



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-CEN-02873	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DEREK S HOLLEY, LAUREN M HOLLEY		
PROPERTY ADDRESS:	604 E STATE ST, KINGMAN, IN 47952		
CITY, STATE AND COUNTY:	KINGMAN, INDIANA (IN) , FOUNTAIN		

### SEARCH INFORMATION

SEARCH DATE:	08/27/2025	EFFECTIVE DATE:	08/26/2025
NAME(S) SEARCHED:	DEREK HOLLEY, LAUREN HOLLEY		
ADDRESS/PARCEL SEARCHED:	604 E STATE ST, KINGMAN, IN 47952/23-15-25-341-001.000-021		

### ASSESSMENT INFORMATION

COMMENTS:	
-----------	--

### CURRENT OWNER VESTING

DEREK S. HOLLEY	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	JONATHAN PITHOUD AND KARMEN PITHOUD, HUSBAND AND WIFE
DATED DATE:	10/22/2021	GRANTEE:	DEREK S. HOLLEY
BOOK/PAGE:	N.A	RECORDED DATE:	11/12/2021
INSTRUMENT NO:	202104190069150		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF KINGMAN
-----------------------	-----------------

### ADDITIONAL NOTES

--

### LEGAL DESCRIPTION

--

THE FOLLOWING DESCRIBED REAL ESTATE IN FOUNTAIN COUNTY, IN THE STATE OF INDIANA.

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FIVE (25), IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE EIGHT (8) WEST, CONTAINING ONE-HALF (1/2) ACRE, AND BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT SEVENTEEN (17) RODS FOUR (4) FEET SEVEN AND FIVE EIGHTHS (7 5/8) INCHES WEST AND TWENTY (20) FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION TWENTY-FIVE (25) RUNNING THENCE NORTH THIRTEEN (13) RODS AND THIRTEEN (13) FEET, THENCE WEST FIVE (5) RODS TWELVE (12) FEET AND SIX (6) INCHES, THENCE SOUTH THIRTEEN (13) RODS AND THIRTEEN (13) FEET, THENCE FIVE (5) RODS TWELVE (12) FEET AND SIX (6) INCHES, TO THE PLACE OF BEGINNING

ALSO:

COMMENCING AT A POINT TWENTY THREE (23) RODS, SEVEN AND FIVE EIGHTHS (7 5/8) INCHES WEST AND TWENTY (20) FEET NORTH OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION TWENTY-FIVE (25) IN TOWNSHIP EIGHTEEN (18) NORTH, RANGE EIGHT (8) WEST, AND RUNNING THENCE NORTH TO THE SOUTH LINE OF EAST STREET IN THE TOWN OF KINGMAN, INDIANA; THENCE WEST ALONG AND PARALLEL WITH SAID SOUTH LINE OF SAID EAST STREET FIVE (5) RODS, TWELVE (12) FEET AND SIX (6) INCHES THENCE SOUTH TO A POINT DUE WEST OF THE PLACE OF BEGINNING, CONTAINING HEREBY ALL OF A CERTAIN TRACT OF LAND CONVEYED TO MILES J. LINDLEY AND EDITH D. LINDLEY, HIS WIFE, ON APRIL 24, 1944, BY MERRITT C. JOHNSON AND DOROTHY JOHNSON, HIS WIFE BY THEIR DEED OF THAT DATE NOW RECORDED IN DEED RECORD 112 PAGE 310.

ALSO:

ALL THAT PART OF LOT "H" IN KINGMAN HEIGHTS, AN ADDITION TO THE TOWN OF KINGMAN, INDIANA, THAT LIES BETWEEN SAID FIRST DESCRIBED TRACT AND EAST STREET IN SAID TOWN OF KINGMAN, IN FOUNTAIN COUNTY, INDIANA.

23-15-25-341-001.000-021

General Information

Parcel Number  
23-15-25-341-001.000-021

Local Parcel Number  
0060010700

Tax ID:

Routing Number  
F14-25-341-00100

Property Class 511  
1 Family Dwell - Unplatted (0 to 9,9

Year: 2025

Location Information

County  
Fountain

Township  
MILLCREEK TOWNSHIP

District 021 (Local 021 )  
KINGMAN TOWN

School Corp 2455  
SOUTHEAST FOUNTAIN

Neighborhood 2321501-021  
KINGMAN

Section/Plat  
25

Location Address (1)  
604 E STATE St  
KINGMAN, IN 47952

Zoning  
KINGMAN INCORP-TOWN

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Public Utilities  
Electricity

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Static

Printed Friday, April 25, 2025

Review Group 4

HOLLEY DEREK S

Ownership

HOLLEY DEREK S  
604 E State St  
Kingman, IN 47952

Legal

006-00107-00 PT SE SE SW 25-18-8 .50A K  
HTS H



604 E STATE St

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/12/2021	HOLLEY DEREK S	202103131	WD	/	\$191,000	I
05/24/2017	PITHOUD JONATHAN	201701078	WD	/	\$60,000	I
08/10/2012	NEW WINCHESTER P	201201900	WD	/	\$72,000	I
06/21/2012	HARRISON JOE L		QC	/		I
01/01/1900	HARRISON RUTH E		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

KINGMAN

/23

1/2

Notes

12/9/2021 22F11: ADDED POOL AND WOOD  
DECK FOR 2022 PAY 2023 BY DATA COLLECTOR

1/1/1900 15F1: 2015 FORM 11  
ADDED WOOD DECK AND CHANGED GARAGE  
SIZE - BY TYLER DATA COLLECTOR  
FOR 2015 PAY 16.

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2024	2023	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
03/23/2025	As Of Date	03/24/2025	04/02/2024	03/27/2024	06/30/2023	04/06/2023
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$16,200	Land	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$16,200	Land Res (1)	\$16,200	\$16,200	\$16,200	\$16,200	\$16,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$155,100	Improvement	\$155,100	\$131,700	\$131,700	\$133,600	\$133,600
\$155,100	Imp Res (1)	\$155,100	\$131,700	\$131,700	\$122,000	\$122,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$11,600	\$11,600
\$171,300	Total	\$171,300	\$147,900	\$147,900	\$149,800	\$149,800
\$171,300	Total Res (1)	\$171,300	\$147,900	\$147,900	\$138,200	\$138,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$11,600	\$11,600

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		95	0.6000	1.42	\$19,000	\$26,980	\$16,188	0%	1.0000	100.00	0.00	0.00	\$16,190

Land Computations

Calculated Acreage	0.60
Actual Frontage	95
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.60
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.60
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$16,200
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$16,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,200

Data Source External Only

Collector 09/25/2014 TT

Appraiser 09/25/2014 TT

23-15-25-341-001.000-021

HOLLEY DEREK S

604 E STATE St

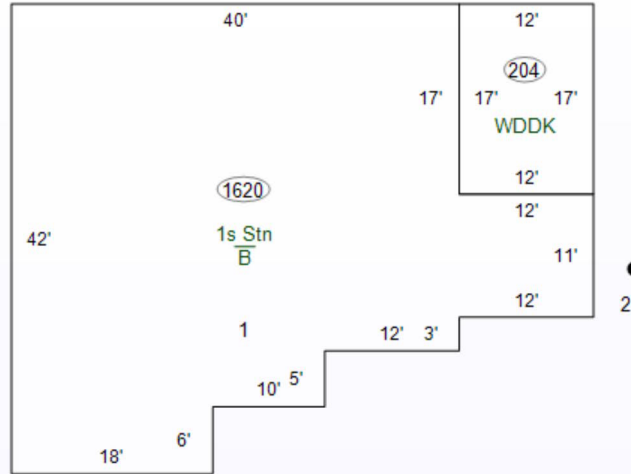
511, 1 Family Dwell - Unplatted (0 to 9.9 KINGMAN

/23 2/2

General Information		Plumbing	
Occupancy	Single-Family	#	TF
Description	Single-Family R 01	Full Bath	1 3
Story Height	1	Half Bath	0 0
Style	22	Kitchen Sinks	1 1
Finished Area	1620 sqft	Water Heaters	1 1
Make		Add Fixtures	0 0
Floor Finish		Total	3 5
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile		
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet		
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished		
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other		
<input type="checkbox"/> Parquet			
Wall Finish			
<input type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished		
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			
Roofing			
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate <input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other		
Exterior Features			
Description	Area	Value	
Wood Deck	204	\$4,600	

Accommodations	
Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	1

Heat Type	
Central Warm Air	



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	8	1620	1620	\$156,800	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1620	0	\$47,600	
Crawl					
Slab					
				Total Base	\$204,400
Adjustments				1 Row Type Adj. x 1.00	\$204,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)				5 - 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$208,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$4,600	\$213,500
Garages (+) 0 sqft				\$0	\$213,500
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.92
				Replacement Cost	\$206,241

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Stone	C+1	1951	1951	74	A		0.92		3,240 sqft	\$206,241	45%	\$113,430	0%	100%	1.150	1.000	100.00	0.00	0.00	\$130,400
2: Detached Garage R 01	1	Wood Fr	C	1951	1951	74	A	\$44.13	0.92	\$40.60	21'x24'	\$20,462	45%	\$11,250	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,300
3: Pool, Above Ground (Oval)	1		C	2019	2019	6	A		0.92		10'x23'	\$3,864	48%	\$2,010	0%	100%	1.000	1.000	100.00	0.00	0.00	\$2,000
4: Wood Deck (free standing)	1		C	2019	2019	6	A		0.92		690 sqft	\$11,960	5%	\$11,360	0%	100%	1.000	1.000	100.00	0.00	0.00	\$11,400

Total all pages

\$155,100

Total this page

\$155,100



## WARRANTY DEED

***This Indenture Witnesseth that*** Jonathan Pithoud and Karmen Pithoud, husband and wife (Grantors), of Fountain County, State of Indiana, ***Convey and Warrant to*** Derek S. Holley (Grantee) of Fountain County, State of Indiana, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Fountain County, in the State of Indiana:

A part of the Southeast Quarter of the Southwest Quarter of Section twenty-five (25), in Township eighteen (18) North, Range eight (8) West, containing one-half (1/2) acre, and bounded and described as follows:

Commencing at a point seventeen (17) rods four (4) feet, seven and five eighths (7 5/8) inches West and twenty (20) feet North of the Southeast corner of the Southwest Quarter of said Section twenty-five (25), running thence North thirteen (13) rods and thirteen (13) feet, thence West five (5) rods twelve (12) feet and six (6) inches, thence South thirteen (13) rods and thirteen (13) feet, thence five (5) rods twelve (12) feet and six (6) inches, to the place of beginning.

ALSO:

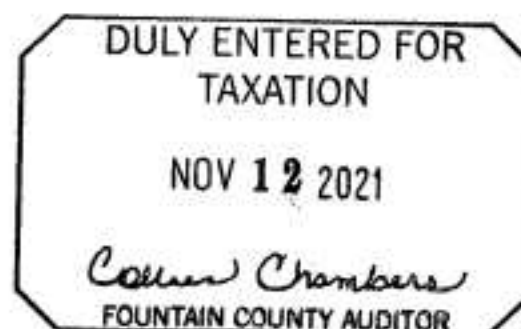
Commencing at a point twenty-three (23) rods, seven and five eighths (7 5/8) inches West and twenty (20) feet North of the Southeast corner of the Southwest Quarter of Section twenty-five (25) in Township eighteen (18) North, Range eight (8) West, and running thence North to the South line of East Street in the Town of Kingman, Indiana; thence West along and parallel with said South line of said East Street five (5) rods, twelve (12) feet and six (6) inches, thence South to a point due West of the place of beginning, containing hereby all of a certain tract of land conveyed to Miles J. Lindley and Edith D. Lindley, his wife, on April 24, 1944, by Merritt C. Johnson and Dorothy Johnson, his wife, by their deed of that date now recorded in Deed Record 112 page 310.

ALSO:

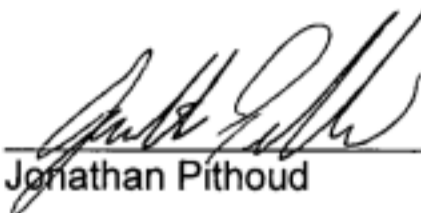
All that part of Lot "H" in Kingman Heights, an Addition to the Town of Kingman, Indiana, that lies between said first described tract and East Street in said Town of Kingman, in Fountain County, Indiana.

Subject to all rights-of-way, easements, covenants and restrictions of record.

Prior Deed Reference: Instrument No. 201701078  
Parcel Numbers: 23-15-25-341-001.000-021 and 23-15-25-342-001.000-021  
Property Address: 604 E. State Street, Kingman, IN 47952  
Grantee's Address: 604 E. State Street, Kingman, IN 47952,  
to which tax statements should be mailed.



**In Witness Whereof**, Grantors have executed this deed this 22<sup>nd</sup> day of October, 2021.

 (Seal)  
Jonathan Pithoud

 (Seal)  
Karmen Pithoud


**ACKNOWLEDGMENT NOTARIAL CERTIFICATE:**

STATE OF INDIANA )  
 ) SS:  
COUNTY OF MONTGOMERY )

Before me, a Notary Public in and for the said County and State, personally appeared Jonathan Pithoud and Karmen Pithoud, husband and wife, who acknowledged the execution of the foregoing Warranty Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 22<sup>nd</sup> day of October, 2021.

My commission expires:

Signature   
Printed:  
Residing in Montgomery County, Indiana  
Commission No.

Return to:  
Partners' Title Group, Inc.  
206 E. Market Street  
Crawfordsville, IN 47933  
21-10721



This instrument prepared by Kurt R. Homann, Attorney at Law, PO Box 838, Crawfordsville, Indiana.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Printed: Kurt R. Homann

Search Results for:

NAME: Holley Derek (Super Search)



REGION: Fountain County, IN  
DOCUMENTS VALIDATED THROUGH: 08/26/2025 3:52 PM

Showing 2 results

Filter:

Document Details	County	Date	Type	Name	Legal
<a href="#">202103131</a>	Fountain	11/12/2021	DEED : WARRANTY DEED	<b>HOLLEY, DEREK S</b> <a href="#">Search</a> <a href="#">Search</a> PITHOUD, JONATHAN <a href="#">Search</a> PITHOUD, KARMEN	<a href="#">Search</a> Lot H KINGMAN HEIGHTS ADDITION <a href="#">Search</a> 25-18N-8W SE SW <a href="#">Search</a> 25-18N-8W SW
<a href="#">202103132</a>	Fountain	11/12/2021	MORT : MORTGAGE	<b>HOLLEY, DEREK S</b> <a href="#">Search</a> <a href="#">Search</a> OLD NATIONAL BANK	<a href="#">Search</a> Lot H KINGMAN HEIGHTS ADDITION <a href="#">Search</a> 25-18N-8W SE SW <a href="#">Search</a> 25-18N-8W SW

The data or information provided is based on information obtained from Indiana Courts, Clerks, Recorders, and Department of Revenue, and is not to be considered or used as an official record. Doxpop, LLC, the Division of State Court Administration, the Indiana Courts and Clerks of Court, the Indiana Recorders, and the Indiana Department of Revenue: 1) Do not warrant that the information is accurate or complete; 2) Make no representations regarding the identity of any persons whose names appear in the information; and 3) Disclaim any liability for any damages resulting from the release or use of the information. The user should verify the information by personally consulting the official record maintained by the court, clerk, recorder or Department of Revenue.

Copyright © 2002-2025 Doxpop, Ilc. All Rights Reserved

Search Results for:

NAME: Holley Lauren (Super Search)



REGION: Fountain County, IN

DOCUMENTS VALIDATED THROUGH: 08/26/2025 3:52 PM

Showing 0 results

Filter:

Document Details	County ▾	Date ▾	Type ▾	Party
------------------	----------	--------	--------	-------

No items to display.

[Subscribe Now](#) or [Login](#) to access detailed information.

The data or information provided is based on information obtained from Indiana Courts, Clerks, Recorders, and Department of Revenue, and is not to be considered or used as an official record. Doxpop, LLC, the Division of State Court Administration, the Indiana Courts and Clerks of Court, the Indiana Recorders, and the Indiana Department of Revenue: 1) Do not warrant that the information is accurate or complete; 2) Make no representations regarding the identity of any persons whose names appear in the information; and 3) Disclaim any liability for any damages resulting from the release or use of the information. The user should verify the information by personally consulting the official record maintained by the court, clerk, recorder or Department of Revenue.

Copyright © 2002-2025 Doxpop, Ilc. All Rights Reserved