



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CF-01419	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	CODY A HUTZLER AND MONICA A HUTZLER		
PROPERTY ADDRESS:	1584 W SR 67, PORTLAND, IN 47371		
CITY, STATE AND COUNTY:	PORTLAND, INDIANA (IN), JAY		

SEARCH INFORMATION

SEARCH DATE:	01/14/2025	EFFECTIVE DATE:	01/10/2025
NAME(S) SEARCHED:	CODY A HUTZLER AND MONICA A HUTZLER		
ADDRESS/PARCEL SEARCHED:	1584 W SR 67, PORTLAND, IN 47371/38-07-18-300-020.000-033		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

CODY A. HUTZLER AND MONICA A. HUTZLER, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	ANDREW M. STEVENS AND PATRICIA W. STEVENS, HUSBAND AND WIFE
DATED DATE:	05/02/2019	GRANTEE:	CODY A. HUTZLER AND MONICA A. HUTZLER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	05/15/2019
INSTRUMENT NO:	201901169		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PORTLAND
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ADDITIONAL NOTES

WE WERE UNABLE TO FIND AN ASSESSOR AND TAX FOR THE SUBJECT ORDER. HOWEVER, WE HAVE COMPLETED IT WITHOUT AN ASSESSOR AND TAX. PLEASE REVIEW.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN JAY COUNTY, INDIANA, TO WIT:

A PART OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 14 EAST, MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 23 NORTH, RANGE 14 EAST; THENCE SOUTH 00 DEGREES 38 MINUTES. 51 SECONDS WEST 2636.11 FEET ON AND ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER TO A POINT ON THE CENTERLINE OF STATE ROAD 67; THENCE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 952.50 FEET ON AND ALONG THE CENTERLINE OF SAID STATE ROAD 67 TO THE PLACE OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 54 MINUTES 30 SECONDS WEST 95.00 FEET ON AND ALONG THE CENTERLINE OF STATE ROAD 67; THENCE NORTH 01 DEGREE 53 MINUTES 45 SECONDS WEST 350.00 FEET PARALLEL WITH THE WEST LINE OF A PARCEL OF GROUND DESCRIBED IN DEED RECORD 110 PAGE 331, RECORDS OF JAY COUNTY, INDIANA; THENCE NORTH 89 DEGREES 54 MINUTES 30 SECONDS EAST 95 FEET PARALLEL WITH THE CENTERLINE OF STATE ROAD 67; THENCE SOUTH 01 DEGREE 53 MINUTES 45 SECONDS EAST 350.00 FEET PARALLEL WITH THE WEST LINE OF A PARCEL OF GROUND DESCRIBED IN DEED RECORD 110, PAGE 331, RECORDS OF JAY COUNTY, INDIANA, TO THE PLACE OF BEGINNING, CONTAINING 0.763 ACRES, MORE OR LESS.