



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-00408	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CHAD A FRANKS AND JANA J FRANKS		
PROPERTY ADDRESS:	6427 W 200 S, PORTLAND, IN 47371		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA (IN), JAY		

SEARCH INFORMATION

SEARCH DATE:	06/24/2024	EFFECTIVE DATE:	06/21/2024
NAME(S) SEARCHED:	CHAD A FRANKS AND JANA J FRANKS		
ADDRESS/PARCEL SEARCHED:	6427 W 200 S, PORTLAND, IN 47371/38-06-32-100-005.000-022		

ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

CURRENT OWNER VESTING

CHAD A. FRANKS AND JANA J. FRANKS, HUSBAND AND WIFE

COMMENTS:	
-----------	--

VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	CHAD ALLEN FRANKS, INDIVIDUALLY AND CHAD A. FRANKS AND JANA J. CASTLE, JOINTLY WITH RIGHTS OF SURVIVORSHIP
DATED DATE:	09/28/2021	GRANTEE:	CHAD A. FRANKS AND JANA J. FRANKS, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	10/04/2021
INSTRUMENT NO:	202103013		
COMMENTS:	TRANSFER ON DEATH DEED RECORDED ON 10/04/2021 IN INSTRUMENT NO. 202103014.		

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
-----------------------	------------------

ADDITIONAL NOTES

--

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN JAY COUNTY, IN THE STATE OF INDIANA:

COMMENCING AT A POINT 20 RODS WEST AND 20 RODS NORTH OF THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST; THENCE IN AN EASTWARDLY DIRECTION 14 RODS; THENCE IN A NORTHWESTWARDLY DIRECTION 14 RODS; THENCE IN A WESTWARDLY DIRECTION 14 RODS; THENCE IN A SOUTHWARDLY DIRECTION 14 RODS TO THE PLACE OF BEGINNING

ALSO: COMMENCING AT A STONE AT THE SOUTHEAST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST AND RUNNING THENCE NORTH 20 RODS TO THE PLACE OF BEGINNING; THENCE NORTH 14 RODS; THENCE WEST 6 RODS; THENCE SOUTH 14 RODS; THENCE EAST 6 RODS TO THE PLACE OF BEGINNING, CONTAINING ONE-HALF ACRE, MORE OR LESS.

ALSO: BEGINNING 20 RODS NORTH OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST AND RUNNING THENCE NORTH 17 RODS TO THE CENTER OF THE RIDGEVILLE AND CAMDEN ROAD; THENCE IN A SOUTHEASTERLY DIRECTION EIGHTEEN (18) RODS AND 7 FEET ALONG THE CENTER OF SAID ROAD; THENCE DUE WEST 7 RODS AND 7 FEET TO THE PLACE OF BEGINNING, CONTAINING SIXTY (60) SQUARE RODS MORE OR LESS.

EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT AN IRON PIPE (SET) ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST (ASSUMED BEARING) 330.00 FEET (20 RODS) FROM A CORNERSTONE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 175.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION OF 231.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE TO THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE 175.00 FEET TO AN IRON PIPE (SET) ON THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 04 MINUTES 36 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 50.16 FEET TO A P.K. NAIL (SET) ON THE CENTERLINE OF COMO ROAD; THENCE SOUTH 23 DEGREES 06 MINUTES 04 SECONDS EAST ALONG THE CENTERLINE OF SAID ROAD A DISTANCE OF 304.19 FEET (304.0 FEET DEED DISTANCE) TO A P.K. NAIL (SET); THENCE SOUTH 89 DEGREES 22 MINUTES 16 SECONDS WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE EAST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 122.76 FEET (122.5 FEET DEED DISTANCE) TO THE POINT OF BEGINNING. BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, AND CONTAINING 1.322 ACRES, MORE OR LESS.

ALSO: A PART OF THE WEST HALF OF SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P.K. NAIL (SET) ON THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 330.00 FEET FROM A CORNERSTONE MARKING THE SOUTHEAST CORNER OF THE WEST HALF OF THE SAID QUARTER SECTION; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 528.00 FEET TO A P. K. NAIL (SET); THENCE NORTH 00 DEGREES 41 MINUTES 36 SECONDS EAST ON A LINE PARALLEL WITH THE LEAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 561.00 FEET TO AN IRON PIPE (SET); THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON A LINE PARALLEL WITH THE SOUTH LINE OF THE SAID QUARTER SECTION A DISTANCE OF 528.00 FEET TO AN IRON PIPE (SET); THENCE SOUTH 00 DEGREE 41 MINUTES 36 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE SAID QUARTER SECTION A DISTANCE OF 561.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.80 ACRES, MORE OR LESS. SUBJECT TO LEGAL RIGHTS-OF- WAY.

ALSO: A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A P. K. NAIL (SET) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 23 NORTH, RANGE 13 EAST, SAID POINT BEING NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 231.00 FEET FROM A CORNERSTONE MARKING THE NORTHEAST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 00 DEGREES 55 MINUTES 03 SECONDS WEST ON A LINE PARALLEL WITH THE EAST LINE OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 658.38 FEET TO AN IRON PIPE (SET) ON THE SOUTH LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION; THENCE SOUTH 89 DEGREES 57 MINUTES 09 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 1,085.15 FEET TO AN IRON PIPE (SET) AT THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 50 MINUTES 06 SECONDS EAST ALONG THE WEST LINE OF THE NORTH HALF OF THE SAID QUARTER-QUARTER SECTION A DISTANCE OF 659.27 FEET TO THE NORTHWEST CORNER OF THE SAID QUARTER-QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTH LINE OF THE SAID QUARTER-QUARTER A DISTANCE OF 1,086.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.42 ACRES, MORE OR LESS.