



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00678	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KATIE VINCZ		
PROPERTY ADDRESS:	3533 S 400 E, MONTICELLO, IN 47960		
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA (IN), WHITE		

SEARCH INFORMATION

SEARCH DATE:	08/27/2024	EFFECTIVE DATE:	08/22/2024
NAME(S) SEARCHED:	KATIE VINCZ		
ADDRESS/PARCEL SEARCHED:	3533 S 400 E, MONTICELLO, IN 47960/91-63-17-000-000.200-020		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KATIE VINCZ, A SINGLE PERSON	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	BRANDON SHUEY AND KATIE SHUEY, A FORMERLY MARRIED COUPLE
DATED DATE:	11/16/2020	GRANTEE:	KATIE VINCZ, A SINGLE PERSON
BOOK/PAGE:	N/A	RECORDED DATE:	11/30/2020
INSTRUMENT NO:	200406199		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF UNION
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST, UNION TOWNSHIP, WHITE COUNTY, INDIANA, AND DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION SEVENTEEN (17), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST AND RUNNING THENCE SOUTH ZERO DEGREES AND FIFTEEN MINUTES EAST (S 0° 15' E) ALONG THE SECTION LINE COMMON TO BOTH SECTION SEVENTEEN (17) AND EIGHTEEN (18); ALSO CENTERLINE OF COUNTY ROAD A DISTANCE OF SIX HUNDRED SIXTY-EIGHT (668) FEET TO A ROAD NAIL; THENCE NORTH EIGHTY-NINE DEGREES AND FIFTY TWO MINUTES EAST (N 89° 52' E) ALONG AN EXISTING FENCE A DISTANCE OF THREE HUNDRED FORTY-NINE (349) FEET TO AN IRON PIPE; THENCE NORTH ZERO DEGREES AND FIFTEEN MINUTES WEST (N 0° 15' W) SIX HUNDRED SEVENTY-SIX (676) FEET TO AN IRON PIPE; THENCE SOUTH EIGHTY-EIGHT DEGREES AND THIRTY-FOUR MINUTES WEST (S 88° 34' W) ALONG AN EXISTING FENCE A DISTANCE OF THREE HUNDRED FORTY-NINE AND FIVE HUNDREDTHS (349.05) FEET TO THE POINT OF BEGINNING, CONTAINING FIVE AND THIRTY-EIGHT HUNDREDTHS (5.38) ACRES, MORE OR LESS.

EXCEPT

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 3 WEST IN UNION TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY:

BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST (FROM D.R. 221, P. 224) ALONG CR400E AND THE SECTION LINE 392.00 FEET, TO A SURVEY NAIL AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 06 SECONDS EAST 349.08 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 269.21 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 349.00 FEET TO A SURVEY NAIL ON THE SECTION LINE; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 276.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.184 ACRES.

White County, Indiana

generated on 8/27/2024 10:57:41 AM EST

Parcel

Parcel Number	Address	Current Total Value	Data as of	Assess Year	Pay Year
91-63-17-000-000.200-020	3533 S 400 E	\$97,700	11/29/2023 2:45:00 PM		
Owner Information					
Owner Name	Vincz Katie				
Owner Address	3533 S 400 E Monticello IN 47960				
Transfer Date	11/30/2020				
Location / Description					
Taxing Unit	020	Section & Plat	17		
Township	011	Routing #	7		
Parcel Address	3533 S 400 E	Parcel Address	3533 S 400 E		
		Legal Desc.	N NW SW 17-26-03 3.196 584		
Parcel Type					
Property Class Code	511	Level Ground	Y	Water	N
Neighborhood Code	200103	High	N	Sewer	N
Neighborhood Factor	170.00	Low	N	Natural Gas	N
Street / Road Code	A	Rolling	N	Electricity	Y
		Swampy	N	Sidewalk	N
				Alley	N
Assessment Information					
Current Land Value	\$25,900	Residential Land	\$18,000	Deeded Acreage	3.1960
Current Imp. Value	\$71,800	Residential Imp.	\$70,900	Average Value / Acre	\$0
Current Total Value	\$97,700	Residential Total	\$88,900	Appraisal Date	3/1/1995
Commercial Land	\$0	Non-Res Land	\$7,900	Reason For Change	55
Commercial Imp.	\$0	Non-Res Imp.	\$900	Prior Land Value	\$24,500
Commercial Total	\$0	Non-Res Total	\$8,800	Prior Imp. Value	\$61,000
Dwelling Value	\$61,500	Classified Land Value	\$0	Adjustment Factor	0.00
Farmland Value	\$0	Homesite Value	\$0		

**200406199**

RECORDED AS PRESENTED (

11/30/2020 11:38:52 AM

FEE: 25.00

PAGES: 5

LORI L. AUSTIN

WHITE COUNTY RECORDER

Prepared By:
Brandon Shuey

After Recording Return To:
3533 S 400 E
Monticello, Indiana 47960

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On November 16, 2020 THE GRANTOR(S),

- Brandon Shuey and Katie Shuey, a formerly married couple who were divorced on 11-2-2020,

for and in consideration of: One Dollar (\$1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Katie Vincz, a single person, residing at 3533 S 400 E, Monticello, IN County, Indiana 47960

the following described real estate, situated in an unincorporated area in the County of IN, State of Indiana

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 91-63-17-000-000.200-020

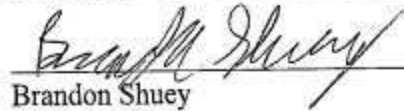
Mail Tax Statements To:

Katie Vincz

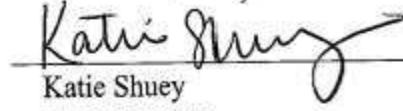
3533 S 400 E

Monticello, Indiana 47960

[SIGNATURE PAGE FOLLOWS]

Grantor Signatures:DATED: 11-13-2020

Brandon Shuey
3533 S 400 E
Monticello, Indiana
47960

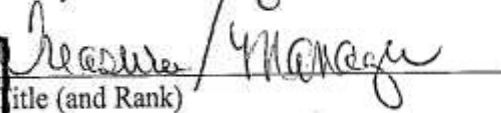
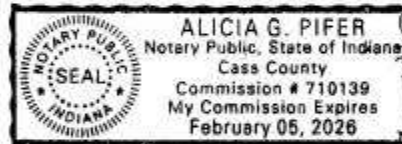
DATED: Nov. 13, 2020

Katie Shuey
3533 S 400 E
Monticello, Indiana
47960

STATE OF INDIANA, COUNTY OF WHITE, ss:

This instrument was acknowledged before me on this 13 day of November 2020
by Brandon Shuey.

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.

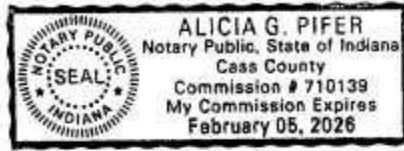

Notary Public
Treasurer/Manager
Title (and Rank)My commission expires 2-5-2026

STATE OF INDIANA, COUNTY OF WHITE, ss:

This instrument was acknowledged before me on this 13 day of November 2020
by Katie Shuey.

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.





Alicia G. Pifer

Notary Public

Signature of person taking acknowledgment

Treasurer/Manager

Title (and Rank)

My commission expires

2/5/2026

DULY
ENTERED FOR TAXATION

NOV 30 2020

Gayle E. Rogers

AUDITOR WHITE COUNTY

EXHIBIT A Legal Description

A tract of land located in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Seventeen (17), Township Twenty-six (26) North, Range Three (3) West, Union Township, White County, Indiana, and described more fully as follows:

Beginning at the Northwest corner of the Southwest Quarter (1/4) of said Section Seventeen (17), Township Twenty-six (26) North, Range Three (3) West and running thence South Zero Degrees and Fifteen Minutes East (S 0° 15' E) along the Section Line common to both Section Seventeen (17) and Eighteen (18); also centerline of county road a distance of Six Hundred Sixty-eight (668) Feet to a road nail; thence North Eighty-nine Degrees and Fifty Two Minutes East (N 89° 52' E) along an existing fence a distance of Three Hundred Forty-nine (349) Feet to an iron pipe; thence North Zero Degrees and Fifteen Minutes West (N 0° 15' W) Six Hundred Seventy-six (676) Feet to an iron pipe; thence South Eighty-eight Degrees and Thirty-four Minutes West (S 88° 34' W) along an existing fence a distance of Three Hundred Forty-nine and Five Hundredths (349.05) Feet to the point of beginning, containing Five and Thirty-eight Hundredths (5.38) Acres, more or less.

EXCEPT

That part of the Northwest Quarter of the Southwest Quarter of Section 17, Township 28 North, Range 3 West in Union Township, White County, Indiana described by:
Beginning at a monument at the Northwest corner of the Southwest Quarter of said Section 17; thence South 00 degrees 15 minutes 00 seconds East (from D.R. 221, P. 224) along CR400E and the section line 392.00 feet, to a survey nail and the point of beginning; thence South 89 degrees 01 minutes 06 seconds East 349.08 feet to a ½ inch iron pipe; thence South 00 degrees 15 minutes 00 seconds East 269.21 feet to a ½ inch iron pipe; thence South 89 degrees 52 minutes 00 seconds West 349.00 feet to a survey nail on the section line; thence North 00 degrees 15 minutes 00 seconds West 276.00 feet to the point of beginning, containing 2.184 Acres.

Criteria: Party Name = VINCZ KATIE

Last Indexed: 08/26/2024

Last Verified: 08/22/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/30/2020	11/16/2020	200406199	QUIT CLA...	VINCZ KATIE		GRANTEE
08/03/2005	07/18/2005	050804087	CEMETERY...	VINCZ KATIE A		GRANTEE

Results found: 2

Displaying page: 1 of 1

NEW
SEARCHPRINT
RESULTS