

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Oct 17 2024 AM 11:22
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-032545746 BT

A202400085428

10/18/2024 07:03 AM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 3

BY: ER

Parcel No. 49-03-20-104-032.000-600

FSH-154504

WARRANTY DEED

JR

THIS INDENTURE WITNESSETH, That 2507 Hideaway Dr LLC, an Indiana limited liability company, Grantor, of Marion County, in the State of Indiana, CONVEYS AND WARRANTS to Brendan Schenk, an individual, Grantee, of Marion County, in the State of Indiana, for the sum of One Dollar (\$1.00) and Other Valuable Consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana, to-wit:

CONDOMINIUM UNIT 2507 NORTH IN THE HIDEAWAY HORIZONTAL PROPERTY REGIME IN MARION COUNTY, INDIANA, TOGETHER WITH AN UNDIVIDED 1.6666 PERCENTAGE INTEREST IN THE COMMON PROPERTY AS PER DECLARATION THEREOF RECORDED AUGUST 18, 1981, AS INSTRUMENT #81-52215, AMENDED BY FIRST AMENDMENT RECORDED NOVEMBER 25, 1981 AS INSTRUMENT #81-72666 AND RE-RECORDED DECEMBER 17, 1981 AS INSTRUMENT #81-76186 AND FURTHER AMENDED BY SECOND AMENDMENT RECORDED APRIL 21, 1982 AS INSTRUMENT #82-19530, FURTHER AMENDED BY FIRST SUPPLEMENTAL AMENDMENT RECORDED JUNE 24, 1982 AS INSTRUMENT #82-33106, FURTHER AMENDED BY THIRD AMENDMENT RECORDED JULY 21, 1982 AS INSTRUMENT #82-38596, FURTHER AMENDED BY FOURTH AMENDMENT RECORDED OCTOBER 22, 1982 AS INSTRUMENT #82-58705, FURTHER AMENDED BY FIFTH AMENDMENT RECORDED APRIL 12, 1983 AS INSTRUMENT #83-23365, FURTHER AMENDED BY SIXTH AMENDMENT RECORDED OCTOBER 19, 1983 AS INSTRUMENT #83-76405 AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED MARCH 7, 1984, AS INSTRUMENT #84-17004, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

AFTER RECORDING
RETURN TO:
TRADEMARK TITLE
11988 FISHERS CROSSING DR. STE 150
FISHERS, IN 46038

Marion County Assessor
Oct 17 2024
Received KC

Subject to any and all easements, agreements and restrictions of record.

Subject to real estate taxes for the year 2023, due and payable in 2024, and all taxes thereafter, all of which the Grantee herein assumes and agrees to pay.

The address of such real estate is commonly known as 2507 Hideaway North Drive, Indianapolis, IN 46268.

Tax bills should be sent to Grantee at the address shown below.

The undersigned affirms that: grantor is a limited liability company duly organized and in good standing under the laws of Indiana; the person executing this on behalf of grantor has full capacity to convey the Real Estate; and all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor have/has executed this deed this 10/9/24.

2507 Hideaway Dr LLC

By Wesley Short (signature)

Wesley Short, its owner (printed)

STATE OF INDIANA, Allen COUNTY, SS:

Before me, a Notary Public in and for said County and State, personally appeared Wesley Short, for and on behalf of 2507 Hideaway Dr LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 9 day of Oct 2024

My Commission Expires:

Kristy Campbell Notary Public
County of Residence:

(seal)



KRISTY CAMPBELL, Notary Public
Allen County, State of Indiana
Commission Number NP0644022
My Commission Expires April 29, 2029

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.

Eric M. Glasco

This instrument prepared by Eric M. Glasco, Attorney at Law, Shelbyville, Indiana.

Preparation was based upon information and instructions received from the title company issuing the title commitment for this transaction. The preparer assumes no liability for any errors, inaccuracy or omissions in this deed resulting from the information provided to preparer and the parties hereto accept this disclaimer by execution and acceptance of this document.

Return deed to: 2507 Hideaway North Drive, Indianapolis, IN 46268
Send tax bills to: 2507 Hideaway North Drive, Indianapolis, IN 46268
Grantee Address: 2507 Hideaway North Drive, Indianapolis, IN 46268