



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02094	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	JUSTIN L BICE, ASHLEY B BICE		
PROPERTY ADDRESS:	2875 S 875 E, OXFORD, IN 47971		
CITY, STATE AND COUNTY:	OXFORD, INDIANA (IN), BENTON		

SEARCH INFORMATION

SEARCH DATE:	05/05/2025	EFFECTIVE DATE:	05/02/2025
NAME(S) SEARCHED:	JUSTIN L BICE AND ASHLEY B BICE		
ADDRESS/PARCEL SEARCHED:	2875 S 875 E, OXFORD, IN 47971/04-09-36-400-004.001-013		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JUSTIN L. BICE AND ASHLEY B. BICE, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	EDWARD O. THOMAS AS TRUSTEE OF TRUST NO. EOT-1
DATED DATE:	02/09/2007	GRANTEE:	JUSTIN L. BICE AND ASHLEY B. BICE, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	02/12/2007
INSTRUMENT NO:	200700000314		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF PINE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 25 NORTH, RANGE 7 WEST, 2ND PRINCIPAL MERIDIAN, PINE TOWNSHIP, BENTON COUNTY, INDIANA DESCRIBED BY:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE SOUTHEAST CORNER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 45 MINUTES 52 SECONDS WEST (N89°45'52"W) (INDIANA STATE PLANE COORDINATE SYSTEM) ALONG THE SOUTH SECTION LINE 658.31 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE NORTH 01 DEGREES 03 MINUTES 04 SECONDS WEST (N01°03'04"W) 632.47 FEET TO A 1/2 INCH IRON PIPE WITH MILLIGAN I.D. (IP) SET AT THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 21 MINUTES 55 SECONDS WEST (N89°21'55"W) 657.10 FEET TO A RAILROAD SPIKE SET; THENCE NORTH 00 DEGREES 55 MINUTES 51 SECONDS WEST (N00°55'51"W) 23.84 FEET TO A RAILROAD SPIKE SET AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36; THENCE CONTINUING NORTH 00 DEGREES 55 MINUTES 51 SECONDS WEST (N00°55'51"W) 660.86 FEET TO A RAILROAD SPIKE SET AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 41 MINUTES 39 SECONDS EAST (S89°41'39"E) 655.56 FEET TO AN IP SET AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE SOUTH 01 DEGREE 03 MINUTES 04 SECONDS EAST (S01°03'04"E) 660.49 FEET TO AN IP SET AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 36; THENCE CONTINUING SOUTH 01 DEGREES 03 MINUTES 04 SECONDS EAST (S01°03'04"E) 28.02 FEET TO THE POINT OF BEGINNING; SAID DESCRIBED TRACT CONTAINING 10.342 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED PARCEL BEING SUBJECT TO RIGHT-OF-WAY FOR CR 875E AND ALL OTHER EASEMENTS OF RECORD PERTAINING TO THIS PARCEL.