



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01307	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	DAVID DREW DORSETT AND NICOLE DORSETT		
PROPERTY ADDRESS:	3627 MARIE COURT EAST, MONROVIA, IN 46157		
CITY, STATE AND COUNTY:	MONROVIA, INDIANA (IN), MORGAN		

SEARCH INFORMATION

SEARCH DATE:	12/12/2024	EFFECTIVE DATE:	12/11/2024
NAME(S) SEARCHED:	DAVID DREW DORSETT AND NICOLE DORSETT		
ADDRESS/PARCEL SEARCHED:	3627 MARIE COURT EAST, MONROVIA, IN 46157/55-04-11-385-018.000-016		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

NICOLE DORSETT AND DAVID DORSETT, WIFE AND HUSBAND	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DOUGLAS BENNETT AND CATHARINE BENNETT, HUSBAND AND WIFE
DATED DATE:	09/25/2020	GRANTEE:	NICOLE DORSETT AND DAVID DORSETT, WIFE AND HUSBAND
BOOK/PAGE:	N/A	RECORDED DATE:	10/27/2020
INSTRUMENT NO:	202012698		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MONROE
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ADDITIONAL NOTES

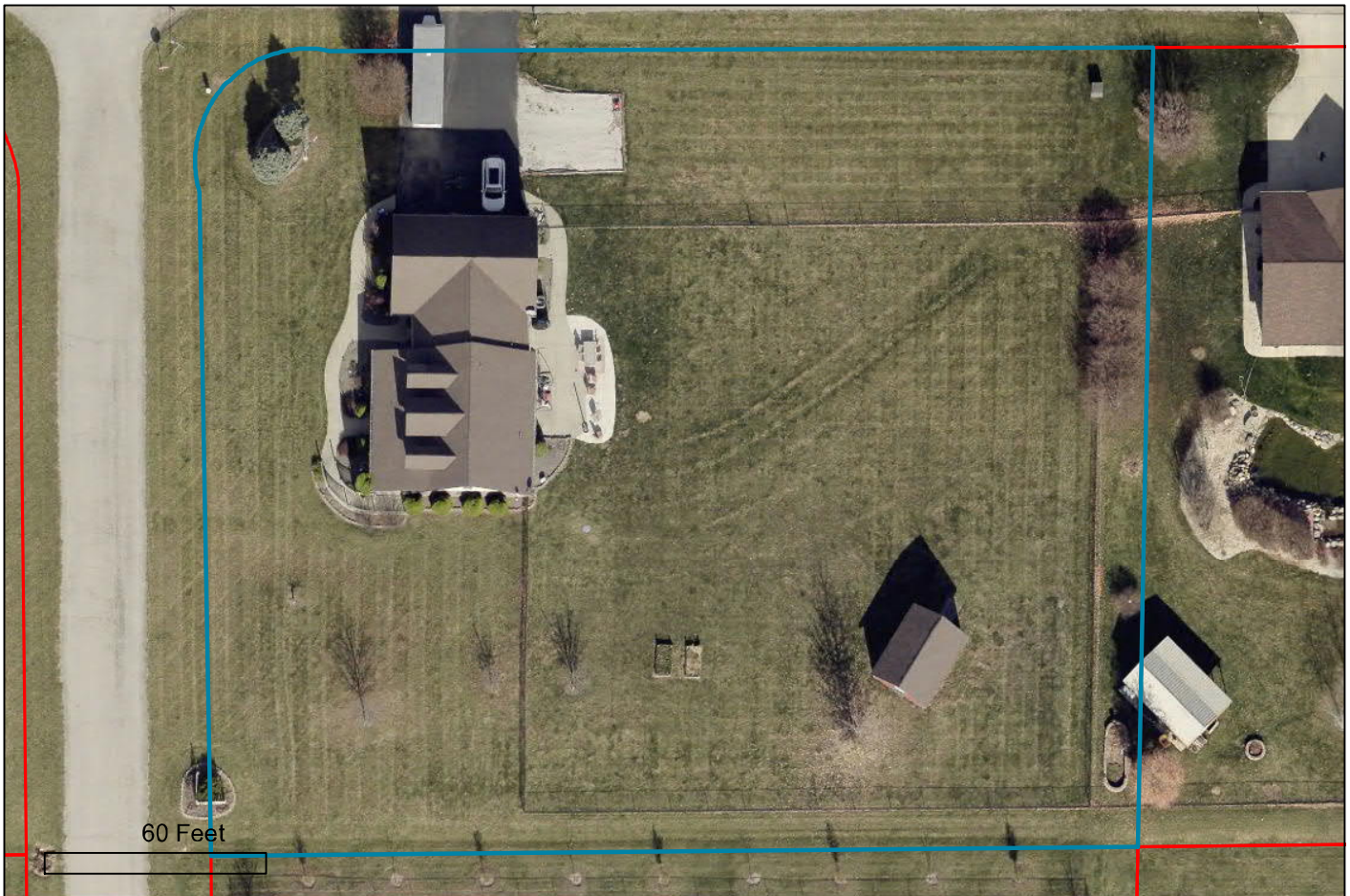
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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MORGAN COUNTY, STATE OF INDIANA: LAND IN THE TOWNSHIP OF MONROE, COUNTY OF MORGAN, STATE OF INDIANA, DESCRIBED AS: LOT NUMBERED SEVENTEEN (17) IN BRADSHAW SUBDIVISION, SECTION II, A SUBDIVISION IN MONROE TOWNSHIP, MORGAN COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD 396, PAGE 372 AND REVISED IN DEED RECORD 401, PAGE 471, IN THE OFFICE OF THE RECORDER OF MORGAN COUNTY, INDIANA.

Morgan County, IN

3627 MARIE COURT EAST, MONROVIA, IN 46157
55-04-11-385-018.000-016



Parcel Information

Parcel Number: 55-04-11-385-018.000-016
Alt Parcel Number: 55-04-11-385-018.000-016
Property Address: 3627 MARIE COURT EAST
MONROVIA, IN 46157
Neighborhood: Bradshaw Subdivision Sec 1&2
Property Class: 1 Family Dwell - Platted Lot
Owner Name: DORSETT NICOLE & DAVID
Owner Address: 3627 MARIE COURT EAST
MONROVIA, IN 46157
Legal Description: LOT 17 BRADSHAW'S SUBDIVISION SEC 2

Taxing District

Township: MONROE TOWNSHIP
Corporation: MONROE-GREGG

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
91	0.193	
9	1.0	

202012698 WAR \$25.00
10/27/2020 01:28:19PM 5 PGS
Jana K. Gray
Morgan County Recorder IN
Recorded as Presented



File No: 512-005315

Parcel No: 060-04-11-385-018-000 / 55-04-11-385-018.000-016

WARRANTY DEED

THIS INDENTURE WITNESSETH That **Douglas Bennett and Catharine Bennett, Husband and Wife** (Grantor), of Morgan County, in the State of Indiana, CONVEYS AND WARRANTS to **Nicole Dorsett and David Dorsett, Wife and Husband**, (Grantee), for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Morgan County, State of Indiana:

**Land in the Township of Monroe, County of Morgan, State of Indiana, described as:
Lot Numbered Seventeen (17) in Bradshaw Subdivision, Section II, a subdivision in Monroe Township, Morgan County, Indiana, as per plat thereof recorded in Deed Record 396, page 372 and revised in Deed Record 401, page 471, in the office of the Recorder of Morgan County, Indiana.**

Subject to real estate property taxes, due and payable in November 2020, and subject to real estate property taxes due and payable thereafter.

Parcel # 060-04-11-385-018-000 / 55-04-11-385-018.000-016

Subject to any and all easements, agreements and restrictions of record.

The address of such real estate is commonly known 3627 Marie Court East, Monrovia, IN 46157.

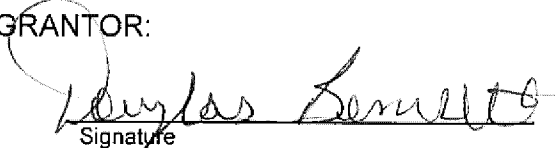
Catharine Bennett is one and the same person as Catherine Bennett per a Water Utility Easement, granted to Morgan County Rural Water Corporation from Douglas Bennett and Catherine Bennett, aka Catharine Bennett, recorded on February 7, 2014 as Instrument No. 201401246.

Grantee's Post Office mailing address is: **3627 Marie Ct E
Monrovia, IN 46157**

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed to be effective this 25th day of September, 2020 ("Effect Date" – being the date of the last signature hereto).

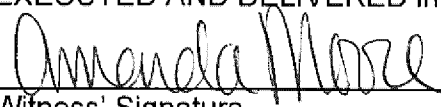
GRANTOR:


Signature

Douglas Bennett

Printed

EXECUTED AND DELIVERED in my presence:

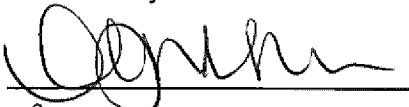

Witness' Signature

Witness: Amanda Moore
Printed Name

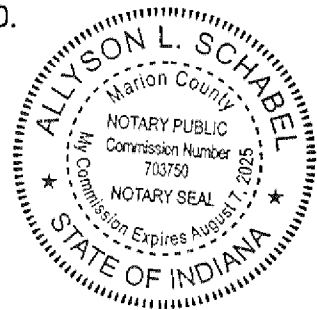
STATE OF INDIANA)
) SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared Amanda Moore (Witness), being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Douglas Bennett** in the foregoing subscribing witness' presence.

Witness my hand and Notarial Seal this 21st day of September, 2020.

 Notary Public's Signature

Allyson L Schabel Notary Public's' Printed Name



STATE OF INDIANA)
)SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared **Douglas Bennett** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

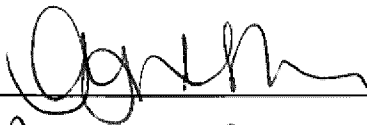
Witness my hand and Notarial Seal this 21st day of September, 2020.

My Commission Expires:

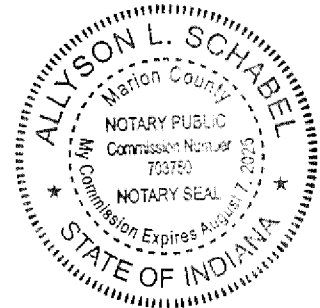
8/7/2025

Signature

Printed


Allyson L Schabel
Notary Public

Residing in Marion County, State of Indiana.



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GRANTOR:

Catharine Bennett

Signature

Catharine Bennett

Printed

EXECUTED AND DELIVERED in my presence:

Allyson Schabel

Witness' Signature

Witness: Allyson Schabel

Printed Name

STATE OF INDIANA)

COUNTY OF MORGAN)

) SS:

Before me, a Notary Public in and for said County and State, personally appeared Allyson Schabel (Witness), being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Catharine Bennett** in the foregoing subscribing witness' presence.

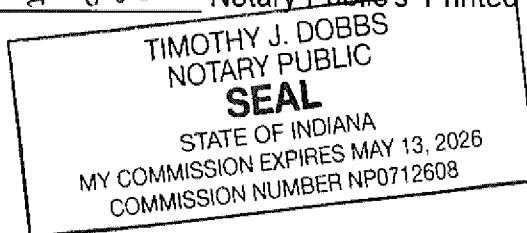
Witness my hand and Notarial Seal this 25th day of September, 2020.

Timothy J. Dobbs

Notary Public's Signature

Timothy J. Dobbs

Notary Public's Printed Name



STATE OF IN)
)SS:
COUNTY OF MORGAN)

Before me, a Notary Public in and for said County and State, personally appeared **Catharine Bennett** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25th day of September, 2020.

My Commission Expires:

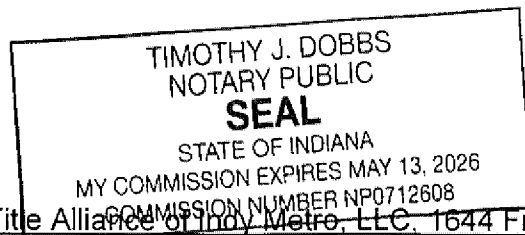
5-13-26

Signature

Printed

Notary Public

Residing in Marion County, State of Indiana.



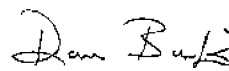
Return deed to: Title Alliance of Indy Metro, LLC, 1644 Fry Road, Suite C, Greenwood, IN 46142

Send tax bills to: 3627 Marie Ct E, Monrovia, IN 46157

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: John E. Kolas, Attorney at Law, Declarant.

This instrument was prepared by **JOHN E. KOLAS**, Attorney at Law #5517-49, 6910 North Shadeland Avenue, Suite 205, Indianapolis, Indiana 46220 / Telephone 317-841-0267.

DULY ENTERED FOR TAXATION
Subject to final acceptance of transfer
Oct 27 2020 - VS


MORGAN COUNTY AUDITOR

Search Results for:

NAME: DORSETT, NICOLE (Super Search)



REGION: Morgan County, IN
DOCUMENTS VALIDATED THROUGH: 12/11/2024 3:09 PM

Showing 8 results

Filter:

Document Details	County	Date	Type	Name	Legal
201813456	Morgan	12/28/2018	DEED : QUIT CLAIM DEED	DORSETT, NICOLE M Search Search DORSETT, D DREW Search SKWARCZYNSKI, NICOLE M Search DORSETT, D DREW	Search Lot 153 GRANDVIEW PUD SEC 3 [145- 210]
201813464	Morgan	12/28/2018	MORT : MORTGAGE	DORSETT, NICOLE M Search Search DORSETT, D DREW Search HOME BANK SB	Search Lot 153 GRANDVIEW PUD SEC 3 [145- 210]
202012104	Morgan	10/15/2020	DEED : WARRANTY DEED	DORSETT, NICOLE M Search Search DORSETT, D DREW Search BROWN, JILL MARIE Search BROWN, JOSHUA GENE	Search Lot 153 GRANDVIEW PUD SEC 3 [145- 210]
202012698	Morgan	10/27/2020	DEED : WARRANTY DEED	DORSETT, NICOLE Search Search BENNET, CATHERINE Search BENNETT, CATHARINE Search BENNETT, DOUGLAS see details for more	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11- 33]
202012699	Morgan	10/27/2020	MORT : MORTGAGE	DORSETT, NICOLE Search Search DORSETT, DAVID Search MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC Search QUICKEN LOANS LLC	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11- 33]
202014527	Morgan	12/07/2020	EASEMENT : EASEMENT	DORSETT, NICOLE Search Search DORSETT, DAVID DREW Search HILL WATER CORPORATION	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11- 33]

Document Details	County	Date	Type	Name	Legal
202118176	Morgan	12/21/2021	REL : RELEASE	DORSETT, NICOLE M Search Search HOME BANK SB Search DORSETT, D DREW	
202202710	Morgan	03/09/2022	MORT : MORTGAGE	DORSETT, NICOLE Search Search DORSETT, DAVID Search HOUSING AND URBAN DEVELOPMENT	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11- 33]

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Search Results for:

NAME: DORSETT, DAVID (Super Search)



REGION: Morgan County, IN
DOCUMENTS VALIDATED THROUGH: 12/11/2024 3:09 PM

Showing 31 results

Filter:

Document Details	County	Date	Type	Name	Legal
8900985	Morgan	02/09/1989	ASGN : ASSIGNMENT	DORSETT, DAVID D Search Search BRIGHT MORTGAGE COMPANY Search DORSETT, CARA Search MAXIM MORTGAGE CORPORATION	
9209435	Morgan	08/25/1992	ASGN : ASSIGNMENT	DORSETT, DAVID D Search Search DORSETT, CARA Search MAXIM MORTGAGE CORPORATION Search BANCOKLAHOMA MORTGAGE CORP	
9310888	Morgan	09/15/1993	REL : RELEASE	DORSETT, DAVID D Search Search BANCOKLAHOMA MORTGAGE CORP Search DORSETT, CARA	
940895	Morgan	08/23/1994	UCC : TERMINATION	DORSETT, DAVID D Search Search CITIZENS BANK Search DORSETT, CARA	
20209984	Morgan	06/07/2002	LIEN : FEDERAL TAX LIEN	DORSETT, DAVID D Search Search U S TREASURY	
200322586	Morgan	11/07/2003	REL : RELEASE TAX LIEN	DORSETT, DAVID D Search Search U S TREASURY	
200616104	Morgan	12/20/2006	DEED : WARRANTY DEED	DORSETT, DAVID D Search Search DORSETT, DONALD DALE SR Search DORSETT, NANCY A Search DORSETT, ROBIN L	Search 32-11-1W NE

Document Details	County	Date	Type	Name	Legal
200700995	Morgan	01/26/2007	DEED : WARRANTY DEED	DORSETT, DAVID D Search Search DORSETT, DONALD DALE SR Search DORSETT, NANCY A Search DORSETT, ROBIN L	Search 32-13-1W NE
200701137	Morgan	01/31/2007	DEED : WARRANTY DEED	DORSETT, DAVID D Search Search DORSETT, DONALD DALE SR Search DORSETT, NANCY A Search DORSETT, ROBIN L	Search 32-13-1W NE
200701576	Morgan	02/09/2007	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search SPECTRUM MORTGAGE SERVICES LLC	Search 32-13-1W NE
200701577	Morgan	02/09/2007	ASGN : ASSIGNMENT	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search SPECTRUM MORTGAGE SERVICES LLC Search FIFTH THIRD MORTGAGE COMPANY	
200704182	Morgan	04/12/2007	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search FIFTH THIRD BANK	Search 32-13-1W NE
201305355	Morgan	05/13/2013	REL : RELEASE	DORSETT, DAVID D Search Search FIFTH THIRD BANK Search DORSETT, ROBIN L	
201506524	Morgan	07/02/2015	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search FIRST NATIONAL BANK	Search 32-13-1W NE

Document Details	County	Date	Type	Name	Legal
201507842	Morgan	07/23/2015	REL : RELEASE	DORSETT, DAVID D Search Search FIFTH THIRD MORTGAGE COMPANY Search DORSETT, ROBIN L	
201601409	Morgan	02/03/2016	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search FIRST NATIONAL BANK	Search 32-13-1W NE
201704677	Morgan	05/05/2017	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, NANCY A Search FRED BUTLER INVESTMENT COMPANY INC	Search 10-12-2W NW SW
201804960	Morgan	05/18/2018	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, NANCY A Search FRED BUTLER INVESTMENT COMPANY INC	Search 9-13-1W NW Search 4-13-1W SW
201805256	Morgan	05/29/2018	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search FIRST NATIONAL BANK	Search 32-13-1W NE
201805257	Morgan	05/29/2018	REL : RELEASE	DORSETT, DAVID D Search Search FIRST NATIONAL BANK Search DORSETT, ROBIN L	
201904202	Morgan	04/30/2019	DEED : WARRANTY DEED	DORSETT, DAVE D Search Search CRAWMER, DORINDA J Search CRAWMER, RICHARD R Search DORSETT, ROBIN L	Search Lot 861 FOXCLIFF ESTATES SOUTH SEC 37 [859-910]
201904203	Morgan	04/30/2019	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search HOME BANK SB	Search Lot 861 FOXCLIFF ESTATES SOUTH SEC 37 [859-910]

Document Details	County	Date	Type	Name	Legal
201904347	Morgan	05/03/2019	DEED : WARRANTY DEED	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search RIKE, JAMES Search RIKE, JUDY	Search 32-13-1W NE
201907987	Morgan	08/07/2019	REL : RELEASE	DORSETT, DAVID D Search Search FIRST NATIONAL BANK Search DORSETT, ROBIN L	
201907988	Morgan	08/07/2019	REL : RELEASE	DORSETT, DAVID D Search Search FIRST NATIONAL BANK Search DORSETT, ROBIN L	
202012698	Morgan	10/27/2020	DEED : WARRANTY DEED	DORSETT, DAVID Search Search BENNET, CATHERINE Search BENNETT, CATHARINE Search BENNETT, DOUGLAS see details for more	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11-33]
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202014527	Morgan	12/07/2020	EASEMENT : EASEMENT	DORSETT, DAVID DREW Search Search DORSETT, NICOLE Search HILL WATER CORPORATION	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11-33]
202201037	Morgan	01/28/2022	MORT : MORTGAGE	DORSETT, DAVID D Search Search DORSETT, ROBIN L Search HOME BANK SB	Search Lot 861 FOXCLIFF ESTATES SOUTH SEC 37 [859-910]
202201327	Morgan	02/07/2022	REL : RELEASE	DORSETT, DAVID D Search Search HOME BANK SB Search DORSETT, ROBIN L	

Document Details	County	Date	Type	Name	Legal
202202710	Morgan	03/09/2022	MORT : MORTGAGE	DORSETT, DAVID Search Search DORSETT, NICOLE Search HOUSING AND URBAN DEVELOPMENT	Search Lot 17 BRADSHAW SUBD 2ND REVISED [11- 33]

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