

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Oct 17 2024 AM 11:19
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-030812971 BT

A202400085424

10/18/2024 07:03 AM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 3

BY: ER

TRUSTEE'S DEED

File No.: HB2401071
CT Smith Valley

THIS INDENTURE WITNESSETH, That Dewey Collins, as Trustee of the Dewey Collins Living Trust, dated February 14, 2003, as last amended February 11, 2015 (Grantor) **CONVEY(S)** to:

Hazel Michele Wilson and Chad Andrew Wilson, Wife and Husband (Grantee) for the sum of One And No/100 Dollar (\$1.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property: 25 Maxwell Rd, Southport, IN 46217

Subject to Real Estate taxes not delinquent and to any and all easements, agreements and restrictions of record.

The Trustee herein states that (i) the Trust has not been amended, modified or revoked since its execution; (ii) the Trust is in full force and effect as of the date hereof; (iii) the Real Estate has not been withdrawn from the operation of said Trust Agreement.

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

Dewey Collins, Trustee
Dewey Collins, as Trustee of the Dewey Collins Living Trust, dated February 14, 2003, as last amended February 11, 2015

Marion County Assessor
Oct 17 2024
Received KC

State of

County of

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Dewey Collins, as Trustee of the Dewey Collins Living Trust, dated February 14, 2003, as last amended February 11, 2015, who acknowledged the execution of the foregoing instrument, 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

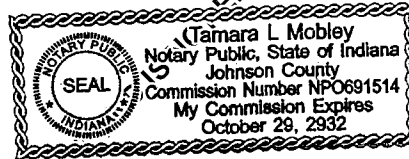
Signature:

Printed:

Resident of:

State of:

My Commission expires:



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 25 Maxwell Rd
Southport, IN 46217

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: Dena Phillips Farling

THIS DOCUMENT IS PROVIDED FOR SINGLE USE OF PROPERTY INSIGNATURE

ELIGIBLE FOR RESALE UNDER IC 36-2-7.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 49-11-35-111-083-000-500

PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 15 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT 205 FEET WEST OF THE EAST LINE AND 1957.14 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION RUNNING THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 80 FEET TO A POINT; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 216.01 FEET TO A POINT; THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 80 FEET TO A POINT; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION 216.01 FEET TO THE PLACE OF BEGINNING.

EXCEPT HOWEVER, A 25 FOOT STRIP OFF THE ENTIRE NORTHSIDE OF THE ABOVE DESCRIBED TRACT FOR HIGHWAY PURPOSES.

THE ABOVE DESCRIBED TRACT BEING ALSO KNOWN AS LOT 35 OF HOSS SOUTH MERIDIAN HIGHLANDS, 4TH SECTION.

THIS DOCUMENT IS PROVIDED FOR SOLE USE OF PROPERTY INSIGHT AND IS NOT ELIGIBLE FOR E-RECORDING UNDER 36-2-1.