

Sketch			
Parcel Number		Commercial	Card 1
			

SUMMARY OF IMPROVEMENTS																			
Use	Ht.	Const Type	Grd	Year Const	Eftv Year	Cnd	Base Rate	Feat	Adj Rate	No. Un.	Size or Area	LCM	Rplc Cost	Dep Obs	REM Val	% Cmp	Trend Factor	True Tax Value	Val. Adj. / Sound Val.
Building											21900	1.00			1228990	100	164	2015500	
Paving -Asph	5	2-in on 5	C	2004	2004	A	2.57	0	2.57	1	22681	1.00	58290	80/	11660	100	164	19100	
Paving -Conc	4	4-in	C	2004	2004	A	4.22	0	4.22	1	4x0	1.00	19240	80/	3850	100	164	6300	
Patio-Concrete-	0	NA	C	2004	2004	A	1000.00	0	5.78	1	173	1.00	1000	18/	820	100	164	1300	
SUMMARY OF SPECIAL FEATURES / EXTERIOR FEATURES																			
	Mezzanine-	0	Wood	C++	2004	2004	A		36.08	1	3500	1.00	126280	/					
														Card Improvement Total		2042230			
														Total Improvement Value		2042230			

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JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
May 14 2018 AM 11:20
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-011457979 bC

A201800047409

05/14/2018 11:23 AM
KATHERINE SWEENEY BELL
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 4
By: ER

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that Judd Investments, LLC, an Indiana limited liability company ("**Grantor**"), CONVEYS AND WARRANTS to Black Dog Properties, LLC, an Indiana limited liability company ("**Grantee**"), for the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt of which is hereby acknowledged, 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:

- (1) 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.

Remainder of Page Intentionally Left Blank.
Signature Page Follows.

Marion County Assessor
May 11 2018
Received MB

When Recorded Return To:
First American Title Insurance Company
National Commercial Services
211 N. Pennsylvania St., Suite 1250
Indianapolis, IN 46204
File No: NCS 889006

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 9 day of May, 2018.

GRANTOR:

Judd Investments, LLC,
an Indiana limited liability company

By: [Signature]

Printed: Gene Judd

Its: Member

STATE OF Indiana)
) SS:
COUNTY OF Marion)

Before me, a Notary Public in and for said County and State, personally appeared Gene Judd, who being first duly sworn by me upon his/her oath, acknowledged execution of the foregoing, stated that he/she is the member of **Judd Investments, LLC**, an Indiana limited liability company that he/she 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 9 day of May, 2018.



[Signature]
Notary Public

Tax Parcel Number(s): 6002575 / State ID: 49-04-25-105-010.000-6000.

Address of Transferred Property: 4825 W. 79th Street, Indianapolis, IN 46268.

Grantee's Address for Mailing of Tax Statements and Recorded Deed:

Black Dog Properties
1298 E US Highway 136 Ste D
Pittsboro, IN 46167

THIS INSTRUMENT PREPARED BY:
Patrick M. Rooney, Attorney at Law
1638 Shelby Street, 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

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.

DataSource: Marion, IN

Criteria: Party Name = BLACK DOG PROPERTIES

Last Indexed Date: 05/08/2024

Last Verified Date: 05/06/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/09/2024		A202400036278	MORTGAGE...	BLACK DOG PROPERTIES		GRANTEE
05/21/2020		A202000051250	ASSIGNME...	BLACK DOG PROPERTIES...		GRANTOR
05/21/2020		A202000051249	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
07/02/2019		A201900060313	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/28/2019	10/10/2018	A201900047248	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047410	MORTGAGE	BLACK DOG PROPERTIES...		GRANTOR
05/14/2018	05/09/2018	A201800047409	DEED	BLACK DOG PROPERTIES...		GRANTEE
05/03/2018	03/29/2018	A201800044007	MISC	BLACK DOG PROPERTIES...		GRANTOR