

## **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									
SEARCH DATE:	09/28/2023									
NAME(S) SEARCHED: JOHNNIE REYNOLDS										
ADDRESS/PARCEL 9102 BEN HUR AVE, INDIANAPOLIS, IN, 46234/49-05-21-117-016.000-904 SEARCHED:										
	ASSES	SMENT INFOR	RMATION							
COMMENTS:										
	CURR	ENT OWNER V	/ESTING							
JOHNNIE RAY REYNOLDS										
COMMENTS:										
		VESTING DEF	ED							
DEED TYPE: WARRANTY I	DEED	GRANTOR:	PEARL A. FI	PEARL A. FIVECOAT, AN ADULT						
DATED 06/26/2020		GRANTEE:	JOHNNIE RA	Y REYNOLDS						
DATE:										
BOOK/PAGE: N/A	N/A RECORDED DATE: 06/30/2020									
INSTRUMENT   A20200006722	6									
NO:										
COMMENTS:										
		FOR PREAMB	LE							
CITY/TOWNSHIP/PARISH:	CITY OF INDIAN									
	AI	DDITIONAL N	OTES							

## LEGAL DESCRIPTION

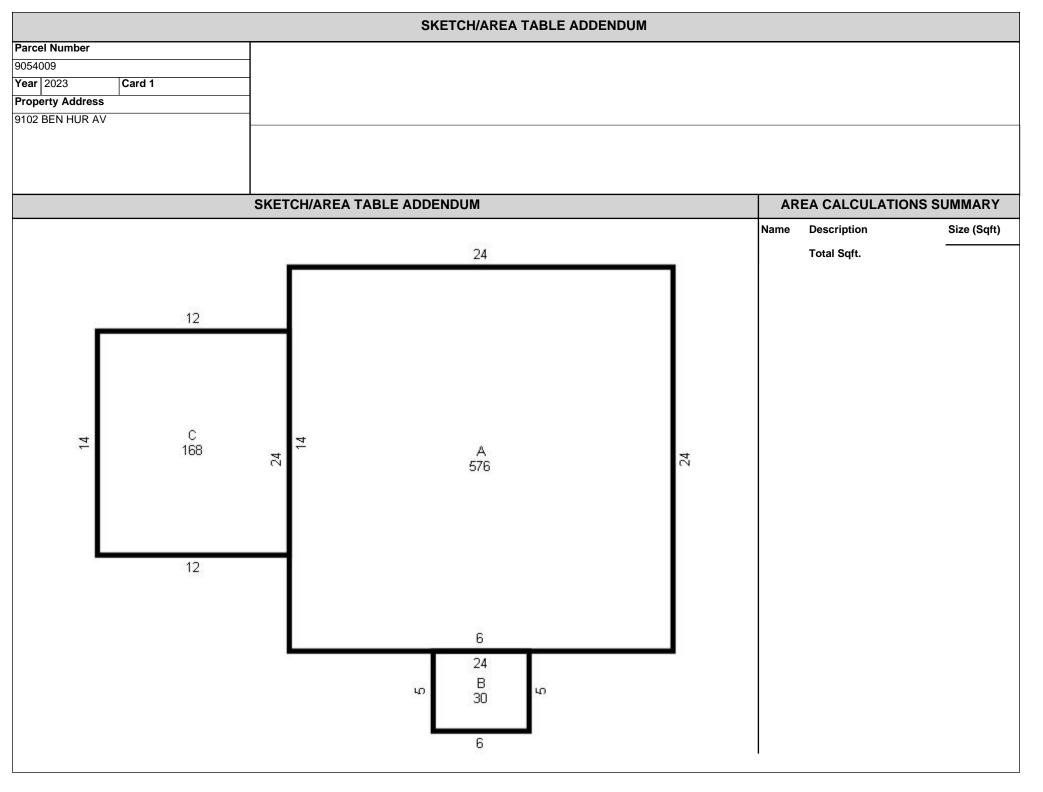
THE FOLLOWING DESCRIBED REAL ESTATE IN MAROIN COUNTY, INDIANA:

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		Ownership				Transfer o	f Owners	ship		Year 20	23	Card 1		
9054009		Name				Date		•	Grantor	'	Valid		ount	Type
County	Marion, IN	REYNOLDS, JO	OHNNIE RAY			Jun 30, 202	20 Fived		- Jun 26, 2020		N		52500.00	Sale
Township	WAYNÉ	1 '				Jun 30, 20	0 FIVE	COAT, PEA	RL A - Jan 01, 1900		Y		52500.00	Straight
Corporation		1						·	•					
District		1												-
Plat		1												-
Мар	9600000000	Address												
Alt Parcel	49-05-21-117-016.000-904	9102 BEN HUR	2 Δ\/F											
Property Class	511	INDIANAPOLIS		:3								+		
Tax District	904		5, IIV 40254 IC	,5								+		
		4										+		
Neighborhood	950665108-9-506a-108						_							
Property Addres									VALIIA	TION RECOR	n			
9102 BEN HUR /	AV								VALUA					
INDIANAPOLIS,	IN 46234	Account	2913672			Assessme				2(	)23	202	22	2021
		Book		Page		Reason fo	r Change							
		Legal		<del>-</del>					mestead-C1	7,	300	7,3	00	7,300
		PT NW1/4 S21	T16 P2 REG (	000 6' E OE 9	SW COP			Res	sidential-C2		0		0	0
		P.O.B.	I TO INZ DEG S	003.0 L OF 3	W COK		Land	No	n-Residential-C3		0		0	0
			0 7' C\NE7 40'	MEO' TO				Tot	al Land	7,	300	7,30	00	7,300
Topography Pub. U	Utilities Street or Rd. Neighborhood	NE85.36', SE78		VI UCVV					mestead-C1	44,		40,5		41,100
Level W		BEG .10/	AC.					Res	sidential-C2	1 77,	0	,0	0	n
	ewer Unpaved Static					Impr	ovemen		n-Residential-C3		100	10	20	400
Low Ga						1		110	al Imp		900	40,6		41,500
	ectricity Sidewalk Other							100	ai iiiip	44,	900	40,0	,,,	41,300
Swampy	Alley Blighted						Total A	ssessed '	Value:	F0	200	47.04		48,800
							TOTAL A	3363364	value.	J2,	200	47,90	М	40,000
Pro	perty Sub Class:	RES ONE FAM	IILY UNPLAT (	0-9.99-511						PRINTE	D FROM	MARION	COUNTY,	INDIANA
	Memorandum			ı		Т	LAND I	DATA A	ND COMPUTA	TIONS				
			Land	Actual	Effective	Effective	Factor	Base Ra	te Adjusted Rate	Estimated Value	Influence	Factor	Land \	/alue
			Туре	Frontage	Frontage	Depth		Dase Na	Aujusteu Nate	Louinated value	minuence	actor	Land	/aiue
								1						
								†						
					_			+						
					Acreag	e / Sq. Ft.		1						
			82			0.020		+	0.00 1900.00	40		0 : 100		0
			9			0.080	2.82	3220	0.00 90804.00	7260				7260
	Land Type							1						
F Front Lot	81 Legal Ditch							1						
R Rear Lot	82 Public Road													
1 Comm. Ind. Land	83 Utility Trans. Tower													
11 Primary	9 Homesite													
12 Secondary 13 Undeveloped U	91 Res. Excess Acres Usable 92 Ag Excess Acres													
13 Undeveloped to 14 Undeveloped	Unusable							1						
2 Classified Land	Influence Factors													-
3 Undeveloped Land				1	1			1		Total Reside	ntial I and	d Value		7300
4 Tillable Land 5 Non-tillable Land	1 Topography 6 Restri								,	Total Non-Reside				7300 0
5 Non-tillable Land 6 Woodland	2 Under Improved 7 Traffic	Flow								. Otal Holl-Reside	u. Lull	. Fuiuc		
7 Other Farmland	3 Excess Frontage 8 View													
8 Ag Support Land	4 Shape or Size 9 Corne	r Infl.	To	otal Acreage		0.10				•	Total Lan	d Value		7300

Occupancy		Story			3smt Crawl						Ske	tch							Value	Δdiı	istmei	nt / F	yteri	or Fe	atures
<ol> <li>Single Far</li> <li>Duplex</li> </ol>	arrilly	1	.00	1,	✓ None 0 ☐ ☐ 1/4 1 ☐	Parcel Num	her	90540	ng				F	Reside	ential	Card 1		Volu				,_	A.C.		ara. oo
3 Triplex		1 🖂	Other 2 1		1/2 2	i arceritain	JC1	30340	00				'	Coluc	intial	Jaiu i		valu	e Adjustm	ients					
4  4-6 Family	ly		Bi-level 3 3	/4 Fin 3	3/4 3								24						rior Featu						
5 M home			Tri-level 4 F		🗌 Full 4 🗹											_			h- Open F					0	
0 Row Type	е																		o- Concr-				00		
Construction	n	Base	Area Floor	Fin.Liv.Are	a Value	1		12		1								Can	opy- Shed	ı ıype -	1 - 10081	- 1100			
1 Frame or Alum.	1		576 1.00	57	54,600					7															
2 Stucco										1															
3 Tile										1															
4 Concrete Block										1															
5 Metal						4		C 168		4															
6 Concrete			A 44: -			<u> </u>		168	č	₹ .			A 576			24									
7 Brick	$\vdash$		Attic			1 1				1															
<ul><li>8 Stone</li><li>9 Frame w/Masonry</li></ul>			Basemen 576 Crawl	L .	4,800					1															
Roofing	у <sub> </sub> —		576 Clawi		4,000	4 1				1															
Asphalt Shingles		<b>4</b>				<u> </u>				4															
Slate or Tile		$\dashv \stackrel{\bullet}{\vdash}$						12		1															
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Metal		러님								1															
	1	2		Total Base	59,400								6	_											
Earth			Row-Type A	Adjustment	1.00								24	ı											
Slab		5 H	_		50.400	1						'n	B 30	w											
Sub & Joists	₹ [		- 1	UB-TOTAL	59,400									ı											
			Full Unf	n Interior (-)		1							6												
	✔ [			in Interior (-)																					
Parquet			Extra Liv	/ing Units (+)	)																				
Tile	L L	$\exists \square$	Rec. Ro	. ,																					
Carpet		$\exists \ \sqcup$	Fireplac	. ,																					
Linoleum	片	$\exists \ dash$	Loft	(+)																					
Unfinished [	ا بالـــــــــــــــــــــــــــــــــــ		No Heat	. ,		_																			
Interior Finish	1		576 Air Cond	• •	3,300																				
Plaster/Dry Wall Paneling	-		No Election Plumbing	(-/+)		1							CHM	МУС	RY OF I	MDDO	V=N	EN.	TC						
Fiberboard	H		TF:5 - 5	(-/+)																	D=14.1/.	۵,			
i iborboara	H		Specialty Plumb	ing (+)		Use	Ht.	Const Type	Grd	Year Const	Efftv Year	Cnd	Base Rate	reat	Adj Kate	Size or Area	LCM	Un.	Rplc Cost	Dep Obs	REM Val	% Cmp	Factor	Trend Fctr	Improvement Value
Unfinished	łΗ	HH	Special Features			Dwelling		Frame	D	1948	1948	Α				576	1.00		54000	50	27000		1.00		44800
Accommodation	าร				60.700	11:00	7	NA	E	1999	1999	VP	23.66	0	23.66	8x12	1.00	1	910		230		1.00		100
Total # Rooms		5	Sub-Total	One Unit	62,700	Otinity Orlow	+ -	107	_	1000	1000	•••	20.00	١Ů	20.00	OXIL	1.00	•	010			100	1.00	1.00	100
Bedrooms		2	Sub-Total	1 Unit(s)	62,700																				
Family Room		0	Garages	•																					
Formal Dining Ro	oom	0	Integral																						
				d Garage (+)		_																			
Rec Room Type				d Carport (+)		-																			
Area			Baseme	. ,	1000	-																			
Fireplace Stacks			Exterior Feature		4,800	_																			
Metal Openi	ıınasl	!	Crada and Dasi	Sub-Tota	67,500 80	_																			
11	95		Grade and Desig		80	-I																			
Heating / Air Cor	nditi			or	1.00																				
Central Warm Air	nditi	✓	Location Multipli	er	1.00	1																			
Central Warm Air Hot Water or Stea	nditi	<b>✓</b>	Location Multipli																						
Central Warm Air Hot Water or Stea Heat Pump	nditi	✓	Location Multipli	cement Cos	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat	nditi r am	<b>✓</b>	Location Multipli	cement Cos	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac	nditi r am ce		Location Multipli	cement Cos	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond.	nditi r am ce		Repla REMODELI	cement Cos	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond.	nditi r am ce	TF	Repla REMODELI  Exterior Interior Kitchen	cement Cos	54,000	-																			
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond. Plumbing	nditi r am ce	TF 0 0	Repla REMODELI  Exterior Interior Kitchen Bath Facilities	cement Cos NG & MODEF Amount	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond. Plumbing Full Baths	nditi r am ce #	TF 0 0 1	Repla REMODELI  Exterior Interior Kitchen Bath Facilities Plumbing Syster	cement Cos NG & MODEF Amount	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond. Plumbing Full Baths Half Baths Kitchen Sink Water Heater	r am ce . # 0	TF 0 0 1	Repla REMODELI  Exterior Interior Kitchen Bath Facilities Plumbing System Heating System	cement Cos NG & MODER Amount	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond. Plumbing Full Baths Half Baths Kitchen Sink Water Heater Extra fixtures	r am ce . # 0 0 1 1	TF 0 0 1	Repla REMODELI  Exterior Interior Kitchen Bath Facilities Plumbing System Heating System Electrical Syster	cement Cos NG & MODER Amount	54,000																				
Central Warm Air Hot Water or Stea Heat Pump No Heat Gravity/Wall/Spac Central Air Cond. Plumbing Full Baths Half Baths Kitchen Sink Water Heater Extra fixtures	r am ce . # 0 0 1 1	TF 0 0 1	Repla REMODELI  Exterior Interior Kitchen Bath Facilities Plumbing System Heating System	cement Cos NG & MODER Amount	54,000																		rovemer		44900



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

1 of 1 30-09-2023, 00:11

IN WITNESS WHEREOF, Grantor has executed this Deed this 26 day of Tune.
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 <u>26</u> day of <u>50 ne</u> , 20 <u>20</u> .
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

			Data Cauraca N		Session:\$8.75	Receipt					
DataSource: Marion, IN  Criteria: Party Name = REYNOLDS JOHNNIE  Last Indexed Date: 09/28/2023											
					erified Date: 0						
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	NEW SEARCH	PERES	RINT	Displayin	g page: 1 of 1					
Privacy Poli	Privacy Policy Remote Support Refund Poli										