

JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR  
Oct 17 2024 PM 12:01  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
E-054850792 BT

**A202400085475**

**10/18/2024 07:03 AM**

**FAITH KIMBROUGH  
MARION COUNTY IN RECORDER**

**FEE: \$ 35.00**

**PAGES: 3**

**By: ER**

**LIMITED LIABILITY COMPANY WARRANTY DEED**

THIS INDENTURE WITNESSETH, That **U.S. REAL ESTATE, LLC** ("Grantor"), a(n) Indiana limited liability company, CONVEYS AND WARRANTS to **YOVANY LEAL LOPEZ**, an adult ("Grantee"), of Marion County, in the State of Indiana, for the sum of Ten and No/100--- Dollars (\$10.00) and other valuable consideration, the sufficiency and receipt of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana:

LOT 12 IN EASTMORELAND PLACE, AN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 162, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

EXCEPT: A PARCEL OF LAND OFF THE ENTIRE WEST END OF LOT 12 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTHERLY 50.00 FEET ALONG THE WEST LINE OF SAID LOT TO THE NORTH LINE OF SAID LOT; THENCE EASTERLY 10.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 0 DEGREES 41 MINUTES 48 SECONDS EAST 37.10 FEET; THENCE SOUTH 38 DEGREES 10 MINUTES 07 SECONDS EAST 16.43 FEET TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY 20.00 FEET ALONG THE SOUTH LINE TO THE POINT OF BEGINNING, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Subject to current real estate property taxes and assessments not delinquent and subject to real estate property taxes and assessments payable thereafter.

Tax Identification Number: 701-7007473.

State Tax ID Number: 49-07-22-104-092.000-701.

Subject to all easements, agreements, rights-of-way, and restrictions of record.

The address of such real estate is commonly known as 3501 N. Emerson Avenue, Indianapolis, Indiana 46218.

The undersigned person(s) executing this deed on behalf of Grantor represent(s) and certify(ies) that he/she/they has/have been fully empowered, by proper entity resolution of Grantor, to execute and deliver this Deed; that Grantor has full entity capacity to convey the real estate described herein; and that all necessary entity action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this Deed to be effective this 16<sup>th</sup> day of October, 2024.

**GRANTOR:**  
**U.S. REAL ESTATE, LLC**

By W. A. Elm say Signature Title  
D. VEER KHURANA, MEMBER Printed Name Title

STATE OF INDIANA

COUNTY OF MARION

Before me, a Notary Public in and for said County and State, personally appeared D. VEER KHURANA, as MEMBER, of and for and on behalf of **U.S. REAL ESTATE, LLC**, a(n) Indiana limited liability company, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 16<sup>th</sup> day of October, 2024.

My Commission Expires:

11-07-2026

Signature

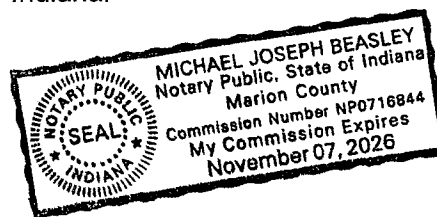
Michael J. Beasley

Michael J. Beasley

Printed

Notary Public

Residing in MARION County, State of Indiana.



Grantee's Post Office mailing address is 7216 Lesley Avenue, Indianapolis, Indiana 46250.

Send tax bills to Grantee at the address of 7216 Lesley Avenue, Indianapolis, Indiana 46250.

Prepared for the benefit of Investors Title Service, Inc. and from information provided in its File No.: 24-077710.

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Name: Jeffrey R. Slaughter, Attorney at Law, Declarant.

This instrument was prepared by **JEFFREY R. SLAUGHTER**, Attorney at Law #362-49, 8310 Allison Pointe Boulevard, Suite 205, Indianapolis, Indiana 46250 / Telephone 317-579-0816.

THIS DOCUMENT IS PROVIDED FOR SOLE USE OF PROPERTY INSIGHT AND IS NOT ELIGIBLE FOR REGISTRATION UNDER IC 36-2-7.