

Abstracts of Richmond

25 North 8th. Street
Richmond, IN
Phone: (765) 935-7020 ♦ Fax: (765) 935-0589

INVOICE

BILL TO		DATE	INVOICE #
Halderman-Harmeyer Real Estate Services		3/03/2020	12960

ATTN: Russell Harmeyer
Ref #:

ORDER INFORMATION	
Buyer/Seller:	Louis M. & Doris E. Kettler Joint Revocable Trust
Escrow #:	Title#: 2020-0097
Closing Date:	/ /
Property:	N US Highway 27 Richmond IN 47374
Parcel #'s:	012-00257-00,012-00257-01

Date	Description	Liability	Charge
3/03/2020	Limited Period Lien Search		\$93.00
		Balance:	\$93.00

Office Copy - Original

LIMITED PERIOD LIEN SEARCH
N US HIGHWAY 27, RICHMOND, IN 47374

At your request I have searched the following described real estate being located in the County of Wayne, State of Indiana, for the period of time set forth below, and being more particularly described as follows:

SEE ATTACHED DEED INSTRUMENT #2012005343 FOR DESCRIPTION
(NOTE: TRACTS 7 AND 8 ONLY)

TITLE OF RECORD TO THE REAL ESTATE DESCRIBED ABOVE IS SHOWN IN THE NAME OF:

TRUSTEES, THE JOINT REVOCABLE TRUST AGREEMENT OF LOUIS M. KETTLER
AND DORIS E. KETTLER DATED THE 28TH DAY OF JUNE, 2012

THE FOLLOWING ITEM IS A LIEN FIRST APPEARING AGAINST THE REAL ESTATE DESCRIBED ABOVE DURING THIS SEARCH PERIOD: NONE FOUND.

	TAXING UNIT – NEW GARDEN TWP
NE D SW 5-14-1; 66.14 A	Duplicate #012-00257-00 Map #13-05-000-312.000-12 ST PARCEL #89-16-05-000-312.000-022
LAND	84100.00
TOTAL	84100.00

TAXES FOR 2018, DUE IN 2019, AS FOLLOWS:

FIRST INSTALLMENT, \$840.99, PAID
SECOND INSTALLMENT, \$840.99, PAID

NW D SE 5-14-1; 10 A	
	DUPLICATE #012-00257-01
	MAP #13-05-000-418.000-12
	ST PARCEL #89-16-05-000-418.000-022
LAND	7900.00
TOTAL	<u>7900.00</u>

TAXES FOR 2018, DUE IN 2019, AS FOLLOWS:

FIRST INSTALLMENT, \$79.00, PAID
SECOND INSTALLMENT, \$79.00 PAID

BOTH TRACTS:

TAXES FOR 2019, DUE IN 2020, A LIEN IN AN AMOUNT AS YET UNDETERMINED.
TAXES FOR 2020, DUE IN 2021, A LIEN IN AN AMOUNT AS YET UNDETERMINED.

March 3, 2020

The foregoing is a full and correct 10-year Judgment Search in the name set forth above, and a Limited Period Lien Search to the real estate set out and described above, showing all conveyances of and all correctly indexed proceedings affecting the same, together with all properly indexed liens thereon, as the same first appear of record in the County of Wayne, State of Indiana, during the period of time June 28, 2012 at 4:11 p.m. to February 27, 2020 at 8:00 a.m.

ABSTRACTS OF RICHMOND, INC.

BY:

1

2012005343 QUIT CLAIM \$24.00
 06/28/2012 04:11:05P 6 PGS
 Debra S Tiemann
 Wayne County Recorder IN
 Recorded as Presented



QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, that LOUIS M. KETTLER and DORIS E. KETTLER, husband and wife, of Wayne County, in the State of Indiana, release and quit-claim to TRUSTEES, THE JOINT REVOCABLE TRUST AGREEMENT OF LOUIS M. KETTLER AND DORIS E. KETTLER DATED THE 28th DAY OF JUNE, 2012, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the following described real estate situate in Wayne County in the State of Indiana, to-wit:

See "Exhibit A" attached hereto and made a part hereof.

Grantors herein reserve life estates on behalf of Louis M. Kettler and Doris E. Kettler as to Tract 11 only.

IN WITNESS WHEREOF, the said Louis M. Kettler and Doris E. Kettler, husband and wife, have hereunto set their hands and seals this 28th day of June, 2012.

Louis M. Kettler
 Louis M. Kettler

Doris E. Kettler
 Doris E. Kettler

STATE OF INDIANA, COUNTY OF WAYNE, SS:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Louis M. Kettler and Doris E. Kettler, husband and wife, who acknowledged the execution of the foregoing Quit-Claim Deed to be their voluntary act and deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS, my hand and seal this 28th day of June, 2012.

My Commission Expires:

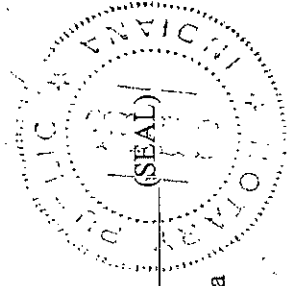
8-23-16

This instrument prepared by Kirk A. Weikart.

Mail tax statements to 4721 US Highway 27 North, Richmond, IN 47374

Grantees' Street or Rural Route Address: 4721 US Highway 27 North, Richmond, IN 47374

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. Blank (name)



Kirk A. Weikart
 Kirk A. Weikart, Notary Public
 Residing in Wayne County, Indiana

DULY ENTERED FOR TAXATION
 This 28 day of June, 2012

Kenneth A. Stevens
 AUDITOR OF WAYNE COUNTY

Sales Disclosure **NOT** Required
 Wayne County Assessor

Tracts 1 and 2

44-20-000-313.000-02

44-29-000-101.000-02

BEING PART OF THE SOUTHWEST QUARTER OF SECTION 20 AND PART OF THE NORTHWEST QUARTER OF SECTION 29, ALL IN TOWNSHIP 13 NORTH, RANGE 1 WEST, FIRST PRINCIPAL MERIDIAN, BOSTON TOWNSHIP, WAYNE COUNTY, INDIANA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD MARKING THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 13 NORTH, RANGE 1 WEST; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND U.S. HIGHWAY #27, N00 DEGREES 03'50"W 20.04 FEET; THENCE LEAVING SAID HIGHWAY, S89 DEGREES 20'33"E 760.55 FEET TO AN IRON ROD STAKE, PASSING AN IRON ROD WITNESS AT 55.00 FEET; THENCE S00 DEGREES 39'27"W 80.01 FEET TO AN IRON ROD STAKE; THENCE S89 DEGREES 20'33"E 370.00 FEET TO AN IRON ROD STAKE; THENCE N69 DEGREES 22'08"E 135.63 FEET TO A FENCE CORNER POST; THENCE S79 DEGREES 02'41"E 669.54 FEET TO A FENCE CORNER POST; THENCE S47 DEGREES 16'23"E 563.09 FEET TO AN IRON ROD STAKE; THENCE S23 DEGREES 28'41"W 218.83 FEET TO AN IRON ROD STAKE; THENCE N89 DEGREES 28'43"E 228.75 FEET TO A STONE; THENCE S23 DEGREES 28'43"W 99.00 FEET TO AN IRON ROD STAKE; THENCE S43 DEGREES 58'43"W 379.50 FEET TO AN IRON ROD STAKE; THENCE S53 DEGREES 28'43"W 297.00 FEET TO AN IRON ROD STAKE; THENCE S50 DEGREES 50'58"W 191.48 FEET TO AN IRON ROD STAKE; THENCE N53 DEGREES 07'49"W 623.51 FEET TO A GATE POST; THENCE N72 DEGREES 03'08"W 201.95 FEET TO A CORNER FENCE POST; THENCE N90 DEGREES 00'00"E 181.41 FEET TO AN IRON ROD STAKE; THENCE S89 DEGREES 34'06"W 1089.00 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 AND U.S. HIGHWAY, PASSING AN IRON ROD WITNESS AT 1034.00 FEET; THENCE ALONG SAID WEST LINE AND HIGHWAY, N00 DEGREES 04'31"E 785.08 FEET TO THE PLACE OF BEGINNING, CONTAINING 47.609 ACRES, MORE OR LESS. BEING SUBJECT TO ALL LEGAL HIGHWAY, EASEMENTS AND RESTRICTIONS OF RECORD.

ALSO:

BEING PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 1 WEST, FIRST PRINCIPAL MERIDIAN, BOSTON TOWNSHIP, WAYNE COUNTY, INDIANA, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD MARKING THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 13 NORTH, RANGE 1 WEST; THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER AND U.S. HIGHWAY #27, S00 DEGREES 04'31"W 785.08 FEET TO THE TRUE PLACE OF BEGINNING, THENCE LEAVING SAID WEST LINE AND HIGHWAY, N89 DEGREES 34'06"E 1089.00 FEET TO AN IRON ROD STAKE, PASSING AN IRON ROD WITNESS AT 55.00 FEET; THENCE S00 DEGREES 00'00"W 181.41 FEET TO CORNER FENCE POST; THENCE S66 DEGREES 28'09"W 171.35 FEET TO AN IRON ROD STAKE; THENCE S31 DEGREES 36'29"W 230.09 FEET TO A CORNER FENCE POST; THENCE S89 DEGREES 34'06"W 811.88 FEET TO THE ABOVE SAID WEST LINE AND HIGHWAY, PASSING A FENCE CORNER POST AT 771.15 FEET; THENCE ALONG SAID WEST LINE AND HIGHWAY, N00 DEGREES 04'31"E 443.69 FEET TO THE PLACE OF BEGINNING, CONTAINING 10.000 ACRES, MORE OR LESS. BEING SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.

"EXHIBIT A"

Tract 3 44-30-000-307.020-02

Being a part of the Southwest Quarter of Section 30, Township 13 North, Range 1 West, in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod found in the centerline of Woods Road, said iron rod being more particularly described as follows: Commencing at a marked stone found at the northeast corner of the Southwest Quarter of said Section 30, and running thence south 89 degrees, 53 minutes and 20 seconds west, along the north line of said Southwest Quarter, 355.75 feet to a railroad spike found in the centerline of Woods Road; thence along the centerline of said Road the following courses and distances: south 85 degrees, 30 minutes and 45 seconds west, 94.00 feet to a railroad spike found; thence south 75 degrees, 04 minutes and 30 seconds west, 143.00 feet to a railroad spike found; thence south 73 degrees, 04 minutes and 35 seconds west, 100.55 feet to the beginning point of this description, and running thence from said beginning point, leaving the centerline of said Road, south 00 degrees, 31 minutes and 25 seconds west, 1253.52 feet to an iron rod found; thence south 89 degrees, 28 minutes and 35 seconds east, 66.61 feet to an iron rod set; thence south 00 degrees, 31 minutes and 25 seconds west, 592.77 feet to an iron rod set; thence north 88 degrees, 25 minutes and 15 seconds west, 227.36 feet to an iron pipe on the east line of Lot Number 3 in Stoney Gulch Subdivision, as recorded in Plat Book 14, Page 337 in the Office of the Wayne County Recorder, Wayne County, Indiana; thence north 23 degrees, 59 minutes and 45 seconds west, along the east line of Lot Number 3 in said Subdivision, 411.44 feet to an iron rod found at the northeast corner of said Lot Number 3; thence south 87 degrees, 55 minutes and 55 seconds west, along the north line of said Lot Number 3; 200.22 feet to a wood post; thence north 00 degrees, 30 minutes and 25 seconds east, 1330.17 feet to a railroad spike found in the centerline of said Woods Road; thence north 77 degrees, 29 minutes and 10 seconds east, along the centerline of said Road, 254.68 feet to a railroad spike found; thence north 73 degrees, 04 minutes and 35 seconds east, continuing along said centerline, 297.45 feet to the place of beginning, containing an area of 20.000 acres.

Tract 4 44-30-400-401.070-02

Being a part of the Southeast and Southwest Quarters of Section 30, Township 13 North, Range 1 West, in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at a marked stone found at the northwest corner of the Southeast Quarter of said Section 30, and running thence north 89 degrees, 52 minutes and 40 seconds east, along the north line of said Southeast Quarter, 621.17 feet to an iron rod found; thence south, 598.78 feet to an iron rod found; thence south 32 degrees, 43 minutes and 05 seconds east, 808.66 feet to an iron rod found on the northwesterly right-of-way line of United States Highway Number 27; thence south 48 degrees, 22 minutes and 10 seconds west, along the northwesterly right-of-way line of said Highway, 160.00 feet to an iron rod set; thence north 67 degrees, 05 minutes and 10 seconds west, 1028.84 feet to an iron rod set on the west line of said Southeast Quarter; thence north 00 degrees, 31 minutes and 25 seconds east, along said west line, 883.38 feet to an iron rod set; thence north 38 degrees, 19 minutes and 35 seconds west, entering the Southwest Quarter of said Section 30, 127.52 feet to an iron rod set on the north line of said Southwest Quarter; thence north 89 degrees, 53 minutes and 20 seconds east, along said north line, 80.00 feet to the place of beginning, containing a total area of 20.000 acres, there being 19.908 acres in the Southeast Quarter of said Section 30 and 0.092 acres in the Southwest Quarter of said Section 30.

Tract 5 44-36-300-307.030-02

Being a part of the Southeast and Southwest Quarters of Section 30, Township 13 North, Range 1 West, in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod set on the north line of the Southwest Quarter of said Section 30, said iron rod being 80.00 feet south 89 degrees, 53 minutes and 20 seconds west of a marked stone found at the northeast corner of said Southwest Quarter, and running thence from said beginning point south 38 degrees, 19 minutes and 35 seconds east, 127.52 feet to an iron rod set on the east line of said Southwest Quarter; thence south 00 degrees, 31 minutes and 25 seconds west, along said east line, 883.38 feet to an iron rod set; thence south 67 degrees, 05 minutes and 10 seconds east, entering the Southeast Quarter of said Section 30, 1028.84 feet to an iron rod set on the northwesterly right-of-way line of United States Highway Number 27; thence south 48 degrees, 22 minutes and 10 seconds west, along the northwesterly right-of-way line of said Highway, 80.00 feet to an iron rod set; thence north 42 degrees, 06 minutes and 20 seconds west, 100.00 feet to an iron rod set; thence north 67 degrees, 05 minutes and 10 seconds west, 891.45 feet to an iron rod set on the east line of said Southwest Quarter; thence south 00 degrees, 31 minutes and 25 seconds west, along said east line, 317.89 feet to an iron rod found; thence north 89 degrees, 28 seconds west, and 35 seconds east, 683.12 feet to an iron rod found; thence north 00 degrees, 31 minutes and 25 seconds east, 1253.52 feet to an iron rod found in the centerline of Woods Road; thence along the centerline of said Road the following courses and distances: north 73 degrees, 04 minutes and 35 seconds east, 100.55 feet to a railroad spike found; thence north 75 degrees, 04 minutes and 30 seconds east, 143.00 feet to a railroad spike found; thence north 85 degrees, 30 minutes and 45 seconds east, 94.00 feet to a railroad spike found on the north line of said Southwest Quarter; thence north 89 degrees, 53 minutes and 20 seconds east, along said north line, 275.75 feet to the place of beginning; containing a total area of 21.304 acres, there being 0.753 acres in the Southeast Quarter of said Section 30 and 20.551 acres in the Southwest Quarter of said Section 30.

Tract 6 44-36-400-401.100-02

Being a part of the Southeast and Southwest Quarters of Section 30, Township 13 North, Range 1 West, in Boston Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at an iron rod set on the west line of the Southeast Quarter of said Section 30, said iron rod being 1016.03 feet south 00 degrees, 31 minutes and 25 seconds west of a marked stone found at the northwest corner of said Southeast Quarter, and running thence from said beginning point south 67 degrees, 05 minutes and 10 seconds east, 891.45 feet to an iron rod set; thence south 42 degrees, 06 minutes and 20 seconds east, 100.00 feet to an iron rod set on the northwesterly right-of-way line of United States Highway Number 27; thence south 48 degrees, 22 minutes and 10 seconds west, along the northwesterly right-of-way line of said Highway, 738.96 feet to an iron rod found; thence south 55 degrees, 29 minutes and 40 seconds west, continuing along said northwesterly right-of-way line, 32.75 feet to a point, witness an iron rod found 4.61 feet south 20 degrees, 13 minutes and 20 seconds west of the true corner; thence north 88 degrees, 25 minutes and 15 seconds west, entering the Southwest Quarter of said Section 30, 934.02 feet to an iron rod set; thence north 00 degrees, 31 minutes and 25 seconds east, 592.77 feet to an iron rod set; thence south 89 degrees, 28 minutes and 35 seconds east, 616.51 feet to an iron rod found on the east line of said Southwest Quarter; thence north 00 degrees, 31 minutes and 25 seconds east, along said east line, 317.89 feet to the place of beginning, containing a total area of 20.290 acres, there being 11.820 acres in the Southeast Quarter of said Section 30, and 8.470 acres in the Southwest Quarter of said Section 30.

Tracts 7 and 8

13-05-000-312.000-12
13-05-000-418.000-12

Part of the south half of Section 5, Township 14, Range 1 West, beginning at the northwest corner of land once owned by Jeremiah C. Crampton in the line of Beriah Kenyon's land; thence north along said line 18.7 rods to a corner; thence east along said Kenyon's line 7 rods to a corner; thence north along said Kenyon's line 23 rods to a corner; thence west along said Kenyon's line 7 rods to a corner; thence north along said Kenyon's line 43.5 rods to a corner in the line between the north and south halves of said Section; thence east along said line 147 rods to a stone 15 perches beyond the line dividing the southeast and southwest quarters of said Section; thence south 117.7 rods to a stone; thence west 116 rods to a corner in the line of Michael Warner's land; thence north along the line the aforesaid Jeremiah C. Crampton's land 32 rods and 6/10 to a corner stone; thence west along said Crampton's line 30.50 rods to the place of beginning. Containing 100 acres and 50 rods, more or less. EXCEPT parts of the southwest and southeast quarters of Sections 5, Township 14, Range 1 West, beginning in said southwest quarter at Elmer Kendall's northeast corner; thence east 1934 feet to iron gas pipe corner in said southeast quarter; thence south 540.3 feet to a stone corner; thence west 1914.4 feet to a stone corner; thence north 540.3 feet to the place of beginning, containing 23.86 hundredths acres.

Tract 9 46-33-130-712.000-29

Lot number eleven (11) in that part of the City of Richmond laid out by Clayton and Samuel C. Brown, excepting forty-six (46) feet off the entire east end of said lot.

Tract 10 46-08-000-204.000-15

Being a part of the Northeast Quarter of Section Eight (8), Township Fourteen (14) North, Range One (1) West, in Wayne Township, Wayne County, Indiana, and being more particularly described as follows:

Beginning at the southwest corner of the Northeast Quarter of Section Eight (8), Township Fourteen (14) North, Range One (1) West, and running thence North, on the west line of said Quarter, two hundred eighty-six (286) feet; thence East, parallel to the south line of said Quarter, four hundred fifty-six and ninety-two hundredths (456.92) feet; thence South, parallel to the west line of said Quarter, two hundred eighty-six (286) feet to the south line of said Quarter; thence West, along said south line, four hundred fifty-six and ninety-two hundredths (456.92) feet to the place of beginning, containing an area of three (3.0) acres.

Tract 11 46-08-100-109.000-16

A part of the Northwest Quarter of Section Eight (8), Township Fourteen (14), Range One (1) West, in Wayne County, State of Indiana, more particularly described as follows:

Beginning at a point in the east line of said quarter section, which point is Seventy-six (76) feet North of the southeast corner of said quarter section; running thence North along the east line of said quarter section One Hundred Five (105) feet; thence West parallel to the south line of said quarter section to the center of U.S. Highway No. 27; thence in a southeasterly direction along the center line of said U.S. Highway No. 27 to a point directly west of the place of beginning; thence East parallel to the south line of said quarter section to the place of beginning.

RECORDED JUN 28 2012 DEBRA S. TIEMANN, R.W.C