



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-00619	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JORDAN LOUGH AND KYLEIGH NAPIER		
PROPERTY ADDRESS:	16954 S UNIVERSAL AVE, CLINTON IN 47842		
CITY, STATE AND COUNTY:	CLINTON, INDIANA (IN), VERMILLION		

SEARCH INFORMATION

SEARCH DATE:	08/06/2024	EFFECTIVE DATE:	08/05/2024
NAME(S) SEARCHED:	JORDAN LOUGH AND KYLEIGH NAPIER		
ADDRESS/PARCEL SEARCHED:	16954 S UNIVERSAL AVE, CLINTON IN 47842/83-13-29-200-009.000-001		

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

JORDAN A. LAUGH AND KYLEIGH E. NAPIER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

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

VESTING DEED

DEED TYPE:	QUIT CLAIM DEED	GRANTOR:	JORDAN A. LAUGH
DATED DATE:	05/20/2024	GRANTEE:	JORDAN A. LAUGH AND KYLEIGH E. NAPIER, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	06/21/2024
INSTRUMENT NO:	2024000952		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF CLINTON
-----------------------	-----------------

ADDITIONAL NOTES

--

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN VERMILLION COUNTY, IN THE STATE OF INDIANA, TO-WIT:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 - ALL IN TOWNSHIP 14 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, VERMILLION COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE CENTERLINE OF BUNSEN BRICK ROAD AS HEARING NORTH 01 DEGREES 36 MINUTES 00 SECONDS WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO. COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE CENTERLINE OF SAID BUNSEN BRICK ROAD, MONUMENTED BY A PK NAIL; THENCE ON AND ALONG THE CENTERLINE OF SAID BUNSEN BRICK ROAD NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST 24.00 FEET TO A PK NAIL AT THE NORTHWEST COMER OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 111 PAGE 380 RECORDS OF SAID COUNTY; THENCE ON AND ALONG THE NORTH LINE OF SAID CERTAIN PARCEL NORTH 88 DEGREES 49 MINUTES 00 SECONDS EAST 334.00 FEET TO A 5/8 INCH REBAR WITH CAP (HEREIN CALLED "MONUMEN ") AT THE NORTHEAST CORNER OF SAID PARCEL, SAME BEING THE POINT OF BEGINNING; THENCE PARALLEL WITH THE CENTERLINE OF SAID BUNSEN BRICK ROAD NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST 276.00 FEET TO A MONUMENT; THENCE PARALLEL WITH THE SOUTH LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 NORTH 88 DEGREES 49 MINUTES 00 SECONDS EAST 484.32 FEET TO A MONUMENT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE ON AND ALONG SAID EAST LINE SOUTH 01 DEGREES 4 MINUTES 01 SECONDS EAST 300.00 FEET TO THE SOUTHEAST COMER OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, MARKED BY A MONUMENT; THENCE ON AND ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 29 SOUTH 01 DEGREES 04 MINUTES 01 SECONDS EAST 198.00 FEET TO A MONUMENT ON THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 134 PAGE 134 RECORDS OF SAID COUNTY; THENCE ON AND ALONG SAID SOUTH LINE SOUTH 88 DEGREES 49 MINUTES 00 SECONDS WEST 353.69 FEET TO A MONUMENT; THENCE PARALLEL WITH THE CENTERLINE OF SAID BUNSEN BRICK ROAD NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST 132.03 FEET TO A MONUMENT; THENCE PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 20 SOUTH 88 DEGREES 49 MINUTES 00 SECONDS WEST 126.00 FEET TO A MONUMENT; THENCE NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST 89.98 FEET TO THE POINT OF BEGINNING.

ALSO AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES, 20 FEET IN WIDTH LYING 10 FEET PERPENDICULAR AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE CENTERLINE OF BUNSEN BRICK ROAD; THENCE ON AND ALONG THE CENTERLINE OF SAID BUNSEN BRICK ROAD NORTH 01 DEGREES 36 MINUTES 00 SECONDS WEST 308.00 FEET TO THE POINT OF BEGINNING; THENCE ON AND ALONG THE APPROXIMATE CENTERLINE OF AN EXISTING 10 FOOT STONE DRIVE THE FOLLOWING COURSES AND DISTANCES; NORTH 74 DEGREES 14 MINUTES 24 SECONDS EAST 210.82 FEET; THENCE NORTH 79 DEGREES 47 MINUTES 16 SECONDS EAST 155.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 65 DEGREES 14 MINUTES 19 SECONDS AND A RADIUS OF 70.97 FEET; THENCE ON AND ALONG THIS ARC OF SAID CURVE 45.42 FEET; THENCE SOUTH 34 DEGREES 58 MINUTES 31 SECONDS EAST 65.89 FEET TO THE TERMINUS OF SAID EASEMENT.