

Legal and Vesting Product Cover Sheet

ORDER INFORMATION											
FILE/ORDER N	UMBER:	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		5155 N SHADELAND AVE, INDIANAPOLIS, IN, 46226/4037054									
SEARCHED:											
ASSESSMENT INFORMATION											
COMMENTS:											
CURRENT OWNER VESTING											
TIKAL, INC											
COMMENTS:	COMMENTS:										
VESTING DEED											
DEED TYPE:	GENERAL WA	ARRANTY DEED	GRANTOR:	JMMS, LLC, A LIABILITY C	AN INDIANA LIMITED COMPANY						
DATED	12/03/2020		GRANTEE:	TIKAL, INC	TIKAL, INC						
DATE:											
BOOK/PAGE:	N/A		RECORDED DATE:	12/15/2020							
INSTRUMENT	A202000148738										
NO:											
COMMENTS:											
FOR PREAMBLE											
CITY/TOWNSHIP/PARISH: CITY OF INDIANAPOLIS											
	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:

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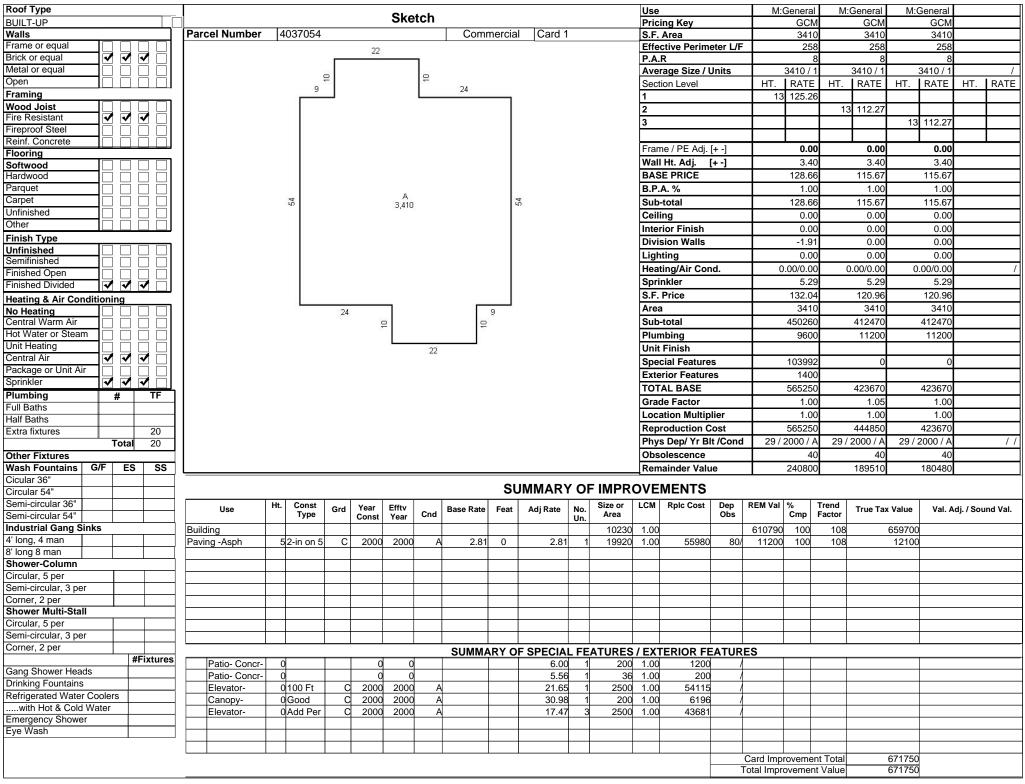
PARCEL II:

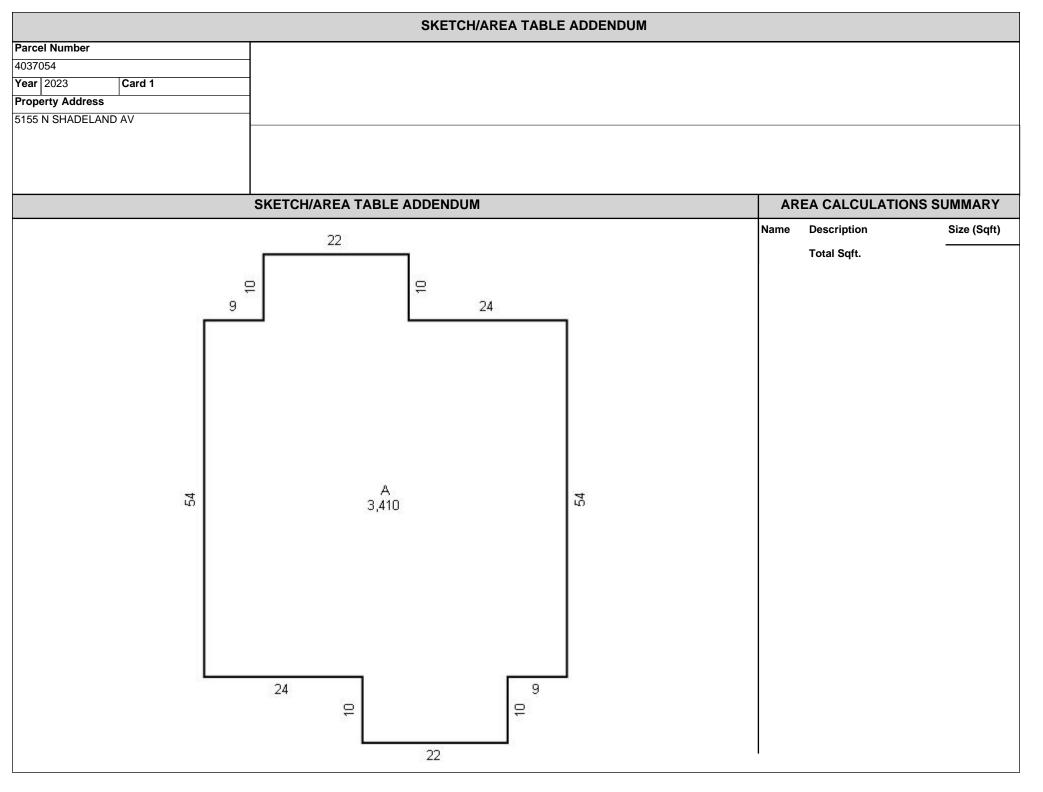
NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT AS SET OUT IN PERPETUAL GRANT OF EASEMENT, RECORDED APRIL 6, 1995 AS INSTRUMENT NO. 95-38595 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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Parcel Number		Ownership				Transfer of	Owner	rship			Year 20	23	Card 1		
4037054		Name				Date				Grantor	'	Valid	Amo	unt	Type
County Marion, IN		TIKAL INC				Dec 15, 202		MS, LLC -	Dec 03,	2020		Y		5000.00	
Township LAWRENCE	<u> </u>					Dec 15, 202		MS LLC - J				Y			Straight
Corporation						Jun 25, 201				- Jun 24, 2010		N	52	0000.00	Sale
District]				Jun 25, 201	0 ON	B REALTY	' III LLC	- Jan 01, 1900		Y		0.00	Straight
Plat						Mar 09, 201						Y		0.00	Straight
Map 0000000000		Address				Mar 09, 201	0 INS	SURANCE	INVEST	MENT - Jan 01,	1900	Y		0.00	Straight
	30-005.000-407	160 W CARMEL DF													
Property Class 447		CARMEL, IN 46032	2759												
Tax District 407															
Neighborhood 4447303-4-4	447-c03														
Property Address										\/ \ \	TION RECOR	D			
5155 N SHADELAND AV		1								VALUA	_				
INDIANAPOLIS, IN 46226		Account 2926	3852			Assessme					2	023	2022		2021
		Book		Page		Reason for	Chang						_		_
		Legal			•	1		<u> </u>	Homest			0	0		0
		PT NW1/4 SW1/4 S	12 T16 R4	BEG 160.0	1' S & 180' E	1	Residential-C2				0			0	
		OFNW COR E 167.	67.37' S 45.92' E 27.53' S 92.70'			١ .	Non-Kesident					700	96,700		88,000
W124.17		W124.17' S 53' W 6	V 65.32' N 56.12' W 4.70' N 138' TOBEG			i				and	96,	700	96,700		88,000
Topography Pub. Utilities Street ☐ Level ☐ Water ☐ Pa	or Rd. Neighborhood ived Improving	.673AC				1			Homest			0	0		0
	paved Static					Impro	veme		Resider			0	071.55		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
	oposed Declining					""	, , , , , , , ,	L		sidential-C3	671,		671,800		649,300
	dewalk Other								Total In	ıp	671,	800	671,800		649,300
Swampy Alle							Total /	Assesse	d Vali	10.	700	500	700 500		707 000
							i Otai A	<u> </u>	u vait	ie.	768,	500	768,500		737,300
Property Sub	Class:	COM OFF BLDG 1	OR 2 STY	-447							PRINTI	ED FROM I	MARION C	OUNTY	, INDIANA
		<u> </u>					AND	DATA	AND	COMPLITA	TIONS				
Me	morandum						LAND	DATA	AND	COMPUTA	TIONS				
			Land	Actual	Effective	Effective	Factor	r Base	Rate	Adjusted Pate	Estimated Value	Influence	Factor	Land	Value
			Туре	Frontage	Frontage	Depth		Dasc	itate	Aujusteu Nate	LStilliated value	minuence	actor	Lanu	value
					Acreage /	/ Sa Et									
			11		, torcage	29316			3.30	3.30	87950				96740
			<u> </u>			23310			5.50	ა.ა0	01920				50140
					1										
Land Type															
F Front Lot 81 Legal Ditch															
R Rear Lot 1 Comm. Ind. Land	82 Public Road														
1 Comm. Ind. Land 11 Primary	83 Utility Trans. To	wei													
12 Secondary	91 Res. Excess Ac	res													
13 Undeveloped usable	92 Ag Excess Acre														
14 Undeveloped Unusable 2 Classified Land	Influence Factors														
3 Undeveloped Land 0	Other 5 Mis	simprovement													
4 Tillable Land	1 . 3 . 1 ,	estrictions													
6 Woodland	2 Under Improved 7 Tra	l l													
7 Other Farmland	B Excess Frontage 8 Vie	l l		4al Ac		0.03						Total ! av :	Value		00700
8 Ag Support Land 4	Shape or Size 9 Co	orner Infl.		tal Acreage	1	0.67						Total Land	value		96700
Report Created on 11/14/2023 4:53:06 PM INDIANA PROPERTY RECORD CARD Page 1 o															





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:

- 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

Mark Jones, President

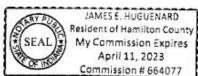
EXECUTED AND DELIVERED in my presence:

Venezia Preston [Witness' Signature]
Witness: Jennifer Preston [Witness' Printed Name]

STATE OF Indiana)
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.



STATE OF <u>Indiana</u>)

COUNTY OF Marion

SS:

Before me, a Notary Public in and for said County and State, personally appeared [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. HUGUENARO
Resident of Hamilton County
My Commission Expires
April 11, 2023
Commission # 664077

Notary Public

ary Public

1 of 1

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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Session: \$ 8.75 DataSource: Marion, IN Criteria: Party Name = TIKAL INC Last Indexed Date: 11/13/2023 Last Verified Date: 11/09/2023 RecDate **DocDate** DocNumber **DocType** Party Type Last Name First Name DEED GRANTEE 06/30/2023 A202300053318 TIKAL INC 08/22/2022 A202200093958 DEED TIKAL INC GRANTEE 09/09/2021 A202100119821 DEED TIKAL INC GRANTOR 07/01/2021 A202100086438 TIKAL INC GRANTOR EASEMENT TIKAL INC 06/14/2021 A202100077449 RELEASE GRANTEE 06/14/2021 A202100077448 MORTGAGE TIKAL INC GRANTEE 03/17/2021 TIKAL INC **GRANTEE** A202100035063 RELEASE 03/17/2021 A202100035062 MORTGAGE TIKAL INC GRANTEE

02/23/2021 A202100023728 02/03/2021 A202100014071 ASSIGNME 02/03/2021 A202100014070 12/15/2020 A202000148740 12/15/2020

A202000148739

MORTGAGE ASSIGNME MORTGAGE DEED

MISC

TIKAL INC

TIKAL INC

TIKAL INC

TIKAL INC

TIKAL INC

GRANTOR **GRANTEE GRANTEE**

GRANTOR

GRANTOR

GRANTOR

GRANTOR

12/15/2020 A202000148738 TIKAL INC 12/07/2020 A202000143710 MORTGAGE... TIKAL INC Displaying page: 1 of 2

PRINT RESULTS

Results found: 27 NEW SEARCH