



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00693	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	HANNAH CARTER AND DILLION CARTER		
PROPERTY ADDRESS:	135 E MAIN ST, PITTSBORO, IN 46167		
CITY, STATE AND COUNTY:	PITTSBORO, INDIANA (IN), HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	08/20/2024	EFFECTIVE DATE:	08/19/2024
NAME(S) SEARCHED:	DILLON CARTER, HANNAH MALLORY, DILLION CARTER AND HANNAH CARTER		
ADDRESS/PARCEL SEARCHED:	135 E MAIN ST, PITTSBORO, IN 46167/32-07-06-200-003.000-019/32-07-06-200-004.000-019		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DILLON CARTER AND HANNAH MALLORY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KYLE MESSMER AND MEREDITH MESSMER, HUSBAND AND WIFE
DATED DATE:	06/17/2020	GRANTEE:	DILLON CARTER AND HANNAH MALLORY, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	06/22/2020
INSTRUMENT NO:	202016288		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PITTSBORO
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

PART OF THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FORMERLY SET IN THE STATE ROAD EAST OF PITTSBORO AS A CORNER FOR REESE AND WATERS; THENCE SOUTH 30 3/4 RODS; THENCE WEST 9 RODS TO THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF SAID NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 36 RODS TO THE INDIANAPOLIS AND CRAWFORDSVILLE ROAD; THENCE SOUTH 65 DEGREES EAST WITH SAID ROAD TO THE BEGINNING, ESTIMATED TO CONTAIN 2 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

EXCEPT:

FOUR RODS OF EQUAL WIDTH OFF OF AND ACROSS THE ENTIRE EAST SIDE OF THE ABOVE MENTIONED TRACT. CONTAINING AFTER SAID EXCEPTION 1.20 ACRES, MORE OR LESS.

ALSO:

FOUR RODS OF EQUAL WIDTH OFF OF AND ACROSS THE ENTIRE EAST SIDE OF THE FOLLOWING DESCRIBED REAL ESTATE TO-WIT:

PART OF THE NORTH HALF OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 6, TOWNSHIP 16 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A STONE FORMERLY SET IN THE STATE ROAD EAST OF PITTSBORO AS A CORNER FOR REESE AND WATERS; THENCE SOUTH 30 3/4 RODS; THENCE WEST 9 RODS ON THE LINE RUNNING EAST AND WEST THROUGH THE CENTER OF THE SAID NORTHEAST QUARTER OF SAID SECTION; THENCE NORTH 36 RODS TO THE INDIANAPOLIS AND CRAWFORDSVILLE ROAD; THENCE SOUTH 65 DEGREES EAST WITH SAID ROAD TO THE BEGINNING, ESTIMATED TO CONTAIN 2 ACRES, MORE OR LESS. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.