



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

|                         |                                       |               |                   |
|-------------------------|---------------------------------------|---------------|-------------------|
| FILE/ORDER NUMBER:      | LL-CF-01489                           | PRODUCT NAME: | LEGAL AND VESTING |
| BORROWER NAME(S):       | TED R CHAMP AND LUANN CHAMP           |               |                   |
| PROPERTY ADDRESS:       | 4904 S STATE ROAD 1, REDKEY, IN 47373 |               |                   |
| CITY, STATE AND COUNTY: | REDKEY, INDIANA (IN), JAY             |               |                   |

### SEARCH INFORMATION

|                          |                                                                |                 |            |
|--------------------------|----------------------------------------------------------------|-----------------|------------|
| SEARCH DATE:             | 01/24/2025                                                     | EFFECTIVE DATE: | 01/23/2025 |
| NAME(S) SEARCHED:        | TED R CHAMP AND LUANN CHAMP                                    |                 |            |
| ADDRESS/PARCEL SEARCHED: | 4904 S STATE ROAD 1, REDKEY, IN 47373/38-09-11-400-012.000-030 |                 |            |

### ASSESSMENT INFORMATION

|           |  |
|-----------|--|
| COMMENTS: |  |
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### CURRENT OWNER VESTING

|                                           |  |
|-------------------------------------------|--|
| LANCE C. HORINE AND KYLER HUNTER ROTHHAAR |  |
| COMMENTS:                                 |  |

### VESTING DEED

|                |                         |                |                                            |
|----------------|-------------------------|----------------|--------------------------------------------|
| DEED TYPE:     | INDIANA QUIT CLAIM DEED | GRANTOR:       | TED R. AND LUANN CHAMP, A HUSBAND AND WIFE |
| DATED DATE:    | 01/05/2024              | GRANTEE:       | LANCE C. HORINE AND KYLER HUNTER ROTHHAAR  |
| BOOK/PAGE:     | N/A                     | RECORDED DATE: | 01/30/2024                                 |
| INSTRUMENT NO: | 202400248               |                |                                            |
| COMMENTS:      |                         |                |                                            |

### FOR PREAMBLE

|                       |                    |
|-----------------------|--------------------|
| CITY/TOWNSHIP/PARISH: | TOWN OF MT. VERNON |
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### ADDITIONAL NOTES

|                                                             |
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| WARRANTY DEED RECORDED ON 04/11/2006 AS INSTRUMENT 0601075. |
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### LEGAL DESCRIPTION

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

PART OF LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBER ONE (1) OF THE ORIGINAL PLAT OF THE TOWN OF MT. VERNON, NOW REDKEY, AS FOLLOWS: COMMENCING AT A POINT IN THE CENTER OF THE SOUTH LINE OF SAID LOT SEVEN (7) IN BLOCK ONE (1) AND RUNNING THENCE EAST FORTY (40) FEET; THENCE NORTH ONE HUNDRED THIRTY-TWO (132) FEET; THENCE WEST FORTY (40) FEET; THENCE SOUTH ONE HUNDRED THIRTY TWO (132) FEET TO THE PLACE OF BEGINNING.

ALSO, COMMENCING ONE HUNDRED AND SIX (106) FEET EAST OF THE SOUTHWEST CORNER OF LOT NUMBERED SEVEN (7) IN BLOCK NUMBERED ONE (1) IN THE ORIGINAL PLAT OF THE TOWN OF MOUNT VERNON (NOW REDKEY), INDIANA, RUNNING THENCE NORTH ONE HUNDRED THIRTY-TWO (132) FEET, MORE OR LESS TO THE NORTH LINE OF LOT NUMBERED EIGHT (8) IN BLOCK NUMBERED ONE (1) IN SAID TOWN OF MOUNT VERNON (NOW REDKEY) THENCE EAST TWENTY-SIX (26) FEET MORE OR LESS TO THE EAST LINE OF SAID LOT NUMBERED EIGHT (8) AFORESAID; THENCE SOUTH ONE HUNDRED THIRTY-TWO (132) FEET, MORE OR LESS TO HIGHT STREET IN SAID TOWN; THENCE WEST TWENTY- SIX (26) FEET, MORE OR LESS TO THE PLACE OF BEGINNING, EXCEPTING THAT PART OF THE SOUTHEAST CORNER OF LOT NUMBERED SEVEN (7) AFORESAID NOW OCCUPIED AS A RIGHT OF WAY BY THE LAKE ERIE AND WESTERN RAILROAD COMPANY; THE SAME BEING THE EAST PART OF LOTS NUMBERED SEVEN (7) AND EIGHT (8) IN BLOCK NUMBERED ONE (1) IN THE ORIGINAL PLAT OF THE TOWN OF MOUNT VERNON (NOW REDKEY), JAY COUNTY, INDIANA.

ALSO, PART OF LOTS NUMBERED 7 AND 8 IN BLOCK 1 IN MT. VERNON ADDITION TO THE TOWN OF REDKEY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT 66-1/2 FEET EAST OF THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 1 IN THE ORIGINAL PLAT OF MT. VERNON, NOW REDKEY; THENCE RUNNING NORTH 83 FEET MORE OR LESS; THENCE WEST 20 FEET; THENCE SOUTH TO HIGH STREET; THENCE EAST TO THE PLACE OF BEGINNING. ALSO, A STRIP OF GROUND THREE (3) FEET WIDE COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE DESCRIBED PREMISES; RUNNING THENCE WEST TO UNION STREET, THENCE SOUTH 3 FEET; THENCE EAST 46 1/2 FEET TO THE PLACE OF BEGINNING.