

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Oct 17 2024 AM 11:45
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-043500054 BT

A202400085460

10/18/2024 07:03 AM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 2

By: ER

First American Title
File # 1017062

WARRANTY DEED

(Parcel No. 8012456/49-06-14-136-090.000-801)

JR

THIS INDENTURE WITNESSETH, that Sarah Holcombe and Wylliam Wagoner, joint tenants, ("Grantors"), CONVEYS AND WARRANTS to Geoffrey Matthew Bentzel and Stephanie Lee Bentzel, husband and wife, ("Grantees"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, in the State of Indiana:

Lot 9 in BLUE RIDGE, an Addition to the City of Indianapolis, as per plat thereof, recorded September 21, 1916 in Plat Book 17, pages 161 and 162, in the Office of the Recorder of Marion County, Indiana.

The address of such real estate is more commonly known as 222 West 44th Street, Indianapolis, IN 46208.

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

[remainder of page intentionally left blank- signature page follows]

IN WITNESS WHEREOF, Grantors have executed this General Warranty Deed this 10 day of Oct, 2024.

Sarah Holcombe
Sarah Holcombe

Wylliam Wagoner
Wylliam Wagoner

STATE OF IN

COUNTY OF Marion

SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Sarah Holcombe and Wylliam Wagoner, who acknowledged the execution of the foregoing General Warranty Deed and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10 day of Oct, 2024.

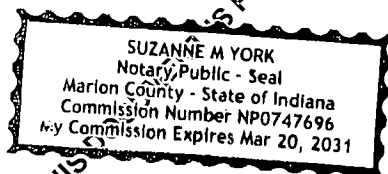
[Signature]
Notary Public

Printed Name

County of Residence

Commission No.

Commission Expires



At the specific direction of the parties and based on the information provided, this instrument was prepared by Stephen Ruby, Attorney at Law, GILES LAW GROUP LLC, 6036 E. Washington St., Indianapolis, IN 46219.

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/ Stephen Ruby /s/

Grantee's Mailing Address: 222 West 44th Street, Indianapolis, IN 46208

Tax Mailing Address: SAME

After Recording, Return to: SAME

FAT: 1017062