



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01386	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	LEIF E NULSEN AND ANNELIESE R NULSEN		
PROPERTY ADDRESS:	5121 BEAUMONT WAY S, INDIANAPOLIS, IN 46250		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) , MARION		

SEARCH INFORMATION

SEARCH DATE:	01/10/2025	EFFECTIVE DATE:	01/09/2025
NAME(S) SEARCHED:	LEIF E NULSEN AND ANNELIESE R NULSEN		
ADDRESS/PARCEL SEARCHED:	5121 BEAUMONT WAY S, INDIANAPOLIS, IN 46250/8057185		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

LEIF E. NULSEN AND ANNELIESE R. NULSEN, HUSBAND AND WIFE	
COMMENTS:	

VESTING DEED

DEED TYPE:	TRUSTEE'S DEED	GRANTOR:	JAMES D. ROGGE AND NANCY N. ROGGE, AS CO-TRUSTEES OF THE JAMES D. ROGGE REVOCABLE TRUST AGREEMENT DATED JUNE 29, 1999
DATED DATE:	06/23/2014	GRANTEE:	LEIF E. NULSEN AND ANNELIESE R. NULSEN, HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	08/12/2014
INSTRUMENT NO:	A201400075415		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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ADDITIONAL NOTES

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LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE LOCATED IN MARION COUNTY, STATE OF INDIANA:

PART OF LOT 26 IN BEAUMONT ON THE GREEN, SECTION THREE, AS PER PLAT THEREOF RECORDED ON OCTOBER 7, 1986, AS INSTRUMENT NUMBER 86-101026, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 26 IN BEAUMONT ON THE GREEN, SECTION THREE AS PER THE PLAT THEREOF RECORDED ON OCTOBER 7, 1986; THENCE NORTH 87 DEGREES 35 MINUTES 54 SECONDS WEST (ASSUMED BEARING) ON THE SOUTH LINE OF SAID LOT 74.28 FEET TO THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF A WALL COMMON TO TWO (2) SINGLE FAMILY DWELLINGS; THENCE NORTH 02 DEGREES 22 MINUTES 17 SECONDS EAST ON SAID PROLONGATION OF THE CENTERLINE OF SAID COMMON WALL AND THE NORTHERLY PROLONGATION OF SAID CENTERLINE 92.00 FEET; THENCE NORTH 28 DEGREES 17 MINUTES 29 SECONDS WEST 26.77 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 17 DEGREES 27 MINUTES 27 SECONDS EAST; THENCE EASTERLY ON SAID CURVE 60.72 FEET TO THE POINT OF TANGENCY THEREOF; THENCE NORTH 84 DEGREES 58 MINUTES 03 SECONDS EAST 24.37 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH 00 DEGREES 16 MINUTES 10 SECONDS EAST ON THE EAST LINE OF SAID LOT 132.57 FEET TO THE POINT OF BEGINNING.