



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CEN-02621	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DAVID R KIGHT, ASHLEY N KIGHT		
PROPERTY ADDRESS:	941 VALLEY DR, CRAWFORDSVILLE, IN 47933		
CITY, STATE AND COUNTY:	CRAWFORDSVILLE, INDIANA (IN) , MONTGOMERY		

SEARCH INFORMATION

SEARCH DATE:	07/22/2025	EFFECTIVE DATE:	07/21/2025
NAME(S) SEARCHED:	DAVID R KIGHT, ASHLEY N KIGHT		
ADDRESS/PARCEL SEARCHED:	941 VALLEY DR, CRAWFORDSVILLE, IN 47933/07-32-114-051.000-030 AND 07-32-114-051.002-030		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

DAVID R. KIGHT AND ASHLEY N. KIGHT, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	DAVID R. KIGHT
DATED DATE:	01/20/2023	GRANTEE:	DAVID R. KIGHT AND ASHLEY N. KIGHT, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	01/25/2023
INSTRUMENT NO:	202300380		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	TOWNSHIP OF NORTH UNION
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ADDITIONAL NOTES

QUIT CLAIM DEED RECORDED ON 01/25/2023 AS INSTRUMENT NO. 202300377.
QUIT CLAIM DEED RECORDED ON 11/22/2016 AS INSTRUMENT NO. 201606135.
CORPORATE WARRANTY DEED RECORDED ON 10/29/2013 AS INSTRUMENT NO. 201306889.

LEGAL DESCRIPTION

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

PARCEL 1:

PART OF THE NORTHEAST QUARTER OF SECTION THIRTY-TWO (32) TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) WEST, NORTH UNION TOWNSHIP, MONTGOMERY COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 1700.70 FEET, THENCE NORTH 00 DEGREES 08 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 119.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 236.61 FEET TO A 5/8" 24" CAPPED REBAR MARKED DECKARD SRVY FIRM# 44, (HEREINAFTER REFERRED TO AS A DECKARD REBAR) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 05 DEGREES 40 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 201.12 FEET TO A POINT WITNESSED BY A DECKARD REBAR 0.50 FEET SOUTH 05 DEGREES 40 MINUTES 10 SECONDS WEST; THENCE SOUTH 75 DEGREES 36 MINUTES 36 SECONDS EAST FOR A DISTANCE OF 90.00 FEET TO A MAGNETIC NAIL; THENCE SOUTH 05 DEGREES 28 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 178.41 FEET TO A DECKARD REBAR; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS WEST FOR A DISTANCE OF 90.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.389 ACRES (16936.37 SQ.FT.), MORE OR LESS.

PARCEL 2:

PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 WEST, NORTH UNION TOWNSHIP, MONTGOMERY COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH 90° 00' 00" EAST, 1700.70 FEET; THENCE NORTH 00°08' 18" EAST, 119.00 FEET; THENCE NORTH 89° 53' 18" EAST, 229.61 FEET TO THE POINT OF BEGINNING, THENCE NORTH 07° 38' 49?? EAST 201.95 FEET TO A POINT; THENCE SOUTH 05° 40' 10 WEST, 201.12 FEET; THENCE SOUTH 89° 53' 18" WEST 7.0 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.017 ACRES, MORE OR LESS.