



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-FFB-01753	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	MELISSA FOX, DAVID FOX		
PROPERTY ADDRESS:	11030 EAST PURDUE FARM ROAD, DUBOIS, IN 47527		
CITY, STATE AND COUNTY:	DUBOIS, INDIANA (IN), DUBOIS		

SEARCH INFORMATION

SEARCH DATE:	03/12/2025	EFFECTIVE DATE:	03/11/2025
NAME(S) SEARCHED:	MELISSA FOX, DAVID FOX		
ADDRESS/PARCEL SEARCHED:	11030 EAST PURDUE FARM ROAD, DUBOIS, IN 47527/19-08-12-200-013.000-006		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DAVID FOX AND MELISSA FOX, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JILLIAN L. HAASE AND CHRISTOPHER A. HAASE
DATED DATE:	09/13/2021	GRANTEE:	DAVID FOX AND MELISSA FOX, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES
BOOK/PAGE:	N/A	RECORDED DATE:	09/14/2021
INSTRUMENT NO:	2021005952		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF DUBOIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN DUBOIS COUNTY, STATE OF INDIANA, TO WIT:

PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE THREE (3) WEST, COLUMBIA CIVIL TOWNSHIP, DUBOIS COUNTY, INDIANA, AND BEING MORE COMPLETELY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING CORNERSTONE AT THE SOUTHWEST CORNER OF SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION TWELVE (12), TOWNSHIP ONE (1) SOUTH, RANGE THREE (3) WEST; THENCE NORTH 01 DEGREE 21 MINUTES 06 SECONDS WEST A DISTANCE OF TWO HUNDRED EIGHT AND FIFTY-SIX HUNDREDTHS (208.56) FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO AN EXISTING 1/2-INCH IRON PIN AT THE NORTHWEST CORNER OF THE BRIAN LEON TRACT, AS RECORDED AT RECORD DOCUMENT 23641 OF THE DUBOIS COUNTY RECORDER'S OFFICE, ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING NORTH 01 DEGREE 21 MINUTES 06 SECONDS WEST A DISTANCE OF ONE HUNDRED FIFTY-TWO AND FORTY-EIGHT HUNDREDTHS (152.48) FEET ALONG THE WEST LINE OF SAID QUARTER-QUARTER SECTION TO A 5/8-INCH IRON REBAR BEARING AN ORANGE SURVEY CAP INSCRIBED "BUEHLER 21000213" SET THIS SURVEY; THENCE NORTH 89 DEGREES 55 MINUTES 00 SECONDS EAST A DISTANCE OF FOUR HUNDRED SIXTY-FOUR AND TWENTY-SEVEN HUNDREDTHS (464.27) FEET TO AN EXISTING RAILROAD SPIKE AT A WESTERLY CORNER OF THE THOMAS E. & SANDRA J. RANKIN TRACT, AS RECORDED AT RECORD DOCUMENT 2004004009 OF THE DUBOIS COUNTY RECORDER'S OFFICE; THENCE SOUTH 09 DEGREES 17 MINUTES 04 SECONDS EAST A DISTANCE OF ONE HUNDRED FIFTY-FIVE AND THIRTY-ONE HUNDREDTHS (155.31) FEET ALONG A WESTERLY LINE OF SAID RANKIN TRACT TO AN EXISTING RAILROAD SPIKE AT THE SOUTHWEST CORNER THEREOF, ALSO BEING AT THE NORTH LINE OF SAID BRIAN LEON TRACT; THENCE NORTH 89 DEGREES 58 MINUTES 50 SECONDS WEST A DISTANCE OF FOUR HUNDRED EIGHTY-FIVE AND SEVENTY- THREE HUNDREDTHS (485.73) FEET ALONG THE NORTH LINE OF SAID BRIAN LEON TRACT TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT AND SAID TO CONTAIN 1.667 ACRES.