

ACRES	QTR.	LOT	SEC.	TWP.	RNG.
18.25			13	8	9

PLAT 13-2

Richland Twp.

DEED		REFERENCE		DATE
VOL.	PG.	VOL.	PG.	

OUTSALE F.H.A.

R-13 NE GRANTEE 21-00128.001

VOL.	PG.	VOL.	PG.	
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~~Surv deed~~~~Schlauch, Lloyd L. & Carolyn J~~

VOL.	PG.	VOL.	PG.	DATE
239	306	223	209	6-7-1988

~~quiet title action~~

VOL.	PG.	VOL.	PG.	DATE
243	594			6-5-1989

~~Schlauch, Lloyd L.~~

VOL.	PG.	VOL.	PG.	DATE
270	819	239	306	11-6-1995

239 306

Loder Farms

VOL.	PG.	VOL.	PG.	DATE
210	800	243	594	4-17-
		270	819	2009

SEE NEXT CARD

ACRES	QTR.	LOT	SEC.	TWP.	RNG.	PLAT		DATE				
						DEED	REFERENCE					
15.25 16.75			13	8	9	Survey for Transfer Richland Twp.						
pt. NE	OUTSALE				GRANTEE		VOL.	PG.	VOL.	PG.		
	SEE BACK				Barnes, Richard W.		50	175			7-21 1887	
1.5	Barnes, Harvey E.						75	22			1906	
<p>This parcel can not be transferred by using the new survey description of 18.250 ac. by Wm. Long until a Quiet Title has been done to give FHA title to the 2.094 ac tract which was dropped off the deeds. Last known deed owner of the 2.094 ac. tract was Richard W. Barnes by deed 50-175 (last tract).</p>						Jones, Judson		71	449	50	175	1906
						Workman, Roy and Jessie		95	436	71	449	1926
						Jones, Floyd & Peggy Jean		132	529	95	436	6-1 1956
						Starner, Jack A. & Tana R.		200	391	132	529	11-17 1977
						Dickens, Raymond, Malinda, and ^{Nina}		200	394	200	391	11-17 1977
						Farmers Home Administration		223	209	200	394	4-5 1984
						VOID: RES.						
						SEE NEXT CARD						

It is believed the 1.5ac tract which is excepted, became part of a 63. ac. tract when the description differs from the one on deed 98-377 to what is on deeds 115-131 & 115-133.

A written description appears in the following deeds for the 1.5 ac. exception:

75-22 Harvey E. Barnes (fr. Richard W. Barnes 50-175)

88-234 Henry R. Saunier (fr. Harvey E. Barnes)

98-377 E.A. Starnier (fr. Henry R. Saunier)

When E. A. Starnier dies the description is lost. The description changes on deed 115-131.

ACRES QTR. LOT SEC. TWP. RNG.
 1.760 13 8 9

PLAT 13-2

Richland Twp.

OUTSALE F.H.A.

GRANTEE 21-00128,002

DEED		REFERENCE		DATE
VOL.	PG.	VOL.	PG.	
239	306	223	209	6-7-1988

J.
 Schlauch, Lloyd L. & Carolyn

Surv deed Q. C. 6-7-1988
 239 306 223 209

Void: parcels combined due to quiet title action

243-594 6/5/89

SEE NEXT CARD

ACRES	QTR.	LOT	SEC.	TWP.	RNG.	PLAT	DEED	REFERENCE		DATE	
								VOL.	PG.		VOL.
2.094			13	8	9	SEE BACK - Quiet Title Required Richland Twp.					
(2 3/32 ac) OUTSALE						GRANTEE	VOL.	PG.	VOL.	PG.	
					See Wm. Long Survey of 11/11/86	last deed owner Barnes, Richard W.	(last tract) 50	175			7-21 1887
This parcel can not be transferred by using the new survey description of 18.250 ac. by Wm. Long until a Quiet Title has been done to give FHA title to this 2.094 ac. tract.						Jones, Judson	71	449			1906
						Workman, Roy & Jessie	95	436			1926
						Jones, Floyd & Peggy Jean	132	529			6-1 1956
						Starner, Jack A. & Tana R.	200	391			11-17 1977
						Nina Dickens, Raymond, Malinda and	200	394			11-17 1977
						Farmers Home Administration	223	209			4-5 1984
Quit Claim deeds are approvable Warranty Deed requires a Quiet Title judgement before approving.						VOID:: RES.					
						SEE NEXT CARD					

This parcel has been erroneously transferred along with the balance of a 16.75 ac tract as shown in red on the front of this card.

A survey by William Long dated 11/11/1986 supports this theory and indicates that this parcel was dropped off the deed description when R.W. Barnes sold to J. Jones.

A quiet title action must be taken and granted prior to FHA selling this property by new survey description by William Long (18.250 ac survey).

A Quit Claim Deed may be used to transfer the new survey description, provided a Quiet Title action is taken to clear the title before a Warranty Deed will be approved.