



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	HEN-0073	PRODUCT NAME:	LEGAL & VESTING REPORT
BORROWER NAME(S)	JOHNNIE REYNOLDS		
PROPERTY ADDRESS:	9102 BEN HUR AVE, INDIANAPOLIS, IN, 46234		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA AND MARION		

### SEARCH INFORMATION

SEARCH DATE:	09/29/2023	EFFECTIVE DATE:	09/28/2023
NAME(S) SEARCHED:	JOHNNIE REYNOLDS		
ADDRESS/PARCEL SEARCHED:	9102 BEN HUR AVE, INDIANAPOLIS, IN, 46234/49-05-21-117-016.000-904		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

JOHNNIE RAY REYNOLDS	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	PEARL A. FIVECOAT, AN ADULT
DATED DATE:	06/26/2020	GRANTEE:	JOHNNIE RAY REYNOLDS
BOOK/PAGE:	N/A	RECORDED DATE:	06/30/2020
INSTRUMENT NO:	A202000067226		
COMMENTS:			

### FOR PREAMBLE

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

### LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MAROIN COUNTY, INDIANA:

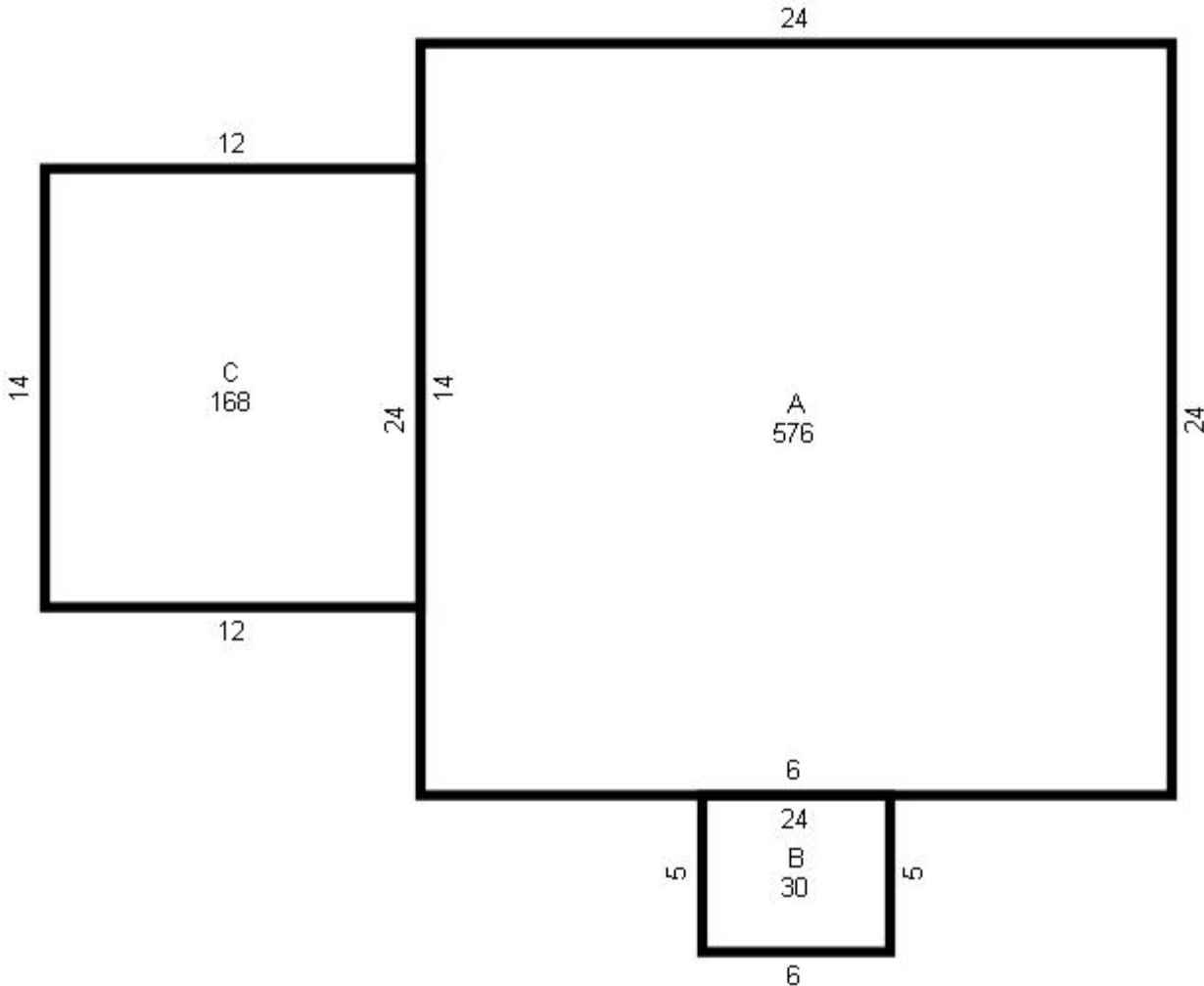
PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 NORTH, RANGE 2 EAST OF THE SECOND PRINCIPAL MERIDIAN, MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE AT SAID QUARTER SECTION, A DISTANCE OF 909.6 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTHEASTERLY ON A LINE DEFLECTING 84 DEGREES 18 MINUTES 29 SECONDS LEFT OF THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 85.36 FEET TO A POINT ON THE SOUTH LINE OF THE FIRST ALLEY SOUTH OF CRAWFORDSVILLE ROAD AS RECORDED IN PLAT OF MECHANICSBURG (NOW THE TOWN OF CLERMONT) IN PLAT BOOK 1, PAGE 73, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA; THENCE EASTERLY ON AND ALONG THE SOUTH LINE OF SAID ALLEY 78.7 FEET; THENCE DEFLECTING 90 DEGREES TO THE RIGHT, A DISTANCE OF 57.18 FEET TO A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION; THENCE WEST ON AND ALONG THE SOUTH LINE OF SAID QUARTER SECTION, A DISTANCE OF 50.0 FEET TO THE PLACE OF BEGINNING. SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

Parcel Number 9054009		Ownership Name		Transfer of Ownership Date		Grantor		Year	2023	Card 1 Valid		Amount	Type			
County	Marion, IN	REYNOLDS, JOHNNIE RAY		Jun 30, 2020	Fivecoat Pearl A - Jun 26, 2020				N		52500.00	Sale				
Township	WAYNE			Jun 30, 2020	FIVECOAT, PEARL A - Jan 01, 1900				Y		52500.00	Straight				
Corporation																
District																
Plat																
Map	96000000000			Address												
Alt Parcel	49-05-21-117-016.000-904	9102 BEN HUR AVE INDIANAPOLIS, IN 46234--153														
Property Class	511															
Tax District	904															
Neighborhood	950665108-9-506a-108															
Property Address 9102 BEN HUR AV INDIANAPOLIS, IN 46234				VALUATION RECORD												
				Account	2913672		Assessment Year			2023		2022		2021		
		Book		Page		Reason for Change										
		Legal				Land		Homestead-C1		7,300		7,300		7,300		
		PT NW1/4 S21 T16 R2 BEG 909.6' E OF SW COR		Residential-C2				0		0		0				
		P.O.B.		Non-Residential-C3				0		0		0				
		NE85.36', SE78.7', SW57.18', W50' TO		Total Land				7,300		7,300		7,300				
		BEG .10AC.				Improvements		Homestead-C1		44,800		40,500		41,100		
				Residential-C2				0		0		0				
				Non-Residential-C3				100		100		400				
				Total Imp				44,900		40,600		41,500				
						Total Assessed Value:		52,200		47,900		48,800				
Property Sub Class:		RES ONE FAMILY UNPLAT 0-9.99-511												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			
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				Influence Factors												
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																
8 Ag Support Land				4 Shape or Size	9 Corner Infl.											
				Total Acreage	0.10		Total Land Value					7300				



SKETCH/AREA TABLE ADDENDUM			
Parcel Number			
9054009			
Year	2023		Card 1
Property Address			
9102 BEN HUR AV			

SKETCH/AREA TABLE ADDENDUM		AREA CALCULATIONS SUMMARY	
	Name	Description	Size (Sqft)
		Total Sqft.	

JOSEPH P. O'CONNOR  
MARION COUNTY ASSESSOR  
Jun 30 2020 PM 12:56  
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER  
E-031241732 LS

**A202000067226**

**06/30/2020 12:59 PM**  
**KATHERINE SWEENEY BELL**  
**MARION COUNTY IN RECORDER**  
**FEE: \$ 35.00**  
**PAGES: 3**  
**By: ER**

### **WARRANTY DEED**

THIS INDENTURE WITNESSETH, that Pearl A. Fivecoat, an adult (Grantor) convey(s) and warrant(s) to Johnnie Ray Reynolds (Grantee), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, Indiana:

Part of the Northwest Quarter of Section 21, Township 16 North, Range 2 East of the Second Principal Meridian, Marion County, Indiana, more particularly described as follows:

Beginning at a point on the South line of said Quarter Section, a distance of 909.6 feet East of the Southwest corner thereof; thence Northeasterly on a line deflecting 84 degrees 18 minutes 29 seconds left of the South line of said Quarter Section, a distance of 85.36 feet to a point on the South line of the first alley South of Crawfordsville Road as recorded in Plat of Mechanicsburg (now the Town of Clermont) in Plat Book 1, Page 73, in the Office of the Recorder of Marion County, Indiana; thence Easterly on and along the South line of said alley 78.7 feet; thence deflecting 90 degrees to the right, a distance of 57.18 feet to a point on the South line of said Quarter Section; thence West on and along the South line of said Quarter Section, a distance of 50.0 feet to the place of beginning. Subject to all highways, rights of way and easements.

Parcel No.: 49-05-21-117-016.000-904

The subject real estate is commonly known as: 9102 Ben Hur Ave, Indianapolis, IN 46234.

Subject to all rights-of-way, easements and restrictions of record.

Subject to all taxes now a lien and to become a lien thereon.

Commitment No.: 20-06154

Marion County Assessor  
Jun 30 2020  
Received FR

IN WITNESS WHEREOF, Grantor has executed this Deed this 26 day of June, 2020.

  
Pearl A. Fivecoat

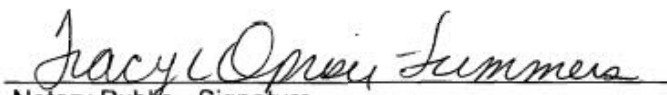
STATE OF INDIANA

COUNTY OF HENDRICKS

Before me, a Notary Public in and for said County and State, personally appeared Pearl A. Fivecoat, 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 26 day of June, 2020.



  
Notary Public - Signature

Printed Name

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

My Commission expires: \_\_\_\_\_

Tax mailing address:

9102 Ben Hur Ave Indpls. IN 46234

Grantee mailing address:

Same

Commitment No.: 20-06154

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, Ben Comer, Attorney-at-Law, Comer Law Office, LLC.

This instrument was prepared by Ben Comer, Attorney-at-Law, Comer Law Office, LLC, 71 West Marion Street, Danville, IN 46122, telephone: (317) 745-4300

Commitment No.: 20-06154

DataSource: Marion, IN

Criteria: Party Name = REYNOLDS JOHNNIE

Last Indexed Date: 09/28/2023

Last Verified Date: 09/28/2023

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
06/30/2020		A202000067226	DEED	REYNOLDS JOHNNIE RAY		GRANTEE
03/19/1990	12/15/1989	A199000025206	MORTGAGE...	REYNOLDS JOHNNIE O		GRANTEE
07/28/1987	07/23/1987	A198700086546	MORTGAGE...	REYNOLDS JOHNNIE E		GRANTEE
07/09/1987	06/30/1987	A198700078456	DEED	REYNOLDS JOHNNIE E		GRANTOR
08/11/1978	07/07/1978	A197800053877	MORTGAGE...	REYNOLDS JOHNNIE F		GRANTEE
06/28/1978	06/23/1978	A197800041272	DEED	REYNOLDS JOHNNIE E		GRANTOR
06/26/1978	06/23/1978	A197800040624	MORTGAGE	REYNOLDS JOHNNIE E		GRANTOR
06/26/1978	06/23/1978	A197800040623	DEED	REYNOLDS JOHNNIE E		GRANTEE
04/18/1973	04/12/1973	A197300023054	ASSIGNME...	REYNOLDS JOHNNIE E		GRANTEE
04/18/1973	04/12/1973	A197300023053	MORTGAGE	REYNOLDS JOHNNIE E		GRANTOR
04/18/1973	04/04/1973	A197300023040	DEED	REYNOLDS JOHNNIE E		GRANTEE
04/18/1973	04/12/1973	A197300023039	DEED	REYNOLDS JOHNNIE E		GRANTEE
04/02/1969	04/01/1969	A196900016570	DEED	REYNOLDS JOHNNIE O		GRANTOR
04/28/1965	04/27/1965	A196500019120	MORTGAGE	REYNOLDS JOHNNIE O		GRANTOR
04/28/1965	04/27/1965	A196500019114	DEED	REYNOLDS JOHNNIE O		GRANTEE

Results found: 15

Displaying page: 1 of 1

