



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	31268	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MERLIN BONTRAGER AND REGINA BONTRAGER		
PROPERTY ADDRESS:	13405 COUNTY ROAD 28		
CITY, STATE AND COUNTY:	MIDDLEBURY, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/02/2024	EFFECTIVE DATE:	04/01/2024
NAME(S) SEARCHED:	MERLIN BONTRAGER		
ADDRESS/PARCEL SEARCHED:	13405 COUNTY ROAD 28, MIDDLEBURY, INDIANA, 46540/20-08-33-200-027.000-034/20-08-33-200-028.000-034/20-08-33-200-040.000-034		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MERLIN BONTRAGER AND REGINA BONTRAGER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	MERLIN BONTRAGERM, SURVIVING SPOUSE OF ROBIN BONTRAGER, DECEASED
DATED DATE:	05/02/2008	GRANTEE:	MERLIN BONTRAGER AND REGINA BONTRAGER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/07/2008
INSTRUMENT NO:	2008-11192		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MIDDLEBURY
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ADDITIONAL NOTES

DEATH CERTIFICATE NOT FOUND FOR "ROBIN BONTRAGER"

LEGAL DESCRIPTION

TRACT 1: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP IS 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 580.91 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, TO A REBAR; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS EAST, 470.95 FEET, TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED BEARING, 620.31 FEET, TO A SPINDLE IN THE CENTER OF COUNTY ROAD 28; THENCE SOUTH 62 DEGREES, 26 MINUTES, 49 SECONDS WEST, 220.0 FEET, ALONG THE CENTERLINE OF COUNTY ROAD 28, TO A P.K. NAIL; THENCE NORTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST, 719.51 FEET, TO A REBAR; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 195.09 FEET TO THE POINT OF BEGINNING.

TRACT 2: A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES, 14 MINUTES, 56 SECONDS EAST, 385.82 FEET, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, TO A REBAR AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING ALONG THE LAST DESCRIBED LINE AND BEARING, 195.09 FEET, TO A REBAR; THENCE SOUTH 00 DEGREES, 00 MINUTES, 47 SECONDS EAST, 470.95 FEET, TO A REBAR; THENCE SOUTH 89 DEGREES, 14 MINUTES, 56 SECONDS WEST, 195.09 FEET, TO A REBAR; THENCE NORTH 00 DEGREES, 00 MINUTES, 47 SECONDS WEST 470.95 FEET, TO THE POINT OF BEGINNING.

PARCEL III

A PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST, MIDDLEBURY TOWNSHIP, ELKHART COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE MARKING THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 7 EAST; THENCE NORTH 89 DEGREES 16 MINUTES 48 SECONDS EAST, ALONG THE NORTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 386.27 FEET TO A CAPPED REBAR (JUSTICE 80900004) AT THE NORTHWEST CORNER OF LAND CONVEYED TO MERLIN AND ROBIN BONTRAGER IN DEED RECORD 97-024716 IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY, INDIANA, THENCE SOUTH 00 DEGREES 02 MINUTES 24 SECONDS WEST, ALONG THE WEST LINE OF SAID BONTRAGER LAND, A DISTANCE OF 1190.46 FEET TO A PK NAIL IN THE CENTER OF COUNTY ROAD 28; THENCE SOUTH 62 DEGREES 27 MINUTES 48 SECONDS WEST, ALONG THE CENTERLINE OF COUNTY ROAD 28, A DISTANCE OF 9.02 FEET TO A SURVEY MARK NAIL JUSTICE 900004); THENCE NORTH 00 DEGREES 02 MINUTES 24 SECONDS EAST, A DISTANCE OF 759.18 FEET TO A CAPPED REBAR (JUSTICE 80900004); THENCE SOUTH 89 DEGREES 16 MINUTES 48 SECONDS WEST, PARALLEL WITH THE NORTHLINE OF SAID QUARTER SECTION, A DISTANCE OF 378.23 FEET TO A CAPPED REBAR (JUSTICE 80900004) ON THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 06 SECONDS EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION, A DISTANCE OF 435.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, CONTAINING 4.00 ACRES, MORE OR LESS