



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-01619	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	PRESTON D POWLEN		
PROPERTY ADDRESS:	691 E 50 N WINAMAC, IN 46996		
CITY, STATE AND COUNTY:	WINAMAC, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	02/14/2025	EFFECTIVE DATE:	02/13/2025
NAME(S) SEARCHED:	PRESTON D POWLEN		
ADDRESS/PARCEL SEARCHED:	691 E 50 N WINAMAC, IN 46996/66-07-12-100-003.000-010		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

PRESTON D. POWLEN
COMMENTS:

VESTING DEED

DEED TYPE:	QUIT-CLAIM DEED	GRANTOR:	TONI A. POWLEN
DATED DATE:	09/25/2002	GRANTEE:	PRESTON D. POWLEN
BOOK/PAGE:	N/A	RECORDED DATE:	12/11/2002
INSTRUMENT NO:	20023264		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF WINAMAC
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ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 03/15/2000 AS INSTRUMENT 20000592.

WARRANTY DEED RECORDED ON 03/13/2000 AS INSTRUMENT 20000545.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED COSTA REAL ESTATE SITUATED IN PULASKI COUNTY, IN THE STATE OF INDIANA, TO-WIT:

THAT PART OF LOT 2 OR THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 2 WEST, MONROE TOWNSHIP, PULASKI COUNTY, INDIANA DESCRIBED BY: COMMENCING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 40 DEGREES 41 MINUTES 08 SECONDS WEST ALONG A COUNTY ROAD 1864.77 FEET TO A RAILROAD SPIKE; THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS WEST (RECORD AND BASIS OF BEARINGS) ALONG SAID COUNTY ROAD 486.00 FEET TO A SURVEY NAIL AND THE POINT OF BEGINNING; THENCE SOUTH 71 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID COUNTY ROAD 773.62 FEET TO A SURVEY NAIL; THENCE SOUTH 05 DEGREES 16 MINUTES 55 SECONDS EAST ALONG AN EXISTING FENCE LINE 864.67 FEET TO THE TIPPECANOE RIVER; THENCE UPSTREAM ALONG SAID RIVER NORTH 26 DEGREES 18 MINUTES 41 SECONDS EAST 326.00 FEET, NORTH 19 DEGREES 07 MINUTES 30 SECONDS EAST 210.99 FEET, NORTH 33 DEGREES 49 MINUTES 55 SECONDS EAST 135.51 FEET, NORTH 49 DEGREES 45 MINUTES 09 SECONDS EAST 185.88 FEET AND NORTH 57 DEGREES 18 MINUTES 29 SECONDS EAST 338.41 FEET; THENCE NORTH 17 DEGREES 14 MINUTES 26 SECONDS WEST 215.53 FEET TO THE POINT OF BEGINNING, CONTAINING 7.716 ACRES MORE OR LESS. ALSO, PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 2 WEST, PULASKI COUNTY, INDIANA DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 2 WEST, THENCE SOUTH 2648 FEET; THENCE WEST 1361 FEET TO CENTER OF STONE AND DILTS DITCH; THENCE NORTHWESTERLY ALONG CENTER LINE OF SAID DITCH TO A POINT 260 FEET NORTH OF THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 31 NORTH, RANGE 2 WEST; THENCE NORTH ALONG CENTERLINE OF SAID DITCH 2356 FEET TO CENTER OF COUNTY HIGHWAY; THENCE EAST 2692 FEET TO THE PLACE OF BEGINNING, CONTAINING 154.42 ACRES MORE OR LESS.