



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02240	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JAMES HOYT SUTTON, KARRIE JO SUTTON		
PROPERTY ADDRESS:	6005 S 600 E, STAR CITY, IN 46985		
CITY, STATE AND COUNTY:	STAR CITY, INDIANA (IN) , PULASKI		

SEARCH INFORMATION

SEARCH DATE:	05/29/2025	EFFECTIVE DATE:	05/28/2025
NAME(S) SEARCHED:	SUTTON SYBIL O REVOCABLE TRUST SUTTON, SYBIL SUTTON, JAMES SUTTON, KARRIE		
ADDRESS/PARCEL SEARCHED:	6005 S 600 E, STAR CITY, IN 46985/66-09-14-100-015.002-017, 66-09-14-500-002.001-017, 66-09-14-500-005.001-017		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAMES HOYT SUTTON, TRUSTEE OF THE JAMES SUTTON TRUST, DATED APRIL 19, 2022

COMMENTS:	
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VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	JAMES HOYT SUTTON, TRUSTEE OF THE SYBIL O. SUTTON REVOCABLE TRUST, DATED MARCH 28, 2007, AS RESTATED ON OCTOBER 5, 2018
DATED DATE:	03/28/2007	GRANTEE:	JAMES HOYT SUTTON, TRUSTEE OF THE JAMES SUTTON TRUST, DATED APRIL 19, 2022
BOOK/PAGE:	N/A	RECORDED DATE:	09/09/2022
INSTRUMENT NO:	20221871		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF VAN BUREN
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ADDITIONAL NOTES

TRUSTEE'S DEED RECORDED ON 04/07/2009 AS INSTRUMENT NO. 20090647.

LEGAL DESCRIPTION

EXHIBIT "A"

TRACT II

A PARCEL OF LAND LOCATED IN THE NORTH HALF OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 1 WEST, VAN BUREN TOWNSHIP PULASKI COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER OF SECTION 14, AS EVIDENCED BY A RAIL SPIKE); THENCE SOUTH 00 DEGREES 28'21" EAST (BEARING ASSUMED) ON AND ALONG THE EAST LINE OF SAID NORTH HALF, TO THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 1344.53 FEET (RAIL SPIKE); THENCE NORTH 89 DEGREES 40'02" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF, TO THE INTERSECTION OF AN OPEN DITCH (PRATHER DITCH), A DISTANCE OF 1580.08 FEET; THENCE WESTERLY AND NORTHWESTERLY ALONG THE MEANDERING CENTER OF SAID OPEN DITCH, TO THE INTERSECTION OF THE WEST LINE OF SAID NORTH HALF, SAID POINT BEING 317 FEET NORTH OF THE SOUTHWEST CORNER OF SAID NORTH HALF, SAID CENTER LINE BEING SUBTENDED BY A CHORD BEARING NORTH 73 DEGREES 08:57" WEST, A LENGTH OF 1114.62 FEET; THENCE CONTINUING NORTHWESTERLY AND NORTHERLY ALONG THE MEANDERING CENTER OF SAID OPEN DITCH, TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, DISTANCE OF 1439 FEET, MORE OR LESS SAID LINE BEING SUBTENDED BY A CHORD BEARING NORTH 44 DEGREES 13'25" WEST, A LENGTH OF 1423.37 FEET, SAID POINT BEING WITNESSED BY A 5/8 INCH REBAR SET AT THE TOP OF THE EAST BANK SOUTH 89 DEGREES 38'26" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89 DEGREES 38'26" EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE NORTHWEST QUARTER, TO THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF SECTION 14, A DISTANCE OF 984.93 FEET (5/8 INCH REBAR); THENCE SOUTH 89 DEGREES 57'52" EAST ALONG THE NORTH LINE OF SAID NORTH HALF OF THE NORTHEAST QUARTER, TO THE POINT OF BEGINNING A DISTANCE OF 2643.56 FEET, CONTAINING 78.46 ACRES IN THE NORTH HALF OF THE NORTHEAST QUARTER AND 12.43 ACRES IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER FOR A TOTAL OF 90.89 ACRES, MORE OR LESS.

EXHIBIT "B"

A PARCEL OF LAND BEING PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 1 WEST, VAN BUREN TOWNSHIP, PULASKI COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, AS WITNESSED BY A FOUND RAIL SPIKE; THENCE SOUTH 00 DEGREE 28'21" EAST (BEARING ASSUMED) ON AND ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 660.00 FEET (5/8 INCH REBAR); THENCE NORTH 89 DEGREES 57'52" WEST, A DISTANCE OF 660:00 FEET (5/8 INCH REBAR); THENCE NORTH 00 DEGREE 28'21" WEST TO THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 669.00 FEET (5/8 INCH REBAR); THENCE SOUTH 89 DEGREES 57'52" EAST ALONG SAID NORTH FINE TO THE POINT OF BEGINNING, A DISTANCE OF 660.00 FEET.

CONTAINING 10.00 ACRES, MORE OR LESS. SUBJECT TO THE LEGAL RIGHTS OF A PUBLIC ROADWAY (C.R. 600 EAST), ALL EASEMENTS AND COVENANTS OF RECORD.

EXHIBIT "A"

TRACT I

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 29 NORTH, RANGE 1 WEST, VAN BUREN TOWNSHIP, PULASKI COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 14, AS EVIDENCED BY A3/4 INCH PIPE; THENCE NORTH 89 DEGREES 22'13" WEST (BEARING ASSUMED) ON AND ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, TO THE SOUTHWEST CORNER OF A TRACT OF LAND AS DESCRIBED IN DEED RECORD, BOOK 145, PAGE 165, A DISTANCE OF 633.00 FEET (5/8 INCH REBAR), BEING THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 22'13" WEST ALONG SAID SOUTH LINE, TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER, ALSO BEING THE CENTER OF THE SECTION, A DISTANCE OF 2012:33 FEET, SAID POINT BEING IN THE CENTER OF AN OPEN DITCH (MUD CREEK), SAID POINT BEING WITNESSED BY A STEEL RAIL POST SOUTH 89 DEGREES 22" 13" EAST, A DISTANCE OF 54.89 FEET; THENCE NORTH 89 DEGREES 41'20" WEST ON AND ALONG THE SOUTH LINE OF SAID EAST HALF, TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 1321,71 FEET AS WITNESSED BY A RAIL POST, (40.6 FEET EAST AND 2.8 FEET NORTH) THENCE NORTH 00 DEGREES 26'22" WEST ALONG THE WEST LINE OF SAID EAST HALF, TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER, A DISTANCE OF 2662.73 FEET, SAID POINT BEING WITNESSED BY A 5/8 INCH REBAR SET SOUTH 00 DEGREES 26'22" EAST, A DISTANCE OF 28.28 FEET; THENCE SOUTH 89 DEGREES 38'26" EAST ALONG THE NORTH LINE OF SAID EAST HALF, TO THE CENTER OF AN OPEN DITCH (PRATHER DITCH), A DISTANCE OF 336.64 FEET, SAID POINT BEING WITNESSED BY 5/8 INCH REBAR SET AT THE TOP OF BANK, SOUTH 89 DEGREES 38'26" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTHERLY AND SOUTHEASTERLY ALONG THE CENTER OF SAID OPEN DITCH, BEING A MEANDERING LINE OF 1439 FEET, MORE OR LESS, TO THE INTERSECTION OF THE WEST LINE OF THE NORTHEAST

QUARTER, SAID LINE BEING SUBTENDED BY A CHORD BEARING SOUTH 44 DEGREES 13'25" EAST, A LENGTH OF 1423.37 FEET, SAID POINT BEING 317 FEET NORTH OF THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE CONTINUING SOUTHEASTERLY ALONG THE MEANDERING CENTER OF SAID OPEN DITCH, TO THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER, SAID LINE BEING SUBTENDED BY A CHORD BEARING SOUTH 73 DEGREES 08'57" EAST, A LENGTH OF 1114.62 FEET; THENCE SOUTH 89 DEGREES 40'02" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, TO THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE NORTHEAST QUARTER, A DISTANCE OF 1580.08 FEET (RAIL SPIKE); THENCE SOUTH 00 DEGREES 28'21" EAST ALONG THE EAST LINE OF SAID SOUTH HALF, TO THE NORTHEAST CORNER OF AFOREMENTIONED TRACT (BOOK 145, PAGE 165), A DISTANCE OF 876.53 FEET (RAIL SPIKE); THENCE NORTH 89 DEGREES 15'38" WEST, TO THE NORTHWEST CORNER OF AFOREMENTIONED TRACT, A DISTANCE OF 663.00 FEET (5/8 INCH REBAR); THENCE SOUTH 04 DEGREES 07'20" EAST, TO THE POINT OF BEGINNING, A DISTANCE OF 470.80 FEET; CONTAINING 72.24 ACRES IN THE SOUTH HALF OF THE NORTHEAST QUARTER AND 2.73 ACRES IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, ALSO 40.38 ACRES IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND 27.95 ACRES IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, FOR A TOTAL OF 143.30 ACRES, MORE OR LESS. SUBJECT TO THE LEGAL RIGHTS OF PUBLIC ROADWAY (C. 600 EAST), ALL EASEMENTS AND COVENANTS OF RECORD.