



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	FIR-0076	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	CORNERSTONE WEALTH LLC		
PROPERTY ADDRESS:	8719 SOUTHEASTERN AVENUE, INDIANAPOLIS, IN, 46239		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA(IN) AND MARION		

**SEARCH INFORMATION**

SEARCH DATE:	10/13/2023	EFFECTIVE DATE:	10/12/2023
NAME(S) SEARCHED:	CORNERSTONE WEALTH LLC		
ADDRESS/PARCEL SEARCHED:	8719 SOUTHEASTERN AVENUE, INDIANAPOLIS, IN, 46239/49-09-31-126-035.000-300/3002309		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

CORNERSTONE WEALTH LLC, AN INDIANA LIMITED LIABILITY COMPANY

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	SPECIAL LIMITED LIABILITY COMPANY WARRANTY DEED	GRANTOR:	FLAG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	12/06/2022	GRANTEE:	CORNERSTONE WEALTH LLC, AN INDIANA LIMITED LIABILITY COMPANY
BOOK/PAGE:	N/A	RECORDED DATE:	12/16/2022
INSTRUMENT NO:	A202200132794		
COMMENTS:			

**FOR PREAMBLE**

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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**ADDITIONAL NOTES**

**LEGAL DESCRIPTION**

LOT NUMBERED 39 IN MARY ADAMS ADDITION TO NEW BETHEL, IN MARION COUNTY, INDIANA, AS PER PLAT THEREOF RECORDED IN DEED RECORD N, PAGE 379 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

<b>Parcel Number</b> 3002309		<b>Ownership</b> <b>Name</b>		<b>Transfer of Ownership</b> <b>Date</b>		<b>Year</b> 2023	<b>Card 1</b>	
<b>County</b> Marion, IN		CORNERSTONE WEALTH LLC		Dec 15, 2022		<b>Grantor</b> FLAG PROPERTIES LLC - Jan 01, 1900	<b>Valid</b> Y	
<b>Township</b> FRANKLIN				Dec 15, 2022		Flag Properties LLC - Dec 06, 2022		N
<b>Corporation</b>				Feb 11, 2020		Painter Robert - Feb 07, 2020		N
<b>District</b>				Feb 11, 2020		Maret Judith - Feb 06, 2020		N
<b>Plat</b>				Feb 11, 2020		PAINTER, ROBERT & - Jan 01, 1900		Y
<b>Map</b> PG 495		<b>Address</b>		Feb 11, 2020		MARET, CHARLES R - Jan 01, 1900	Y	
<b>Alt Parcel</b> 49-09-31-126-035.000-300		5627 WOODWORTH WAY						
<b>Property Class</b> 499		INDIANAPOLIS, IN 46237--316						
<b>Tax District</b> 300								
<b>Neighborhood</b> 3499301-3-499-c01								

**Property Address**  
8719 SOUTHEASTERN AV  
INDIANAPOLIS, IN 46239

**Account** 3075120  
**Book** **Page**  
**Legal**  
MARY ADAMS ADD NEW BETHEL L 39

VALUATION RECORD				
Assessment Year	2023	2022	2021	
Reason for Change				
<b>Land</b>	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	35,900	35,900	32,700
	<b>Total Land</b>	<b>35,900</b>	<b>35,900</b>	<b>32,700</b>
<b>Improvements</b>	Homestead-C1	0	0	0
	Residential-C2	0	0	0
	Non-Residential-C3	69,200	69,200	63,500
	<b>Total Imp</b>	<b>69,200</b>	<b>69,200</b>	<b>63,500</b>
<b>Total Assessed Value:</b>		<b>105,100</b>	<b>105,100</b>	<b>96,200</b>

<input type="checkbox"/> Level	<input type="checkbox"/> Water	<input checked="" type="checkbox"/> Paved	<input type="checkbox"/> Improving
<input type="checkbox"/> High	<input type="checkbox"/> Sewer	<input type="checkbox"/> Unpaved	<input type="checkbox"/> Static
<input type="checkbox"/> Low	<input type="checkbox"/> Gas	<input type="checkbox"/> Proposed	<input type="checkbox"/> Declining
<input type="checkbox"/> Rolling	<input type="checkbox"/> Electricity	<input type="checkbox"/> Sidewalk	<input checked="" type="checkbox"/> Other
<input type="checkbox"/> Swampy	<input type="checkbox"/>	<input type="checkbox"/> Alley	<input type="checkbox"/> Blighted

**Property Sub Class:**

OTHER COMMERCIAL STRUCTURES-499

PRINTED FROM MARION COUNTY, INDIANA

**Memorandum**

**LAND DATA AND COMPUTATIONS**

Land Type	Actual Frontage	Effective Frontage	Effective Depth	Factor	Base Rate	Adjusted Rate	Estimated Value	Influence Factor	Land Value
<b>Acree / Sq. Ft.</b>									
11			10890		3.30	3.30	32670		35940
<b>Total Acreage</b>				0.25	<b>Total Land Value</b>				35900

**Land Type**

- |                         |                          |                  |
|-------------------------|--------------------------|------------------|
| F Front Lot             | 81 Legal Ditch           |                  |
| R Rear Lot              | 82 Public Road           |                  |
| 1 Comm. Ind. Land       | 83 Utility Trans. Tower  |                  |
| 11 Primary              | 9 Homesite               |                  |
| 12 Secondary            | 91 Res. Excess Acres     |                  |
| 13 Undeveloped usable   | 92 Ag Excess Acres       |                  |
| 14 Undeveloped Unusable |                          |                  |
| 2 Classified Land       | <b>Influence Factors</b> |                  |
| 3 Undeveloped Land      | 0 Other                  | 5 Misimprovement |
| 4 Tillable Land         | 1 Topography             | 6 Restrictions   |
| 5 Non-tillable Land     | 2 Under Improved         | 7 Traffic Flow   |
| 6 Woodland              | 3 Excess Frontage        | 8 View           |
| 7 Other Farmland        | 4 Shape or Size          | 9 Corner Inf.    |
| 8 Ag Support Land       |                          |                  |

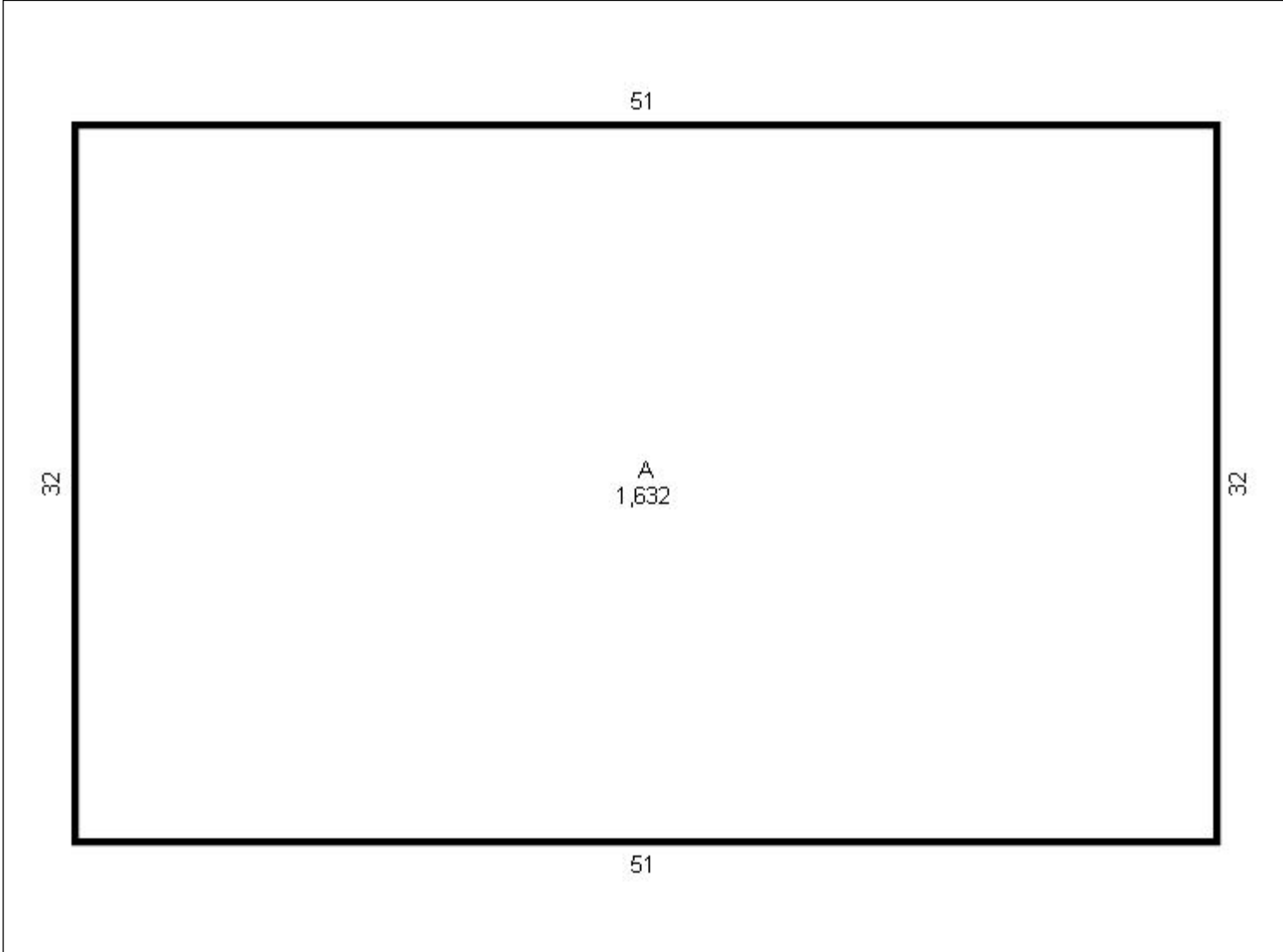


**SKETCH/AREA TABLE ADDENDUM**

<b>Parcel Number</b>		
3002309		
<b>Year</b>	2023	<b>Card 1</b>
<b>Property Address</b>		
8719 SOUTHEASTERN AV		

**SKETCH/AREA TABLE ADDENDUM**

**AREA CALCULATIONS SUMMARY**



Name	Description	Size (Sqft)
	Total Sqft.	



Return to previous page (customerlocator.aspx?iti=8&bg=3a912998-0175-4640-a401-47fab0fc06b&vsii=1)

## Search Results

Please review your results below and select invoices to Pay. Click here (customerlocator.aspx?iti=8&bg=3a912998-0175-4640-a401-47fab0fc06b&vsii=1) if you would like to search again. Need help selecting an Invoice?

Payments made through this system may take up to five business days to reflect on your invoice. Payments made after the due date will incur legally required penalties found on your invoice. The pena

Select	Tax Year	Account #	Owner	Property Address	Due Date	Original Bill Total	Invoice #	
<input type="checkbox"/>	2022	3002309	CORNERSTONE WEALTH LLC	8719 SOUTHEASTERN AV	5/10/2023	\$1,473.88	2022-RE-3002309-1	<a href="https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?i">View Invoice (https://www.invoicecloud.com/templates/GUTS/pdfviewer.aspx?i</a> <a href="#">Related Invoices (cus</a>

[+ Add Selected Invoices](#) | [Register Customer](#)

**COUNTY:49-MARION**

**SPRING INSTALLMENT REMITTANCE COUPON**

<b>PARCEL NUMBER</b> 49-09-31-126-035.000-300	<b>COUNTY PARCEL NUMBER</b> <b>3002309</b>	<b>TAX YEAR</b> 2022 Payable 2023	<b>Late Payment Penalty:</b> 5% penalty after May 10, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after June 9, 2023
<b>TAXING UNIT NAME</b> 300/300 FRANKLIN OUTSIDE	<b>LEGAL DESCRIPTION</b> MARY ADAMS ADD NEW BETHEL L 39		
<b>SPRING AMOUNT DUE by May 10, 2023</b>			<b>\$0.00</b>

CORNERSTONE WEALTH LLC  
 5627 WOODWORTH WAY  
 INDIANAPOLIS, IN 46237-3169

Office Phone:(317) 327-4444  
 Pay Online at: [treasurer.indy.gov](http://treasurer.indy.gov) Or (317)327-4829  
**Remit Payment and Make Checks Payable to:**  
 MARION COUNTY TREASURER  
 P.O. Box 6145  
 Indianapolis, IN 46206

0123000000000030023091

**COUNTY:49-MARION**

**FALL INSTALLMENT REMITTANCE COUPON**

<b>PARCEL NUMBER</b> 49-09-31-126-035.000-300	<b>COUNTY PARCEL NUMBER</b> <b>3002309</b>	<b>TAX YEAR</b> 2022 Payable 2023	<b>Late Payment Penalty:</b> 5% penalty after November 13, 2023, if there is no delinquent amount; 10% penalty for previous delinquency or if payment is made after December 13, 2023
<b>TAXING UNIT NAME</b> 300/300 FRANKLIN OUTSIDE	<b>LEGAL DESCRIPTION</b> MARY ADAMS ADD NEW BETHEL L 39		
<b>FALL AMOUNT DUE by November 13, 2023</b>			<b>\$0.00</b>

CORNERSTONE WEALTH LLC  
 5627 WOODWORTH WAY  
 INDIANAPOLIS, IN 46237-3169

Office Phone:(317) 327-4444  
 Pay Online at: [treasurer.indy.gov](http://treasurer.indy.gov) Or (317)327-4829  
**Remit Payment and Make Checks Payable to:**  
 MARION COUNTY TREASURER  
 P.O. Box 6145  
 Indianapolis, IN 46206

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**COUNTY:49-MARION**

**TAXPAYER'S COPY-KEEP FOR YOUR RECORDS**

<b>PARCEL NUMBER</b> 49-09-31-126-035.000-300	<b>COUNTY PARCEL NUMBER</b> <b>3002309</b>	<b>TAX YEAR</b> 2022 Payable 2023	<b>DUE DATES</b>
<b>TAXING UNIT NAME</b> 300/300 FRANKLIN OUTSIDE	<b>LEGAL DESCRIPTION</b> MARY ADAMS ADD NEW BETHEL L 39		<b>SPRING - May 10, 2023</b> <b>FALL - November 13, 2023</b>

DATE OF STATEMENT:10/13/2023

<b>PROPERTY ADDRESS</b> 8719 SOUTHEASTERN AV	
<b>PROPERTY TYPE</b> Real Estate	<b>TOWNSHIP</b> 3-FRANKLIN
<b>ACRES</b> 0.25	<b>BILL CODE</b>
<b>COUNTY SPECIFIC RATE</b> 01.9687	

CORNERSTONE WEALTH LLC  
 5627 WOODWORTH WAY  
 INDIANAPOLIS, IN 46237-3169

**TOTAL DUE FOR 2022 Payable 2023: \$0.00**

ITEMIZED CHARGES	SPRING TOTAL	FALL TOTAL
Tax	\$1,437.88	\$1,437.88
Delinquent Tax	\$0.00	\$0.00
Delinquent Penalty	\$0.00	\$0.00
Other Assessment (OA)	\$0.00	\$0.00
Delinquent OATax	\$0.00	\$0.00
Delinquent OA Penalty	\$0.00	\$0.00
Fees	\$0.00	\$0.00
Storm Water	\$0.00	\$72.00
Auditor Corrections	\$0.00	\$0.00
<b>Amount Due</b>	<b>\$1,473.88</b>	<b>\$1,473.88</b>
Payments Received	(\$1,473.88)	(\$1,473.88)
Property Tax Relief Pymt	\$0.00	\$0.00
<b>Balance Due</b>	<b>\$0.00</b>	<b>\$0.00</b>

## SPECIAL MESSAGE TO PROPERTY OWNER

Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and agricultural land, and 3 % for all other property. The Mortgage Deduction will no longer apply to tax bills beginning with 2023 Pay 2024. Please note that local government unit annual budget notices are now available online at: <https://budgetnotices.in.gov>. Additional information for how to read your current tax bill can be located online at: [www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101](http://www.in.gov/dlgf/understanding-your-tax-bill/tax-bill-101).

### TAXPAYER AND PROPERTY INFORMATION

Taxpayer Name and Mailing Address	Date of Notice	Due Dates	Parcel Number	Taxing District
CORNERSTONE WEALTH LLC 5627 WOODWORTH WAY INDIANAPOLIS, IN 46237-3169	October 13, 2023	May 10, 2023 November 13, 2023	3002309 49-09-31-126-035.000-300	300/300 FRANKLIN OUTSIDE
<b>Property Address:</b>		8719 SOUTHEASTERN AV		
<b>Legal Description:</b>		MARY ADAMS ADD NEW BETHEL L 39		

**Spring installment due on or before May 10, 2023 and Fall installment due on or before November 13, 2023.**

**TABLE 1: SUMMARY OF YOUR TAXES**

1. ASSESSED VALUE AND TAX SUMMARY	2021 Pay 2022	2022 Pay 2023
1a. Gross assessed value of homestead property	\$0	\$0
1b. Gross assessed value of other residential property and agricultural land	\$0	\$0
1c. Gross assessed value of all other property, including personal property	\$96,200	\$105,100
<b>2. Equals total gross assessed value of property</b>	<b>\$96,200</b>	<b>\$105,100</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$96,200</b>	<b>\$105,100</b>
3a. Multiplied by your local tax rate	2.905600	2.736200
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$2,795.18</b>	<b>\$2,875.76</b>
4a. Minus local property tax credits	\$0.00	\$0.00
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$0.00	\$0.00
4c. Minus savings due to over 65 circuit breaker credit	\$0.00	\$0.00
<b>5. Total net property tax liability due (See remittance coupon for total amount due)</b>	<b>\$2,795.18</b>	<b>\$2,875.76</b>

Please see Table 4 for a summary of other charges to this property.

**TABLE 2: PROPERTY TAX CAP INFORMATION**

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) <sup>1</sup>	\$2,886.00	\$3,153.00
Upward adjustment due to voter-approved projects and charges (e.g., referendum) <sup>2</sup>	\$0.00	\$0.00
<b>Maximum tax that may be imposed under cap</b>	<b>\$2,886.00</b>	<b>\$3,153.00</b>

**TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY**

TAXING AUTHORITY	TAX RATE 2022	TAX RATE 2023	TAX AMOUNT 2022	TAX AMOUNT 2023	DIFFERENCE 2022-2023	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4063	0.3635	\$390.86	\$382.04	(\$8.82)	(2.26) %
TOWNSHIP	0.0244	0.0211	\$23.47	\$22.18	(\$1.29)	(5.50) %
SCHOOL	1.3582	1.3436	\$1,306.59	\$1,412.14	\$105.55	8.08 %
LIBRARY	0.1333	0.1222	\$128.23	\$128.43	\$0.20	0.16 %
CONSOLIDATED CITY	0.6796	0.6136	\$653.78	\$644.89	(\$8.89)	(1.36) %
NOT AVAILABLE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
WELFARE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
HEALTH & HOSPITAL	0.2081	0.1883	\$200.19	\$197.90	(\$2.29)	(1.14) %
LOCAL CITY/TOWN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PUBLIC TRANSPORTATION	0.0957	0.0839	\$92.06	\$88.18	(\$3.88)	(4.21) %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
<b>TOTAL</b>	<b>2.9056</b>	<b>2.7362</b>	<b>\$2,795.18</b>	<b>\$2,875.76</b>	<b>\$80.58</b>	<b>2.88 %</b>

**TABLE 4: OTHER CHARGES TO THIS PROPERTY**

LEVYING AUTHORITY	2022	2023	% Change
Storm Water	\$69.60	\$72.00	3.45 %
<b>TOTAL ADJUSTMENTS</b>	<b>\$69.60</b>	<b>\$72.00</b>	<b>3.45 %</b>

**TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>**

TYPE OF DEDUCTION	2022	2023
<b>TOTAL DEDUCTIONS</b>		

1. The property tax cap is calculated separately for each class of property owned by the taxpayer.

2. Charges not subject to the property tax caps include property tax levies approved by votes through a referendum. When added to the base property tax cap amount for your property, this creates the effective tax cap. For more information, see the back of this document. Information regarding the referendums proposed during the most recent elections can be located online at: [www.in.gov/dlgf/referendum-information](http://www.in.gov/dlgf/referendum-information).

3. If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

**NOTICE OF PROPERTY TAX ASSESSMENTS**

**Name and Address of Taxpayer** – The owner and mailing address of the owner of record as of the date of this notice.

**Date of Notice / Due Date** – Date that the property tax bill was mailed and the date by which payment must be made in order to avoid late charges.

**Property Number (State / Local)** – State mandated property number of the taxable real estate and the local parcel number, if applicable.

**Taxing District** – The number assigned by the Department of Local Government Finance to the taxing district in which this property is located.

**TABLE 1: SUMMARY OF YOUR TAXES**

**Tax Summary** – The amounts involved with calculating your real estate property taxes.

**Taxes 2021 Pay 2022** – The summary of calculations based on tax rates for taxes payable last year.

**Taxes 2022 Pay 2023** – The summary of calculations based on this year’s tax rates.

**Tax Relief Credits** – Credits are determined annually and are used to reduce property tax liabilities applicable to properties in this table.

- **Local Property Tax Credits** – Relief credit generated by the local income tax, which can be used to reduce property tax bills.
- **Over 65 Circuit Breaker Credit** – Credit for a calendar year if homestead qualifies and age, adjusted gross income, homestead assessed value, and other eligibility requirements are met. The credit caps the increase of the homestead property tax liability of credit recipient at two percent (2%).

**TABLE 2: PROPERTY TAX CAP INFORMATION**

**Property Tax Cap** – Property may not be taxed above caps prescribed by law, unless voters approve additional taxes. Those caps are 1% for homesteads, 2% for other residential property and farmland, and 3% for all other classes of property. When voters approve additional spending in a referendum, an **adjustment to the cap** is made to reflect the additional expense. This excess revenue is calculated as a separate value and added to the cap figure. This new value is considered your effective property tax cap or the **maximum that may be imposed under the cap**. Taxpayers should note that the circuit breaker cap amount is the combined cap amount for all classes of property applicable to a parcel.

**TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY**

**Taxing Authority** – The name of the unit levying the taxes.

**Tax Rate 2022** – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for 2022.

**Tax Rate 2023** – The tax rate per \$100 of assessed value for this property allocated to each taxing authority for the current year.

**Tax Amount 2022** – The amount of taxes for this property allocated to each taxing authority for 2022.

**Tax Amount 2023** – The amount of taxes for this property allocated to each taxing authority for the current year.

**Tax Difference 2022-2023** – The difference in dollars between current taxes and prior year taxes for each taxing authority.

**Percent Difference** – The percent change between last year’s tax amount and this year’s tax amount for each taxing authority.

**TABLE 4: OTHER CHARGES / ADJUSTMENTS TO THIS PROPERTY**

**Levying Authority** – The type of additional charge added to your property tax bill such as sewer, ditch, or other special assessment.

**Amount 2022** – The total amount of other charges added to your tax bill in 2022.

**Amount 2023** – The total amount of other charges added to your tax bill for the current year.

**TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY**

**Type of Deduction** – No deduction is automatic. All must be applied for with the appropriate office by the applicable due date.

Various restrictions apply. For more information, call the county auditor at (317) 327-4646 or <https://Auditor.indy.gov>. Deductions documented in this bill can include, but are not limited to, the following:

- **Abatement** – Deduction for eligible properties where taxes have been lowered or eliminated, generally through the action of the city council or county council. (IC 6-1.1-12.1)
- **Blind/Disabled** – Deduction for the blind or disabled. Must supply proof from a doctor or Social Security awards letter. (IC 6-1.1-12-11, 12)
- **Enterprise Zone** – Deduction for eligible properties located within a designated enterprise zone. (IC 6-1.1-12-40)
- **Geothermal** – Deduction for eligible properties using geothermal devices. (IC 6-1.1-12-34, 35.5)
- **Homestead Standard Deduction** – Deduction for owner-occupied primary residence. (IC 6-1.1-12-37)
- **Supplemental Standard Deduction** – Additional deduction for homesteads after the application of the Homestead Standard Deduction. (IC 6-1.1-12-37.5)
- **Mortgage** – Deduction for mortgaged property for eligible persons. (IC 6-1.1-12-1, 2) [Deduction will no longer apply to tax bills beginning with 2023 Pay 2024]
- **Nonprofit** – Exemption for eligible properties. (IC 6-1.1-10)
- **Over 65** – Deduction for individuals over 65 years of age; subject to income, residency, and assessed value limits. (IC 6-1.1-12-9, 10.1)
- **Veterans** – Deduction for disabled veterans. Must supply proof of service, honorable discharge, and disability. (IC 6-1.1-12-13, 14, 15)

**Amount 2022** – The amount deducted from your bill in 2022 for each benefit.

**Amount 2023** – The amount deducted from your bill this year for each benefit.

**Homestead Credits**

Marion County provides local property tax credits for certain taxpayers pursuant to IC 6-3.6-5 and/or 6-1.1-20.4. Taxpayers receiving a local property tax credit will see the credit amount in Box 4B on the Form TS-1A.

Information on the valuation of your property and a copy of the property record card can be obtained from your assessor at (317) 327-4907 or [Assessor.indy.gov](https://Assessor.indy.gov). To obtain a review of an assessment, the taxpayer must file an appeal via a Form 130. If the Form 11 is mailed before May 1 of the assessment year, the filing deadline for real property is June 15 of that year. If the Form 11 is mailed after April 30 of the assessment year, the filing deadline for real property is June 15 in the year that the tax statements are mailed. For personal property assessments, the filing deadline is not later than forty-five (45) days after the date on which the county mails the notice under IC 6-1.1-3-20.

NOTE: Failure to file a timely Form 130 can be grounds for dismissal of this appeal. The assessing official who receives an appeal filed by a taxpayer must: (1) immediately forward the notice to the county board; and (2) schedule a preliminary informal meeting with the taxpayer in order to resolve the appeal.

For further instructions on filing an appeal or correction of error, contact your assessor at (317) 327-4907.

**Please note that the appeal requires relevant evidence of the true tax value of the property as of the assessment date (January 1, 2023, for mobile homes assessed under IC 6-1.1-7 and January 1, 2022, for real property).**



JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR  
Dec 15 2022 AM 08:05  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
E-093957168 AB

**A202200132794**  
**12/16/2022 07:00 AM**  
**KATHERINE SWEENEY BELL**  
**MARION COUNTY IN RECORDER**  
**FEE: \$ 35.00**  
**PAGES: 2**  
**By: ER**

**SPECIAL LIMITED LIABILITY COMPANY WARRANTY DEED**

**Parcel ID: 3002309 / 49-09-31-126-035.000-300**

THIS INDENTURE WITNESSETH, That FLAG PROPERTIES, LLC, an Indiana Limited Liability Company organized and existing under the laws of the State of Indiana, of Marion County, in the State of Indiana, ("Grantor"), GRANTS AND CONVEYS WITH SPECIAL WARRANTY COVENANTS to CORNERSTONE WEALTH LLC, an Indiana Limited Liability Company, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, Indiana:

Lot Numbered 39 in Mary Adams Addition to New Bethel, in Marion County, Indiana, as per plat thereof recorded in Deed Record N, Page 379 in the Office of the Recorder of Marion County, Indiana.

Commonly known as 8719 Southeastern Avenue, Indianapolis, IN - 46239

The undersigned person executing this deed on behalf of the Grantor represents and certifies that the Trust on whose behalf he is signing as Trustee is a member of Grantor, and that he has been fully empowered, by proper resolution to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

Subject to those real estate taxes and assessments not yet due and payable, prorated to the date of closing; and to any and all covenants, conditions, restrictions, easements and rights of way of record.

Grantor will WARRANT SPECIALLY against all and every person or persons lawfully claiming the rights and ownership granted herein, or any part thereof by, through or under Grantor, the real estate hereby conveyed.

Subject to the following DEED COVENANTS in favor of the Grantor, which shall survive in

Marion County Assessor  
Dec 14 2022  
Received KC

perpetuity unless released in writing by Grantor or its assignee:

1. The subject property and improvements shall be remodeled and improved in compliance with the designs and plans approved by the Grantor prior to the date of this deed; unless modification to same are approved in advance by the Grantor.

2. The subject property and improvements shall not be used for residential purposes without the prior written approval of the Grantor.

3. The subject property and improvements shall be improved, maintained and used in compliance with the final standards for landscaping, signage, and exterior appearance which are adopted via the Wanamaker Revitalization/ Redevelopment Planning process which is to commence in 2023, unless released in part or in full by written consent of the Grantor.

IN WITNESS WHEREOF, Grantor has executed this Deed this 6<sup>th</sup> day of December, 2022.

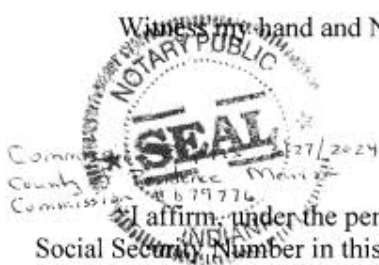
FLAG PROPERTIES, LLC

By: David A. Retherford Jr.  
David A. Retherford, Trustee, as "Member"

STATE OF INDIANA )  
COUNTY OF MARION ) SS:

Before me, a Notary Public in and for the State of Indiana, personally appeared David A. Retherford, Trustee, as authorized Member of FLAG PROPERTIES, LLC, an Indiana Limited Liability Company, who acknowledged the execution of the above and foregoing Limited Liability Company Warranty Deed as his free act and deed, for and on behalf of such company, being duly authorized thereunto.

Witness my hand and Notary Seal this 6<sup>th</sup> day of December, 2022.



Notary Signature:  
Mary Ann Dault

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."

David A. Retherford  
Printed

This Instrument was prepared by:  
David A. Retherford, Attorney at Law  
8801 Southeastern Avenue  
Indianapolis, IN - 46239, (317) 862-5744

Grantee's address: 5627 Woodworth Way, Indianapolis, Indiana 46237

Return Deed to: Grantee

DataSource: Marion, IN

Criteria: Party Name = CORNERSTONE WEALTH LLC

Last Indexed Date: 10/12/2023

Last Verified Date: 10/12/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
09/22/2023		A202300079890	MISC	CORNERSTONE WEALTH L...		GRANTEE
12/16/2022		A202200132795	MORTGAGE	CORNERSTONE WEALTH L...		GRANTOR
12/16/2022		A202200132794	DEED	CORNERSTONE WEALTH L...		GRANTEE

Results found: 3



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