



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00482	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MATTHEW R DAKIN AND SYLVIA S DAKIN		
PROPERTY ADDRESS:	1702 10TH STREET, DANVILLE, IN 46122		
CITY, STATE AND COUNTY:	DANVILLE, INDIANA (IN), HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	07/12/2024	EFFECTIVE DATE:	07/11/2024
NAME(S) SEARCHED:	MATTHEW R DAKIN AND SYLVIA S DAKIN		
ADDRESS/PARCEL SEARCHED:	1702 10TH STREET, DANVILLE, IN 46122/ 32-06-35-451-001.000-003		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MATTHEW R. DAKIN AND SYLVIA S. DAKIN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JERRY WAYNE SPURLOCK
DATED DATE:	08/10/2001	GRANTEE:	MATTHEW R. DAKIN AND SYLVIA S. DAKIN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/28/2001
INSTRUMENT NO:	200100025479		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWN OF DANVILLE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

TRACT I:

LOT NUMBERED ONE (1) IN MINOR PLAT # 737, A SUBDIVISION IN THE TOWN OF DANVILLE, HENDRICKS COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED MAY 19, 1998 IN PLAT CABINET 1, SLIDE 24, PAGE(S) 2 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA.

TRACT II:

AN EASEMENT FOR INGRESS/EGRESS AS PER AGREEMENT RECORDED MAY 19, 1998 IN VOLUME 59, PAGE(S) 212-216 FURTHER DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 16 NORTH, RANGE 1 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN CENTER CIVIL TOWNSHIP, HENDRICKS COUNTY, INDIANA; BEING A 50 FOOT WIDE STRIP OF GROUND, DESCRIBED AS FOLLOW:

BEGINNING AT A POINT IN THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION, SAID POINT BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARINGS HEREIN), 703.5 FEET FROM THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00 DEGREES 06 MINUTES 29 SECONDS WEST, 626.50 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 50.00 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 29 SECONDS EAST, 626.50 FEET TO THE SOUTH LINE OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID LINE, 50.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.72 ACRES, MORE OR LESS, AND SUBJECT TO ALL LEGAL EASEMENTS, COVENANTS, AGREEMENTS, AND RIGHTS OF WAY.