



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-01655	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BRIAN CAUDILL		
PROPERTY ADDRESS:	5298 E 700 N, PINE VILLAGE, IN 47975		
CITY, STATE AND COUNTY:	PINE VILLAGE, INDIANA (IN) , WARREN		

SEARCH INFORMATION

SEARCH DATE:	02/24/2025	EFFECTIVE DATE:	02/21/2025
NAME(S) SEARCHED:	BRIAN CAUDILL		
ADDRESS/PARCEL SEARCHED:	5298 E 700 N, PINE VILLAGE, IN 47975/86-02-21-300-015.001-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BRIAN CAUDILL
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MATT E. AKERS
DATED DATE:	11/30/2009	GRANTEE:	BRIAN CAUDILL
BOOK/PAGE:	N/A	RECORDED DATE:	04/02/2013
INSTRUMENT NO:	130439		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF PINE VILLAGE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN WARREN COUNTY, IN THE STATE OF INDIANA, TO-WIT:

PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-ONE (21), TOWNSHIP TWENTY-THREE (23) NORTH, RANGE SEVEN (7) WEST, ADAMS TOWNSHIP, WARREN COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (REBAR SET); THENCE NORTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') WEST ALONG THE QUARTER-QUARTER LINE AND ON THE COUNTY ROAD NINE HUNDRED FIFTY-EIGHT AND THREE TENTHS (958.3) FEET TO A RAILROAD SPIKE BURIED FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE QUARTER- QUARTER LINE NORTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') WEST THREE HUNDRED SEVENTY-SEVEN AND ZERO TENTHS (377.0) FEET TO A RAILROAD SPIKE BURIED (CORNER POST 24 FEET NORTH); THENCE NORTH ZERO DEGREES ZERO MINUTES (00°00') EAST ASSUMED BEARING, ALONG THE QUARTER-QUARTER LINE AND AN OLD FENCE, TWO HUNDRED THIRTY AND ZERO TENTHS (230.0) FEET TO A STEEL POST SET; THENCE SOUTH EIGHTY-NINE DEGREES ZERO MINUTES (89°00') EAST THREE HUNDRED SEVENTY-SEVEN AND ZERO TENTHS (377.0) FEET TO AN IRON PIPE SET; THENCE SOUTH ZERO DEGREES ZERO MINUTES (00°00') WEST TWO HUNDRED THIRTY AND ZERO TENTHS (230.0) FEET TO THE POINT OF BEGINNING. SAID DESCRIBED TRACT CONTAINS ONE AND NINETY-NINE HUNDREDTHS (1.99) ACRES, MORE OR LESS.