



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02473	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DEWEY R FLETCHER		
PROPERTY ADDRESS:	1785 HAVEN TRAIL, MARTINSVILLE, IN 46151		
CITY, STATE AND COUNTY:	MARTINSVILLE, INDIANA (IN) , MORGAN		

SEARCH INFORMATION

SEARCH DATE:	07/01/2025	EFFECTIVE DATE:	06/30/2025
NAME(S) SEARCHED:	DEWEY R. FLETCHER		
ADDRESS/PARCEL SEARCHED:	1785 HAVEN TRAIL, MARTINSVILLE, IN 46151/ 55-09-06-400-001.001-006		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DEWEY R. FLETCHER
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MICHAEL DICEN AND MICHELE DICEN, HUSBAND AND WIFE
DATED DATE:	03/20/2018	GRANTEE:	DEWEY R. FLETCHER
BOOK/PAGE:	N/A	RECORDED DATE:	03/29/2018
INSTRUMENT NO:	201803080		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF MARTINSVILLE
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ADDITIONAL NOTES

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATE, LYING AND BEING IN MORGAN COUNTY, STATE OF INDIANA, TO-WIT:

A PART OF THE SOUTH HALF OF FRACTIONAL SECTION 6, TOWNSHIP 12 NORTH, RANGE 1 EAST, MORGAN COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND IN PLACE PER COUNTY RECORDS WHICH MARKS THE NORTHWEST CORNER OF FRACTIONAL SECTION 6, THENCE SOUTH NO DEGREES 01 MINUTES 29 SECONDS EAST (ASSUMED BEARING) WITH THE WEST LINE OF THE ABOVE CAPTIONED NORTH HALF 237.50 FEET TO AN IRON PIN WHICH MARKS THE WEST QUARTER CORNER OF FRACTIONAL SECTION 6 AND THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED (FOR REFERENCE A BENT IRON PIPE WAS FOUND SOUTH 73 DEGREES 47 MINUTES 30 SECONDS EAST 1.27 FEET); THENCE SOUTH 88 DEGREES 45 MINUTES 19 SECONDS EAST WITH THE NORTH LINE OF THE WEST HALF OF THE SOUTH HALF OF FRACTIONAL SECTION 6, A DISTANCE OF 521.00 FEET TO AN IRON PIN; THENCE SOUTH 39 DEGREES 24 MINUTES 18 SECONDS EAST WITH THE CENTER LINE OF A FIFTY FOOT WIDE ACCESS AND UTILITY EASEMENT (EASEMENT NO 2) 357.59 FEET TO AN IRON PIN; THENCE SOUTH 81 DEGREES 30 MINUTES 18 SECONDS WEST 756.00 FEET TO A FOUND STONE ON THE WEST LINE OF THE SOUTH HALF OF FRACTIONAL SECTION 6, SAID STONE MARKS THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 WEST; THENCE NORTH NO DEGREES 01 MINUTES 29 SECONDS WEST, WITH THE WEST LINE OF SAID SOUTH HALF 399.30 FEET (6.05 CHAINS) TO THE POINT OF BEGINNING. CONTAINING 5.050 ACRES, MORE OR LESS. AKA PARCEL NO. SIX (6) OF SCENIC VIEW ESTATES

TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENT FIFTY (50) FEET IN WIDTH, TWENTY-FIVE (25) FEET ON EACH SIDE OF CENTERLINE, LYING IN FRACTIONAL SECTION 6, TOWNSHIP 12 NORTH, RANGE 1 EAST, MORGAN COUNTY, INDIANA, THE EASEMENT CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON PIPE FOUND IN PLACE WHICH MARKS THE ACCEPTED EAST QUARTER CORNER OF SECTION 6 (FOR REFERENCE THE STONE WHICH MARKS THE NORTHEAST CORNER OF SECTION 6 IS NORTH NO DEGREES 11 MINUTES 04 SECONDS EAST 2449.81 FEET); THENCE NORTH NO DEGREES 11 MINUTES 04 SECONDS EAST (ASSUMED BEARING) WITH THE EAST LINE OF SECTION 6 A DISTANCE OF 129.98 FEET TO A POINT IN THE WEST RIGHT OF WAY OF STATE HIGHWAY NO. 39 THE SAME BEING IN THE CENTER OF AN ABANDONED COUNTY ROAD (BRANDYWINE LANE) NEAR IT INTERSECTION WITH THE STATE HIGHWAY AND THE POINT OF BEGINNING OF THE EASEMENT HEREIN DESCRIBED, THENCE NORTH 84 DEGREES 52 MINUTES 01 SECONDS WEST 175.19 FEET; THENCE NORTH 76 DEGREES 11 MINUTES 16 SECONDS WEST 206.66 FEET; THENCE SOUTH 82 DEGREES 09 MINUTES 07 SECONDS WEST 433.23 FEET; THENCE NORTH 89 DEGREES 13 MINUTES 04 SECONDS WEST 223.60 FEET; THENCE SOUTH 68 DEGREES 05 MINUTES 46 SECONDS WEST 174.70 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTH HALF OF FRACTIONAL SECTION 6 AND THE TERMINUS OF THE EASEMENT. IT IS THE INTENT THAT THE SIDES OF THE EASEMENT SHALL BE EXTENDED OR SHORTENED AS NECESSARY TO INTERSECT THE PROPERTY LINE.

ALSO TOGETHER WITH AND SUBJECT TO AN ACCESS AND UTILITY EASEMENT FIFTY (50) FEET IN WIDTH, TWENTY-FIVE (25) FEET ON EACH SIDE OF CENTERLINE LYING IN THE NORTH HALF OF FRACTIONAL SECTION 6 TOWNSHIP 12 NORTH, RANGE 1 EAST, AND IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH RANGE 1 WEST, MORGAN COUNTY, INDIANA, THE EASEMENT CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCING AT A STONE FOUND IN PLACE WHICH PER COUNTY RECORDS MARKS THE NORTHWEST CORNER OF FRACTIONAL SECTION 6; THENCE SOUTH NO DEGREES 01 MINUTES 29 SECONDS EAST (ASSUMED BEARING) WITH THE WEST LINE OF THE NORTH HALF 2371.50 FEET TO AN IRON PIN WHICH MARKS THE SOUTHWEST CORNER OF THE NORTH HALF; THENCE SOUTH 88 DEGREES 45 MINUTES 19 SECONDS EAST WITH THE SOUTH LINE OF THE NORTH HALF 1175.98 FEET TO A STONE WHICH MARKS THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTH HALF; THENCE NORTH NO DEGREES 44 MINUTES 52 SECONDS EAST 45.00 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING FIFTY HEREIN DESCRIBED; THENCE SOUTH 68 DEGREES 05 MINUTES 46 SECONDS WEST 50.87 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 19 SECONDS WEST PARALLEL WITH THE TWENTY FIVE (25) FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF FRACTIONAL SECTION 6, A DISTANCE OF 1154.38 FEET TO A POINT IN THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 12 NORTH, RANGE 1 WEST; THENCE SOUTH NO DEGREES 01 MINUTES 29 SECONDS EAST 149.84 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST 224.46 FEET TO THE TERMINUS OF THE EASEMENT.