

A202400085384

10/18/2024 07:02 AM

**FAITH KIMBROUGH
MARION COUNTY IN RECORDER**

FEE: \$ 35.00

PAGES: 3

BY: ER

The document has been recorded and no further action is necessary.

This page has been added for recording purposes to provide space for the necessary Recorder and/or Assessor stamps.

IC 36-2-11-16.5 Requirements for instrument or document presented for recording

Sec. 16.5 (a) This section does not apply to the following:

- (1) A judgment, an order, or a writ of a court.
- (2) A will or death certificate.
- (3) A plat.
- (4) A survey.

(b) The county recorder may receive for record an instrument or a document if:

- (1) the instrument or document consists of at least one (1) individual page measuring not more than eight and one-half (8 1/2) inches by fourteen (14) inches that is not permanently bound and is not a continuous form;
- (2) the instrument or document is on white paper of at least twenty (20) pound weight and has clean margins:
 - (A) on the first and last pages of at least two (2) inches on the top and bottom and one-half (1/2) inch on each side; and
 - (B) on each additional page of at least one-half (1/2) inch on the top, bottom, and each side; and
- (3) the instrument or document is typewritten or computer generated in black ink in at least 10 point type.

RELEASE OF MECHANIC'S LIEN

I, H. Curtis Johnson, counsel for Montero Construction, Inc. ("Lienor"), an Indiana For Profit Corporation, maintaining an office at 2106 W 76th Street, Indianapolis, IN 46260, do hereby certify that a certain mechanic's lien filed by Lienor in the Office of the Marion County Recorder, instrument number A202400050683, on the 27th day of June, 2024, against the building(s) and lot(s) with the improvements thereon situated at certain real property, described as

See Attached Exhibit A

commonly known as 2100 Westlane Road, Indianapolis, IN 46260 in the sum of Three-Hundred and Ninety-Eight Thousand, Four-Hundred, Thirty-Five Dollars and No Cents (\$398,435.00), claimed against AP Creekside TIC 1, LLC & AP Creekside TIC 2, LLC, & AP Creekside TIC 3 LLC as owners of said real property is hereby released, discharged and/or acknowledges satisfaction of that certain notice and claim of mechanic's lien, and the undersigned does hereby consent and request that said mechanic's lien be released, discharged and/or satisfied of record.

Dated: October 3, 2024

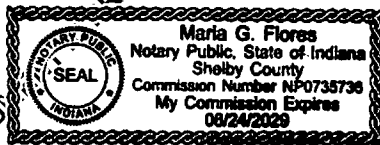
Montero Construction, Inc.

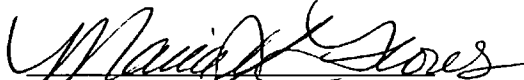
By:

H. Curtis Johnson, #22649-75 as
Attorney for Montero Construction, Inc.

STATE OF INDIANA, COUNTY OF SHELBY, SS:

The undersigned, a Notary Public in and for said county and state, certifies and witnesses that the above signed, personally known to me to be the same person whose name is subscribed to this instrument, appeared before me in person and acknowledged the signature and delivered the instrument as a free and voluntary act, for the uses and purposes named in the instrument, this October 3, 2024.




Maria G. Flores, Notary Public
of Shelby County, Indiana

Comm. Number: NP0735736

My Comm. Exp.: 8/24/29

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. /s/ Kathryn M. Merritt-Thrasher, #30769-29

This instrument prepared by Kathryn M. Merritt-Thrasher, #30769-29, Landman Beatty Lawyers, 9100 Keystone Crossing, Ste. 870, Indianapolis, IN 46240.

Exhibit A

LEGAL DESCRIPTION

A part of the West Half of Section 28, Township 17 North, Range 3 East in Marion County, Indiana, described as follows:

Commencing at the Southwest corner of the West Half of Section 28; thence North 00 degrees 00 minutes 00 seconds East (assumed bearing) along the West line of said Half Section a distance of 2339.08 feet; thence North 89 degrees 21 minutes 00 seconds East a distance of 488.83 feet to the Point of Beginning being the Westerly corner of a tract of land described in Instrument #2001-2752 in the Office of the Recorder of Marion County, Indiana (the following three courses being along the West, North and East lines of said tract); (1) thence North 00 degrees 16 minutes 19 seconds East a distance of 831.91 feet; (2) thence North 89 degrees 21 minutes 00 seconds East a distance of 1488.00 feet; (3) thence South 00 degrees 28 minutes 43 seconds West a distance of 2018.72 feet to the North right-of-way line of Westlane Road described in Instrument #83-15190 (the following four courses along said North right-of-way line); (1) thence North 80 degrees 58 minutes 06 seconds West a distance of 399.19 feet; (2) thence North 81 degrees 55 minutes 37 seconds West a distance of 440.00 feet; (3) thence North 70 degrees 37 minutes 01 second West a distance of 101.98 feet; (4) thence North 84 degrees 47 minutes 22 seconds West a distance of 37.61 feet to the West line of said Instrument #2001-2752 (the following two courses being along the Westerly lines of said tract); (1) thence North 00 degrees 28 minutes 43 seconds East a distance of 1013.86 feet; (2) thence South 89 degrees 21 minutes 00 seconds West a distance of 500.00 feet to the Point of Beginning, containing 52.49 acres, more or less.

THE PREMISES HEREIN DESCRIBED ARE AND ARE INTENDED TO BE THE SAME AS THOSE DESCRIBED IN DEED RECORDED IN INSTRUMENT NO. A201800053702.