



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-00251	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	AUSTIN HUTH AND MELINDA HUTH		
PROPERTY ADDRESS:	326 W 9TH STREET		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA, JAY		

SEARCH INFORMATION

SEARCH DATE:	04/26/2024	EFFECTIVE DATE:	04/25/2024
NAME(S) SEARCHED:	AUSTIN HUTH AND MELINDA HUTH		
ADDRESS/PARCEL SEARCHED:	326 W 9TH STREET, PORTLAND, INDIANA, 47371 / 38-07-29-101-088.000-034		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

AUSTIN D. HUTH, AN UNMARRIED MAN	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DANIEL K. ROBINETTE AND PEGGY A. ROBINETTE, HUSBAND AND WIFE
DATED DATE:	05/18/2018	GRANTEE:	AUSTIN D. HUTH, AN UNMARRIED MAN
BOOK/PAGE:	N/A	RECORDED DATE:	06/01/2018
INSTRUMENT NO:	201801543		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

LOT NUMBER TWENTY-FIVE (25) IN F.M. MCLAUGHLINS ADDITION TO THE CITY OF PORTLAND, AS PER PLAT THEREOF, RECORDED IN PLAT RECORD B, PAGE 72 IN THE OFFICE OF THE RECORDER OF JAY COUNTY, INDIANA.

ALSO, FIFTY (50) FEET OFF OF AND ALONG THE ENTIRE WEST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN JAY COUNTY, IN THE STATE OF INDIANA: COMMENCING FIFTY (50) FEET NORTH OF THE NORTHEAST CORNER OF LOT ONE HUNDRED THIRTY-EIGHT (138) IN J.R. PERDIEUS ADDITION TO SOUTH PORTLAND, THENCE TO RUN NORTH ALONG THE WEST SIDE OF PARK ALLEY TWO HUNDRED (200) FEET; THENCE WEST TO THE LAND OWNED BY HASKELL GLESSNER MAY 3, 1960, A DISTANCE OF ABOUT 166 FEET; THENCE SOUTH ON AND ALONG SAID HASKELL GLESSNERS EAST LINE A DISTANCE OF TWO HUNDRED (200) FEET; THENCE EAST TO THE PLACE OF BEGINNING, A DISTANCE OF ABOUT ONE HUNDRED SIXTY-SIX (166) FEET, MORE OR LESS.

ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE IN JAY COUNTY, IN THE STATE OF INDIANA, TO-WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE REAL ESTATE DEEDED TO GEORGIA A. GLESSNER BY JOHN W. CURRENT AND WIFE, JULY 14, 1920, (SEE DEED RECORD NUMBER SEVENTY-THREE (73) PAGE TWENTY (20) WHERE SAME IS RECORDED IN RECORDERS OFFICE IN JAY COUNTY, INDIANA) AND RUNNING FROM THENCE EAST ON SOUTH LINE THEREOF ONE HUNDRED (100) FEET; THENCE NORTH ON A LINE PARALLEL WITH THE EAST LINE THEREOF TO THE NORTH LINE OF SAID TRACT OF REAL ESTATE; THENCE WEST ON AND ALONG SAID NORTH LINE TO THE RIGHT-OF-WAY OF THE GRAND RAPIDS AND INDIANA RAILROAD; THENCE SOUTH ON AND ALONG SAID RIGHT-OF-WAY TO THE PLACE OF BEGINNING, SAID REAL ESTATE BEING IN SECTION TWENTY-NINE (29), TOWNSHIP TWENTY-THREE (23) NORTH OF RANGE FOURTEEN (14) EAST IN THE CITY OF PORTLAND, JAY COUNTY, INDIANA.

ALSO, ALL THAT PARCEL OF LAND, ONE HUNDRED (100) FEET WIDE, SITUATE IN THE CITY OF PORTLAND, COUNTY OF JAY, STATE OF INDIANA, BEING PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 14 EAST, AND BEING ALL OF THE RIGHT, TITLE AND INTEREST OF THE GRANTOR HEREIN AND TO ALL THOSE CERTAIN PIECES OR PARCELS OF LAND AND PREMISES, EASEMENTS, RIGHT-OF-WAY AND ANY OTHER RIGHTS OF ANY KIND WHATSOEVER APPURTENANT THERETO OR USED IN CONJUNCTION THEREWITH ON AND ALONG THAT PROPERTY OF THE FORMER PHILADELPHIA, BALTIMORE AND WASHINGTON RAILROAD COMPANY (PREDECESSOR OF SAID GRANTOR), DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTERLINE OF NINTH STREET AS EXTENDED ACROSS THE RIGHT-OF-WAY OF SAID RAILROAD THROUGH A POINT IN THE CENTERLINE THEREOF AT RAILROAD VALUATION STATION 2234 PLUS 65, MORE OR LESS; THENCE EXTENDING IN A NORTHERLY DIRECTION ALONG THE CENTERLINE OF SAID RAILROAD A DISTANCE OF 544 FEET, MORE OR LESS, TO THE CENTERLINE OF MCLAUGHLIN AVENUE AS EXTENDED ACROSS THE RIGHT-OF-WAY OF SAID RAILROAD THROUGH A POINT IN THE CENTERLINE THEREOF AT RAILROAD VALUATION STATION 2240 PLUS 09, MORE OR LESS, BEING THE PLACE OF ENDING. CONTAINING 1.24 ACRES, MORE OR LESS WITH A MORE ACCURATE AREA CALCULATION BEING DETERMINED BY A FIELD SURVEY.