



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00572	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BROOKE FISHER AND JACOB JAMES		
PROPERTY ADDRESS:	5170 PERRY RD, MARTINSVILLE, IN 46151		
CITY, STATE AND COUNTY:	MARTINSVILLE, INDIANA (IN), MORGAN		

SEARCH INFORMATION

SEARCH DATE:	07/30/2024	EFFECTIVE DATE:	07/29/2024
NAME(S) SEARCHED:	BROOKE FISHER AND JACOB JAMES		
ADDRESS/PARCEL SEARCHED:	5170 PERRY RD, MARTINSVILLE, IN 46151/55-10-04-400-010.000-009		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JACOB W. JAMES AND BROOKE A. FISHER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	
COMMENTS:	

VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	JEFF KESSLER AND DEBRA KESSLER, HUSBAND AND WIFE
DATED DATE:	07/22/2021	GRANTEE:	JACOB W. JAMES AND BROOKE A. FISHER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	07/26/2021
INSTRUMENT NO:	202110832		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF GREEN
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 2 EAST, OF THE SECOND PRINCIPAL MERIDIAN, GREEN TOWNSHIP, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER QUARTER SECTION AS EVIDENCED BY A RAILROAD SPIKE FOUND IN PLACE; THENCE NORTH 00 DEGREES 01 MINUTES WEST (PREVIOUS SURVEY BEARING) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER QUARTER SECTION 653.97 FEET TO A RAILROAD SPIKE FOUND IN PLACE AND MARKING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES WEST ON AND ALONG THE EAST LINE 352.01 FEET TO A PK NAIL SET; THENCE SOUTH 88 DEGREES 04 MINUTES 55 SECONDS WEST 662.75 FEET TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 348.77 FEET TO AN IRON PIPE FOUND IN PLACE AND MARKING THE COMMON PHYSICAL CORNER OF TRACTS NUMBERED TWO (2) AND THREE (3); THENCE NORTH 88 DEGREES 22 MINUTES 40 SECONDS EAST 667.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.346 ACRES, MORE OR LESS.

Morgan County, IN
5170 PERRY RD
39 DEGREES NORTH (855) GIS-390

Parcel Information

Owner Name	James Jacob W & Fisher Brooke A
Owner Address	5170 Perry Rd Martinsville, In 46151
Parcel Number	55-10-04-400-010.000-009
Alt Parcel Number	55-10-04-400-010.000-009
Property Address	5170 Perry Rd, Martinsville, In 46151
Property Class Code	511
Property Class	1 Family Dwell - Unplatted (0 To 9.99 Acres)
Neighborhood	1-ENTIRE Green Township Northwest, 5300013-009
Legal Description	S4 T12 R2E PT W S SE; 5.346 A.

Taxing District

Township	Green Township
Corporation	M.s.d. Martinsville
Taxing District Name	Green Township
Taxing District Number	009

Land Description

Land Type	Acreage
9	1.00
91	4.35

Transfer of Ownership

Date	Name	Buyer	Document
1900-01-01	Delk Burl Ivan & M Susan		
1994-01-03	Livesay Scott & Kimberly		0
2001-08-31	Kessler Debra		20114195
2003-12-31	Kessler Jeff & Debra		20032570
2021-07-22	James Jacob W & Fisher Brooke A		202110832

Valuation Record		
Assessment Date	Reason for Change	Land
2024-04-02	General Revaluation	\$112,800.00
2023-03-17	Annual Adjustment	\$112,800.00
2022-05-09	New Construction - Complete Structure	\$108,500.00
2022-04-05	Annual Adjustment	\$108,500.00
2022-04-04	Annual Adjustment	\$108,500.00
2021-03-29	General Revaluation	\$77,500.00
2020-03-18	Annual Adjustment	\$77,500.00
2019-03-11	Annual Adjustment	\$77,500.00
2018-04-17	Annual Adjustment	\$77,500.00
2017-05-04	Annual Adjustment	\$77,500.00
2016-06-06	General Revaluation	\$61,500.00
2015-06-26	Annual Adjustment	\$61,500.00
2014-07-08	Annual Adjustment	\$61,500.00
2013-06-19	Annual Adjustment	\$61,500.00
2012-06-28	General Revaluation	\$61,500.00
2011-08-23	Annual Adjustment	\$61,500.00
2010-08-18	Annual Adjustment	\$61,500.00
2009-03-01	Annual Adjustment	\$68,000.00
2008-03-01	Annual Adjustment	\$68,000.00
2007-03-01	Annual Adjustment	\$40,400.00
2006-03-01	Annual Adjustment	\$40,400.00
2003-03-01	Miscellaneous	\$37,500.00
2002-03-01	General Revaluation	\$37,500.00

2001-03-01	100% Av Initialized	\$13,400.00
1995-03-01	General Revaluation	\$4,500.00

Sales

Sale Date	Sale Price	Buyer Name
2021-07-22	\$355,000.00	James Jacobson

Public Utilities

Water	N
Sewer	N
Gas	N
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Canopy, Roof Extension	12
Stoop, Masonry	12
Wood Deck	240

Special Features

Description	Size/Area
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Summary of Improvements

Buildings	Grade	Condition	Construction Year
Detached Garage	D	A	1986
Single-family R 1	C+1	A	1985

Single-Family R 1

Accommodations

Bed Rooms	3
Finished Rooms	9

Plumbing

Full Baths	2
Full Baths Fixtures	6
Half Baths	
Half Baths Fixtures	
Kitchen Sinks	1

Other Residential Dwelling

Heat Type	Heat Pump
Fireplaces	1
Attached Garages	810

Floors

Floor	Construction	Base
1	Brick	1,521
C		1,521



GENERAL WARRANTY DEED

Parcel ID: **55-10-04-400-010.000-009 / 030-10-04-400-010-000**

THIS INDENTURE WITNESSETH, that **Jeff Kessler** and **Debra Kessler**, husband and wife, ("**Grantor**"), of Morgan County, in the State of Indiana, CONVEY AND WARRANT to **Jacob W. James** and **Brooke A. Fisher**, joint tenants with rights of survivorship ("**Grantee**"), of Morgan County, in the State of Indiana, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Morgan County, in the State of Indiana:

A part of the Southeast Quarter of the Southeast Quarter of Section 4, Township 12 North, Range 2 East, of the Second Principal Meridian, Green Township, Morgan County, Indiana, described as follows:

Commencing at the Southeast corner of said Southeast Quarter Quarter Section as evidenced by a railroad spike found in place; thence North 00 degrees 01 minutes West (previous survey bearing) on and along the East line of said Southeast Quarter Quarter Section 653.97 feet to a railroad spike found in place and marking the place of beginning of this described tract; thence continuing North 00 degrees 01 minutes West on and along the East line 352.01 feet to a PK nail set; thence South 88 degrees 04 minutes 55 seconds West 662.75 feet to an iron pin set; thence South 00 degrees 46 minutes 41 seconds West 348.77 feet to an iron pipe found in place and marking the common physical corner of Tracts Numbered Two 2) and Three (3); thence North 88 degrees 22 minutes 40 seconds East 667.48 feet to the place of beginning. Containing 5.346 acres, more or less.

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

Commonly known as: 5170 Perry Road, Martinsville, IN 46151

Grantee's Address: 5170 Perry Road, Martinsville, IN 46151

Send Tax Statements to: 5170 Perry Road, Martinsville, IN 46151

****REMAINDER OF PAGE INTENTIONALLY LEFT BLANK****

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 22
day of July, 2021.

Jeff Kessler
Jeff Kessler

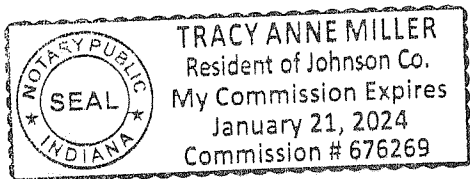
Debra Kessler
Debra Kessler

STATE OF INDIANA)
) SS:
COUNTY OF JOHNSON)

Before me, a Notary Public in and for said County and State, personally appeared **Jeff Kessler** and **Debra Kessler**, who acknowledged the execution of the foregoing General Warranty Deed. Witness my hand and Notarial Seal this 22 day of July, 2021.

My Commission Expires:

Tracy Anne Miller, Notary Public
Residing in _____ County, IN



Prepared by: Thomas W. Vander Luitgaren, VAN VALER LAW FIRM, LLP, 225 S. Emerson Ave., Ste. 181, Greenwood, IN 46143; Phone (317) 881-7575, The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged by ATA National Title Group solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by ATA National Title Group and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and/or re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by the preparer.

Return deed to: ATA National Title Group of Indiana, LLC, 201 South Emerson Avenue, Suite 140, Greenwood, IN 46143

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. Thomas W. Vander Luitgaren.

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
Jul 26 2021 - VS

Dan Burk
MORGAN COUNTY AUDITOR

Search Results for:

NAME: Fisher, Brooke (Super Search)



REGION: Morgan County, IN

DOCUMENTS VALIDATED THROUGH: 07/29/2024 3:07 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
202110832	Morgan	07/26/2021	DEED : WARRANTY DEED	FISHER, BROOKE A Search Search KESSLER, DEBRA Search KESSLER, JEFF Search JAMES, JACOB W	Search 4-12- 2E SE SE
202110833	Morgan	07/26/2021	MORT : MORTGAGE	FISHER, BROOKE A Search Search JAMES, JACOB W Search BAILEY & WOOD FINANCIAL GROUP Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search 4-12- 2E SE SE

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Search Results for:

NAME: James, Jacob (Super Search)



REGION: Morgan County, IN

DOCUMENTS VALIDATED THROUGH: 07/29/2024 3:07 PM

Showing 22 results

Filter:

Document Details	County	Date	Type	Name	Legal
8800849	Morgan	02/04/1988	REL : RELEASE	JAY, JAMES NELSON JR Search Search MOORE, OLIVE J LUSTY Search JAY, MARY KATHLEEN	
9002164	Morgan	03/29/1990	DEED : QUIT CLAIM DEED	JAY, JAMES NELSON JR Search Search JAY, MARY KATHLEEN Search JAY SRPINGBROOK FARMS INC	Search 27-14-1E W NE Search 27-14-1E E NW Search 27-14-1E W NW Search 28-14-1E E NE see details for more
9716328	Morgan	12/12/1997	DEED : WARRANTY DEED	RUSS, JAMES JAY Search Search RUSS, ELLEN E Search RUSS, MARY GRACE Search WALKER, DONNA K see details for more	Search 24-11-2E SW
20203585	Morgan	02/22/2002	DEED : WARRANTY DEED	BANFIELD, JAMES JAY Search Search CRUSE, CYNTHIA L Search CRUSE, PERRY D Search STAFFORD, AMY L	Search Lot 16 FOXRUN SUBD REPLAT [1-111]
20203586	Morgan	02/22/2002	MORT : MORTGAGE	BANFIELD, JAMES JAY Search Search STAFFORD, AMY L Search CRUSE, CYNTHIA L Search CRUSE, PERRY D	Search Lot 16 FOXRUN SUBD REPLAT [1-111]
20210160	Morgan	06/11/2002	MORT : MORTGAGE	BANFIELD, JAMES JAY Search Search STAFFORD, AMY L Search NATIONAL CITY BANK OF INDIANA	Search Lot 16 FOXRUN SUBD REPLAT [1-111]

Document Details	County	Date	Type	Name	Legal
20210499	Morgan	06/17/2002	REL : RELEASE	BANFIELD, JAMES JAY Search Search CRUSE, CYNTHIA L Search CRUSE, PERRY D Search STAFFORD, AMY L	
20222175	Morgan	12/26/2002	DEED : WARRANTY DEED	BANFIELD, JAMES JAY Search Search STAFFORD, AMY L Search LI, JIAN Search PENG, LANGU	Search Lot 16 FOXRUN SUBD REPLAT [1-111]
20222227	Morgan	12/26/2002	REL : RELEASE	BANFIELD, JAMES JAY Search Search NATIONAL CITY BANK OF INDIANA Search STAFFORD, AMY L	
200306013	Morgan	03/27/2003	DEED : WARRANTY DEED	BANFIELD, JAMES JAY Search Search CAYWOOD, GERALD	Search Lot 2 CENTER VALLEY SUBD [1-21]
200306014	Morgan	03/27/2003	MORT : MORTGAGE	BANFIELD, JAMES JAY Search Search HOME BANK SB	Search Lot 2 CENTER VALLEY SUBD [1-21]
200406387	Morgan	04/28/2004	MORT : MORTGAGE	BANFIELD, JAMES JAY Search Search HOME BANK SB	Search Lot 2 CENTER VALLEY SUBD [1-21]
200605864	Morgan	05/11/2006	MISC : POWER OF ATTORNEY	JAY, JAMES NELSON Search Search SAWYER, FRED A Search JAY, J N Search JAY, JAMES NELSON JR see details for more	
201406062	Morgan	07/11/2014	DEED : WARRANTY DEED	JAY, JAMES NELSON JR Search Search JAY, J NELSON Search JAY, MARY KATHLEEN Search JAY, NELSON see details for more	Search 27-14-1E NW
201406061	Morgan	07/11/2014	MISC : POWER OF ATTORNEY	JAY, JAMES RALPH Search Search JAY, J NELSON Search JAY, JEFFREY NELSON Search JAY, MARY KATHLEEN	

Document Details	County	Date	Type	Name	Legal
201605358	Morgan	06/01/2016	MORT : MORTGAGE	BANFIELD, JAMES JAY Search Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search PROVIDENT FUNDING ASSOCIATES	Search Lot 2 CENTER VALLEY SUBD [1-21]
201606347	Morgan	06/27/2016	REL : RELEASE	BANFIELD, JAMES JAY Search Search HOME BANK SB	
201606348	Morgan	06/27/2016	REL : RELEASE	BANFIELD, JAMES JAY Search Search HOME BANK SB	
201804361	Morgan	05/02/2018	DEED : CORPORATE WARRANTY DEED	BANFIELD, JAMES JAY Search Search SWINNEY DEVELOPMENT INC	Search Lot 69 NORTH MADISON CROSSING SEC 1 [1-70]
201906950	Morgan	07/11/2019	DEED : WARRANTY DEED	BANFIELD, JAMES JAY Search Search FLETCHER, ERYN Search FLETCHER, PAUL C	Search Lot 69 NORTH MADISON CROSSING SEC 1 2ND REPLAT
202110832	Morgan	07/26/2021	DEED : WARRANTY DEED	JAMES, JACOB W Search Search KESSLER, DEBRA Search KESSLER, JEFF Search FISHER, BROOKE A	Search 4-12-2E SE SE
202110833	Morgan	07/26/2021	MORT : MORTGAGE	JAMES, JACOB W Search Search FISHER, BROOKE A Search BAILEY & WOOD FINANCIAL GROUP Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	Search 4-12-2E SE SE

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