



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00542	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	TONY ROOKS		
PROPERTY ADDRESS:	5054 E LANDERSDALE RD, MOORESVILLE, IN 46158		
CITY, STATE AND COUNTY:	MOORESVILLE, INDIANA (IN), MORGAN		

### SEARCH INFORMATION

SEARCH DATE:	07/24/2024	EFFECTIVE DATE:	07/23/2024
NAME(S) SEARCHED:	TONY ROOKS AND ANNA C ROOKS		
ADDRESS/PARCEL SEARCHED:	5054 E LANDERSDALE RD, MOORESVILLE, IN 46158/55-02-29-300-011.001-004		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

TONY J. ROOKS AND ANNA C. ROOKS, HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ARVIN M. HOPKINS AND MARY L. HOPKINS, HUSBAND AND WIFE
DATED DATE:	01/17/1992	GRANTEE:	TONY J. ROOKS AND ANNA C. ROOKS, HUSBAND AND WIFE
BOOK/PAGE:	344/390	RECORDED DATE:	01/27/1992
INSTRUMENT NO:	9200934		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MOORESVILLE
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### ADDITIONAL NOTES

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### LEGAL DESCRIPTION

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 2 EAST, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE WHICH MARKS THE SOUTHEAST CORNER OF THE ABOVE CAPTIONED EAST HALF; THENCE NORTH NO DEGREES 01 MINUTES 17 SECONDS EAST (ASSUMED BEARING), WITH THE EAST LINE OF SAID EAST HALF, 231.99 FEET TO AN IRON PIN AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE, CONTINUING WITH THE EAST LINE OF SAID EAST HALF, NORTH NO DEGREES 01 MINUTES 17 SECONDS EAST 180.00 FEET TO AN IRON PIN; THENCE NORTH 89 DEGREES 58 MINUTES 43 SECONDS WEST 192.00 FEET TO AN IRON PIN; THENCE SOUTH NO DEGREES 01 MINUTES 17 SECONDS WEST 153.55 FEET TO THE NORTH LINE OF THE ONE (1) ACRE PARCEL DESCRIBED IN DEED RECORD 341 PAGE 238; THENCE, WITH THE NORTH LINE OF SAID PARCEL, NORTH 89 DEGREES 06 MINUTES 03 SECONDS EAST 24.80 FEET TO A FOUND IRON PIN WHICH MARKS THE NORTHEAST CORNER OF SAID ONE (1) ACRE PARCEL; THENCE SOUTH NO DEGREES 05 MINUTES 01 SECONDS EAST, WITH THE EAST LINE OF AFORESAID ONE (1) ACRE PARCEL, 26.85 FEET TO AN IRON PIN; THENCE SOUTH 89 DEGREES 58 MINUTES 43 SECONDS EAST 167.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.778 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD OR OBSERVABLE.

TOGETHER WITH AN ACCESS AND UTILITY EASEMENT BEING THIRTY (30) FEET BY PARALLEL LINES ON AND ALONG THE WEST SIDE OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE IRON PIN WHICH MARKS THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 0.778 ACRE PARCEL; THENCE SOUTH NO DEGREES 01 MINUTES 17 SECONDS WEST, WITH THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 14 NORTH, RANGE 2 EAST, 231.99 FEET TO THE STONE, ON THE OUTSIDE OF THE CURVE IN THE COUNTY ROAD, WHICH MARKS THE SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER, SAID STONE BEING THE TERMINUS OF THE EASEMENT HEREIN DESCRIBED. IT IS THE INTENT OF THIS DESCRIPTION THAT THE WEST LINE OF THE EASEMENT SHALL INTERSECT THE SOUTH LINE OF THE PARCEL AT THE BEGINNING AND THE SOUTH LINE OF THE EAST HALF OF SOUTHWEST QUARTER AT THE TERMINUS.