TOTAL 0 UNITS					115940
Exterior Features		Garages			
Description	Value	0	Integral		0
WDDK	4850	0	Att Garage		0
CNPY/	1720	0	Att Carports		0
		0	Bsmt Garage		0
Ext Features					6570
SUB-TOTAL					122510
Quality Class/Grade					
GRADE ADJUSTED VALUE					95800

071622

WARREN COUNTY, IN  
RECORDER OF DEEDS  
MELLISA DRAKERECORDED ON  
10/12/2007 12:53:51PMWARRANTY DEED  
REC FEE: \$18.00  
PAGES: 2~~071620~~~~WARREN COUNTY, IN  
RECORDER OF DEEDS  
MELLISA DRAKE~~~~RECORDED ON  
10/11/2007 03:30:59PM~~~~WARRANTY DEED  
REC FEE: \$18.00  
PAGES: 2~~**WARRANTY DEED****Parcel No. 86-10-07-300-016.001-014.**


**THIS INDENTURE WITNESSETH**, That Shirley Freeman, of Benton County, State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to Ronald J. Freeman, of Warren County, State of Indiana ("Grantee"), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situate in Warren County, in the State of Indiana, to-wit:

A part of the Northwest quarter of the Southwest quarter of Section seven (7), Township twenty-two (22) North, Range six (6) West, further described as follows:

Beginning at the railroad spike set in a county road, said railroad spike being eight hundred seventy-one and three tenths (871.3) feet North ninety degrees zero minutes (90°00') East from the Southwest corner of the Northwest quarter of the Southwest quarter of Section seven (7), Township twenty-two (22) North, Range six (6) West; thence North zero degrees thirty-six minutes (00°36') West along an established property line fence for a distance of three hundred nineteen and two tenths (319.2) feet to an iron rod set in said fence; thence North eighty-seven degrees fifty-two minutes (87°52') East for a distance of three hundred twenty-nine and zero tenths (329.0) feet to an iron rod set; thence South two degrees forty-five minutes (02°45') East for a distance of three hundred thirty-one and six tenths (331.6) feet to a railroad spike set in said county road; thence South ninety degrees zero minutes (90°00') West along said road for a distance of three hundred forty-one and two tenths (341.2) feet to the point of beginning and containing two and five hundred three thousandths (2.503) acres, more or less, in Warren Township, Warren County, Indiana.

Grantor hereby recites that the above-described real estate is not "property" within the meaning of the Indiana Responsible Property Transfer Law.

**IN WITNESS WHEREOF**, Grantor has executed this Warranty Deed this 5 day of October, 2007.

  
Shirley Freeman

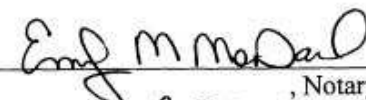
STATE OF INDIANA     )  
                                  ) SS:  
COUNTY OF BENTON    )

Before me, a Notary Public in and for said County and State, this 5 day of October, 2007, personally appeared Shirley Freeman, 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.

My Commission Expires:



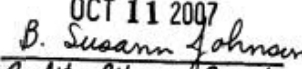
  
\_\_\_\_\_, Notary Public  
Residing in 9-5-2008 County, IN

**Send tax statements to Grantee at:** 9226 East 325 North, Attica, Indiana 47918.

This instrument was prepared by John A. Larson, Attorney at Law, P.O. Box 96, Williamsport, IN 47993.

I affirm under the pains and penalties of perjury that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Attest: John A. Larson

Duly Entered for Taxation

OCT 11 2007  
  
Auditor Warren County

-404-continued

#970337

RECEIVED FOR RECORD  
 This 3 day of MARCH AD 1997  
 10:40 o'clock A M DEED Rec 123  
 pg 404-405  
*Ruth A. Kendrick*  
 Recorder, Warren Co., IN  
 Records Fee \$ 9.00 Pd.

Key # 011-00247-04

#970337

## Warranty Deed

This indenture witnesseth that **Dennis Smith**, Grantor of Tippecanoe County, State of Indiana, CONVEYS and WARRANTS to **Shirley Freeman**, Grantee of Benton County, State of Indiana, for the sum of ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real

estate in Warren County, State of Indiana:

A part of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7) Township Twenty Two (22) North, Range Six (6) West, further described as follows:

Beginning at the railroad spike set in a county road, said railroad spike being Eight Hundred Seventy One and Three Tenths (871.3) feet North Ninety Degrees Zero Minutes (90°00') East from the Southwest corner of the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seven (7) Township Twenty Two (22) North, Range Six (6) West; thence North Zero Degrees Thirty Six Minutes (00°36') West along an established property line fence for a distance of Three Hundred Nineteen and Two Tenths (319.2) feet to an iron rod set in said fence; thence North Eighty Seven Degrees and Fifty Two Minutes (87°52') East for a distance of Three Hundred Twenty Nine and Zero Tenths (329.0) feet to an iron rod set; thence South Two Degrees Forty Five Minutes (02°45') East for a distance of Three Hundred Thirty One and Six Tenths (331.6) feet to a railroad spike set in said county road; thence South Ninety Degrees Zero Minutes (90°00') West along said road for a distance of Three Hundred Forty One and Two Tenths (341.2) feet to the point of beginning and containing Two and Five Hundred Three Thousandths (2.503) acres, more or less, in Warren Township, Warren County, Indiana.

RECORDED MARCH 3, 1997 10:40AM

*Ruth A. Kendrick*

RECORDER

**Duly Entered for Taxation**

FEB 28 1997  
*Koranne Kiger*  
 Auditor Warren County





Subject to all real estate taxes due and payable and all subsequent taxes.

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known as :9226 E 325 N Attica, IN 47918

IN WITNESS WHEREOF, Grantor has executed this deed this 25<sup>th</sup> day of February 1997

Grantor: (SEAL)

Signature

Dennis R Smith

Printed: **Dennis Smith**

STATE OF INDIANA

COUNTY OF TIPPECANOE

SS:

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared **Dennis Smith**. 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 25<sup>th</sup> day of February, 1997.  
My commission expires:

Signature

Dorinda S. Schmidt

Printed

Dorinda S. Schmidt

Notary Public

Resident of

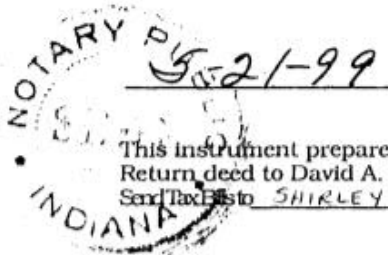
T. Tippecanoe

County, Indiana

This instrument prepared by DAVID A. POELSTRA Attorney at Law.

Return deed to David A. Poelstra, 628 South Street, Lafayette, IN 47901

Send Tax Bill to SHIRLEY FREEMAN 1007 N JUSTUS ST. PO BOX 13 OXFORD, IN 47971



-405-

Criteria: Party Name = FREEMAN RONALD

Last Indexed Date: 06/10/2024

Last Verified Date: 06/10/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/20/2013	05/17/2013	130694	MORTGAGE...	FREEMAN RONALD J		MORTGAGEE
05/20/2013	05/13/2013	130693	MORTGAGE	FREEMAN RONALD J		GRANTOR
10/07/2008	10/03/2008	081342	MORTGAGE...	FREEMAN RONALD J		MORTGAGEE
10/07/2008	10/03/2008	081341	MORTGAGE	FREEMAN RONALD J		GRANTOR
07/08/2008	06/27/2008	080899	MORTGAGE...	FREEMAN RONALD J		MORTGAGOR
10/12/2007	10/05/2007	071623	CONSTRUC...	FREEMAN RONALD J		MORTGAGOR
10/12/2007	10/05/2007	071622	WARRANTY...	FREEMAN RONALD J		GRANTEE
05/09/2005	05/06/2005	050704	AGREEMEN...	FREEMAN RONALD J		GRANTEE

Results found: 8



Displaying page: 1 of 1

Criteria: Party Name = FREEMAN SHIRLEY

Last Indexed Date: 06/10/2024

Last Verified Date: 06/10/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
10/17/2007	10/15/2007	071641	MORTGAGE...	FREEMAN SHIRLEY		MORTGAGEE
10/12/2007	10/05/2007	071622	WARRANTY...	FREEMAN SHIRLEY		GRANTOR
05/09/2005	05/06/2005	050704	AGREEMEN...	FREEMAN SHIRLEY K		GRANTOR
04/24/2002	04/23/2002	020945	MORTGAGE...	FREEMAN SHIRLEY		MORTGAGEE
07/14/1997	07/11/1997	971145	INDEMNIF...	FREEMAN SHIRLEY		MORTGAGOR
03/03/1997	02/27/1997	970338	MORTGAGE	FREEMAN SHIRLEY		GRANTOR
03/03/1997	02/25/1997	970337	WARRANTY...	FREEMAN SHIRLEY		GRANTEE

Results found: 7



Displaying page: 1 of 1