



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02359	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	MARK A SUTTON, ROBIN P SUTTON		
PROPERTY ADDRESS:	8248 N 75 W MONON, IN 47959		
CITY, STATE AND COUNTY:	MONON, INDIANA (IN) , WHITE		

SEARCH INFORMATION

SEARCH DATE:	06/13/2025	EFFECTIVE DATE:	06/11/2025
NAME(S) SEARCHED:	MARK A SUTTON, ROBIN P SUTTON		
ADDRESS/PARCEL SEARCHED:	8248 N 75 W MONON, IN 47959/ 91-84-16-000-004.202-013		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

MARK A. SUTTON AND ROBIN P. SUTTON, HUSBAND AND WIFE

COMMENTS:	
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VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MELISSA A. HUBBARD
DATED DATE:	08/31/2017	GRANTEE:	MARK A. SUTTON AND ROBIN P. SUTTON, HUSBAND AND WIFE
BOOK/PAGE:		RECORDED DATE:	08/31/2017
INSTRUMENT NO:	170805902		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF MONON
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ADDITIONAL NOTES

COMBINE PARCELS APPLICATION RECORDED ON 05/02/2022 IN INSTRUMENT NO. 2022R2454.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN WHITE COUNTY, STATE OF INDIANA:

TRACT I:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPAL MERIDIAN IN MONON TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 88 DEGREES 55 MINUTES 30 SECONDS EAST 6.00 FEET TO A CAPPED WITH RLH I.D. 1½ INCH IRON PIPE (I.P.); THENCE SOUTH 01 DEGREE 26 MINUTES 00 SECONDS EAST 220.02 FEET TO A 1½ INCH IRON PIPE; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS WEST 293.54 FEET TO AN I.P.; THENCE NORTH 00 DEGREES 48 MINUTES 28 SECONDS EAST 225.47 FEET TO AN I.P.; THENCE SOUTH 88 DEGREES 19 MINUTES 43 SECONDS EAST 278.96 FEET TO THE POINT OF BEGINNING, CONTAINING 1.478 ACRES, MORE OR LESS.

TRACT II:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 28 NORTH, RANGE 4 WEST OF THE SECOND PRINCIPLE MERIDIAN IN MONON TOWNSHIP, WHITE COUNTY, INDIANA DESCRIBED BY: COMMENCING AT A RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 16; THENCE SOUTH 02 DEGREES 14 MINUTES 30 SECONDS EAST ALONG CR75W AND THE QUARTER SECTION LINE 929.31 FEET TO RAILROAD SPIKE AT THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 02 DEGREES 14 MINUTES AND 30 SECONDS EAST ALONG SAID LINE 443.03 FEET TO A CORNER POST; THENCE NORTH 88 DEGREES 19 MINUTES 43 SECONDS WEST 278.96 FEET TO A CAPPED WITH RLH I.D. 1½ INCH IRON PIPE (I.P.) THENCE 00 DEGREES 48 MINUTES 28 SECONDS WEST 225.47 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 46 SECONDS WEST 349.12 FEET TO AN I.P.; THENCE NORTH 00 DEGREES 58 MINUTES 30 SECONDS WEST 660.92 FEET TO AN I.P.; THENCE SOUTH 89 DEGREES 37 MINUTES 41 SECONDS EAST 625.04. FEET TO THE POINT OF BEGINNING, PASSING THROUGH AN I.P. AT 605.04 FEET, CONTAINING 8.149 ACRES, MORE OR LESS.