

ACRES	QTR	LR	SEC	TWP	RNG
4.907 5.079			3	8	9

Richland Twp.

PLAT **12-778**
PCL # **21-00115.000**

OUTSALE		R-15 NE	GRANTEE		DEED	REFERENCE	DATE
			Brewer, Thomas & Julia	Surv deed	255 1064	244 531	6-25-1992
			easement to Simmons, Mary & Dete, John & Murnane, Rose		255 1066	12 973	6-25-1992
.172	Brewer, Thomas & Julia				256 127	12 983	7-8-1992
		⊙	Brewer, Julia & Thomas	Surv deed	58 20-29	Q. C.	9-6-2000

SEE NEXT CARD

ACRES	QTR.	LOT	SEC.	TWP.	RNG.	Survey for Transfer	Richland Twp.	PLAT					
								DEED		REFERENCE		DATE	
S pt E	NE $\frac{1}{4}$	OUTSALE				GRANTEE	21-00115.000	VOL.	PG.	VOL.	PG.		
							United States						
							Jones, William	53	43				1840
37.31						Ferrell, Hanson		14	354	53	43		12-15 1848
							William Jones children	42	402				9-9 1882
							Jones, Joseph	45	408	Deed Sheriff			2-27 1884
							Jones, John	63	167	45	408		12-20 1900
							Jones, John, Lucy, Sanford, Herbert	88	371	63	167		3-22 1920
							Jones, John	83	177	88	371		3-22 1920
							Federal Land Bank	99	260	Deed Sheriff			4-19 1930
							Dete, Charles J.	101	268	99	260		3-1 1932
							Dete, Albert A.	150	487	101	268		7-15 1963
							John Joseph & Murnane, Rose Imelda Simmons, Mary Rita & Dete,	244	531	150	487		8-30- 1989
							Void: SEE NEXT CARD resurveyed						

The balance of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ was sold to Hanson Ferrel by deed 14/354 on which appears the exception for this 5. ac. However, when Hanson Ferrel sold the property to Oliver Remington the exception was left out of the description. The description has passed down through the years with this error. Eventually, the property ended up in the name of George E. Manchester who sold off 1.0 ac. to Calvin Dewitt per deed 95/92. This 1.0 acre is located south of the road in the SE $\frac{1}{4}$ NE $\frac{1}{4}$. It is possible that the 1.0 ac. is overlapping the 5.0 ac. tract.

A Quiet Title would be preferred along with a mandatory survey for transfer.