



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-01661	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	DAVID E DAY AND KIMMY L DAY		
PROPERTY ADDRESS:	1539 SPAN AVENUE, INDIANAPOLIS, IN 46203		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) , MARION		

SEARCH INFORMATION

SEARCH DATE:	02/25/2025	EFFECTIVE DATE:	01/30/2025
NAME(S) SEARCHED:	DAVID E DAY AND KIMMY L DAY		
ADDRESS/PARCEL SEARCHED:	1539 SPAN AVENUE, INDIANAPOLIS, IN 46203/49-10-07-112-262.000-101		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

KIMMY DAY AND DAVID E. DAY	
COMMENTS:	

VESTING DEED

DEED TYPE:	QUITCLAIM DEED	GRANTOR:	SCOTT SHEPHERD, AN ADULT
DATED DATE:	11/05/2024	GRANTEE:	KIMMY DAY AND DAVID E. DAY
BOOK/PAGE:	N/A	RECORDED DATE:	11/20/2024
INSTRUMENT NO:	A202400094848		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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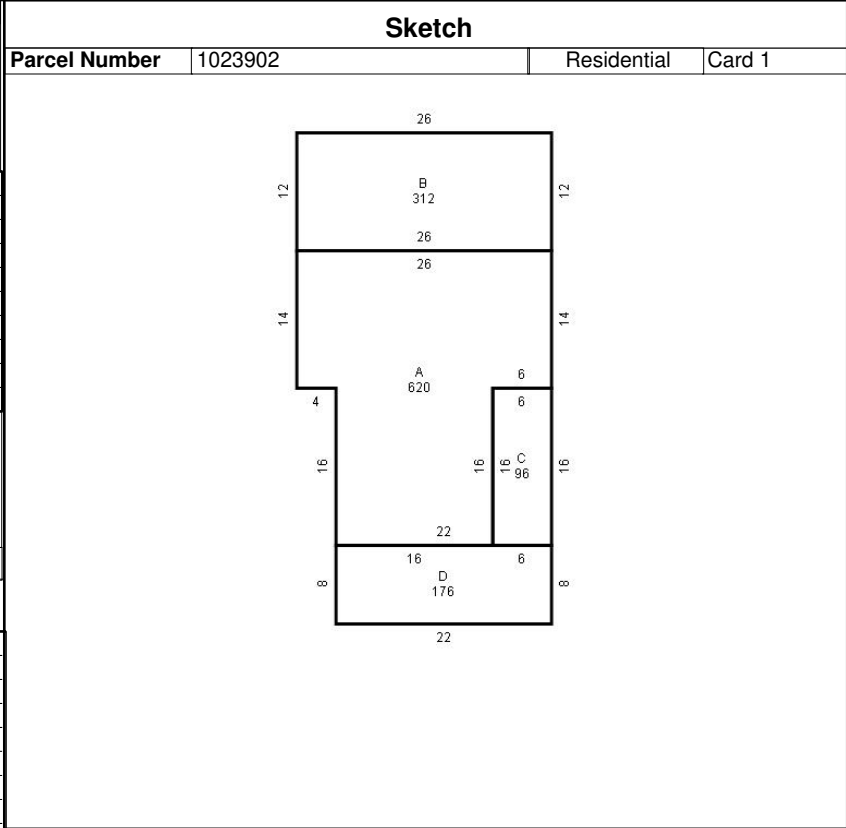
ADDITIONAL NOTES

LEGAL DESCRIPTION

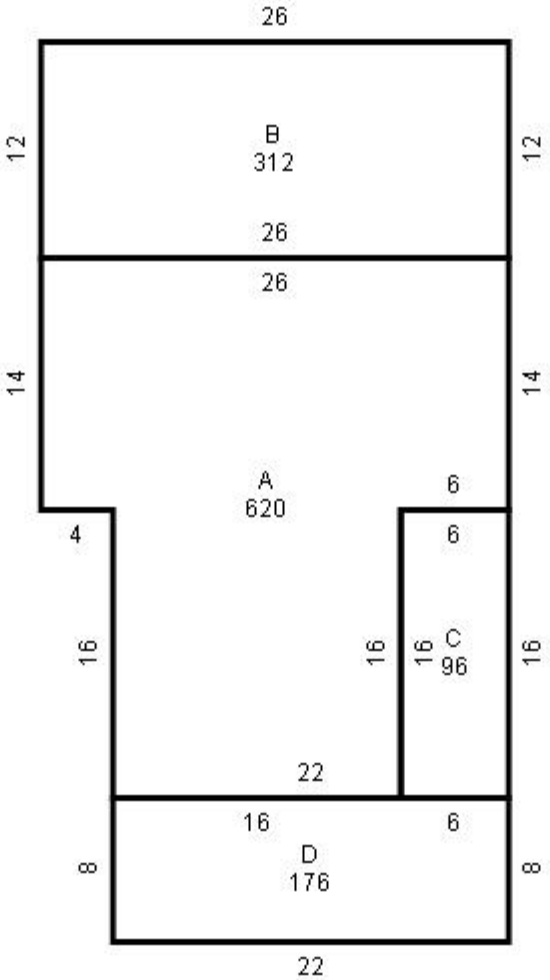
THE FOLLOWING DESCRIBED REAL ESTATE IN MARION COUNTY, STATE OF INDIANA:

LOT NUMBERED FOUR HUNDRED EIGHTY-ONE (481) IN SPANN AND COMPANY'S SECOND WOODLAWN ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 119, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Occupancy			Story Height		Attic		Bsmt	Crawl
1	<input checked="" type="checkbox"/>	Single Family	2.00 1 <input type="checkbox"/> Other 2 <input type="checkbox"/> Bi-level 3 <input type="checkbox"/> Tri-level		0	<input checked="" type="checkbox"/> None	0 <input type="checkbox"/> None	0 <input type="checkbox"/>
2	<input type="checkbox"/>	Duplex			1	<input type="checkbox"/> Unfin	1 <input type="checkbox"/> 1/4	1 <input type="checkbox"/>
3	<input type="checkbox"/>	Triplex			2	<input type="checkbox"/> 1/2 Fin	2 <input checked="" type="checkbox"/> 1/2	2 <input checked="" type="checkbox"/>
4	<input type="checkbox"/>	4-6 Family			3	<input type="checkbox"/> 3/4 Fin	3 <input type="checkbox"/> 3/4	3 <input type="checkbox"/>
5	<input type="checkbox"/>	M home			4	<input type="checkbox"/> Fin	4 <input type="checkbox"/> Full	4 <input type="checkbox"/>
0	<input type="checkbox"/>	Row Type						
Construction			Base Area	Floor	Fin.Liv.Area	Value		
1 Frame or Alum.	1		1,028	1.00	1,028	81,700		
2 Stucco	1		620	.50	620	23,700		
3 Tile								
4 Concrete Block								
5 Metal								
6 Concrete								
7 Brick	—			Attic				
8 Stone	—		620	Basement		21,000		
9 Frame w/Masonry	—		408	Crawl		4,000		
Roofing			Total Base				130,400	
Asphalt Shingles <input checked="" type="checkbox"/>								
Slate or Tile <input type="checkbox"/>								
Metal <input type="checkbox"/>								
Floors			Row-Type Adjustment				1.00	
1 2								
Earth	<input type="checkbox"/>	<input type="checkbox"/>	sq.ft. SUB-TOTAL				130,400	
Slab	<input type="checkbox"/>	<input type="checkbox"/>						
Sub & Joists	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Full Unfin Interior (-)					
Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>						
Parquet	<input type="checkbox"/>	<input type="checkbox"/>	Half Unfin Interior (-)					
Tile	<input type="checkbox"/>	<input type="checkbox"/>						
Carpet	<input type="checkbox"/>	<input type="checkbox"/>	Extra Living Units (+)					
Linoleum	<input type="checkbox"/>	<input type="checkbox"/>						
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>	Rec. Room (+)					
			Fireplace (+)					
			Loft (+)					
			No Heat (-)					
Interior Finish			1648 Air Conditioning (+)				3,500	
1 2								
Plaster/Dry Wall	<input type="checkbox"/>	<input type="checkbox"/>	No Electricity (-)					
Paneling	<input type="checkbox"/>	<input type="checkbox"/>						
Fiberboard	<input type="checkbox"/>	<input type="checkbox"/>	Plumbing (-/+)					
Unfinished	<input type="checkbox"/>	<input type="checkbox"/>						
			TF:5 - 5					
			Specialty Plumbing (+)					
			Special Features					
Accommodations			Sub-Total One Unit				133,900	
Total # Rooms	8		Sub-Total 1 Unit(s)				133,900	
Bedrooms	4		Garages					
Family Room	0		Integral (-)					
Formal Dining Room	1		Attached Garage (+)					
			Attached Carport (+)					
Rec Room	Type		Basement (-)					
	Area		Exterior Features				7,400	
Fireplace	Stacks		Sub-Total				141,300	
<input type="checkbox"/> Metal	Openings		Grade and Design D++				90	
Heating / Air Conditioning			Location Multiplier				1.00	
Central Warm Air	<input checked="" type="checkbox"/>		Replacement Cost				127,170	
Hot Water or Steam	<input type="checkbox"/>		REMODELING & MODERNIZATION					
Heat Pump	<input type="checkbox"/>		Amount				Date	
No Heat	<input type="checkbox"/>		Exterior					
Gravity/Wall/Space	<input type="checkbox"/>		Interior					
Central Air Cond.	<input checked="" type="checkbox"/>		Kitchen					
Plumbing	#	TF	Bath Facilities					
Full Baths	0	0	Plumbing System					
Half Baths	0	0	Heating System					
Kitchen Sink	1	1	Electrical System					
Water Heater	1	1	Extensions					
Extra fixtures								
Total								
No Plumb/Wtr Only								

[illegible]

SKETCH/AREA TABLE ADDENDUM				
Parcel Number				
1023902				
Year	2024			Card 1
Property Address				
1539 SPANN AV				

SKETCH/AREA TABLE ADDENDUM	AREA CALCULATIONS SUMMARY		
	Name	Description	Size (Sqft)
		Total Sqft.	

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Nov 19 2024 AM 10:31
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-012157449 CR

A202400094848

11/20/2024 07:03 AM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 2
By: ER

QUITCLAIM DEED

File No.: CTIN2403904
CT Smith Valley

THIS INDENTURE WITNESSETH, That Scott Shepherd, an adult (Grantor) QUITCLAIMS to:

Kimmy Day and David E. Day, _____
(Grantee) for No Dollars And No/100 Dollars (\$0.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Marion County, State of Indiana:

For APN/Parcel ID(s): 49-10-07-112-262.000-101

LOT NUMBERED FOUR HUNDRED EIGHTY-ONE (481) IN SPANN AND COMPANY'S SECOND WOODLAWN
ADDITION TO THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 119,
IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Property: 1539 Spann Ave, Indianapolis, IN 46203.

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

Grantor is executing this Deed in fulfillment of a Purchase Agreement (Rent to Buy Agreement) dated May 28, 2008 and recorded November 9, 2023 as Instrument Number A202300093847.

IN WITNESS WHEREOF, Grantor has executed this deed this 5TH day of November, 2024.

GRANTOR:


Scott Shepherd

Marion County Assessor
Nov 13 2024
Received KC

State of Indiana
County of Johnson

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Scott Shepherd, an adult, 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 5th day of November 2024

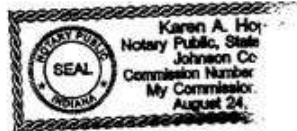
Signature: Karen A Hopkins

Printed: Karen A Hopkins

Resident of: _____ County

State of: _____

My Commission expires: _____



Prepared By: Dena Phillips Farling, for the benefit of Chicago Title Company, LLC

Grantee's Address and Tax Billing Address: 1539 Spann Ave
Indianapolis, IN 46203



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law - Dena Phillips Farling

Criteria: Party Name = DAY KIMMY

Last Indexed Date: 02/24/2025

Last Verified Date: 01/03/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/20/2024		A202400094849	MORTGAGE	DAY KIMMY		GRANTOR
11/20/2024		A202400094848	DEED	DAY KIMMY		GRANTEE
11/09/2023		A202300093847	AFFIDAVI...	DAY KIMMY L		GRANTOR

Results found: 3

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