

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Oct 17 2024 AM 11:36
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-041610062 BT

A202400085449

10/18/2024 07:03 AM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 2

BY: ER

First American Title

File # 1015408

WARRANTY DEED

(Parcel No. 7034404/49-10-14-108-003.000-700)

THIS INDENTURE WITNESSETH, That Jimmy R. Bailey ("Grantor") CONVEYS AND WARRANTS to Kevin A. Talbott ("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:

Land being part of the East half of the Northwest Quarter of Section 14, Township 15 North, Range 4 East in Marion County, State of Indiana, being more particularly described as follows:

Commencing at the Southwest Corner of the aforementioned half quarter section; running thence North 00 degrees 03 minutes 06 seconds East (assumed bearing) on and along the West line thereof a distance of 1017.60 feet; running thence North 88 degrees 34 minutes 49 seconds East parallel to the South line thereof a distance of 663.50 feet; running thence North 00 degrees 03 minutes 06 seconds East parallel to the West line thereof a distance of 600.012 feet to the point of beginning of the real estate described herein; continuing thence along the same line a distance of 100.002 feet; running thence North 88 degrees 34 minutes 42 seconds East a distance of 663.406 feet to the East line thereof; running thence South 00 degrees 00 minutes 00 seconds West on along said East line a distance of 100.00 feet to a point, said point being 1617.60 feet North of the Southeast Corner of said half quarter section; running thence South 88 degrees 34 minutes 42 seconds West a distance of 663.496 feet to the point of beginning, containing in all 1.523 acres, more or less.

The address of such real estate is commonly known as 1236 South Kitley Avenue, Indianapolis, Indiana 46203.

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]

Marion County Assessor
Oct 17 2024
Received LC

IN WITNESS WHEREOF, Grantor has executed this deed this 11 day of October, 2024.

Signature:

Jimmy R Bailey

Printed:

Jimmy R. Bailey

STATE OF

Indiana

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) SS: ACKNOWLEDGMENT

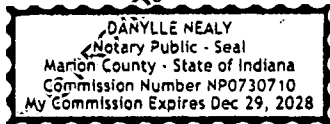
COUNTY OF

Marion

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Before me, a Notary Public in and for said County and State, personally appeared Jimmy R. Bailey 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 11 day of October, 2024.



[seal]

Danylle Nealy
Notary Public

Printed

Danylle Nealy

County of Residence

Marion

NP0730710
Commission No.

12-29-2028
My Commission Expires

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: 1236 South Kiltey Ave Indpls IN 46203

Tax mailing address is: same

After recording, return to: FATLO

First American Title Insurance Company – File # 1015408