



## 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.

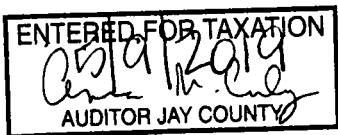
### LEGAL DESCRIPTION

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.

RECORDED



201901169 WD \$25.00  
05/15/2019 09:21:14A 2 PGS  
Betty St. Myers  
Jay County Recorder IN  
Recorded as Presented

201901111 WD \$25.00  
05/09/2019 02:10:13P 2 PGS  
Betty St. Myers  
Jay County Recorder IN  
Recorded as Presented

## WARRANTY DEED

THIS INDENTURE WITNESSETH that: **Andrew M. Stevens and Patricia W. Stevens, husband and wife**, of Jay County, State of Indiana,

**Convey and Warrant to:**

*mt*  
*CH*  
**Cody A. Hutzler and Monica A. Hutzler, husband and wife**, of Jay County, in the State of Indiana, for and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, 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.

Parcel # 38-07-18-300-020.000-033  
Commonly known as: 1584 W. SR 67, Portland, In 47371

No evidence or opinion of title has been requested of or provided by the law firm preparing this document regarding the hereinbefore described real estate.

SUBJECT TO: Driveway Easement recorded at instrument number **201901046** in the Jay County Records.

*\* Being Pre-recorded to add missing instrument number.*

Subject to the Fall installment of real estate taxes for the year 2018, due and payable in Fall 2019, together with all subsequent taxes which the Grantee herein assume(s) and agree(s) to pay as part of the consideration thereof.

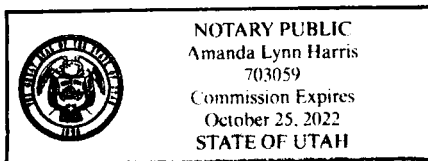
IN WITNESS WHEREOF, **Andrew M. Stevens and Patricia W. Stevens** have executed this deed this 2nd day of May, 2019.

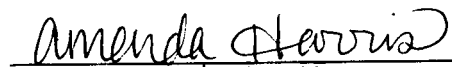
  
**Andrew M. Stevens**

  
**Patricia W. Stevens**

STATE OF  
COUNTY OF

Before me, a Notary Public, in and for said County and State personally appeared **Andrew M. Stevens and Patricia W. Stevens** who have acknowledged the execution of this instrument. WITNESS, my hand and notarial seal this 2nd day of May, 2019.



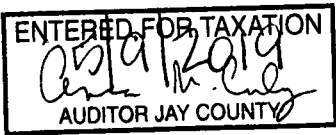
  
Printed Amanda Harris, Notary Public  
Resident of DAVIS County, State of Utah  
My Commission Expires: 10/25/2022

I affirm under penalties for perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Craig C. Parker

This instrument prepared by Craig C. Parker, Attorney-at-Law 303 South A Street, Richmond, IN 47374

GRANTEE/TAX/PROPERTY Address: 1584 W. SR 67, Portland, In 47371

RECORDED



201901169 WD \$25.00  
05/15/2019 09:21:14A 2 PGS  
Betty St. Myers  
Jay County Recorder IN  
Recorded as Presented

201901111 WD \$25.00  
05/09/2019 02:10:13P 2 PGS  
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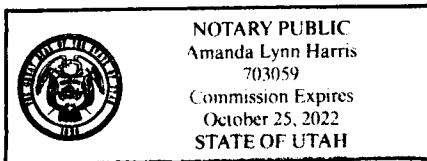
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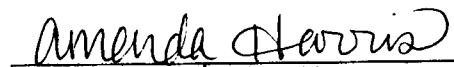
  
**Andrew M. Stevens**

  
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Printed Amanda Harris, Notary Public  
Resident of DAVIS County, State of Utah  
My Commission Expires: 10/25/2022

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This instrument prepared by Craig C. Parker, Attorney-at-Law 303 South A Street, Richmond, IN 47374

GRANTEE/TAX/PROPERTY Address: 1584 W. SR 67, Portland, In 47371

Search Results for:

NAME: HUTZLER, CODY (Super Search)



REGION: Jay County, IN

DOCUMENTS VALIDATED THROUGH: 01/10/2025 1:09 PM

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">201901111</a>	Jay	05/09/2019	DEED : WARRANTY DEED	<b>HUTZLER, CODY A</b> <a href="#">Search</a> <a href="#">Search</a> STEVENS, ANDREW M <a href="#">Search</a> STEVENS, PATRICIA W <a href="#">Search</a> HUTZLER, MONICA A	<a href="#">Search</a> 18-23-14 SE
<a href="#">201901112</a>	Jay	05/09/2019	MORT : MORTGAGES	<b>HUTZLER, CODY A</b> <a href="#">Search</a> <a href="#">Search</a> HUTZLER, MONICA A <a href="#">Search</a> AMERIFIRST FINANCIAL CORPORATION <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	<a href="#">Search</a> 18-23-14 SE
<a href="#">201901169</a>	Jay	05/15/2019	DEED : WARRANTY DEED	<b>HUTZLER, CODY A</b> <a href="#">Search</a> <a href="#">Search</a> STEVENS, ANDREW M <a href="#">Search</a> STEVENS, PATRICIA W <a href="#">Search</a> HUTZLER, MONICA A	<a href="#">Search</a> 18-23-14 SE
<a href="#">202102385</a>	Jay	08/05/2021	MORT : MORTGAGES	<b>HUTZLER, CODY A</b> <a href="#">Search</a> <a href="#">Search</a> HUTZLER, MONICA A <a href="#">Search</a> CROSSCOUNTRY MORTGAGE LLC <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC	<a href="#">Search</a> 18-23-14 SW
<a href="#">202102465</a>	Jay	08/12/2021	REL : RELEASE - MORTGAGE	<b>HUTZLER, CODY A</b> <a href="#">Search</a> <a href="#">Search</a> AMERIFIRST FINANCIAL CORPORATION <a href="#">Search</a> MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC <a href="#">Search</a> HUTZLER, MONICA A	<a href="#">Search</a> 18-23-14 SE

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Search Results for:

NAME: HUTZLER, MONICA (Super Search)



REGION: Jay County, IN

DOCUMENTS VALIDATED THROUGH: 01/10/2025 1:09 PM

Showing 5 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">201901111</a>	Jay	05/09/2019	DEED : WARRANTY DEED	<b>HUTZLER, MONICA A</b> <a href="#">Search</a> <a href="#">Search</a> STEVENS, ANDREW M <a href="#">Search</a> STEVENS, PATRICIA W <a href="#">Search</a> HUTZLER, CODY A	<a href="#">Search</a> 18-23-14 SE
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