



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-03137	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JAY BONTRAGER		
PROPERTY ADDRESS:	11923 N 1025 W, LIGONIER, IN 46767		
CITY, STATE AND COUNTY:	LIGONIER, INDIANA (IN) , NOBLE		

SEARCH INFORMATION

SEARCH DATE:	10/06/2025	EFFECTIVE DATE:	10/03/2025
NAME(S) SEARCHED:	BONTRAGER, CHERYL BONTRAGER, JAY		
ADDRESS/PARCEL SEARCHED:	11923 N 1025 W, LIGONIER, IN 46767/57-01-05-100-009.000-013		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JAY D. BONTRAGER AND CHERYL J. BONTRAGER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	JAY D. BONTRAGER, AN ADULT
DATED DATE:	03/05/2024	GRANTEE:	JAY D. BONTRAGER AND CHERYL J. BONTRAGER, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
BOOK/PAGE:	N/A	RECORDED DATE:	03/12/2024
INSTRUMENT NO:	240300170		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF LIGONIER
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ADDITIONAL NOTES

WARRANTY DEED RECORDED ON 12/10/2021 AS INSTRUMENT NO. 211200300.

LEGAL DESCRIPTION

SITUATED IN NOBLE COUNTY, STATE OF INDIANA, TO-WIT:

A TRACT OF LAND LOCATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 8 EAST, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER MARKED BY A NAIL FOUND THIS SURVEY; THENCE SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST (BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM PLAT OF SURVEY NO. 35-08-05-01 AS PREPARED BY SEXTON AND ASSOCIATES WHEREIN THE SOUTH LINE OF SAID NORTHEAST QUARTER WAS ASSUMED TO BE EAST-WEST), ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR 1315.16 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER ALSO BEING THE POINT OF BEGINNING MARKED BY A RR SPIKE SET THIS SURVEY; THENCE CONTINUING SOUTH 89 DEGREES 56 MINUTES 18 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR 222.14 FEET TO A RR SPIKE SET THIS SURVEY, THENCE SOUTH 01 DEGREE 09 MINUTES 12 SECONDS EAST FOR 463.87 FEET TO A REBAR SET THIS SURVEY; THENCE NORTH 89 DEGREES 56 MINUTES 18 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHEAST QUARTER, FOR 206.52 FEET TO A REBAR SET THIS SURVEY ON THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 46 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER, FOR 463.84 FEET TO THE POINT OF BEGINNING. (SUPPOSED TO CONTAIN 2.28 ACRES, MORE OR LESS), IN THE OFFICE OF THE RECORDER OF NOBLE COUNTY, INDIANA.

Noble County, IN

Summary (Auditor)

Parcel ID	57-01-05-100-009.000-013
Bill ID	001-100243-02
Reference #	570105100009000013
Property Address	11923 N 1025 W Ligonier, IN, 46767
Brief Legal Description	FrI Pt Nw1/4 Ne1/4 Sec 5 2.28a (Note: Not to be used on legal documents)
Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Tax District	57013 Perry Township
Tax Rate Code	1065 - Adv Tax Rate
Property Type	82 - Residential
Mortgage Co	N/A
Last Change Date	

Due to how data is pulled from the Auditor's property tax software, the information shown here may be incomplete if it involves combined and/or split parcels.
FOR SPLIT AND/OR COMBINED PARCELS, please contact the Auditor's Office for property ownership and parcel numbers, the Treasurer's Office for question related to property taxes due,
or the Assessor's Office for information on assessed values.



Tax Rate

1.4519

Ownership (Auditor)

Deeded Owner
Bontrager Jay D & Cheryl J
11923 N 1025 W
Ligonier, IN 46767

Taxing District (Assessor)

County: Noble
Township: PERRY TOWNSHIP
State District: 57013 PERRY TOWNSHIP
Local District: 57001
School Corp: WEST NOBLE
Neighborhood: 1350100 Perry Twp Base Area

Site Description (Assessor)

Topography: Rolling , Flat
Public Utilities: Electricity
Street or Road: Paved
Area Quality: Static
Parcel Acreage: 2.28

Sales

Sale Date	Sale Price	Parcel Count	Valid
11/30/2021	\$250,000	1	Y
8/14/2017	\$172,000	1	N
1/26/2012	\$135,000	1	N
2/11/2006	\$122,000	1	Y
12/19/2003	\$96,000	1	Y
7/2/2003	\$0	1	N

Transfer History (Assessor)

For current transfer history, see Transfer History (Auditor) below.

Date	New Owner	Doc ID	Book/Page	Sale Price
3/12/2024	BONTRAGER JAY D & CHERYL J	240300170		\$0.00
12/10/2021	BONTRAGER JAY D	211200300		\$250,000.00
8/22/2017	MILLER MARION LEE & KATHRYN M	170800573		\$172,000.00
10/24/2012	TROYER JOE DEAN & MARIJO	121000594		\$0.00
1/31/2012	TROYER JOE DEAN	120100656		\$135,000.00
2/21/2006	MILLER CLETUS J		0602/00406	\$122,000.00
12/23/2003	LASH, HEATH ANGIE STABLER		0312/00760	\$96,000.00
7/2/2003	DE PEW, ANTHONY L ADRIENNE L		0307/00088	\$1.00
5/5/1999	DE PEW ANTHONY L			\$0.00

Contact the Auditor's Office for correct transfer dates.

Transfer History (Auditor)

Date	Transfer From	Instrument	Book	Page	Doc Nbr
3/12/2024	Bontrager Jay D	Quit Claim Deed			240300170
12/10/2021	Miller Marion Lee & Kathryn M	Warranty			211200300
8/22/2017	Troyer Joe Dean & MariJo	Warranty			170800573
10/24/2012	Troyer Joe Dean	Quit Claim Deed			121000594
1/31/2012	Miller Cletus J				120100656
2/21/2006	Lash Heath & Angie Stabler	Warranty			060200406
12/23/2003	De Pew Anthony L & Adrienne L	Warranty			031200760
7/2/2003	De Pew Anthony L	Warranty Deed			030700088
5/5/1999	De Pew Monroe L & Anthony L	Deed			990500115
11/17/1998	Hall Timothy D & Carol A				981100490

Contact the Auditor's Office for correct transfer dates.

Valuation

Assessment Year	2025	2024	2024 (2)	2023	2023 (2)
Reason	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT	ANNUAL ADJUSTMENT
As Of Date	4/4/2025	7/1/2024	4/11/2024	4/7/2023	4/7/2023
Land	\$43,900	\$43,900	\$43,900	\$40,600	\$40,600
Land Res (1)	\$32,000	\$32,000	\$32,000	\$29,600	\$29,600
Land Non Res (2)	\$11,900	\$11,900	\$11,900	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$11,000	\$11,000
Improvement	\$398,900	\$154,500	\$154,500	\$146,100	\$151,600
Imp Res (1)	\$248,600	\$146,300	\$146,300	\$128,700	\$128,700
Imp Non Res (2)	\$141,700	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$8,600	\$8,200	\$8,200	\$17,400	\$22,900
Total	\$442,800	\$198,400	\$198,400	\$186,700	\$192,200
Total Res (1)	\$280,600	\$178,300	\$178,300	\$158,300	\$158,300
Total Non Res (2)	\$153,600	\$11,900	\$11,900	\$0	\$0
Total Non Res (3)	\$8,600	\$8,200	\$8,200	\$28,400	\$33,900

Exemptions

Type	Description	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Mortgage	Mortgage Ex			\$3,000.00	\$3,000.00	\$3,000.00
Homestead	STD_EX	\$48,000.00	\$48,000.00	\$45,000.00	\$45,000.00	\$45,000.00
Homestead	Supplement STD	\$48,862.00	\$44,120.00	\$37,205.00	\$29,890.00	\$24,500.00

Homestead Allocations

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Land	\$43,900.00	\$40,600.00	\$40,600.00	\$38,300.00	\$32,400.00
Res Land	\$32,000.00	\$29,600.00	\$29,600.00	\$29,600.00	\$25,000.00
Improve	\$154,500.00	\$146,100.00	\$139,500.00	\$116,300.00	\$105,500.00
Res Improve	\$146,300.00	\$128,700.00	\$121,700.00	\$100,800.00	\$90,000.00

Tax History

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.
Note: Total due amount rolls forward to the most current year

	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
+ Spring Tax	\$629.44	\$636.74	\$623.65	\$534.02	\$498.10
+ Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fall Tax	\$629.44	\$636.74	\$623.65	\$534.02	\$498.10
+ Fall Penalty	\$0.00	\$31.84	\$0.00	\$0.00	\$0.00
+ Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Tax	\$636.74	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq NTS Pen	\$63.67	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Other Assess	\$38.75	\$25.62	\$0.00	\$25.00	\$38.12
	993 Phillips 37 - \$38.75	993 Phillips 37 - \$25.62		993 Phillips 37 - \$25.00	993 Phillips 37 - \$38.12
+ Advert Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Tax Sale Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ NSF Fee	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PTRC	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
HMST Credit	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
LIT Credits	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Circuit Breaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Over 65 CB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
= Charges	\$1,998.04	\$1,330.94	\$1,247.30	\$1,093.04	\$1,034.32
- Surplus Transfer	\$0.00	\$0.00	\$0.00	\$546.52	\$0.00
- Credits	(\$1,356.10)	(\$649.24)	(\$1,247.30)	(\$1,639.56)	(\$1,034.32)
= Total Due	\$641.94	\$681.70	\$0.00	(\$546.52)	\$0.00

Property taxes for 2024 Pay 2025 are certified.
First installment for 2024 Pay 2025 tax is due May 12th, 2025. The second installment is due November 10th, 2025.

Property Tax Bill Payment

Visit Noble County Treasurer's Office

Pay and/or View Tax Bill

Pay and/or View Tax Bill

Payments (Treasurer)

Year	Receipt #	Transaction Date	Description	Amount
2024 Pay 2025	2111039	4/22/2025	INTERRA \$101166.80	\$641.94
2024 Pay 2025	2103681	1/23/2025	M#628 J BONTRAGER	\$714.16
2023 Pay 2024	2073121	5/9/2024	CR CD \$36496.85 5/7	\$649.24
2022 Pay 2023	2031617	10/23/2023	INTERRA CU \$95135.23	\$623.65
2022 Pay 2023	1996639	4/14/2023	INTERRA CU 90829.30	\$623.65
2021 Pay 2022	1990247	11/10/2022	CR CARD \$20122.27	\$546.52
2021 Pay 2022	1962751	5/6/2022	00001478281	\$546.52
2021 Pay 2022	1957641	4/29/2022	b2 4/28/22 w/oe	\$546.52
2020 Pay 2021	1930861	11/3/2021	11/2/21 B 2 W/OE	\$510.60
2020 Pay 2021	1893295	4/26/2021	4/23/21 B 3 W/OE	\$510.59
2020 Pay 2021	1886399	11/10/2020	5035 M Miller	\$13.13
2019 Pay 2020	1880698	11/10/2020	5024 M Miller	\$417.38
2019 Pay 2020	1833459	4/16/2020	INTERRA	\$429.88
2018 Pay 2019	1812835	10/16/2019	0000140070 INTERRA	\$380.45
2018 Pay 2019	1779351	4/12/2019	SPR 19 INTERRA CR UN	\$380.45
2017 Pay 2018	1732700	4/25/2018	LB 4/24/18 B16 W/OE	\$418.55
2017 Pay 2018	1724448	4/9/2018	42p Interra Cr Union	\$418.55
2016 Pay 2017	1674277	4/27/2017	lb 4/26/17 b10 w/oe	\$398.05
2016 Pay 2017	1674278	4/27/2017	lb 4/26/17 b10 w/oe	\$398.05
2015 Pay 2016	1618046	4/25/2016	LB 4/22/16 B3 W/OE	\$374.01
2015 Pay 2016	1618047	4/25/2016	LB 4/22/16 B3 W/OE	\$374.01
2014 Pay 2015	1560260	4/22/2015	lb 4/22/15 b 6 w/e	\$231.16
2014 Pay 2015	1560261	4/22/2015	lb 4/22/15 b 6 w/e	\$231.16
2013 Pay 2014	1506505	4/22/2014	lb 4/21/14 b10 w/oe	\$261.82
2013 Pay 2014	1506506	4/22/2014	lb 4/21/14 b10 w/oe	\$261.82

Tax Estimator

[Link to DLGF Tax Estimator](#)

Special Assessments

993 Phillips 37	2024 Pay 2025	2023 Pay 2024	2022 Pay 2023	2021 Pay 2022	2020 Pay 2021
Spring Tax	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50
Spring Penalty	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Spring Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fall Tax	\$12.50	\$12.50	\$0.00	\$12.50	\$12.50
Fall Penalty	\$0.00	\$0.62	\$0.00	\$0.00	\$0.00
Fall Annual	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq NTS Tax	\$12.50	\$0.00	\$0.00	\$0.00	\$12.50
Delq NTS Pen	\$1.25	\$0.00	\$0.00	\$0.00	\$0.62
Delq TS Tax	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Delq TS Pen	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Land

Land Type	Soil ID	Act Front.	Eff. Depth	Size	Rate	Adj. Rate	Ext. Value	Infl. %	Value
9rr		0	0	1.0000	\$31,968.00	\$31,968.00	\$31,968.00	0%	\$31,970.00
91rr		0	0	0.982	\$12,096.00	\$12,096.00	\$11,878.27	0%	\$11,880.00
PUBLIC ROAD/ROW		0	0	.298	\$2,390.00	\$2,390.00	\$712.22	(100%)	\$0.00

Tax Statements (Treasurer)

- [2024 Pay 2025 Tax Statement \(PDF\)](#)
[2023 Pay 2024 Tax Statement \(PDF\)](#)
[2022 Pay 2023 Tax Statement \(PDF\)](#)
[2021 Pay 2022 Tax Statement \(PDF\)](#)
[2020 Pay 2021 Tax Statement \(PDF\)](#)
[2019 Pay 2020 Tax Statement \(PDF\)](#)
[2018 Pay 2019 Tax Statement \(PDF\)](#)
- Tax Statements are a duplicate copy of the original mailing

Residential

Description	SINGLE-FAMILY RESIDENCE		
Story Height	1		
Style			
Finished Area	1245		
# Fireplaces	0		
Heat Type	Central Warm Air		
Air Cond	0		
Bedrooms	2		
Living Rooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Finished Rooms:	5		
Full Baths	1		
Full Bath Fixtures	3		
Half Baths	0		
Half Bath Fixtures	0		
Kitchen Sinks	1		
Water Heaters	1		
Add Fixtures	0		
Floor	Construction	Base	Finish
1	Wood Frame	1245	1245
C		360	0
S		885	0
Features			Area
Porch, Enclosed Frame			108
Porch, Open Frame			108

Description	Single-Family		
Story Height	1		
Style			
Finished Area	1600		
# Fireplaces	0		
Heat Type			
Air Cond	0		
Bedrooms	0		
Living Rooms:	0		
Dining Rooms:	0		
Family Rooms:	0		
Finished Rooms:	0		
Full Baths	1		
Full Bath Fixtures	3		
Half Baths	0		
Half Bath Fixtures	0		
Kitchen Sinks	1		
Water Heaters	1		
Add Fixtures	0		
Floor	Construction	Base	Finish
1	Wood Frame	1600	1600
S		1600	0
Features	Area		
Canopy, Roof Extension	160		
Patio, Concrete	160		

Improvements

Descr	PC	Grade	Year Built	Eff Year	Cond	LCM	Size	Nbhd Factor	Mrkt Factor
SINGLE-FAMILY RESIDENCE	100	C	1900	1990	A	0.95	1245	1.41	0
UTILITY SHED	100	D	1900	1900	F	0.95	140	1.41	0
BARN, 1 STORY BANK & FLAT	100	D	1900	1900	A	0.95	1320	1.41	0
Lean-To1	100	D	1993	1993	F	0.95	56	1.41	0
Car Shed	100	C	2013	2013	A	0.95	468	1.41	0
Single-Family	100	C	2024	2024	A	0.95	1600	1.41	0

Property Record Cards

- [2025 Property Record Card \(PDF\)](#)
- [2024 Property Record Card \(PDF\)](#)
- [2023 Property Record Card \(PDF\)](#)
- [2022 Property Record Card \(PDF\)](#)
- [2021 Property Record Card \(PDF\)](#)
- [2020 Property Record Card \(PDF\)](#)

Map



No data available for the following modules: Commercial, Sketches.

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DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Dec 10 2021 JR
Tonya Jones
NOBLE COUNTY AUDITOR
001-100243-02

211200300
CANDY MYERS
NOBLE CO, IN - RECORDER
RECORDED AS PRESENTED
12/10/2021 02:48 PM
REC FEE: 25.00 PGS: 3
ELECTRONICALLY RECORDED

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT **Marion Lee Miller and Kathryn M. Miller**, husband and wife, each over the age of eighteen (18) years ("Grantor"), of Noble County, in the State of Indiana, convey and warrant to **Jay D. Bontrager**, over the age of eighteen (18) years ("Grantee"), of Noble County, in the State of Indiana, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described Real Estate and improvements thereon in Noble County, in the State of Indiana, to-wit:

See Exhibit "A" attached hereto.

SUBJECT TO current real estate taxes and all subsequent taxes.

ALSO SUBJECT TO all conditions, easements, limitations, restrictions and covenants of record, and to all visible easements not of record.

Dated this 30 day of November, 2021


Marion Lee Miller


Kathryn M. Miller

STATE OF INDIANA)
) SS:
COUNTY OF Lagrange)

Before me, a Notary Public in and for said County and State, on this 30 day of November, 2021, personally appeared Marion Lee Miller and Kathryn M. Miller, and acknowledged the execution of the above and foregoing Warranty Deed to be a voluntary act and deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.




_____, Notary Public
Resident of _____ County, Indiana

My commission expires: _____
Commission number: _____

Mail Tax Bills To: 11923 N. 1025 W. Logansport IN 46767
Grantee's Mailing Address: Same

This instrument was prepared by Kevin P. Bruns, Beers Mallers, LLP, 108 W. Michigan Street, LaGrange, Indiana 46761.

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.

Jennifer Pratt, Printed Name
39E9996 - LTC

Exhibit "A"

Situated in Noble County, State of Indiana, to-wit:

A tract of land located in the West half of the Northeast Quarter of Section 5, Township 35 North, Range 8 East, more fully described as follows:

Commencing at the Northeast corner of said Northeast Quarter marked by a nail found this Survey; thence South 89 degrees 56 minutes 18 seconds West (basis of bearing for this Survey was taken from Plat of Survey #35-08-05-01 as prepared by Sexton and Associates wherein the South line of said Northeast Quarter was assumed to be East-West), along the North line of said Northeast Quarter, for 1315.16 feet to the Northeast corner of the West half of said Northeast Quarter also being the point of beginning marked by a RR spike set this Survey; thence continuing South 89 degrees 56 minutes 18 seconds West, along the North line of said Northeast Quarter, for 222.14 feet to a RR spike set this Survey; thence South 01 degree 09 minutes 12 seconds East for 463.87 feet to a rebar set this Survey; thence North 89 degrees 56 minutes 18 seconds East parallel to the North line of said Northeast Quarter, or 206.52 feet to a rebar set this Survey in the East line of the West half of said Northeast Quarter, thence North 00 degrees 46 minutes 34 seconds East along the East line of the West half of said Northeast Quarter, for 463.84 feet to the point of beginning. (Supposed to contain 2.28 acres, more or less.).

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
Mar 12 2024 BE
Shelley Mawhorter
NOBLE COUNTY AUDITOR

TAX ID#001-100243-02 KT

240300170
TONYA JONES
NOBLE CO, IN - RECORDER
RECORDED AS PRESENTED
03/12/2024 08:19 AM
REC FEE: 25.00 PGS: 3
ELECTRONICALLY RECORDED

This form has been prepared for use in the state of Indiana by lawyers only. The selection of a form of instrument, filling in blank spaces, striking out provisions, and insertion of special clauses, may constitute the practice of law which should only be done by a lawyer.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH, that JAY D. BONTRAGER, an adult, of Noble County
in the State of Indiana, GRANTOR

QUITCLAIM(S) to JAY D. BONTRAGER and CHERYL J. BONTRAGER, joint tenants with
rights of survivorship, of Noble County in the State of Indiana, GRANTEE(S)

For no consideration, the receipt and sufficiency of which are hereby acknowledged, the
following described real estate in Noble County, in the State of Indiana:

See Exhibit "A"

Subject to all easements, assessments, highways, restrictions, and other limitations of record, or
claims of easements not shown by the public records.

Subject to all taxes accrued and to accrue.

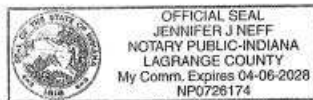
Dated this 5 day of March, 2024.


Jay D. Bontrager

NO SALES DISCLOSURE FORM REQUIRED
WAW

ELKHART
STATE OF INDIANA, COUNTY OF ~~LAGRANGE~~ SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 5 day of March, 2024, personally appeared: Jay D. Bontrager and acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal.



Jennifer J. Neff, Notary Public
Resident of _____ County, IN
My Commission Expires: _____

AFFIRMATION

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. Dustin A. Glick.

This instrument prepared by Dustin A. Glick, Attorney at Law, Eberhard, Weimer & Glick, P.C., 115 South Detroit Street, LaGrange, Indiana 46761.

Grantee's Address:

11923 N 1025 W
Ligonier IN 46767

Tax Billing Address:

Same

EXHIBIT "A"

Situated in Noble County, State of Indiana, to-wit:

A tract of land located in the West half of the Northeast Quarter of Section 5, Township 35 North, Range 8 East, more fully described as follows: Commencing at the Northeast corner of said Northeast Quarter marked by a nail found this survey; thence South 89 degrees 56 minutes 18 seconds West (Basis of Bearing for this survey was taken from Plat of Survey No. 35-08-05-01 as prepared by Sexton and Associates wherein the South line of said Northeast Quarter was assumed to be East-West), along the North line of said Northeast Quarter, for 1315.16 feet to the Northeast corner of the West half of said Northeast Quarter also being the point of beginning marked by a RR Spike set this survey; thence continuing South 89 degrees 56 minutes 18 seconds West, along the North line of said Northeast Quarter, for 222.14 feet to a RR Spike set this survey, thence South 01 degree 09 minutes 12 seconds East for 463.87 feet to a rebar set this survey; thence North 89 degrees 56 minutes 18 seconds East parallel to the North line of said Northeast Quarter, for 206.52 feet to a rebar set this survey on the East line of the West half of said Northeast Quarter, thence North 00 degrees 46 minutes 34 seconds East along the East line of the West half of said Northeast Quarter, for 463.84 feet to the point of beginning. (Supposed to contain 2.28 acres, more or less), in the Office of the Recorder of Noble County, Indiana.

Subject to all easements, assessments, highways, restrictions, and other limitations of record, or claims of easements not shown by the public records.

Subject to all taxes accrued and to accrue.

Criteria: Party Name = BONTRAGER JAY

Last Indexed Date: 10/03/2025

Last Verified Date: 10/03/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
03/27/2025	03/25/2025	250300463	MORTGAGE	BONTRAGER JAY DEE		MORTGAGOR
03/27/2025	03/25/2025	250300462	WARRANTY...	BONTRAGER JAY DEE		GRANTEE
03/15/2024	03/15/2024	240300276	RELEASE ...	BONTRAGER JAY D		MORTGAGEE
03/12/2024	03/05/2024	240300171	MORTGAGE	BONTRAGER JAY D		MORTGAGOR
03/12/2024	03/05/2024	240300170	QUIT CLA...	BONTRAGER JAY D		GRANTEE
03/12/2024	03/05/2024	240300170	QUIT CLA...	BONTRAGER JAY D		GRANTOR
12/10/2021	11/30/2021	211200301	MORTGAGE	BONTRAGER JAY D		MORTGAGOR
12/10/2021	11/30/2021	211200300	WARRANTY...	BONTRAGER JAY D		GRANTEE

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