



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00572	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	BROOKE FISHER AND JACOB JAMES		
PROPERTY ADDRESS:	5170 PERRY RD, MARTINSVILLE, IN 46151		
CITY, STATE AND COUNTY:	MARTINSVILLE, INDIANA (IN), MORGAN		

SEARCH INFORMATION

SEARCH DATE:	07/30/2024	EFFECTIVE DATE:	07/29/2024
NAME(S) SEARCHED:	BROOKE FISHER AND JACOB JAMES		
ADDRESS/PARCEL SEARCHED:	5170 PERRY RD, MARTINSVILLE, IN 46151/55-10-04-400-010.000-009		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JACOB W. JAMES AND BROOKE A. FISHER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

COMMENTS:	
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VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	JEFF KESSLER AND DEBRA KESSLER, HUSBAND AND WIFE
DATED DATE:	07/22/2021	GRANTEE:	JACOB W. JAMES AND BROOKE A. FISHER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	07/26/2021
INSTRUMENT NO:	202110832		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH: TOWNSHIP OF GREEN

ADDITIONAL NOTES

LEGAL DESCRIPTION

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

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 12 NORTH, RANGE 2 EAST, OF THE SECOND PRINCIPAL MERIDIAN, GREEN TOWNSHIP, MORGAN COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER QUARTER SECTION AS EVIDENCED BY A RAILROAD SPIKE FOUND IN PLACE; THENCE NORTH 00 DEGREES 01 MINUTES WEST (PREVIOUS SURVEY BEARING) ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER QUARTER SECTION 653.97 FEET TO A RAILROAD SPIKE FOUND IN PLACE AND MARKING THE PLACE OF BEGINNING OF THIS DESCRIBED TRACT; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES WEST ON AND ALONG THE EAST LINE 352.01 FEET TO A PK NAIL SET; THENCE SOUTH 88 DEGREES 04 MINUTES 55 SECONDS WEST 662.75 FEET TO AN IRON PIN SET; THENCE SOUTH 00 DEGREES 46 MINUTES 41 SECONDS WEST 348.77 FEET TO AN IRON PIPE FOUND IN PLACE AND MARKING THE COMMON PHYSICAL CORNER OF TRACTS NUMBERED TWO (2) AND THREE (3); THENCE NORTH 88 DEGREES 22 MINUTES 40 SECONDS EAST 667.48 FEET TO THE PLACE OF BEGINNING. CONTAINING 5.346 ACRES, MORE OR LESS.