

67-16-12-400-024.000-002

General Information

Parcel Number  
67-16-12-400-024.000-002

Local Parcel Number  
021-503880-00

Tax ID:

Routing Number  
012.000

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County  
Putnam

Township  
CLOVERDALE TOWNSHIP

District 002 (Local 021)  
CLOVERDALE TOWNSHIP

School Corp 6750  
CLOVERDALE COMMUNITY

Neighborhood 90555-021  
CLOVERDALE TWP RES DEFAULT

Section/Plat  
0012

Location Address (1)  
11732 S ST RD 42  
CLOVERDALE, IN 46120

Zoning  
ZO01 Residential

Subdivision

Lot

Market Model  
CLOVERDALE TWP RES DEFAULT

Characteristics

Topography Flood Hazard

Public Utilities ERA  
Electricity

Streets or Roads TIF  
Paved

Neighborhood Life Cycle Stage  
Static

Printed Sunday, April 23, 2023

Review Group 2020

Pugh Branson Vaughn & Daniels

Ownership

Pugh Branson Vaughn & Daniels Chels  
11732 S St Rd 42  
Cloverdale, IN 46120

Legal

Pt Nw Se S12 T12 R4 3.319a



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
03/31/2023	As Of Date	04/15/2023	04/04/2022	04/16/2021	03/27/2020	04/02/2019
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$23,200	Land	\$23,200	\$23,200	\$23,200	\$23,200	\$23,200
\$16,000	Land Res (1)	\$16,000	\$16,000	\$16,000	\$16,000	\$16,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,200	Land Non Res (3)	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
\$209,200	Improvement	\$209,200	\$185,900	\$168,900	\$131,300	\$132,700
\$209,200	Imp Res (1)	\$209,200	\$185,900	\$168,900	\$131,300	\$132,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$232,400	Total	\$232,400	\$209,100	\$192,100	\$154,500	\$155,900
\$225,200	Total Res (1)	\$225,200	\$201,900	\$184,900	\$147,300	\$148,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$7,200	Total Non Res (3)	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200

Land Data (Standard Depth: Res 100', CI 100' 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	1.000000	1.00	\$16,000	\$16,000	\$16,000	0%	100%	1.0000	\$16,000
91	A		0	2.319000	1.00	\$3,100	\$3,100	\$7,189	0%	0%	1.0000	\$7,190

11732 S ST RD 42

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/27/2022	Pugh Branson Vaughn	2022005381	WR	/	\$350,000	I
07/30/2020	Orten Zachary A	2020004332	WR	/	\$250,000	I
06/28/2018	Gellenbeck Joseph E	2018002967	WR	/	\$182,000	V
01/01/1900	Barnes Julie A & Steve		CO	/	\$0	I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

CLOVERDALE TWP RES D 1/2

Notes

12/20/2022 QUEST: no change  
11/16/2022 SD: ADDED 4TH BDRM IN GARAGE PER MIBOR  
9/3/2020 SD: CORR GRADE FOR DWELLING AND BARN  
8/16/2019 REVAL 20: NC  
7/31/2018 SD: CORRD DATA ENTRY CHNGD TO DWELLING POLE CONSTRUCTION W/ POLE GARAGE  
8/22/2016 MISC17: PICTURES 6-11 BELONG ON PARCEL 67-16-12-400-024.003-002  
7/30/2015 MISC: SPLIT: 2.11A TO 16-12-400-024-002-002 08/04/09 RJ  
Split 3a to 16-12-400-024.003-002 07-17-13  
MISC14: CORRD PROP ADDRESS PER PO 9/6/13 JS  
REVAL15: NO CHNGS. 01/26/15 BG  
NC16: PER TP ADDED LVQTRS TO T3AW  
7/30/15LW

Land Computations

Calculated Acreage	3.32
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	3.32
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	2.32
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$16,000
91/92 Value	\$7,200
Supp. Page Land Value	
CAP 1 Value	\$16,000
CAP 2 Value	\$0
CAP 3 Value	\$7,200
Total Value	\$23,200

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	3327 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 type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input checked="" type="checkbox"/> Metal	<input 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
Patio, Concrete	140	\$900
Wood Deck	140	\$2,900
Wood Deck	200	\$3,500
Canopy, Shed Type	64	\$600
Patio, Concrete	64	\$500
Patio, Concrete	64	\$500
Canopy, Shed Type	64	\$600

Plumbing

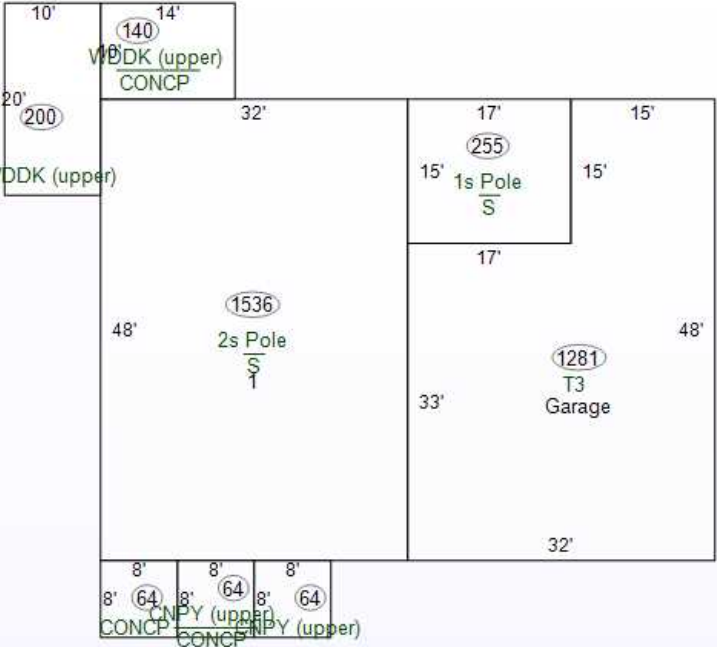
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	13

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1PI	1791	1791	\$116,400	
2	1PI	1536	1536	\$53,000	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1791	0	\$0	

Total Base \$169,400

Adjustments 1 Row Type Adj. x 1.00 \$169,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1791 2:1536	\$6,300
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$800	\$6,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$182,100

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$191,600
Garages (+) 0 sqft	\$0	\$191,600
Quality and Design Factor (Grade)	1.00	
Location Multiplier	1.00	
Replacement Cost		\$191,600

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%	2	Pole	C	2010	2015	8 A		1.00		3,327 sqft	\$191,600	7%	\$178,190	0%	100%	1.0090 1.0000	\$194,200
2: Barn, Pole (T3)	100%	1	T3AW	C	2010	2010	13 A	\$15.16	1.00		0' x 0' x 16'	\$19,975	25%	\$14,980	0%	100%	1.000 1.0000	\$15,000

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

SEP 27, 2022 - RC

  
AUDITOR PUTNAM COUNTY

2022005381 DEED \$25.00  
9/27/2022 10:17:32 AM 5 PGS  
Tracy L Bridges  
Putnam County Recorder IN  
Recorded as Presented



67-16-12-400-024.000-002

## WARRANTY DEED

File No.: CTIN2206948  
CT Avon

**THIS INDENTURE WITNESSETH**, that Zachary A. Orten, an adult (Grantor) CONVEY(S) AND WARRANT(S) to:

Branson Vaughn Pugh and Chelsi Adel Daniels, as joint tenants with full rights of survivorship (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 Putnam County in the State of Indiana, to wit:


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

**Property:** 11732 South State Road 42, Cloverdale, IN 46120

**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 20 day of September, 2022.

  
Zachary A. Orten

State of IN

County of Hendricks

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Zachary A. Orten, an adult, 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 20 day of September, 2022

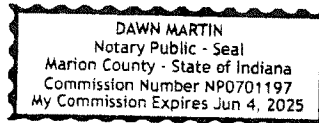
Signature: Dawn Martin

Printed: \_\_\_\_\_

Resident of: \_\_\_\_\_ County

State of: \_\_\_\_\_

My Commission expires: \_\_\_\_\_



**Prepared By:** Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

**Grantee's Address and Tax Billing Address:** 11732 South State Road 42  
Cloverdale, IN 46120

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: Dena Phillips Farling.

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 67-16-12-400-024.000-002**

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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

## **EXHIBIT "A"**

### **Legal Description**

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

## **EXHIBIT "A"**

### Legal Description

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.

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
Jul 30 2020 - ST  
Lorie Hallett  
AUDITOR PUTNAM COUNTY

2020004332 WD \$25.00  
07/30/2020 02:01:30PM 4 PGS  
Tracy L. Bridges  
Putnam County Recorder IN  
Recorded as Presented



When Recorded Return To:  
**Quality Title Insurance**  
**Recording Department**  
750 East Southport Rd.  
Indianapolis, IN 46227  
[recording@qualitytitle.com](mailto:recording@qualitytitle.com)

## WARRANTY DEED <sup>1</sup>/<sub>1</sub>

*THIS INDENTURE WITNESSETH*, this 24th day of July, 2020 that **JOSEPH E. GELLENBECK and CASEY L. GELLENBECK, HUSBAND AND WIFE**, GRANTOR, OF Putnam COUNTY, STATE OF INDIANA, *CONVEYS and WARRANTS* to **ZACHARY A. ORTEN**, GRANTEE, OF Putnam COUNTY, STATE OF INDIANA, for and in consideration of the sum of TEN and No/100 DOLLARS, (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following described Real Estate, situate, lying and being in PUTNAM COUNTY, STATE OF INDIANA, to-wit:

### SEE ATTACHED EXHIBIT "A" LEGAL DESCRIPTION

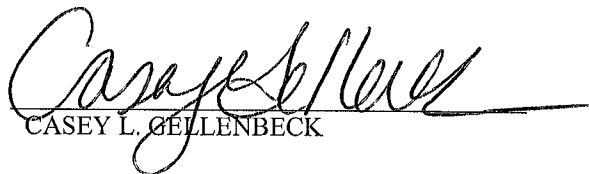
MORE COMMONLY KNOWN AS: **11732 S STATE ROAD 42, CLOVERDALE, IN 46120**

SUBJECT TO ALL RESTRICTIONS, RESERVATIONS AND LIMITATION OF RECORD, IF ANY, AND TAXES ASSESSED NOV, 2019 DUE AND PAYABLE IN NOV, 2020 AND ALL SUBSEQUENT INSTALLMENTS AND YEARS THEREAFTER.

PARCEL # 67-16-12-400-024.000-002

IN WITNESS WHEREOF, GRANTOR HEREUNTO SETS GRANTORS'OR HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

  
JOSEPH E. GELLENBECK

  
CASEY L. GELLENBECK

SALES DISCLOSURE APPROVED - BS

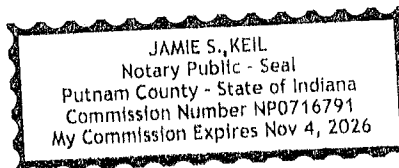


STATE OF INDIANA )  
 ) SS:  
COUNTY OF PUTNAM )

Before me, a Notary Public in and for said County and State, personally appeared JOSEPH E. GELLENBECK and CASEY L. GELLENBECK, HUSBAND AND WIFE who acknowledged the execution of the foregoing instrument. Witness my hand and Notarial Seal this 24th day of July, 2020.

Jamie S. Keil  
NOTARY PUBLIC

Notary Printed Name: JAMIE S. KEIL  
My Commission Expires: 11/04/26  
My County of Residence: PUTNAM



(Seal)

SEND TAX STATEMENTS TO GRANTEE'S STREET OR RURAL ROUTE ADDRESS:

11732 S State Road 42 Cloverdale, IN 46120

This Form Prepared by: JOSEPH G. STRIEWE, ATTORNEY-AT-LAW  
20-2231FP

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Sharon Hamilton

EXECUTED AND DELIVERED in my presence:

Megan Plessinger  
Witness' Signature

Megan Plessinger  
Witness' Printed Name

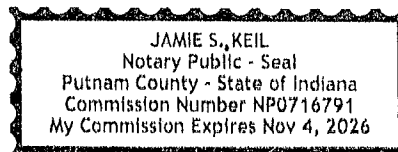
STATE OF INDIANA )  
 ) SS:  
COUNTY OF PUTNAM )

Before me, a Notary Public in and for said County and State, personally appeared Megan Plessinger being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **JOSEPH E. GELLENBECK and CASEY L. GELLENBECK, HUSBAND AND WIFE** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 24th day of July, 2020.

Jamie S. Keil  
NOTARY PUBLIC

Notary Printed Name: JAMIE S. KEIL  
My Commission Expires: 11/04/26  
My County of Residence: PUTNAM



(Seal)

## **Exhibit "A"**

### **Legal Description**

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 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. SUBJECT TO ALL HIGHWAYS, RIGHT-OF-WAYS AND EASEMENTS.

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 MINUTE 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.

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