



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-00909	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	STEPHAN H MAGNER AND LOU A MAGNER		
PROPERTY ADDRESS:	4421 CART PATH, TERRE HAUTE, IN 47802		
CITY, STATE AND COUNTY:	TERRE HAUTE, INDIANA (IN), VIGO		

SEARCH INFORMATION

SEARCH DATE:	09/26/2024	EFFECTIVE DATE:	09/24/2024
NAME(S) SEARCHED:	STEPHAN MAGNER AND LOU MAGNER		
ADDRESS/PARCEL SEARCHED:	4421 CART PATH, TERRE HAUTE, IN 47802/ 84-10-07-356-003.000-019		

ASSESSMENT INFORMATION

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

CURRENT OWNER VESTING

STEPHAN H. MAGNER AND LOU ANN MAGNER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	WENDELL FELLURE AND LINDA FELLURE, HUSBAND AND WIFE
DATED DATE:	02/27/2015	GRANTEE:	STEPHAN H. MAGNER AND LOU ANN MAGNER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	03/03/2015
INSTRUMENT NO:	2015001901		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF TERRE HAUTE
-----------------------	---------------------

ADDITIONAL NOTES

--

LEGAL DESCRIPTION

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

LOT NUMBER 87 IN IDLE CREEK GOLF COMMUNITY PHASE I, AS SHOWN BY THE RECORDED PLAT THEREOF AS FOUND IN PLAT RECORD 28, PAGE 84 IN THE RECORDS OF THE VIGO COUNTY RECORDERS OFFICE.

EXCEPT NINE HUNDREDTHS (0.09) OF AN ACRE OFF OF THE EAST SIDE THEREOF MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 87 AS MONUMENTED BY A 5/8 INCH IRON ROD, 30 FEET IN LENGTH, WITH A PLASTIC CAP ENGRAVED J.R. KELLER L.S. 80920000 (HEREAFTER REFERRED TO AS A 5/8 INCH IRON ROD). THENCE S 4E 4 MINUTES 43 SECONDS E, 50.48 FEET TO A 5/8 INCH IRON ROD; THENCE S 35E 26 MINUTES 41 SECONDS W, 106.21 FEET TO A 5/8 INCH IRON ROD LOCATED AT THE SOUTHEAST CORNER OF SAID LOT 87; THENCE N 11E 45 MINUTES 32 SECONDS E, 145.86 FEET TO A 5/8 INCH IRON ROD LOCATED ON THE NORTH LINE OF SAID LOT 87; THENCE S 78E 10 MINUTES 58 SECONDS E, 28.89 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY EASEMENTS, AGREEMENTS, STREETS, ALLEYS, RESTRICTIONS, COVENANTS, BUILDING LINES, AND RIGHTS OF WAY OF PUBLIC RECORD INCLUDING BUT NOT LIMITED TO:

A) SUBJECT TO ANY EASEMENTS, AGREEMENTS, STREETS, ALLEYS, RESTRICTIONS, COVENANTS, BUILDING LINES, AND RIGHTS OF WAY OF PUBLIC RECORD AS PER PLAT OF IDLE CREEK GOLF COMMUNITY PHASE I, RECORDED SEPTEMBER 12, 1994, IN PLAT RECORD 28, PAGE 84 AND ANY AMENDMENTS OR SUPPLEMENTS THERETO.

B) DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS AFFECTING IDLE CREEK GOLF COMMUNITY, RECORDED OCTOBER 14, 1994, IN MISC. RECORD 205, PAGE 1220. SAID DECLARATION BEING AMENDED BY AMENDED DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS, AND RESTRICTIONS AFFECTING IDLE CREEK GOLF COMMUNITY, RECORDED OCTOBER 21, 1994, IN MISC. RECORD 205, PAGE 1262. SAID DECLARATION BEING AMENDED BY AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, EASEMENTS AND RESTRICTIONS AFFECTING IDLE CREEK GOLF COMMUNITY, RECORDED MARCH 19, 2007 AS INSTRUMENT NO. 2007004133, ALL RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA AND ANY AMENDMENTS OR SUPPLEMENTS THERETO. UPON THE SALE OR RESALE OF ANY LOT, THE PURCHASER SHALL, AT THE TIME OF THE CLOSING OF THE SALE OF THE LOT, PAY TO THE ASSOCIATION A FEE FOR THE COST OF MAINTAINING STREET LIGHTS AND DRAINAGE PONDS IN THE SUBDIVISION AS FOLLOWS: LOTS 1-86; 126-144; 150-154; AND 159-170, ONE THOUSAND (1,000 DOLLARS) DOLLARS; LOTS 87 - 105 AND 108-125 SEVEN HUNDRED FIFTY (750.00 DOLLARS) DOLLARS.

C) SEWER LINE EASEMENT TO INDIANA AGGREGATE INC., ITS SUCCESSORS AND ASSIGNS, DATED JUNE 30, 1994, RECORDED JULY 1, 1994, IN DEED RECORD 439, PAGE 2581, RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

D) SUBJECT TO RESERVATION OF THE UNDIVIDED ONE-HALF INTEREST IN THE FIFTH VEIN OF COAL AS SHOWN BY A CERTAIN WARRANTY DEED DATED JANUARY 21, 1938, RECORDED JANUARY 21, 1938, IN DEED RECORD 211, PAGE 279, RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

E) SUBJECT TO RIGHTS AND MATTERS SHOWN BY THAT CERTAIN WATER CONSERVATION AND EROSION CONTROL IN VIGO COUNTY LANDOWNERS AGREEMENT FOR PROJECT ON RIVER (OR STREAM), DATED JANUARY 21, 1938, RECORDED FEBRUARY 14, 1938, IN MISC. RECORD 77, PAGE 310, RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

F) SUBJECT TO OIL AND GAS LEASE UNTO LELAND WAGGONER, RECORDED APRIL 17, 1940, IN MISC. RECORD 82, PAGE 137, AND PARTIALLY ASSIGNED BY AN INSTRUMENT DATED APRIL 8, 1940, AND RECORDED IN MISC. RECORD 85, PAGE 247, ALL RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

G) SUBJECT TO OIL AND GAS LEASE UNTO J. W. THOMPSON, DATED MAY 19, 1952, BEING RECORDED IN MISC. RECORD 126, PAGE 170, BEING ASSIGNED UNTO MIDWEST DRILLING AND MACHINE COMPANY, INC., BY AN INSTRUMENT DATED JULY 16, 1952, RECORDED IN MISC. RECORD 128, PAGE 380; MISC. RECORD 128, PAGE 384; AND MISC. RECORD 128, PAGE 390, ALL RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

H) SUBJECT TO AGREEMENT BETWEEN THE CITY OF TERRE HAUTE, INDIANA, A MUNICIPAL CORPORATION ACTING BY AND THROUGH ITS BOARD OF PUBLIC WORKS AND SAFETY AND RICHARD K. JENKINS, D/B/A IDLE CREEK DEVELOPMENT, INC., REGARDING SEWER SYSTEMS, DATED AUGUST 1, 1994, RECORDED FEBRUARY 7, 1995, IN MISC. RECORD 206, PAGE 161, RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.

I) SURVEY PREPARED BY HANSON PROFESSIONAL SVS, RECORDED FEBRUARY 20, 2009 AS INSTRUMENT NO. 2009001791, RECORDS OF THE RECORDERS OFFICE OF VIGO COUNTY, INDIANA.