

## **Legal and Vesting Product Cover Sheet**

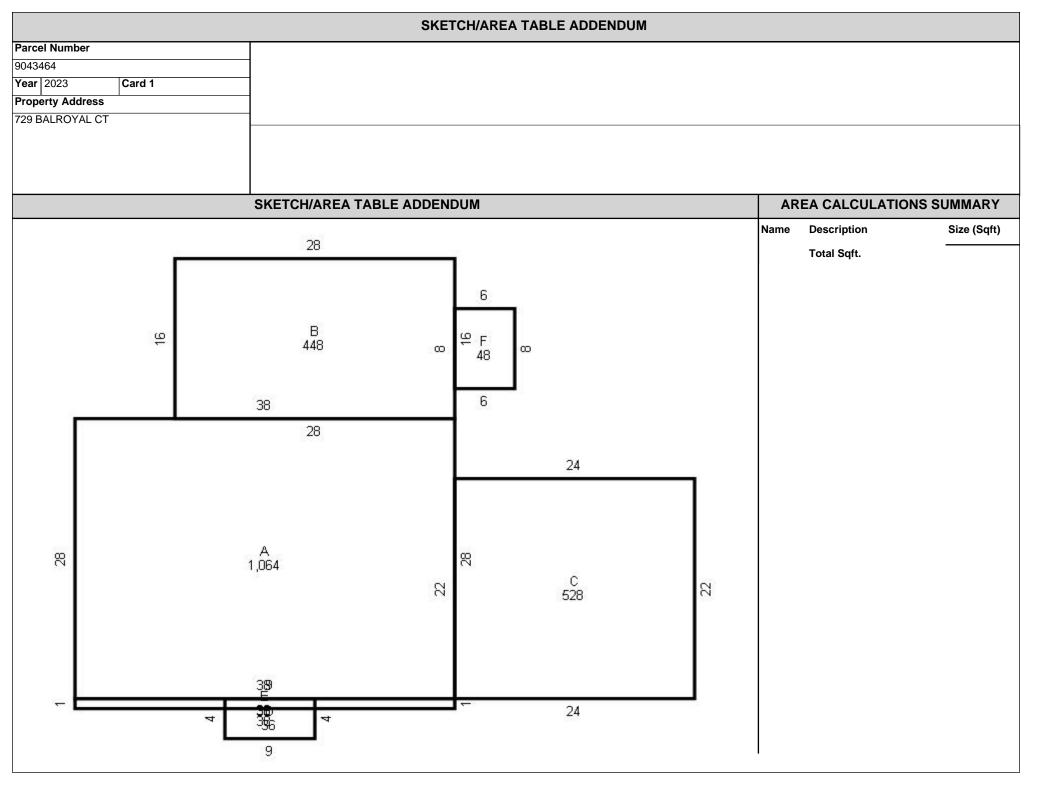
ORDER INFORMATION												
FILE/ORDER N	UMBER:	HEN-0045		PRODUCT NAME:	LEGAL & VESTING REPORT							
BORROWER NA	AME(S)	MATT YEITER										
PROPERTY AD	DRESS:	729 BALROYAL COURT INDIANAPOLIS, IN 46234										
CITY, STATE A	ND COUNTY:	indianapolis, in										
SEARCH INFORMATION												
SEARCH DATE		09/12/2023		EFFECTIVE DATE:	09/11/2023							
NAME(S) SEAR	CHED:	MATT YEITER										
ADDRESS/PAR	CEL	729 BALROYAL (	COURT INDIA	NAPOLIS, IN 46234/90	043464							
SEARCHED:												
ASSESSMENT INFORMATION												
COMMENTS:												
CURRENT OWNER VESTING												
MATTHEW DEAN YEITER AND SUSAN ELIZABETH YEITER, HUSBAND AND WIFE												
COMMENTS:												
			VESTING DE	ED								
DEED TYPE:	WARRANTY I	DEED	GRANTOR:	SHEAMUS K	. PARKES AND ANGELIQUE R.							
				PARKES, HU	SBAND AND WIFE							
DATED	05/21/2014		GRANTEE:	MATTHEW D	DEAN YEITER AND SUSAN							
DATE:				ELIZABETH	YEITER, HUSBAND AND WIFE							
BOOK/PAGE:	N/A		RECORDED DATE:	06/10/2014								
INSTRUMENT	A201400052104	4										
NO:												
COMMENTS:												
			FOR PREAME	LE								
CITY/TOWNSH	IP/PARISH:	CITY OF INDIAN	APOLIS									
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.

Parcel Number		Ownership		Transfer of Ownership Year   2023   Car							Card 1					
9043464		Name				Date Grantor						Valid	Amo	unt	Type	
County	Marion, IN	YEITER, MAT	THEW DEAN	&		Jun 06, 20	14 Park	es Sheam	nus K - M	lay 21, 2014		Y	16	3000.00	Sale	
Township	WAYNE	ABETH YEITER			Jun 09, 20	14 PAR	KES, SHE	EAMUS K		Y	16	3000.00	Straight			
Corporation						Jan 02, 19	OO NAH	II ISSA - N	Mar 16, 20	007		Y	16	64900.00	Sale	
District																
Plat																
Мар	0000000000															
Alt Parcel	49-12-04-115-038.000-900	729 BALROY	AL CT													
<b>Property Class</b>			IS, IN 46234-22	204												
Tax District	900		-,													
Neighborhood																
noighton incom	0.0002 000															
Property Addre	966	_														
729 BALROYAL		_								VALUA	TION RECORI	)				
INDIANAPOLIS,		Account	2270279			Assessme	nt Year				20	23	202	2	2021	
INDIANAI OLIS,	, 111 40234		2210219	Page		Reason fo		e								
		Book		rage		_			Homeste	ead-C1	27,9	900	27,90	0	27,900	
		Legal	N 5TH 050 L						Resident		, ·	0	,	0	0	
		CHAPEL GLE	N 5TH SEC L2	บช			Land	-		sidential-C3		0	<del>d</del>			
								-	Total La		27,9	900	27,90	,900 27,900		
Topography Pub. I	Utilities Street or Rd. Neighborhood	7						-	Homeste		249,4		229,50	1	184,600	
Level W									Resident			0		0	. 5-7,000 N	
High Se						Impr	ovemen			sidential-C3		o		0	n	
Low G									Total Im		249,4	100	229,50	0	184,600	
Rolling El	lectricity Sidewalk Other								Total IIII	Ρ	240;		220,00		10-1,000	
Swampy	Alley Blighted						<b>Total A</b>	ssesse	ed Valu	e:	277,3	300	257,40	n	212,500	
												'		'		
Pro	perty Sub Class:	RES ONE FA	AMILY PLATTED LOT-510 PRINTED FROM MARION COUNTY, INDIANA													
	Memorandum			LAND DATA AND COMPUTATIONS												
			Land	Land Actual Effective Effective												
			Type			Depth	Factor Base Rate Adjusted Rat		Adjusted Rate	Estimated Value	Influence	Factor	Land \	Value		
			F-	9 85		132	0.95	5	316.00	300.00	27900		0-		27900	
					Acreage	e / Sq. Ft.										
					1	•										
					1											
	Land Type															
F Front Lot																
F         Front Lot         81         Legal Ditch           R         Rear Lot         82         Public Road																
1 Comm. Ind. Land 83 Utility Trans. Tower																
11 Primary																
12 Secondary 91 Res. Excess Acres 13 Undeveloped Usable 92 Ag Excess Acres																
14 Undeveloped Unusable																
2 Classified Land Influence Factors 3 Understand India O Other 5 Misimprovement																
3 Undeveloped Land 0 Other 5 Misimprovement 4 Tillable Land 1 Topography 6 Restrictions											Total Reside				27900	
5 Non-tillable Land										Total Non-Reside	ntial Land	d Value		0		
6 Woodland	3 Excess Frontage 8 View															
7 Other Farmland 8 Ag Support Land			-	'atal A	]	0.00					-	Total ! ==	d Value		07000	
o ng Support Land	3 ,, 2 3 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5			otal Acreage		0.28						Total Land	u vaiue		27900	

Occupancy		ry Height			3smt Crawl						Ske	tch							Value	ibΔe	istme	nt / F	xteri	or Fe	atures
<ol> <li>Single Famil</li> <li>Duplex</li> </ol>	У	2.00	0 <b>V</b> No	1.	None 0  √ 1/4 1	Parcel N	lumber	90434	164		Oite			Reside	ntial	Card 1		Valu			3501110	, _	ALCII	0	atui 05
3 Triplex	1 [	Other	1 Ur 2 1/2	·····	1/2 2	aicein	uiiibei	30434	104					\C3iuc	Jilliai	Calu		vaiu	e Adjustn	nents					
4  4-6 Family		Bi-level	3 3/4		3/4 3 ₹					28								Exte	rior Featu	ıres					
5 M home	_	_	4   Fir		Full 4								7					Patio	o- Concr-	At grade	e - 1 - 36s	sf - 200			
0 Row Type			I. n	.				1					6					Patio	o- Concr-	At grade	e - 1 - 48s	sf - 300			
Construction	Bas	e Area	Floor	Fin.Liv.Are	a Value			1																	
1 Frame or Alum. 7		1,512	1.00	1,51			á	2		B 448		_	9 F 48												
2 Stucco 1		1,102	2.00	1,10				1		440		0	48	ω											
3 Tile				·				1					$\square$												
4 Concrete Block						950		1	38				6												
5 Metal						l [				28			7												
6 Concrete													1												
7 Brick _	-		Attic											. 2	24										
8 Stone _	-		asement		15,900																				
9 Frame w/Masonry —	-	1,054	Crawl		6,000																				
Roofing						100			Δ				1920												
Asphalt Shingles		<b>f</b>				88			A 1,064				8												
Slate or Tile		]										5	4	50	C 28	8									
	_															3-6-6									
Metal			7	Total Base	176,400																				
	2 _	<u> </u>				1 1																			
Earth		Row	-Type A	djustment	1.00	!!			38																
Slab	$H \vdash$	sq.ft.	SU	IB-TOTAL	176,400	- t		$\rightarrow$	30	$\overline{}$			-	.2	24										
Sub & Joists		1 -				ļ		4	396	4				-	7										
Wood	H =			n Interior (-)					9																
Parquet	H =			n Interior (-)																					
Tile	$H \vdash$		Rec. Roo	ing Units (+)																					
Carpet	$H \vdash$		Fireplace	. ,																					
Linoleum	HH		Loft	(+)	4,500																				
Unfinished	HH		No Heat	(-)																					
Interior Finish 1	2		Air Condi		5,400																				
Plaster/Dry Wall			No Electr	<u> </u>	, -,																				
Paneling		Plumbin		(-/+)									SUM	MAR	RY OF	<b>MPRO</b>	VEN	IEN.	TS						
Fiberboard	j 🗖 į	₹F:10 -		` '	4,000	Use	Ht.	Const	Grd	Year	Efftv		Base Rate				LCM		Rplc	Dep	REM Val	%	Nbhd	Trend	Improvement
		Specialt	y Plumbir	ng (+)		1		Туре		Const	Year	Cnd			,	Area		Un.	Cost	Obs		Cmp	Factor	Fctr	Value
Unfinished	i 🗖 i	Special	Features			Dwelling		Brick	C+	1970	1973	Α				2950	1.00		217980	35	141690	100	1.00	1.76	249400
Accommodations		Sul	h-Total (	One Unit	190,300																				
Total # Rooms	1	1			•																				
Bedrooms				1 Unit(s)	190,300																				
Family Room		1 Garages																							
Formal Dining Room	1	1 500	Integral	(-)	40.000																				
D D! <del>-</del>		528		Garage (+)					$\sqcup$																
Rec Room Type		_	Basemer	Carport (+)	+																				
Area Stacks		1 Eytorior	Features		500																				
Fireplace Stacks  Metal Opening	<u> </u>	1	. catules	Sub-Tota		-																			
Heating / Air Condi	∽ tionina	Grade a	nd Design		105	-											-	$\vdash$							
Central Warm Air		Location	n Multiplie	ır	1.00	-			+									$\vdash$							
Hot Water or Steam																									
Heat Pump	⊣ ⊔		Replac	ement Cos	217,980																	-			
No Heat		REM		IG & MODER		-																			
Gravity/Wall/Space				Amount	Date																				
Central Air Cond.	₹	Exterior																							
Plumbing #	TF	Interior																							
Full Baths 1		3 Kitchen																							
Half Baths 1		2 Bath Fa			1																				
Kitchen Sink 1		1 Plumbin		1																					
Water Heater 1		1 Heating			1																				
Extra fixtures		3 Electrica			+																	L		L	
Tota	պ 1	0 Extension	JIIS	1	+																		roveme		
No Plumb/Wtr Only						J													1		Tot	al Impr	ovemen	ıt Value	249400



100260

LEPTIP. O'CONNON MARION COUNTY ASSESSOR

2014 JUH - 9 A 8 42

LE A FREEFEURUP TAZATREN 60 3201 TO FINAL ACCEPTAÑOE FOR TRANSFER

A201400052104

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

By: TK

## WARRANTY DEED

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

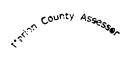
THIS INDENTURE WITNESSETH, That Sheamus K. Parkes and Angelique R. Parkes, husband and wife ("Grantor"), CONVEY AND WARRANT to Matthew Dean Yeiter and Susan Elizabeth Yeiter, husband and wife ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency 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]



JUN 06 2014







1567006 FA661756

N WITNESS WHEREOF, Grantor has executed this deed this 21 day of May, 2014.  Signature: Signature: Angelique R. Parkes  Printed: Sheamus K. Parkes  Printed: Angelique R. Parkes
STATE OF INDIANA ) COUNTY OF HOLIONOUS ) 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
MELISSA K. BOVAL inendroxs County My Commission Expires March 28, 2017 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
After recording, return to:



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FAQ

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**About Tapestry** 

**Account Management** 

Welcome: SIPL Balance: \$112.28 Criteria: Party Name = YEITER MATT

DataSource: Marion, IN

Session:\$ 10.75 Receipt

Last Indexed Date: 09/11/2023 Last Verified Date: 09/11/2023

ı	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
1	08/04/2020		A202000082840	MORTGAGE	YEITER MATTHEW C		GRANTOR
	06/19/2019	06/14/2019	A201900055717	MORTGAGE	YEITER MATTHEW C		GRANTEE
۱	06/03/2019	05/24/2019	A201900049358	MORTGAGE	YEITER MATTHEW C		GRANTOR
	01/25/2019	01/24/2019	A201900007481	MORTGAGE	YEITER MATTHEW C		GRANTEE
ı	01/11/2019	01/08/2019	A201900003835	DEED	YEITER MATTHEW C		GRANTOR
ו	01/11/2019	06/29/2015	A201900003834	POWER OF	YEITER MATTHEW C		GRANTEE
J	12/11/2018	12/06/2018	A201800124736	MORTGAGE	YEITER MATTHEW C		GRANTOR
I	12/11/2018	12/06/2018	A201800124735	DEED	YEITER MATTHEW C		GRANTEE
	05/01/2018	04/26/2018	A201800042837	MORTGAGE	YEITER MATTHEW D		GRANTEE
J	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

Logout

Results found: 19









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