



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02411	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	KENNETH R CAVANAGH AND HELEN D SMITH		
PROPERTY ADDRESS:	6236 E COUNTY ROAD 900 N, PITTSBORO, IN 46167		
CITY, STATE AND COUNTY:	PITTSBORO, INDIANA (IN) , HENDRICKS		

SEARCH INFORMATION

SEARCH DATE:	06/24/2025	EFFECTIVE DATE:	06/23/2025
NAME(S) SEARCHED:	KENNETH R CAVANAGH AND HELEN D SMITH		
ADDRESS/PARCEL SEARCHED:	6236 E COUNTY ROAD 900 N, PITTSBORO, IN 46167/ 32-02-21-400-006.000-001		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KENNETH R. CAVANAGH AND H DARLENE SMITH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

COMMENTS:	
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VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	KENNETH R. CAVANAGH
DATED DATE:	02/28/2000	GRANTEE:	KENNETH R. CAVANAGH AND H DARLENE SMITH, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP
BOOK/PAGE:	170/1792	RECORDED DATE:	04/12/2000
INSTRUMENT NO:	200007963		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF BROWN
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ADDITIONAL NOTES

CORPORATE WARRANTY DEED RECORDED ON 03/08/2000 BOOK 165 PAGE 1132 AS INSTRUMENT NO. 200005015.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN HENDRICKS COUNTY, INDIANA;

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 17 NORTH, RANGE 1 EAST, SITUATED IN BROWN TOWNSHIP, HENDRICKS COUNTY, INDIANA, PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE AFORESAID SOUTHEAST QUARTER, PROCEED THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST (THE BEARING DETERMINED FROM THE SECTION LINE AS SHOWN ON U.S.G.S. QUADRANGLE MAPS), 1,201.38 FEET ALONG THE SECTION LINE TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, PROCEED THENCE NORTH 00 DEGREES 55 MINUTES 50 SECONDS EAST, 717.27 FEET THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS EAST 133.68 FEET; THENCE SOUTH 00 DEGREES 55 MINUTES 50 SECONDS WEST 717.27 FEET TO A POINT 1,315.12 FEET WEST OF THE SOUTHEAST CORNER OF THE AFORESAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 00 MINUTES 00 SECONDS WEST, 133.68 FEET TO THE POINT OF BEGINNING, CONTAINING 2.1999 ACRES, MORE OR LESS, SUBJECT TO AN EASEMENT FOR COUNTY HIGHWAY #900 NORTH ON AND ALONG THE ENTIRE SOUTHERNMOST BOUNDARY CONTAINING 0.0647 ACRES AND ALSO SUBJECT TO AN EASEMENT FOR THE ARBUCKLE-PHILLIPS-BEAMAN LEGAL OPEN DRAIN.