



**Legal and Vesting
Product Cover Sheet**

ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0099	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	TIKAL HOMES INC		
PROPERTY ADDRESS:	5155 N SHADELAND AVE, INDIANAPOLIS, IN, 46226		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) AND MARION		

SEARCH INFORMATION

SEARCH DATE:	11/14/2023	EFFECTIVE DATE:	11/09/2023
NAME(S) SEARCHED:	TIKAL HOMES INC		
ADDRESS/PARCEL SEARCHED:	5155 N SHADELAND AVE, INDIANAPOLIS, IN, 46226/4037054		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

TIKAL, INC

COMMENTS:	
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VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	JMMS, LLC, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	12/03/2020	GRANTEE:	TIKAL, INC
BOOK/PAGE:	N/A	RECORDED DATE:	12/15/2020
INSTRUMENT NO:	A202000148738		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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ADDITIONAL NOTES

LEGAL DESCRIPTION

PARCEL I:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 4 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 4 EAST 160.01 FEET SOUTH 00 DEGREES 25 MINUTES 24 SECONDS EAST (ASSUMED BEARING) FROM THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 33 MINUTES 54 SECONDS EAST 347.37 FEET; THENCE SOUTH 00 DEGREES 26 MINUTES 06 SECONDS WEST 45.92 FEET; THENCE NORTH 89 DEGREES 34 MINUTES 36 SECONDS EAST 27.53 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 24 SECONDS EAST 92.70 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 36 SECONDS WEST 124.17 FEET; THENCE SOUTH 00 DEGREES 25 MINUTES 24 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER QUARTER SECTION 53.00 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 36 SECONDS WEST 250.00 FEET TO THE WEST LINE OF SAID QUARTER QUARTER SECTION; THENCE NORTH 00 DEGREES 25 MINUTES 24 SECONDS WEST ALONG SAID WEST LINE 196.82 FEET TO THE PLACE OF BEGINNING.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 4 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL II:

NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SET OUT IN PERPETUAL GRANT OF EASEMENT, RECORDED APRIL 6, 1995 AS INSTRUMENT NO. 95-38595 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 4 EAST IN MARION COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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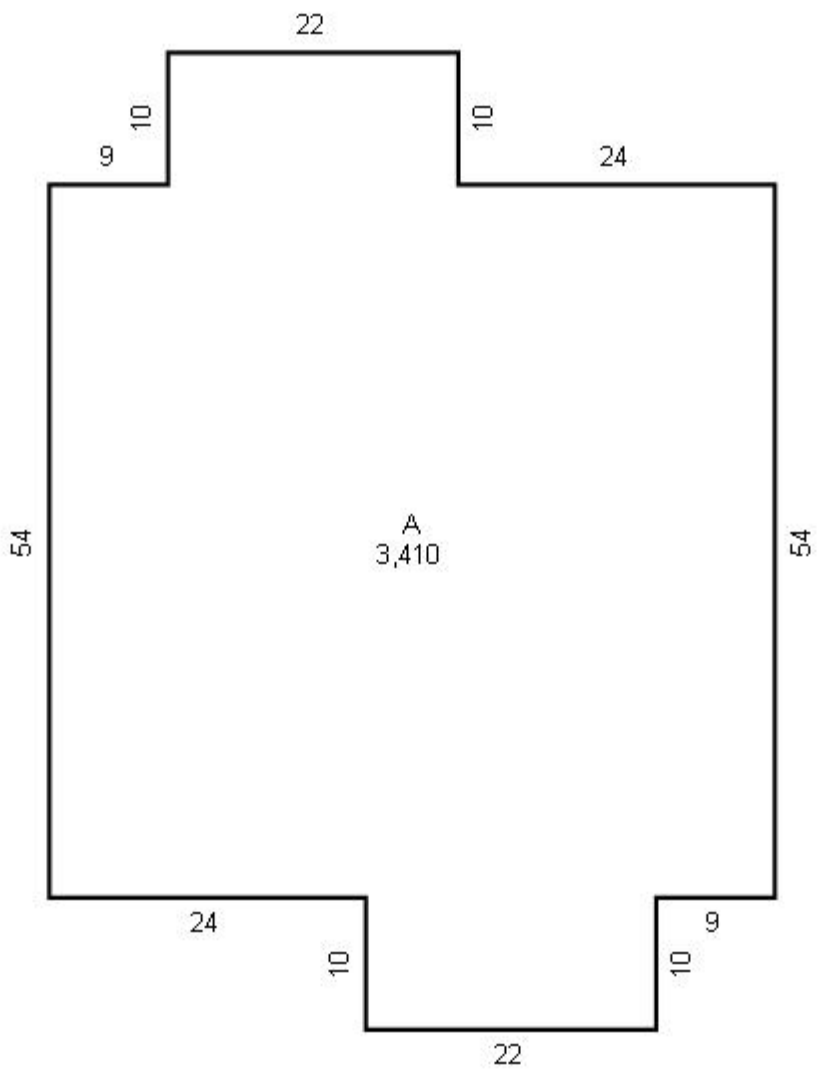
SKETCH/AREA TABLE ADDENDUM

Parcel Number		
4037054		
Year	2023	Card 1
Property Address		
5155 N SHADELAND AV		

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SKETCH/AREA TABLE ADDENDUM

AREA CALCULATIONS SUMMARY



Name	Description	Size (Sqft)
	Total Sqft.	

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Dec 15 2020 AM 08:34
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-004014687 JTD

SM

A202000148738

12/15/2020 08:35 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 7
By: ER

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that JMMS, LLC, an Indiana limited liability company ("Grantor"), CONVEYS AND WARRANTS to Tikal, Inc. ("Grantee"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, that certain real estate located in Marion County, in the State of Indiana, more particularly described in Exhibit A, attached hereto and by reference made a part hereof (the "**Real Estate**").

THIS CONVEYANCE IS MADE, and the Real Estate is SUBJECT TO:

- (1) real estate taxes and public assessments due and payable after the closing on the conveyance, and all such taxes and assessments payable thereafter; and
- (2) all covenants, agreements, easements, restrictions and rights of way of record.

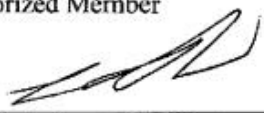
Signature Page Follows.

Marion County Assessor
Dec 14 2020
Received SM

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 3 day of December, 2020.

GRANTOR:
JMMS, LLC,
an Indiana limited liability company

By: Copasetic Construction, LLC,
Authorized Member

By: 
Mark Jones, President

EXECUTED AND DELIVERED in my presence:

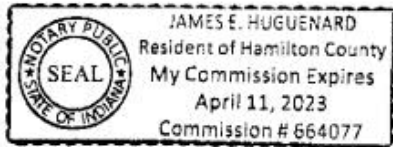
Jennifer Preston [Witness' Signature]

Witness: Jennifer Preston [Witness' Printed Name]

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Mark Jones, who being first duly sworn by me upon his oath, acknowledged execution of the foregoing, stated that he is the President of Copasetic Construction, LLC, which is the Authorized Member of JMMS, LLC, an Indiana limited liability company, that he is duly authorized to execute the foregoing on its behalf, and who having been duly sworn stated that the representations therein are true.

WITNESS my hand and Notarial Seal this 3 day of December, 2020.

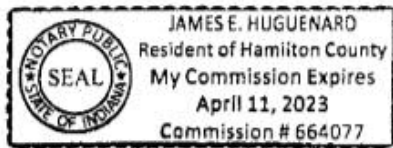


James E. Huguenard
Notary Public

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Jennifer Preston [Witness' Name], being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered Mark Jones, as President of Copasetic Construction, LLC, on behalf of JMMS, LLC, an Indiana limited liability company, in the foregoing subscribing witness' presence.

WITNESS my hand and Notarial Seal this 3 day of December, 2020.



James E. Huguenard
Notary Public

Tax Parcel Number(s): 4037054 / State ID # 49-07-12-130-005.000-407.

Address of Transferred Property: 5155 North Shadeland Avenue, Indianapolis, IN 46226.

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

160 West Carmel Drive, Suite 182

Carmel, IN 46032-7598

THIS INSTRUMENT PREPARED BY:
Patrick M. Rooney, Attorney at Law
1638 Shelby St, Suite 101
Indianapolis, Indiana 46203
pmrooney1@gmail.com; 317.445.9956

I affirm under penalties for perjury that
I have taken reasonable care to redact
each social security number in this
document, unless required by law.
/s/ Patrick M. Rooney

Exhibit A

Legal Description of Real Estate

PARCEL I:

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LINE 52.00 FEET TO THE POINT OF BEGINNING.

DataSource: Marion, IN

Criteria: Party Name = TIKAL INC

Last Indexed Date: 11/13/2023

Last Verified Date: 11/09/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/30/2023		A202300053318	DEED	TIKAL INC		GRANTEE
08/22/2022		A202200093958	DEED	TIKAL INC		GRANTEE
09/09/2021		A202100119821	DEED	TIKAL INC		GRANTOR
07/01/2021		A202100086438	EASEMENT	TIKAL INC		GRANTOR
06/14/2021		A202100077449	RELEASE	TIKAL INC		GRANTEE
06/14/2021		A202100077448	MORTGAGE...	TIKAL INC		GRANTEE
03/17/2021		A202100035063	RELEASE	TIKAL INC		GRANTEE
03/17/2021		A202100035062	MORTGAGE...	TIKAL INC		GRANTEE
02/23/2021		A202100023728	MISC	TIKAL INC		GRANTOR
02/03/2021		A202100014071	ASSIGNME...	TIKAL INC		GRANTOR
02/03/2021		A202100014070	MORTGAGE	TIKAL INC		GRANTOR
12/15/2020		A202000148740	ASSIGNME...	TIKAL INC		GRANTOR
12/15/2020		A202000148739	MORTGAGE	TIKAL INC		GRANTOR
12/15/2020		A202000148738	DEED	TIKAL INC		GRANTEE
12/07/2020		A202000143710	MORTGAGE...	TIKAL INC		GRANTEE

Results found: 27



Displaying page: 1 of 2