



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-IFC-01833	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	KENNETH L MURPHY, TRACY D MURPHY		
PROPERTY ADDRESS:	668 S DAVIS ST, CLINTON, IN 47842		
CITY, STATE AND COUNTY:	CLINTON, INDIANA (IN) , VERMILLION		

### SEARCH INFORMATION

SEARCH DATE:	03/26/2025	EFFECTIVE DATE:	03/25/2025
NAME(S) SEARCHED:	KENNETH L MURPHY, TRACY D MURPHY		
ADDRESS/PARCEL SEARCHED:	668 S DAVIS ST, CLINTON, IN 47842/ 83-13-09-140-047.000-003		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

KENNETH L. MURPHY AND TRACY D. MURPHY, AS HUSBAND AND WIFE

COMMENTS:	
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### VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	ELI LILLY FEDERAL CREDIT UNION, A FEDERAL CREDIT UNION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES
DATED DATE:	05/14/1999	GRANTEE:	KENNETH L. MURPHY AND TRACY D. MURPHY, AS HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/08/1999
INSTRUMENT NO:	99001610		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH: TOWN OF FAIRVIEW PARK

### ADDITIONAL NOTES

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN VERMILLION COUNTY, INDIANA, TO WIT:

THE WEST HALF (W 1/2) OF LOT NUMBER SEVENTY-SIX (76) IN SUNNYSIDE SUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION FOUR (4), TOWNSHIP FOURTEEN (14) NORTH, RANGE NINE (9) WEST, NOW THE TOWN OF FAIRVIEW PARK, VERMILLION COUNTY, INDIANA.



83-13-09-140-047.000-003

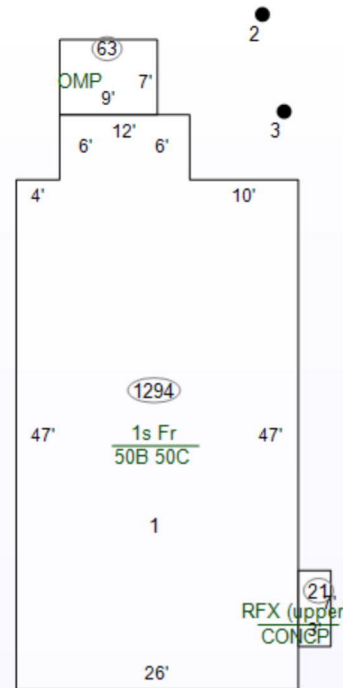
Murphy, Kenneth L &amp; Tracy D H/ 668 S DAVIS ST

510, 1 Family Dwell - Platted Lot

SUNNY SIDE 1ST - FAIRVI

2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	1s Old w/B	Kitchen Sinks	1 1
Finished Area	1294 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	3
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished	Living Rooms	0
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	1
<input type="checkbox"/> Parquet		Family Rooms	0
Wall Finish		Total Rooms	5
<input type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other	Central Warm Air	
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	
Porch, Open Masonry	63	\$4,400	
Patio, Concrete	21	\$200	
Canopy, Roof Extension	21	\$600	



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1294	1294	\$94,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		647	0	\$21,300
Crawl		647	0	\$5,000
Slab				
Total Base				\$120,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1294 \$3,300
No Elec (-)				\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$124,100
Sub-Total, 1 Units				
Exterior Features (+)				\$5,200 \$129,300
Garages (+) 0 sqft				\$0 \$129,300
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.91
Replacement Cost				\$94,130

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D	1925	1968	56	A		0.91		1,941 sqft	\$94,130	45%	\$51,770	0%	100%	1.200	1.000	100.00	0.00	0.00	\$62,100
2: Detached Garage R 01	1	Wood Fr	D	1982	1982	42	G	\$26.79	0.91	\$19.50	28'x32'	\$17,475	30%	\$12,230	0%	100%	1.000	1.000	100.00	0.00	0.00	\$12,200
3: Utility Shed R 01	1		C	1995	1995	29	A	\$26.02	0.91	\$23.68	8'x8'	\$1,515	60%	\$610	0%	100%	1.000	1.000	100.00	0.00	0.00	\$600

Total all pages

\$74,900

Total this page

\$74,900

# 99-1610

RECEIVED FOR RECORD  
 This 8 day of June A.D. 1999  
 At 1 o'clock P.M. and Recorded in  
Deed Record 169 Page 244  
Maryann A. Hennes  
 Recorder Vermillion County, Ind.  
 FEE \$12.00

## CORPORATE WARRANTY DEED

**THIS INDENTURE WITNESSETH**, That Eli Lilly Federal Credit Union, a federal credit union organized and existing under the laws of the United States (hereinafter called GRANTOR), for and in consideration of the payment to it of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby **CONVEYS and WARRANTS** to Kenneth L. Murphy and Tracy D. Murphy, as husband and wife, (hereinafter called GRANTEES), the following described real estate in Vermillion County, Indiana, to-wit:

The West half (W ½) of Lot Number Seventy-six (76) in Sunnyside Subdivision, being a part of the Northeast Quarter of Section Four (4), Township Fourteen (14) North, Range Nine (9) West, now the Town of Fairview Park, Vermillion County, Indiana.

Subject to easements, covenants, restrictions, leases and other matters of record affecting title to the subject real estate.

Subject to the taxes prorated from the date hereof.

Grantor, by its officers, states under oath that there is no gross income tax due and owing on this conveyance.

As a further consideration of the payment of the above sum, the person executing this deed on behalf of Grantor represent and certify, for the purpose of inducing Grantees to accept this Warranty Deed, that he is the duly elected officer of Grantor and has been fully empowered by the By-Laws of Grantor and proper resolution of the Board of Directors of Grantor to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate conveyed by this instrument and that all necessary action for the making of such conveyance has been taken; that the real estate conveyed by this instrument is conveyed in the usual and regular course of business.

IN WITNESS WHEREOF, Eli Lilly Federal Credit Union has caused this deed to be executed in its name and on its behalf by its duly authorized officer, this 14<sup>th</sup> day of May, 1999.

ELI LILLY FEDERAL CREDIT UNION

By [Signature]  
Terri M. Muehler, Collection  
 (Printed Name and Title) Manger

DULY ENTERED FOR TAXATION

June 8 19 99  
Phyllis Orman  
 AUDITOR VERMILION COUNTY

STATE OF Indiana )  
 ) SS:  
COUNTY OF Vigo )

I, SUSAN K. Keller, a Notary Public in and for said county and state, do hereby certify that Terri Massbrucker, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, and to be such officer, appeared before me this day in person and, being first duly sworn, said and acknowledged that he is such officer and that he respectively signed and delivered said deed as a free and voluntary act of said Eli Lilly Federal Credit Union and as his own free and voluntary act as such Collection MANAGER by authority of the Board of Directors of said federal credit union for the use and purposes therein set forth.

Given under my hand and notarial seal this 14<sup>th</sup> day of May, 1999.



Susan K. Keller  
Notary Public

SUSAN K. Keller  
(Printed Name)

My Commission Expires:

September 24, 2006

My County of Residence:

Vigo

This instrument was prepared by Carroll D. Smeltzer  
Carroll D. Smeltzer, Attorney, Cox, Zwerner, Gambill & Sullivan, P. O. Box 1625, Terre Haute, IN 47808-1625.

Tax duplicate sent to Northwest Mortgage Inc.

Address 800 La Salle Ave, Ste #1000, Minneapolis, MN.  
55402

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NAME: MURPHY, TRACY  
REGION: Vermillion County, IN  
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<a href="#">99001611</a>	Vermillion	06/08/1999	MORT : MORTGAGE	<b>MURPHY, TRACY D</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, KENNETH L <a href="#">Search</a> NORWEST MORTGAGE INC	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
<a href="#">200302647</a>	Vermillion	08/01/2003	MORT : MORTGAGE	<b>MURPHY, TRACY D</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, KENNETH L <a href="#">Search</a> WELLS FARGO HOME MORTGAGE INC	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
<a href="#">200302659</a>	Vermillion	08/04/2003	REL : MORTGAGE RELEASE	<b>MURPHY, TRACY D</b> <a href="#">Search</a> <a href="#">Search</a> WELLS FARGO HOME MTG INC <a href="#">Search</a> MURPHY, KENNETH L	<a href="#">see details</a>
<a href="#">2013001775</a>	Vermillion	08/16/2013	REL : MORTGAGE RELEASE	<b>MURPHY, TRACY D</b> <a href="#">Search</a> <a href="#">Search</a> WELLS FARGO BANK NA <a href="#">Search</a> MURPHY, KENNETH L	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
<a href="#">2013001966</a>	Vermillion	09/10/2013	MORT : MORTGAGE	<b>MURPHY, TRACY</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, KENNETH <a href="#">Search</a> INDIANA STATE UNIVERSITY FCU	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
<a href="#">2022001225</a>	Vermillion	06/24/2022	REL : SATISFACTION OF MORTGAGE	<b>MURPHY, TRACY</b> <a href="#">Search</a> <a href="#">Search</a> ISU FEDERAL CREDIT UNION <a href="#">Search</a> MURPHY, KENNETH	Non-land

Document Details	County	Date	Type	Name	Legal
<a href="#">2023001500</a>	Vermillion	08/28/2023	MORT : MORTGAGE	<b>MURPHY, TRACY D</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, KENNETH L <a href="#">Search</a> INDIANA STATE UNIVERSITY FEDERAL CREDIT UNION	Non-land

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NAME: MURPHY, KENNETH  
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<a href="#">99001611</a>	Vermillion	06/08/1999	MORT : MORTGAGE	<b>MURPHY, KENNETH L</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, TRACY D <a href="#">Search</a> NORWEST MORTGAGE INC	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
<a href="#">200302647</a>	Vermillion	08/01/2003	MORT : MORTGAGE	<b>MURPHY, KENNETH L</b> <a href="#">Search</a> <a href="#">Search</a> MURPHY, TRACY D <a href="#">Search</a> WELLS FARGO HOME MORTGAGE INC	<a href="#">Search</a> Lot 76 SUNNYSIDE SUB FAIRVIEW PARK
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