



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00265	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	ANGEL DAILEY AND CLARENCE R. ANDREWS		
PROPERTY ADDRESS:	13350 VISTULA DR, BRISTOL, IN 46507		
CITY, STATE AND COUNTY:	BRISTOL, INDIANA, ELKHART		

SEARCH INFORMATION

SEARCH DATE:	05/06/2024	EFFECTIVE DATE:	05/03/2024
NAME(S) SEARCHED:	ANGEL DAILEY AND CLARENCE R. ANDREWS		
ADDRESS/PARCEL SEARCHED:	13350 VISTULA DR, BRISTOL, IN 46507/20-04-16-201-030.000-032		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

ANGEL DAILEY, A MARRIED PERSON	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	ANGEL DAILEY F/K/A ANGEL BANTER AND CLARENCE R. ANDREWS, TENANTS IN COMMON
DATED DATE:	05/14/2018	GRANTEE:	ANGEL DAILEY, A MARRIED PERSON
BOOK/PAGE:	N/A	RECORDED DATE:	05/22/2018
INSTRUMENT NO:	2018-09891		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	BRISTOL
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN ELKHART COUNTY. IN THE STATE OF INDIANA:

A PART OF THE NORTHEAST GUTTER (NE1/4) OF SECTION 16. TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:

ASSUME THE WEST LINE OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA TO HAVING A BEARING OF DUE NORTH AND SOUTH.

COMMENCING AT THE NORTH QUARTER (N1/4) CORNER (ALSO KNOWN AS THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST, YORK TOWNSHIP, ELKHART COUNTY, INDIANA (BEING A FOUND P.K. NAIL);

THENCE RUNNING SOUTH 88 DEGREES 31 MINUTES 33 SECONDS EAST (CALCULATED) ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER (NE1/4), A DISTANCE OF 1326.34 FEET (CALCULATED) (BEING A SET CAPPED IRON ROD);

THENCE RUNNING SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST (CALCULATED) (PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 16), A DISTANCE OF 1027.20 FEET (CALCULATED) TO A POINT LOCATED ON THE NORTHERLY RIGHT-OF-WAY LINE OF A RAILROAD (BEING A SET CAPPED IRON ROD);

THENCE RUNNING SOUTH 65 DEGREES 09 MINUTES 30 SECONDS WEST (CALCULATED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 585.00 FEET (CALCULATED) TO THE POINT OF BEGINNING OF THIS DESCRIPTION (BEING A SET CAPPED IRON ROD);

THENCE CONTINUING SOUTH 65 DEGREES 09 MINUTES 30 SECONDS WEST (CALCULATED) ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, A DISTANCE OF 270.00 FEET (CALCULATED) TO A POINT (BEING A SET CAPPED IRON ROD);

THENCE RUNNING NORTH 0 DEGREES 00 MINUTES 00 SECONDS EAST (CALCULATED) (PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER (NE1/4)), A DISTANCE OF 585.38 FEET (CALCULATED) TO A POINT LOCATED ON A CURVE TO THE LEFT (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT RIGHT-OF-WAY)

THENCE RUNNING NORTHEASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID RIGHT-OF-WAY LINE (RADIUS 1300.00 FEET, ARC 250.73 FEET, CHORD 250.34 FEET CHORD BEARING-NORTH 78 DEGREES 09 MINUTES 38 SECONDS EAST) TO A POINT (BEING A SET IRON CAPPED IRON ROD);

THENCE RUNNING SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST (CALCULATED) (PARALLEL WITH THE AFOREMENTIONED WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4)), A DISTANCE OF 523.23 FEET (CALCULATED) TO THE AFOREMENTIONED POINT OF BEGINNING