



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02119	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	GEORGE A KINGSLEY JR, NADINE J KINGSLEY		
PROPERTY ADDRESS:	6101 E US HIGHWAY 24, MONTICELLO, IN 47960		
CITY, STATE AND COUNTY:	MONTICELLO, INDIANA (IN), WHITE		

SEARCH INFORMATION

SEARCH DATE:	05/09/2025	EFFECTIVE DATE:	04/25/2025
NAME(S) SEARCHED:	GEORGE A KINGSLEY JR, NADINE J KINGSLEY		
ADDRESS/PARCEL SEARCHED:	6101 E US HIGHWAY 24, MONTICELLO, IN 47960/91-73-34-000-015.901-020		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

GEORGE A. KINGSLEY, JR. AND NADINE J. KINGSLEY, HUSBAND AND WIFE.

COMMENTS:	
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VESTING DEED

DEED TYPE:	CORPORATE WARRANTY DEED	GRANTOR:	MONTICELLO ANIMAL HOSPITAL, INC., A CORPORATION
DATED DATE:	07/10/2015	GRANTEE:	GEORGE A. KINGSLEY, JR. AND NADINE J. KINGSLEY, HUSBAND AND WIFE.
BOOK/PAGE:	N/A	RECORDED DATE:	07/27/2015
INSTRUMENT NO:	150704999		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF UNION
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

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

THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 27 NORTH, RANGE 3 WEST, IN UNION TOWNSHIP, WHITE COUNTY, INDIANA, DESCRIBED BY:
COMMENCING AT THE NORTHEAST CORNER OF THE LINDBORG ENTERPRISES, INC. PROPERTY AS DESCRIBED IN DEED RECORD 1976, PAGE 148 WHITE COUNTY RECORDER'S OFFICE, BEING A CONCRETE CORNER POST LOCATED NORTH 90 DEGREES WEST 20 FEET, BY DEED, FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 409.50 FEET; THENCE SOUTH 81 DEGREES 28 MINUTES 30 SECONDS WEST ALONG THE CENTERLINE OF U.S. HIGHWAY 24, A DISTANCE OF 520.00 FEET; THENCE WESTERLY ALONG SAID CENTERLINE ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 818.51 FEET, THROUGH A CENTRAL ANGLE OF 1 DEGREE 05 MINUTES 13 SECONDS, A DISTANCE OF 15.53 FEET TO THE POINT OF BEGINNING, THENCE SOUTHWESTERLY ALONG SAID CENTERLINE AND CURVE, THROUGH A CENTRAL ANGLE OF 24 DEGREES 46 MINUTES 34 SECONDS, A DISTANCE OF 353.94 FEET; THENCE NORTH 07 DEGREES 28 MINUTES 39 SECONDS EAST, A DISTANCE OF 341.38 FEET; THENCE SOUTH 82 DEGREES 16 MINUTES 20 SECONDS EAST, A DISTANCE OF 295.77 FEET; THENCE SOUTH 04 DEGREES 02 MINUTES 16 SECONDS WEST, A DISTANCE OF 167.76 FEET TO THE POINT OF BEGINNING, CONTAINING 1.664 ACRES.

White County, IN

Summary

Parcel Number	91-73-34-000-015.901-020
Alt Parcel Number	014-21020-01
Property Address	6101 E US 24
	MONTICELLO IN 47960
Property Class Code	511
Property Class	Res 1 fam unplatted 0-9.99 ac
Neighborhood	AG & RURAL RES HOMESITES, 200103
Brief Legal Description	N/E NW NW 34-27-3 1.664
	(Note: Not to be used on legal documents)
Township	UNION TOWNSHIP
Taxing District	020 - UNION TOWNSHIP

[View Map](#)

Owners

[Kingsley George A Jr & Nadine J](#)
6101 E US Hwy 24
Monticello, IN 47960

Land

Land Type	Acreage	Dimensions
9 - HOMESITE	1.00	
91 - RESIDENTIAL EXCESS ACREAGE	0.66	

Transfer of Ownership

Date	Name	Document	Deed Type	Sale Price
7/27/2015	KINGSLEY JR GEORGE A & NADINE J	150704999	Co	\$150,000

Valuation Record

Assessed Year	2024	2023	2022	2021 (2)	2021
Assessment Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2021
Reason for Change	TRENDING	TRENDING	TRENDING	17- Miscellaneous	TRENDING
Land	\$21,100.00	\$21,100.00	\$19,900.00	\$19,900.00	\$19,900.00
Improvements	\$168,700.00	\$168,700.00	\$139,000.00	\$119,400.00	\$119,400.00
Total Valuation	\$189,800.00	\$189,800.00	\$158,900.00	\$139,300.00	\$139,300.00

Sales

Sale Date	Buyer Name	Seller Name	Sale Price
7/27/2015	KINGSLEY JR GEORGE A & NADINE J	MONTICELLO ANIMAL HOSPITAL INC	\$150,000
12/8/2004	MONTICELLO ANIMAL HOSPITAL INC	LINDBORG ENTERPRISES INC	\$0

Recent Sales in Area

Sale date range:

From:05/09/2022

To:05/09/2025

Search Sales by Neighborhood

Distance:1500

Units:Feet

Search Sales by Distance

Public Utilities

Water	N
Sewer	Y
Gas	Y
Electricity	Y
All	N

Exterior Features

Exterior Feature	Size/Area
Open Frame Porch	63
Roof Extension Canopy	168

Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Attached Garage		AV	0	0	868
DWELLING	45	AV	1974	1981	0

Residential Dwellings

Bed Rooms	4	Total Bath Fixtures	11
Finished Rooms	6	Heat Type	Central Warm Air
Full Baths	0	Fireplaces	
Half Baths	0	Garage Sqft	868
Floor	Construction	Base Area	Finished Area
1.0	WOOD FRAME	1639	1639

Tax Deductions

Year	Type	Amount
2024 Pay 2025	Standard Hmst	\$48,000
2024 Pay 2025	Supplemental HSC	\$52,012

Tax History

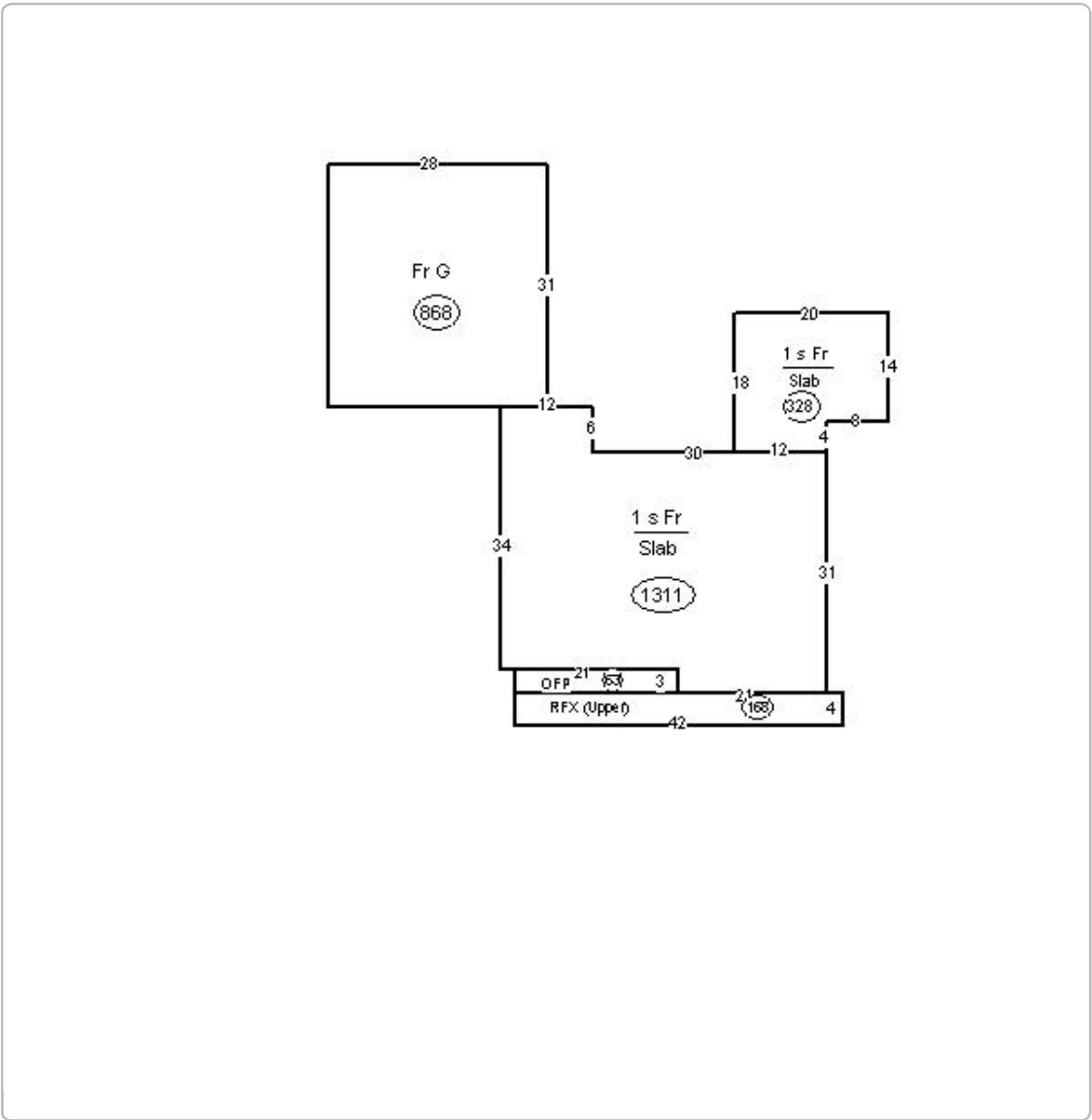
Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$512.24	\$1,093.34	\$922.42	\$827.51	\$836.36
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$512.24	\$1,093.34	\$922.42	\$827.51	\$836.36
+ Fall Penalty	\$0.00	\$0.00	\$46.12	\$0.00	\$41.82
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$0.00	\$922.42	\$0.00	\$836.36	\$0.00
+ Delq NTS Pen	\$0.00	\$46.12	\$0.00	\$41.82	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Tax Year	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
= Charges	\$1,024.48	\$3,155.22	\$1,890.96	\$2,533.20	\$1,714.54
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Credits		(\$3,155.22)	(\$922.42)	(\$2,533.20)	(\$836.36)
= Total Due	\$1,024.48				

Scanned PRC

2025 Property Record Card (PDF)

Sketches



Map



No data available for the following modules: Special Features, Commercial Buildings, LOMA, Photos.

All the data represented within this application is for public information services only. The data is updated as provided by the county. The data contained within this application should not be used for legal purposes.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
[Last Data Upload: 09/05/2025, 17:40:08](#)

Contact Us

Developed by
SCHNEIDER
GEOSPATIAL



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150704999

RECORDED AS PRESENTED ON

07/27/2015 10:10:47AM

FEE: \$18.00

PAGES: 2

BRUCE A. LAMBERT
WHITE COUNTY RECORDER

Mail Tax bill to:

6105 E US HIGHWAY 24

MONTICELLO, IN 47960

Tax Key No. 91-73-34-000-015.901-020

CORPORATE WARRANTY **DEED**

THIS INDENTURE WITNESSETH, that MONTICELLO ANIMAL HOSPITAL, INC. ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS to GEORGE A. KINGSLEY, JR. and NADINE J. KINGSLEY, husband and wife, in consideration of Ten Dollars (\$10.00) and other valuable consideration the receipt of which is hereby acknowledged, the following described real estate in White County, Indiana, to-wit:

That part of the Northwest Quarter of the Northwest Quarter of Section 34, Township 27 North, Range 3 West, in Union Township, White County, Indiana, described by: Commencing at the Northeast corner of the Lindborg Enterprises, Inc. property as described in Deed Record 1976, Page 148 White County Recorder's Office, being a concrete corner post located North 90 Degrees West 20 feet, by deed, from the Northeast Corner of the Northwest Quarter of the Northwest Quarter of said Section 34; Thence South 00 Degrees 33 Minutes 30 Seconds East, a distance of 409.50 feet; Thence South 81 Degrees 28 Minutes 30 Seconds West along the centerline of U.S. Highway 24, a distance of 520.00 feet; Thence Westerly along said centerline on a curve concave Southerly, having a radius of 818.51 feet, through a central angle of 1 Degree 05 Minutes 13 Seconds, a distance of 15.53 feet to the Point of Beginning, Thence Southwesterly along said centerline and curve, through a central angle of 24 Degrees 46 Minutes 34 Seconds, a distance of 353.94 feet; Thence North 07 Degrees 28 Minutes 39 Seconds East, a distance of 341.38 feet; Thence South 82 Degrees 16 Minutes 20 Seconds east, a distance of 295.77 feet; Thence South 04 Degrees 02 Minutes 16 Seconds West, a distance of 167.76 feet to the Point of Beginning, containing 1.664 Acres.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is the duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of Indiana; and, that the Grantor

has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

The Grantor hereby certifies that there is no Indiana adjusted gross income tax due at this time as a result of this conveyance.

This conveyance is subject to all easements and restrictions of record, all applicable ordinances, set back requirements and other building restrictions, liens for real estate taxes and municipal assessments.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 10TH day of July, 2015.

MONTICELLO ANIMAL HOSPITAL, INC.

By: *John A. Hageman*
JOHN A. HAGEMAN
President

STATE OF INDIANA, COUNTY OF WHITE, SS:

Before me, a Notary Public in and for said County and State, personally appeared John A. Hageman, President of Monticello Animal Hospital, Inc., who acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 10TH day of July, 2015.

My Commission expires:
3/12/23

Steven E. Fishel
STEVEN E. FISHEL Notary Public
residing in WHITE County, Indiana



Grantee's Address:
6105 E US HIGHWAY 24
MONTICELLO, IN 47960

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. George W. Loy

This instrument was prepared by George W. Loy, Attorney at Law
117 W Broadway, P.O. Box 631, Monticello, Indiana, 47960.

ENTERED FOR TAXATION

JUL 27 2015

Bayle E. Rogers
AUDITOR WHITE COUNTY

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/05/2025	01/03/2025	2025R0693	WARRANTY...	KINGSLEY NADINE J		GRANTOR
11/05/2024	10/18/2024	2024R4435	QUIT CLA...	KINGSLEY NADINE J		GRANTEE
11/05/2024	10/18/2024	2024R4435	QUIT CLA...	KINGSLEY NADINE J		GRANTOR
11/05/2024	10/18/2024	2024R4434	QUIT CLA...	KINGSLEY NADINE J		GRANTEE
11/05/2024	10/18/2024	2024R4434	QUIT CLA...	KINGSLEY NADINE J		GRANTOR
11/05/2024	10/18/2024	2024R4433	EASEMENT...	KINGSLEY NADINE J		GRANTOR
11/05/2024	10/18/2024	2024R4431	WARRANTY...	KINGSLEY NADINE J		GRANTOR
11/05/2024	10/18/2024	2024R4430	MISC. RE...	KINGSLEY NADINE J		GRANTOR
11/04/2024	10/10/2024	2024R4407	SURVEY	KINGSLEY NADINE J		OWNER/CLIE...
10/24/2024	10/24/2024	2024R4290	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
10/24/2024	10/24/2024	2024R4289	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
10/11/2024	10/11/2024	2024R4111	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
05/06/2022	05/05/2022	2022R2575	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
05/04/2022	04/28/2022	2022R2520	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
05/19/2020	05/19/2020	200402323	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR



DataSource: White, IN

Criteria: Party Name = KINGSLEY NADINE

Last Indexed: 05/08/2025

Last Verified: 04/25/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/06/2020	04/27/2020	200402122	MTG SUBO...	KINGSLEY NADINE J		MORTGAGOR
05/04/2020	04/27/2020	200402070	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
11/22/2019	11/22/2019	191105735	WARRANTY...	KINGSLEY NADINE J		GRANTEE
02/14/2019	02/14/2019	190201094	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
02/14/2019	02/06/2019	190201093	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
10/09/2018	10/04/2018	181005275	WARRANTY...	KINGSLEY NADINE J		GRANTEE
10/09/2018	10/04/2018	181005274	WARRANTY...	KINGSLEY NADINE J		GRANTEE
10/09/2018	10/04/2018	181005274	WARRANTY...	KINGSLEY NADINE J		GRANTOR
07/17/2017	07/12/2017	170704980	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
07/17/2017	07/10/2017	170704979	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
08/10/2016	05/09/2016	160805512	WC AREA ...	KINGSLEY NADINE		GRANTEE
07/26/2016	07/25/2016	160705287	MTG. MOD...	KINGSLEY NADINE J		MORTGAGOR
10/01/2015	09/30/2015	151006246	MTG. MOD...	KINGSLEY NADINE J		MORTGAGOR
09/16/2015	08/10/2015	150906038	WC AREA ...	KINGSLEY NADINE		GRANTEE
07/27/2015	07/10/2015	150705000	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR

Results found: 63

Displaying page: 2 of 5

NEW
SEARCHPRINT
RESULTS

DataSource: White, IN

Criteria: Party Name = KINGSLEY NADINE

Last Indexed: 05/08/2025

Last Verified: 04/25/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/27/2015	07/10/2015	150704999	WARRANTY...	KINGSLEY NADINE J		GRANTEE
10/31/2012	10/30/2012	121008197	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
10/25/2012	09/25/2012	121008099	MTG SUBO...	KINGSLEY NADINE J		MORTGAGOR
10/25/2012	10/09/2012	121008098	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
10/25/2012	10/09/2012	121008097	WARRANTY...	KINGSLEY NADINE J		GRANTEE
10/25/2012	10/09/2012	121008097	WARRANTY...	KINGSLEY NADINE J		GRANTOR
06/23/2010	06/22/2010	100602813	WARRANTY...	KINGSLEY NADINE J		GRANTOR
06/23/2010	06/22/2010	100602812	WARRANTY...	KINGSLEY NADINE J		GRANTEE
06/23/2010	06/22/2010	100602811	WARRANTY...	KINGSLEY NADINE J		GRANTOR
06/23/2010	06/22/2010	100602810	WARRANTY...	KINGSLEY NADINE J		GRANTOR
06/23/2010	06/22/2010	100602809	WARRANTY...	KINGSLEY NADINE J		GRANTOR
06/23/2010	06/22/2010	100602808	WARRANTY...	KINGSLEY NADINE J		GRANTEE
06/23/2010	06/22/2010	100602808	WARRANTY...	KINGSLEY NADINE J		GRANTOR
12/07/2009	12/02/2009	091206609	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
12/01/2008	11/15/2008	081205858	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR

Results found: 63

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NEW
SEARCHPRINT
RESULTS

DataSource: White, IN

Criteria: Party Name = KINGSLEY NADINE

Last Indexed: 05/08/2025

Last Verified: 04/25/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/24/2008	09/19/2008	080904843	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
12/18/2007	11/30/2007	071206322	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
12/11/2007	12/10/2007	071206197	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
08/01/2007	05/24/2007	070803916	EASEMENT...	KINGSLEY NADINE		GRANTOR
10/30/2006	10/26/2006	061005422	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
04/03/2006	03/31/2006	060401580	WARRANTY...	KINGSLEY NADINE J		GRANTEE
02/22/2005	02/16/2005	050200769	MORTGAGE...	KINGSLEY NADINE J		MORTGAGOR
02/08/2005	01/31/2005	050200567	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
09/10/2004	08/30/2004	040905582	EASEMENT...	KINGSLEY NADINE J		GRANTOR
10/15/2002	10/04/2002	021006125	MORTGAGE...	KINGSLEY NADINE		MORTGAGOR
10/04/2002	09/30/2002	021005932	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
10/02/2002	10/02/2002	021005881	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
05/15/2001	05/12/2001	010502430	MORTGAGE	KINGSLEY NADINE J		MORTGAGOR
11/02/1998	11/02/1998	981106053	QUIT CLA...	KINGSLEY NADINE J		GRANTEE
11/02/1998	11/02/1998	981106052	QUIT CLA...	KINGSLEY NADINE J		GRANTEE

Results found: 63

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NEW
SEARCHPRINT
RESULTS

DataSource: White, IN

Criteria: Party Name = KINGSLEY NADINE

Last Indexed: 05/08/2025

Last Verified: 04/25/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/21/1996	10/27/1993	960200731	WARRANTY...	KINGSLEY NADINE J		GRANTEE
12/10/1993	12/08/1993	931205484	WARRANTY...	KINGSLEY NADINE J		GRANTEE
12/10/1993	12/08/1993	931205483	QUIT CLA...	KINGSLEY NADINE J		GRANTEE

Results found: 63

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