

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Oct 17 2024 AM 11:32
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-040128457 BT

A202400085443

10/18/2024 07:03 AM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 2
BY: ER

First American Title
File # 107039

WARRANTY DEED
(Parcel No. 7039353 / 49-09-09-109-019.000-700)

JR

THIS INDENTURE WITNESSETH, That Naeim Kashani ("Grantor") CONVEYS AND WARRANTS to Austin James Hauptstueck and Merissa Jayne Hauptstueck, Husband and Wife ("Grantee"); for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Marion County, State of Indiana:

Lot Numbered 233 in Creekside Woods, Section 4, a Subdivision in Marion County, Indiana, as per plat thereof recorded May 2, 1994, as Instrument No. 94-68641, in the Office of the Recorder of Marion County, Indiana.

The address of such real estate is commonly known as 10650 Regis Court, Indianapolis, Indiana 46239.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

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

IN WITNESS WHEREOF, Grantor has executed this deed this 7 day of October, 2024.

Signature: _____

Printed: Naeim Kashani

STATE OF Indiana)

COUNTY OF Hamilton) SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Naeim Kashani 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 7 day of October, 2024.



Lesli Melcher
Notary Public

Printed _____ County of Residence _____

Commission No. _____ My Commission Expires _____

[seal]

This instrument was prepared by Joel D. Swider, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., 500 North Meridian Street, Suite 400, Indianapolis, Indiana 46204.

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. Joel D. Swider

Grantee's mailing address is: 10650 Regis Court, Indpls. IN 46239

Tax mailing address is: 10650 Regis Court, Indpls. IN 46239

After recording, return to: 10650 Regis Court, Indpls. IN 46239