



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-00678	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KATIE VINCZ		
PROPERTY ADDRESS:	3533 S 400 E, MONTICELLO, IN 47960		
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA (IN), WHITE		

### SEARCH INFORMATION

SEARCH DATE:	08/27/2024	EFFECTIVE DATE:	08/22/2024
NAME(S) SEARCHED:	KATIE VINCZ		
ADDRESS/PARCEL SEARCHED:	3533 S 400 E, MONTICELLO, IN 47960/91-63-17-000-000.200-020		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

KATIE VINCZ, A SINGLE PERSON	
COMMENTS:	

### VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	BRANDON SHUEY AND KATIE SHUEY, A FORMERLY MARRIED COUPLE
DATED DATE:	11/16/2020	GRANTEE:	KATIE VINCZ, A SINGLE PERSON
BOOK/PAGE:	N/A	RECORDED DATE:	11/30/2020
INSTRUMENT NO:	200406199		
COMMENTS:			

### FOR PREAMBLE

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

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### LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION SEVENTEEN (17), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST, UNION TOWNSHIP, WHITE COUNTY, INDIANA, AND DESCRIBED MORE FULLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION SEVENTEEN (17), TOWNSHIP TWENTY-SIX (26) NORTH, RANGE THREE (3) WEST AND RUNNING THENCE SOUTH ZERO DEGREES AND FIFTEEN MINUTES EAST (S 0° 15' E) ALONG THE SECTION LINE COMMON TO BOTH SECTION SEVENTEEN (17) AND EIGHTEEN (18); ALSO CENTERLINE OF COUNTY ROAD A DISTANCE OF SIX HUNDRED SIXTY-EIGHT (668) FEET TO A ROAD NAIL; THENCE NORTH EIGHTY-NINE DEGREES AND FIFTY TWO MINUTES EAST (N 89° 52' E) ALONG AN EXISTING FENCE A DISTANCE OF THREE HUNDRED FORTY-NINE (349) FEET TO AN IRON PIPE; THENCE NORTH ZERO DEGREES AND FIFTEEN MINUTES WEST (N 0° 15' W) SIX HUNDRED SEVENTY-SIX (676) FEET TO AN IRON PIPE; THENCE SOUTH EIGHTY-EIGHT DEGREES AND THIRTY-FOUR MINUTES WEST (S 88° 34' W) ALONG AN EXISTING FENCE A DISTANCE OF THREE HUNDRED FORTY-NINE AND FIVE HUNDREDTHS (349.05) FEET TO THE POINT OF BEGINNING, CONTAINING FIVE AND THIRTY-EIGHT HUNDREDTHS (5.38) ACRES, MORE OR LESS.

EXCEPT

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 28 NORTH, RANGE 3 WEST IN UNION TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY:

BEGINNING AT A MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST (FROM D.R. 221, P. 224) ALONG CR400E AND THE SECTION LINE 392.00 FEET, TO A SURVEY NAIL AND THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 01 MINUTES 06 SECONDS EAST 349.08 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 269.21 FEET TO A 1/2 INCH IRON PIPE; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST 349.00 FEET TO A SURVEY NAIL ON THE SECTION LINE; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 276.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.184 ACRES.