



**Legal and Vesting  
Product Cover Sheet**

**ORDER INFORMATION**

FILE/ORDER NUMBER:	HEN-0045	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	MATT YEITER		
PROPERTY ADDRESS:	729 BALROYAL COURT INDIANAPOLIS, IN 46234		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) AND MARION		

**SEARCH INFORMATION**

SEARCH DATE:	09/12/2023	EFFECTIVE DATE:	09/11/2023
NAME(S) SEARCHED:	MATT YEITER		
ADDRESS/PARCEL SEARCHED:	729 BALROYAL COURT INDIANAPOLIS, IN 46234/9043464		

**ASSESSMENT INFORMATION**

COMMENTS:	
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**CURRENT OWNER VESTING**

MATTHEW DEAN YEITER AND SUSAN ELIZABETH YEITER, HUSBAND AND WIFE

COMMENTS:	
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**VESTING DEED**

DEED TYPE:	WARRANTY DEED	GRANTOR:	SHEAMUS K. PARKES AND ANGELIQUE R. PARKES, HUSBAND AND WIFE
DATED DATE:	05/21/2014	GRANTEE:	MATTHEW DEAN YEITER AND SUSAN ELIZABETH YEITER, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	06/10/2014
INSTRUMENT NO:	A201400052104		
COMMENTS:			

**FOR PREAMBLE**

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

**LEGAL DESCRIPTION**

LOT 208 IN CHAPEL GLEN – SECTION FIVE (5) AN ADDITION IN MARION COUNTY, AS PER PLAT THEREOF, RECORDED AS INSTRUMENT NO. 68-53548 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.





SKETCH/AREA TABLE ADDENDUM

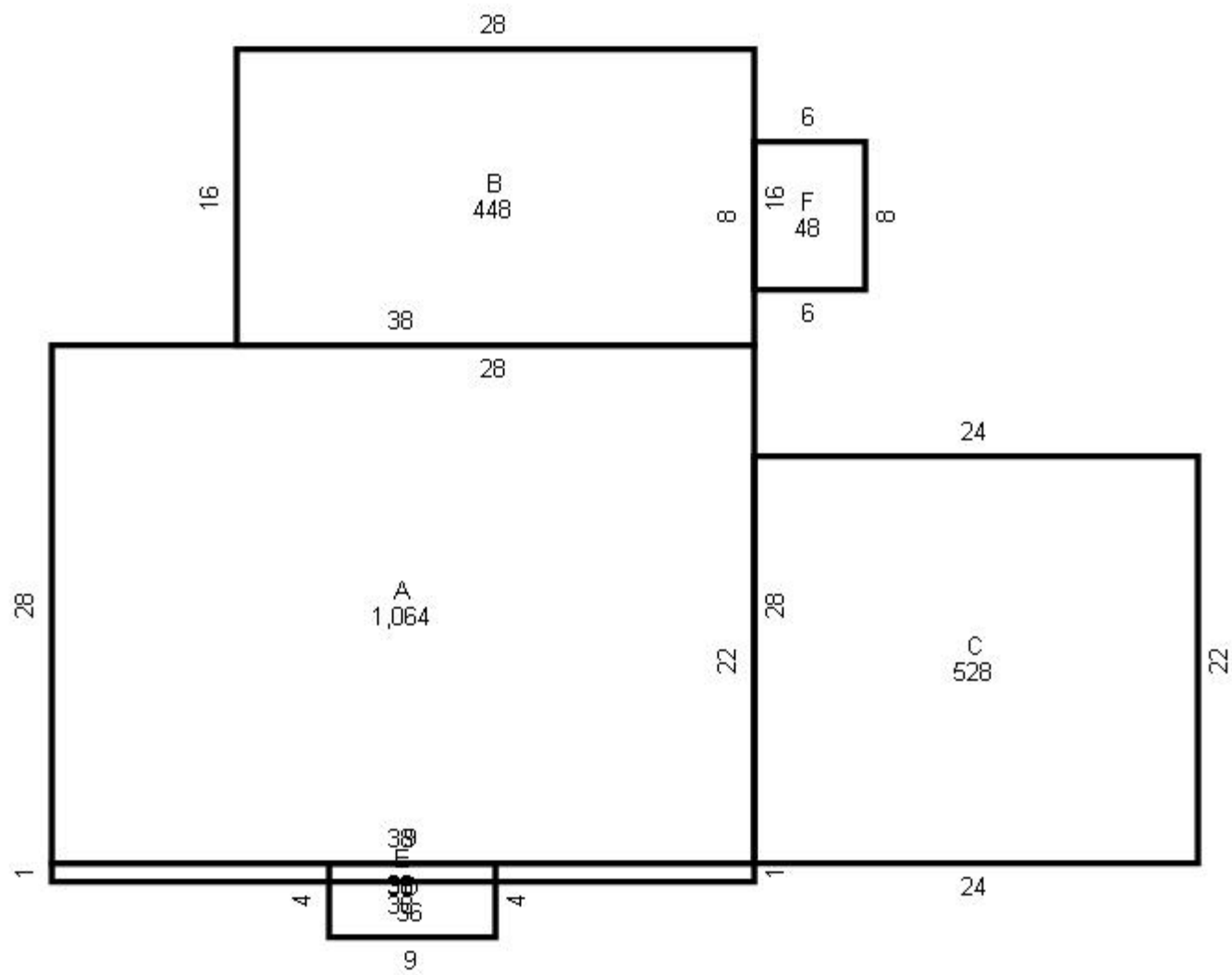
Parcel Number  
9043464

Year 2023 Card 1

Property Address  
729 BALROYAL CT

SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	

JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR

A201400052104

100260

2014 JUN -9 A 8:42

06/10/2014 08:38 AM  
JULIE L. VOORHIES  
MARION COUNTY IN RECORDER  
FEE: \$ 21.50  
PAGES: 2  
By: TK

DEED ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

13

**WARRANTY DEED**

(Parcel No. 9043464/49-12-04-115-038.000-900)

THIS INDENTURE WITNESSETH, That Sheamus K. Parkes and Angelique R. Parkes, husband and wife ("Grantor"), CONVEY AND WARRANT to Matthew Dean Yeiter and Susan Elizabeth Yeiter, 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 208 in Chapel Glen - Section Five (5) an Addition in Marion County, as per plat thereof, recorded as Instrument No. 68-53548 in the Office of the Recorder of Marion County, Indiana.

The address of such real estate is commonly known as 729 Balroyal Court, Indianapolis, Indiana 46234.

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

JUN 08 2014

Received - 100



13  
MO

IN WITNESS WHEREOF, Grantor has executed this deed this 21 day of May, 2014.

Signature: Sheamus K. Parkes

Signature: Angelique R. Parkes

Printed: Sheamus K. Parkes

Printed: Angelique R. Parkes

STATE OF INDIANA

COUNTY OF Hendricks

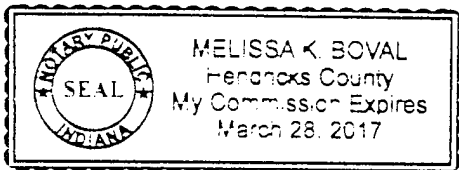
SS: ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Sheamus K. Parkes and Angelique R. Parkes 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 21 day of May, 2014.

My Commission Expires: \_\_\_\_\_

Melissa K. Boval  
Notary Public



\_\_\_\_\_  
Printed

Resident of \_\_\_\_\_ County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address for tax statements is: 729 Balroyal Court

After recording, return to: Indianapolis IN 46234



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/09/2021		A202100047024	MORTGAGE	YEITER MATTHEW DEAN		GRANTOR
04/02/2021		A202100043248	MORTGAGE...	YEITER MATTHEW DEAN		GRANTEE
09/30/2020		A202000110406	MORTGAGE...	YEITER MATTHEW C		GRANTEE
08/04/2020		A202000082840	MORTGAGE	YEITER MATTHEW C		GRANTOR
06/19/2019	06/14/2019	A201900055717	MORTGAGE...	YEITER MATTHEW C		GRANTEE
06/03/2019	05/24/2019	A201900049358	MORTGAGE	YEITER MATTHEW C		GRANTOR
01/25/2019	01/24/2019	A201900007481	MORTGAGE...	YEITER MATTHEW C		GRANTEE
01/11/2019	01/08/2019	A201900003835	DEED	YEITER MATTHEW C		GRANTOR
01/11/2019	06/29/2015	A201900003834	POWER OF...	YEITER MATTHEW C		GRANTEE
12/11/2018	12/06/2018	A201800124736	MORTGAGE	YEITER MATTHEW C		GRANTOR
12/11/2018	12/06/2018	A201800124735	DEED	YEITER MATTHEW C		GRANTEE
05/01/2018	04/26/2018	A201800042837	MORTGAGE...	YEITER MATTHEW D		GRANTEE
04/20/2018	04/10/2018	A201800038745	MORTGAGE	YEITER MATTHEW DEAN		GRANTOR
06/10/2014	05/21/2014	A201400052105	MORTGAGE	YEITER MATTHEW DEAN		GRANTOR
06/10/2014	05/21/2014	A201400052104	DEED	YEITER MATTHEW DEAN		GRANTEE

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