



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-00284	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	BLACK DOG PROPERTIES LLC		
PROPERTY ADDRESS:	4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268		
CITY, STATE AND COUNTY:	INDIANAPOLIS, IN, MARION		

SEARCH INFORMATION

SEARCH DATE:	05/09/2024	EFFECTIVE DATE:	05/08/2024
NAME(S) SEARCHED:	BLACK DOG PROPERTIES LLC		
ADDRESS/PARCEL SEARCHED:	4825 WEST 79TH STREET, INDIANAPOLIS, IN 46268/6002575		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

BLACK DOG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY	
COMMENTS:	

VESTING DEED

DEED TYPE:	GENERAL WARRANTY DEED	GRANTOR:	JUDD INVESTMENTS, LLC, AN INDIANA LIMITED LIABILITY COMPANY
DATED DATE:	05/09/2018	GRANTEE:	BLACK DOG PROPERTIES, LLC, AN INDIANA LIMITED LIABILITY COMPANY
BOOK/PAGE:	N/A	RECORDED DATE:	05/14/2018
INSTRUMENT NO:	A201800047409		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	INDIANAPOLIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 87 DEGREES 29 MINUTES 50 SECONDS WEST 462.10 FEET (462.17 DEED) ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE EAST BOUNDARY OF CONRAIL RAILROAD; THENCE SOUTH 19 DEGREES 16 MINUTES 20 SECONDS EAST 65.64 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE SOUTH BOUNDARY OF WEST 79TH STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 81 DEGREES 16 MINUTES 57 SECONDS EAST 157.28 FEET ALONG THE BOUNDARY OF SAID WEST 79TH STREET; THENCE ALONG SAID BOUNDARY EASTERLY 159.77 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 5,684.58 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 16 MINUTES 30 SECONDS EAST AND A LENGTH OF 159.77 FEET TO THE SOUTHWEST BOUNDARY OF THE INTERSECTION OF SAID WEST 79TH STREET AND GEORGETOWN ROAD; THENCE SOUTH 45 DEGREES 03 MINUTES 52 SECONDS EAST 56.10 FEET (56.44 DEED) ALONG THE BOUNDARY OF SAID INTERSECTION TO THE WEST BOUNDARY OF GEORGETOWN ROAD; THENCE SOUTH 00 DEGREES 24 MINUTES 43 SECONDS WEST 310.48 FEET (314.87 DEED) ALONG THE BOUNDARY OF SAID GEORGETOWN ROAD; THENCE ALONG SAID BOUNDARY SOUTHERLY 612.26 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 2,241.83 FEET AND SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 06 DEGREES 57 MINUTES 29 SECONDS WEST AND A LENGTH OF 511.15 FEET TO THE EAST BOUNDARY OF SAID CONRAIL RAILROAD; THENCE NORTH 19 DEGREES 16 MINUTES 20 SECONDS WEST 880.99 FEET ALONG THE BOUNDARY OF SAID RAILROAD TO THE POINT OF BEGINNING AND CONTAINING 3.861 ACRES, MORE OR LESS.