



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	CHELSEI PUGH	PRODUCT NAME:	LEGAL AND VESTING REPORT
BORROWER NAME(S):	CHELSEI PUGH		
PROPERTY ADDRESS:	11732 SOUTH STATE RD 42		
CITY, STATE AND COUNTY:	CLOVERDALE, INDIANA, PUTNAM		

SEARCH INFORMATION

SEARCH DATE:	03/01/2024	EFFECTIVE DATE:	02/29/2024
NAME(S) SEARCHED:			
ADDRESS/PARCEL SEARCHED:	CHELSEI DANIELS AND PUGH BRANSON		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRANSON VAUGHN PUGH AND CHELSEI ADEL DANIELS, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ZACHARY A. ORTEN
DATED DATE:	09/20/2022	GRANTEE:	BRANSON VAUGHN PUGH AND CHELSEI ADEL DANIELS, AS JOINT TENANTS WITH FULL RIGHTS OF SURVIVORSHIP
BOOK/PAGE:		RECORDED DATE:	09/27/2022
INSTRUMENT NO:	2022005381		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH: CITY OF CLOVERDALE

ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PUTNAM COUNTY IN THE STATE OF INDIANA, TO WIT:

· PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH OF RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED TO-WIT;

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH OF RANGE 4 WEST, THENCE NORTH (BEARING ASSUMED FROM WHICH ALL OTHER BEARINGS ARE COMPUTED) 458 FEET WITH THE WEST LINE OF SAID NORTHWEST QUARTER-QUARTER; THENCE LEAVING SAID WEST LINE NORTH 70 DEGREES EAST 283 FEET, THENCE NORTH 58 DEGREES EAST 380 FEET; THENCE NORTH 58 DEGREES 30 MINUTES EAST 208 FEET TO A LINE PARALLEL TO AND 396 FEET WEST OF THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER, THENCE SOUTHERLY 890 FEET, PARALLEL TO THE EAST LINE OF THE AFORESAID NORTHWEST QUARTER-QUARTER, TO THE SOUTH LINE THEREOF; THENCE WESTERLY 763 FEET WITH SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 11.7 ACRES, MORE OR LESS

EXCEPT THEREFROM, THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE COUNTY OF PUTNAM AND THE STATE OF INDIANA AND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH OF RANGE 4 WEST, MORE PARTICULARLY DESCRIBED TO-WIT:

BEGINNING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH OF RANGE 4 WEST; THENCE NORTH 301.3 FEET WITH THE WEST LINE OF SAID NORTHWEST QUARTER-QUARTER TO A CORNER POST; THENCE NORTH 89 DEGREES 15 MINUTES EAST 433.0 FEET TO AN IRON PIN, THENCE SOUTH 307.0 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER-QUARTER, THENCE WESTERLY 433.0 FEET WITH SAID SOUTH LINE TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS.

ALSO EXCEPT THEREFROM, A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 WEST, PUTNAM COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION, THENCE SOUTH 86 DEGREES 34 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION, 763.10 FEET (765.5 FEET BY DEED) TO THE CENTERLINE OF S.R. 42; THENCE SOUTH 4 DEGREES 00 MINUTES 00 SECONDS WEST, ALONG THE CENTERLINE OF S.R. 42, 400.50 FEET TO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN MORTGAGE RECORD 160, PAGE 161, THENCE SOUTH 62 DEGREES 30 MINUTES 00 SECONDS WEST, ALONG THE NORTHERN LINE OF SAID PROPERTY, 23.46 FEET TO THE WEST BOUNDARY OF S.R. 42, 334.44 FEET, THENCE NORTH 15 DEGREES 39 MINUTES 14 SECONDS WEST 74.33 FEET; THENCE NORTH 5 DEGREES 02 MINUTES 22 SECONDS WEST 222.77 FEET; THENCE NORTH 13 DEGREES 43 MINUTES 39 SECONDS EAST 8.70 FEET TO THE NORTHERN LINE OF SAID PROPERTY, THENCE NORTH 62 DEGREES 30 MINUTES 00 SECONDS EAST, ALONG SAID NORTHERN LINE, 68.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.271 ACRES, MORE OR LESS.

ALSO EXCEPT THEREFROM, SITUATE IN THE STATE OF INDIANA, COUNTY OF PUTNAM AND BEING PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED TO-WIT:

COMMENCING AT A 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 WEST, THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST 763.13 FEET WITH THE NORTH LINE OF SAID NORTHWEST QUARTER QUARTER TO THE CENTERLINE OF STATE ROAD #42; THENCE SOUTH 400.50 FEET WITH SAID CENTERLINE TO A MAG NAIL AND THE TRUE POINT OF BEGINNING OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 374.90 FEET WITH SAID CENTERLINE TO A MAG NAIL; THENCE SOUTH 88 DEGREES 08 MINUTES 18 SECONDS WEST 52.23 FEET TO A 5/8 INCH REBAR; THENCE SOUTH 00 DEGREES 12 MINUTES 16 SECONDS EAST 35.67 FEET TO A 5/8 INCH REBAR, THENCE SOUTH 87 DEGREES 12 MINUTES 55 SECONDS WEST 255.20 FEET TO A 5/8 INCH REBAR; THENCE NORTH 02 DEGREES 46 MINUTES 00 SECONDS WEST 51.66 FEET TO A DRILL HOLE, THENCE NORTH 20 DEGREES 45 MINUTES 35 SECONDS WEST 53.07 FEET TO A 5/8 INCH REBAR, THENCE NORTH 29 DEGREES 49 MINUTE 22 SECONDS WEST 102.06 FEET TO A 5/8 INCH REBAR ON THE NORTH LINE OF 11.7 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2007002115 IN THE OFFICE OF THE RECORDER OF PUTNAM COUNTY, INDIANA; THENCE WITH SAID NORTH LINE NORTH 58 DEGREES 00 MINUTES 00 SECONDS EAST 238.19 FEET TO A 5/8 INCH REBAR; THENCE NORTH 58 DEGREES 30 MINUTES 00 SECONDS EAST 115.89 FEET TO A 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF A 0.271 OF AN ACRE TRACT AS DESCRIBED IN DEED RECORD 203, PAGE 313 IN THE SAID RECORDER OFFICE, THENCE LEAVING SAID NORTH LINE AND WITH THE BOUNDARIES OF SAID 0.271 OF AN ACRE TRACT SOUTH 08 DEGREES 17 MINUTES 40 SECONDS WEST 8.70 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, THENCE SOUTH 09 DEGREES 01 MINUTES 43 SECONDS EAST 222.77 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, THENCE SOUTH 19 DEGREES 30 MINUTES 53 SECONDS EAST 74.33 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT, THENCE NORTH 334.55 FEET TO A 5/8 INCH REBAR MARKING THE NORTHEAST CORNER OF SAID 0.271 OF AN ACRE TRACT, THENCE LEAVING SAID BOUNDARIES NORTH 58 DEGREES 30 MINUTES 00 SECONDS EAST 23.46 FEET WITH THE AFORESAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES, MORE OR LESS.

ALSO EXCEPT THEREFROM, SITUATE IN THE STATE OF INDIANA, COUNTY OF PUTNAM AND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED TO-WIT:

COMMENCING AT A 5/8 INCH REBAR MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE

SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 12 NORTH, RANGE 4 WEST, THENCE SOUTH 89 DEGREES 43 MINUTES 05 SECONDS EAST 763.13 FEET WITH THE NORTH LINE OF SAID NORTHWEST QUARTER QUARTER TO THE CENTERLINE OF STATE ROAD #42; THENCE SOUTH 775.40 FEET WITH SAID CENTERLINE TO A MAG NAIL MARKING THE SOUTHEAST CORNER OF A 2.11 ACRE TRACT AS DESCRIBED IN INSTRUMENT NUMBER 2008006494 AND THE TRUE POINT OF BEGINNING OF THE REAL ESTATE THEREIN DESCRIBED; THENCE SOUTH 487.57 FEET WITH SAID CENTERLINE, THENCE NORTH 89 DEGREES 55 MINUTES 46 SECONDS WEST 288.94 FEET TO A 5/8 INCH REBAR; THENCE NORTH 00 DEGREES 03 MINUTES 30 SECONDS WEST 438.31 FEET TO A 5/8 INCH REBAR ON THE SOUTH LINE OF THE AFORESAID 2.11 ACRE TRACT, THENCE WITH SAID SOUTH LINE NORTH 87 DEGREES 12 MINUTES 55 SECONDS EAST 237.59 FEET TO A 5/8 INCH REBAR THENCE NORTH 00 DEGREES 12 MINUTES 16 SECONDS WEST 35.67 FEET TO A 5/8 INCH REBAR; THENCE NORTH 88 DEGREES 08 MINUTES 18 SECONDS EAST 52.53 FEET TO THE POINT OF BEGINNING, CONTAINING 3.00 ACRES, MORE OR LESS.