



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02168	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	NICHOLAS BAYLISS		
PROPERTY ADDRESS:	6919 E US HWY 36, BAINBRIDGE, IN 46105		
CITY, STATE AND COUNTY:	BAINBRIDGE, INDIANA (IN), PUTNAM		

SEARCH INFORMATION

SEARCH DATE:	05/19/2025	EFFECTIVE DATE:	05/16/2025
NAME(S) SEARCHED:	NICHOLAS BAYLISS		
ADDRESS/PARCEL SEARCHED:	6919 E US HWY 36, BAINBRIDGE, IN 46105/67-06-03-400-017.003-004		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

NICHOLAS L. BAYLISS
COMMENTS:

VESTING DEED

DEED TYPE:	SPECIAL WARRANTY DEED	GRANTOR:	DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2006-WF2, ASSET-BACKED CERTIFICATES. SERIES 2006-WF2
DATED DATE:	08/31/2012	GRANTEE:	NICHOLAS L. BAYLISS
BOOK/PAGE:	N/A	RECORDED DATE:	09/21/2012
INSTRUMENT NO:	2012004945		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF BAINBRIDGE
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN PUTNAM COUNTY. IN THE STATE OF INDIANA. TO WIT:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 3. TOWNSHIP 15 NORTH. RANGE 3 WEST OF THE SECOND PRINCIPAL MERIDIAN, PUTNAM COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS: CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER AS BEARING NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT THE SOUTHEAST COMER OF SAID SECTION 3; THENCE ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, NORTH 00 DEGREES 11 MINUTES 00 SECONDS WEST 260.84 FEET TO A REBAR AT THE NORTHEAST COMER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. 2001007403, RECORDS OF SAID COUNTY, SAME BEING THE POINT OF BEGINNING; THENCE ON AND ALONG THE NORTH LINE OF SAID CERTAIN PARCEL. SOUTH 89 DEGREES 48 MINUTES 41 SECONDS WEST 228.32 FEET TO A REBAR, THENCE ON AND ALONG THE WEST LINE OF SAID CERTAIN PARCEL, SOUTH 00 DEGREES 10 MINUTES 50 SECONDS EAST 175.89 FEET TO A REBAR ON THE NORTH RIGHT-OF-WAY OF US, HIGHWAY 36 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 3789.12 FEET AND A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 53 SECONDS, A RADIAL LINE PASSING THROUGH SAID REBAR BEARS SOUTH 08 DEGREES 25 MINUTES 12 SECONDS WEST: THENCE ON AND ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY 218.4 FEET TO A WOOD COMER POST; THENCE ON AND ALONG AND EXISTING FENCE LINE, NORTH 15 DEGREES 53 MINUTES 03 SECONDS EAST 184.36 FEET TO A WOOD POST; THENCE NORTH 01 DEGREES 35 MINUTES 14 SECONDS EAST 228.11 FEET TO A 5/8 INCH REBAR WITH CAP ON THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DEED RECORDED IN DEED RECORD BOOK 229, PAGE 452, RECORDS OF SAID COUNTY; THENCE ON AND ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, NORTH 89 DEGREES 55 MINUTES 13 SECONDS EAST 384.89 FEET TO A REBAR AT THE NORTHEAST COMER OF SAID CERTAIN PARCEL; THENCE ON AND ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER. SOUTH 00 DEGREES 11 MINUTES 00 SECONDS EAST 267.36 FEET TO THE POINT OF BEGINNING. THE ABOVE- DESCRIBED PARCEL CONTAINS 3.11 ACRES, MORE OR LESS.