



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00217	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	RICK MENZIE		
PROPERTY ADDRESS:	25937 COUNTY ROAD 54, NAPPANEE, IN 46550		
CITY, STATE AND COUNTY:	NAPPANEE, IN, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	04/11/2024	EFFECTIVE DATE:	04/08/2024
NAME(S) SEARCHED:	RICK A MENZIE AND KARON S MENZIE		
ADDRESS/PARCEL SEARCHED:	20-14-28-351-007.000-028		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

RICK A. MENZIE AND KARON S. MENZIE, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	HARLEY D. MILLER AND MARY C. MILLER, HUSBAND AND WIFE
DATED DATE:	04/23/1996	GRANTEE:	RICK A. MENZIE AND KARON S. MENZIE, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/29/1996
INSTRUMENT NO:	96 009830		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	NAPPANEE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

LOT NUN-HER TWO (2) AS THE SAID LOT IS KNOWN AND DESIGNATED ON THE RECORDED PLAT OF FARM COUNTRY ESTATES: SAID PLAT BEING RECORDED IN FLAT BOOK 21. PAGE 58, IN THE OFFICE OF THE RECORDER OF ELKHART COUNTY. INDIANA.

TOGETHER WITH A PERPETUAL EASEMENT FOR A PERIMETER DRAIN FOR THE EXCLUSIVE PURPOSE OF PROVIDING GRANTEES AND THEIR SUCCESSORS IN INTEREST AN OUTLET FOR THEIR BASEMENT AND SEPTIC DRAINS TO THE HAVERSTACK-DARKWOOD DITCH AS MAY BE REQUIRED BY THE ELKHART COUNTY HEALTH DEPARTMENT. THE OWNER OF EACH LOT WHICH SHARES IN THE USE OF THE DRAIN SHALL SHARE EQUALLY IN THE COST OF ALL MAINTENANCE, REPAIR AND REPLACEMENT OF THE DRAIN. THE EASEMENT IS DESCRIBED AS FOLLOWS:

A PART AT THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SECOND PRINCIPAL MERIDIAN, UNION TOWNSHIP, ELKHART COUNTY, INDIANA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST COMER OF SAID SOUTHWEST QUARTER; THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 626.13 FEET; THENCE NORTH 0 DEGREES 01 MINUTE 46 SECONDS WEST, A DISTANCE OF 241.70 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE CONTINUING NORTH 0 DEGREES 01 MINUTE 46 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 417.42 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 309.71 FEET TO THE CENTERLINE OF HAVERSTACK-DARKWOOD DITCH A LEGAL DRAIN OF ELKHART COUNTY INDIANA; THENCE NORTH 29 DEGREES 11 MINUTES 06 SECONDS WEST ALONG SAID CENTERLINE, A DISTANCE OF 28.69 FEET; THENCE NORTH 89 DEGREES 47 MINUTES 46 SECONDS WEST, A DISTANCE OF 320.73 FEET; THENCE SOUTH 0 DEGREES 01 MINUTE 46 SECONDS EAST, A DISTANCE OF 442.42 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 46 SECONDS EAST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 0.43 ACRE, MORE OR LESS.