



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-AB-02941	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	TRAVIS Q WUETHRICH AND ANGELA WUETHRICH		
PROPERTY ADDRESS:	1845 W MCCOYSBURG RD, RENSSELAER, IN 47978		
CITY, STATE AND COUNTY:	RENSSELAER, INDIANA (IN) , JASPER		

SEARCH INFORMATION

SEARCH DATE:	09/09/2025	EFFECTIVE DATE:	09/08/2025
NAME(S) SEARCHED:	TRAVIS Q WUETHRICH AND ANGELA WUETHRICH		
ADDRESS/PARCEL SEARCHED:	1845 W MCCOYSBURG RD, RENSSELAER, IN 47978/ 008-00933-00		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

TRAVIS Q. WUETHRICH AND ANGELA R. WUETHRICH, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	F. RONALD FENWICK AND KAREN G. FENWICK, HUSBAND AND WIFE
DATED DATE:	06/05/2001	GRANTEE:	TRAVIS Q. WUETHRICH AND ANGELA R. WUETHRICH, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	07/13/2001
INSTRUMENT NO:	45579		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF RENSSELAER
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 29 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN MARION TOWNSHIP, JASPER COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (ASSUMED BEARING) ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 180.00 FEET TO AN EXISTING P.K. NAIL; THENCE SOUTH 72 DEGREES 19 MINUTES 15 SECONDS EAST ON THE CENTERLINE OF THE OLD RENSSELAER AND BRADFORD ROAD, NOW KNOWN AS THE MCCOYSBURG ROAD, A DISTANCE OF 454.32 FEET TO A RAILROAD SPIKE, AT THE POINT OF BEGINNING; THENCE SOUTH 72 DEGREES 19 MINUTES 15 SECONDS EAST ON THE CENTERLINE OF SAID MCCOYSBURG ROAD, A DISTANCE OF 736.68 FEET TO AN EXISTING RAILROAD SPIKE AT THE NORTHEAST CORNER OF THE F. RONALD FENWICK AND KAREN G. FENWICK LAND AS RECORDED IN DEED RECORD 200, PAGE 461, IN THE OFFICE OF THE JASPER COUNTY RECORDER; THENCE SOUTH 00 DEGREES 11 MINUTES 45 SECONDS WEST, ON THE EAST LINE OF SAID FENWICK LAND, A DISTANCE OF 34.79 FEET TO A RAILROAD SPIKE, AT THE SOUTHEAST CORNER OF SAID FENWICK LAND; THENCE NORTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ON THE SOUTH LINE OF SAID FENWICK LAND, A DISTANCE OF 783.32 FEET TO A 5/8'S INCH IRON RE-ROD, WITH I.D. CAP; THENCE NORTH 17 DEGREES 40 MINUTES 45 SECONDS EAST, A DISTANCE OF 268.51 FEET TO THE POINT OF BEGINNING, CONTAINING 2.583 ACRES, MORE OR LESS. ALSO KNOWN AS LOT 1 FENWICK SUBDIVISION RECORDED APRIL 26, 2001, IN PSF RECORD 4, PAGE 233, IN THE OFFICE OF THE RECORDER OF JASPER COUNTY, INDIANA.

Jasper County, IN

Summary - Auditor's Office

Parcel Number	008-00933-00
Alternate ID	37-07-35-000-001.001-026
Map #	37-07-35-000-001.001-026
Property Address	1845 W MCCOYSBURG RD RENSELAER
Sec/Twp/Rng	35 / T29N / R06W
Tax Set	MARION
Subdivision	FENWICK SUB
Brief Tax Description	FENWICK SUBD LOT 1 (Note: Not to be used on legal documents)
Book/Page	246/027C
Acres	1.9020
Class	510 RES ONE FAMILY PLATTED LOT-510

Owners - Auditor's Office

Deeded Owner
WUETHRICH, TRAVIS Q & ANGELA
1845 W MCCOYSBURG RD
RENSELAER, IN 47978

Deductions - Auditor's Office

Year	Deduction Type	Amount
2024 PAYABLE 2025	Mortgage	0
2024 PAYABLE 2025	Standard Deduction \ Homestead	48,000
2024 PAYABLE 2025	Supplemental	97,763
2023 PAYABLE 2024	Mortgage	0
2023 PAYABLE 2024	Standard Deduction \ Homestead	48,000
2023 PAYABLE 2024	Supplemental	79,360
2022 PAYABLE 2023	Mortgage	3,000
2022 PAYABLE 2023	Standard Deduction \ Homestead	45,000
2022 PAYABLE 2023	Supplemental	61,040
2021 PAYABLE 2022	Mortgage	3,000
2021 PAYABLE 2022	Standard Deduction \ Homestead	45,000
2021 PAYABLE 2022	Supplemental	50,890

Transfers - Auditor's Office

Transfer Date	Buyer Name	Seller Name	Type	Sale Price
07/13/2001	WUETHRICH, TRAVIS Q & ANGELA	FENWICK, F RONALD & KAREN G		0

Valuation - Assessor's Office

Assessment Year	2025	2024	2023	2022	2021
Reason	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment	Annual Adjustment
As Of Date	4/15/2025	4/12/2024	4/12/2023	4/12/2022	4/12/2021
Land	\$44,100	\$32,400	\$32,400	\$32,400	\$31,000
Land Res (1)	\$37,100	\$26,500	\$26,500	\$26,500	\$26,500
Land Non Res (2)	\$7,000	\$5,900	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$5,900	\$5,900	\$4,500
Improvement	\$287,000	\$282,200	\$258,000	\$233,100	\$203,700
Imp Res (1)	\$287,000	\$282,200	\$219,900	\$192,900	\$163,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$38,100	\$40,200	\$39,800
Total	\$331,100	\$314,600	\$290,400	\$265,500	\$234,700
Total Res (1)	\$324,100	\$308,700	\$246,400	\$219,400	\$190,400
Total Non Res (2)	\$7,000	\$5,900	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$44,000	\$46,100	\$44,300

Tax History - Treasurer's Office

Detail:					
Tax Year	Type	Category	Description	Amount	Balance Due
2024 PAYABLE 2025	Spring Tax	Tax	24/25 Spring Tax	\$657.37	\$0.00
2024 PAYABLE 2025	Spring Ditch	SA	24/25 Spring Ditch: 715 MALCHOW LAT #9 TO WAUKARUSA CERT	\$12.50	\$0.00
2024 PAYABLE 2025	Spring Ditch	SA	24/25 Spring Ditch: MALCHOW LATERAL #9 TO WAUKARUSA	\$0.00	\$0.00
2024 PAYABLE 2025	Spring Conservancy	SA	24/25 Spring Conservancy: 308	\$20.76	\$0.00
2024 PAYABLE 2025	Fall Tax	Tax	24/25 Fall Tax	\$657.37	\$657.37
2024 PAYABLE 2025	Fall Ditch	SA	24/25 Fall Ditch: 715 MALCHOW LAT #9 TO WAUKARUSA CERT	\$12.50	\$12.50
2024 PAYABLE 2025	Fall Conservancy	SA	24/25 Fall Conservancy: 308	\$20.76	\$20.76
2023 PAYABLE 2024	Spring Tax	Tax	23/24 Spring Tax	\$651.42	
2023 PAYABLE 2024	Spring Ditch Penalty	SA	Penalty - 23/24 Spring Ditch: 715 MALCHOW LAT #9 TO WAUKARUSA CERT	\$0.63	
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: 715 MALCHOW LAT #9 TO WAUKARUSA CERT	\$12.50	
2023 PAYABLE 2024	Spring Ditch	SA	23/24 Spring Ditch: MALCHOW LATERAL #9 TO WAUKARUSA	\$0.00	
2023 PAYABLE 2024	Spring Conservancy Penalty	SA	Penalty - 23/24 Spring Conservancy: 308	\$0.38	
2023 PAYABLE 2024	Spring Conservancy	SA	23/24 Spring Conservancy: 308	\$24.68	
2023 PAYABLE 2024	Fall Tax	Tax	23/24 Fall Tax	\$651.42	
2023 PAYABLE 2024	Fall Ditch	SA	23/24 Fall Ditch: 715 MALCHOW LAT #9 TO WAUKARUSA CERT	\$12.50	
2023 PAYABLE 2024	Fall Conservancy	SA	23/24 Fall Conservancy: 308	\$24.68	
2022 PAYABLE 2023	Spring Tax	Tax	22/23 Spring Tax	\$670.44	
2022 PAYABLE 2023	Spring Ditch	SA	22/23 Spring Ditch: DENTON #235	\$5.00	
2022 PAYABLE 2023	Spring Conservancy	SA	22/23 Spring Conservancy: 308	\$25.49	
2022 PAYABLE 2023	Fall-Ditch Reconstruction	SA	22/23 Ditch Recon: 715R #1	\$25.00	
2022 PAYABLE 2023	Fall-Ditch Reconstruction	SA	22/23 Ditch Recon: 715R #2	\$25.00	
2022 PAYABLE 2023	Fall-Ditch Reconstruction	SA	22/23 Ditch Recon: 715R RC-1	\$15.50	
2022 PAYABLE 2023	Fall Tax	Tax	22/23 Fall Tax	\$670.44	
2022 PAYABLE 2023	Fall Conservancy	SA	22/23 Fall Conservancy: 308	\$25.49	
2021 PAYABLE 2022	Spring Tax	Tax	21/22 Spring Tax	\$624.67	

Tax Year	Type	Category	Description	Amount	Balance Due
2021 PAYABLE 2022	Spring Conservancy	SA	21/22 Spring Conservancy: 308	\$25.82	
2021 PAYABLE 2022	Fall Tax	Tax	21/22 Fall Tax	\$624.67	
2021 PAYABLE 2022	Fall Conservancy	SA	21/22 Fall Conservancy: 308	\$25.82	
Delinquent payments made after the fall due date will still show due in the year they were originally assessed. If paid, payment will show in the next tax year.					
Total:					
Tax Year	Amount		Balance Due		
2024 PAYABLE 2025	\$1,381.26		\$690.63		
2023 PAYABLE 2024	\$1,378.21				
2022 PAYABLE 2023	\$1,462.36				
2021 PAYABLE 2022	\$1,300.98				

Tax Payments - Treasurer's Office

Detail:		
Tax Year	Payment Date	Amount
2024 PAYABLE 2025	05/02/2025	\$690.63
2023 PAYABLE 2024	11/04/2024	\$688.61
2023 PAYABLE 2024	06/07/2024	\$21.06
2023 PAYABLE 2024	05/06/2024	\$668.54
2022 PAYABLE 2023	11/13/2023	\$15.50
2022 PAYABLE 2023	10/30/2023	\$745.93
2022 PAYABLE 2023	05/01/2023	\$700.93
2021 PAYABLE 2022	11/02/2022	\$650.49
2021 PAYABLE 2022	05/02/2022	\$650.49
Total:		
Tax Year	Amount	
2024 PAYABLE 2025	\$690.63	
2023 PAYABLE 2024	\$1,378.21	
2022 PAYABLE 2023	\$1,462.36	
2021 PAYABLE 2022	\$1,300.98	

No data available for the following modules: Improvements - Auditor's Office, Sketches - Assessor's Office.

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06/05/01 11:33

002/003

Use of this form constitutes practice of law and is limited to practicing lawyers. Rev. 10/88
 210646 Parcel No. _____

WARRANTY DEED

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THIS INDENTURE WITNESSETH, That F. RONALD FENWICK and
KAREN G. FENWICK, Husband & Wife (Grantor)
 of Madison County, in the State of Indiana CONVEY(S)
 AND WARRANT(S) to TRAVIS Q. WUETHRICH and ANGELA B. WUETHRICH,
Husband & Wife (Grantee)
 of Madison County, in the State of Indiana for the sum
 of Two and no/100 Dollars (\$ 2.00) and other
 valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following
 described real estate in JASPER County, State of Indiana:

SEE ATTACHED LEGAL DESCRIPTION

Duly Entered For Taxation
 Subject To Final
 Acceptance For Transfer

JUL 13 2001

Rita J. Steele
 Auditor, Jasper County
~~008-00933-00~~
 008-00933-00

45579

RECEIVED FOR RECORD
 At 11:15 O'clock A.M. and Recorded in
 Deed Record 246 Page 27

JUL 13 2001

Carol A. Spall
 Recorder, Jasper Co., IN

Subject to any and all easements, agreements, and restrictions of record. The address of such
 real estate is commonly known as 1845 W McCasburg Road
Reassee IN 47978

Tax bills should be sent to Grantee at the Grantee's post office address above unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this _____ day of

_____ 20 01

Grantor: F. Ronald Fenwick (SEAL)
 Signature _____
 Printed F. RONALD FENWICK

Grantor: Karen G. Fenwick (SEAL)
 Signature _____
 Printed KAREN G. FENWICK,

STATE OF INDIANA

)

SS:

ACKNOWLEDGMENT

COUNTY OF MADISON

)

Before me, a Notary Public in and for said County and State, personally appeared
F. RONALD FENWICK and KAREN G. FENWICK, Husband & 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 5TH day of JUNE 20 01

My commission expires:
10-24-2001

Signature Elizabeth J. Ellrich
 Printed ELIZABETH J ELLRICH Notary Public
 Resident of JASPER County, Indiana.

This instrument prepared by Stephen W. Schuyler Attorney at Law.
 Return deed to _____
 Send tax bills to 1845 W McCasburg Road
Reassee IN 47978

SCHEDULE A cont'd.

A part of the Northwest quarter of the Southwest quarter of Section 35, Township 29 North, Range 6 West of the Second Principal Meridian, in Marion Township, Jasper County, Indiana, more particularly described as follows:

Commencing at a Concrete Monument at the Northwest corner of said Northwest quarter of the Southwest quarter of said Section 35; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) on the North line of said Northwest quarter of the Southwest quarter, a distance of 180.00 feet to an existing P.K. Nail; thence South 72 degrees 19 minutes 15 seconds East on the centerline of the old Rensselaer and Bradford Road, now known as the McCoysburg Road, a distance of 454.32 feet to a railroad spike, at the Point of Beginning; thence South 72 degrees 19 minutes 15 seconds East on the centerline of said McCoysburg Road, a distance of 736.68 feet to an existing railroad spike at the Northeast corner of the F. Ronald Fenwick and Karen G. Fenwick land as recorded in Deed Record 200, page 461, in the Office of the Jasper County Recorder; thence South 00 degrees 11 minutes 45 seconds West, on the East line of said Fenwick land, a distance of 34.79 feet to a railroad spike, at the Southeast corner of said Fenwick land; thence North 89 degrees 48 minutes 15 seconds West, on the South line of said Fenwick land, a distance of 783.32 feet to a 5/8's inch iron re-rod, with I.D. cap; thence North 17 degrees 40 minutes 45 seconds East, a distance of 268.51 feet to the point of beginning, containing 2.583 acres, more or less. Also known as Lot 1 Fenwick Subdivision recorded April 26, 2001, in PSF Record 4, page 233, in the office of the Recorder of Jasper County, Indiana.

J.L. McCoys Subdiv

DataSource: Jasper, IN

Criteria: Party Name = WUETHRICH TRAVIS

Last Indexed Date: 09/08/2025

Last Verified Date: 09/08/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/16/2015	11/05/2015	F149074	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
10/20/2015	10/10/2015	F148651	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
05/02/2011	04/22/2011	F121407	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
04/19/2011	04/11/2011	F121263	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
06/11/2007	05/30/2007	F96554	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
05/30/2007	05/29/2007	F96276	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
05/29/2007	05/17/2007	F96243	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
03/14/2005	02/19/2005	F78846	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
03/01/2005	03/01/2005	F78608	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
12/23/2003	12/13/2003	F68789	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
03/03/2003	02/21/2003	F59993	MORTGAGE...	WUETHRICH TRAVIS Q		MORTGAGOR
02/14/2003	02/06/2003	F59633	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
07/13/2001	06/14/2001	F45580	MORTGAGE	WUETHRICH TRAVIS Q		MORTGAGOR
07/13/2001	06/05/2001	F45579	WARRANTY...	WUETHRICH TRAVIS Q		GRANTEE

Results found: 14



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