



Legal and Vesting Product Cover Sheet

ORDER INFORMATION

FILE/ORDER NUMBER:	LL-HCBAT-02642	PRODUCT NAME:	LEGAL & VESTING
BORROWER NAME(S):	JEFF DONOVAN		
PROPERTY ADDRESS:	4745 CHARRINGTON CIRCLE, INDIANAPOLIS, IN 46254		
CITY, STATE AND COUNTY:	INDIANAPOLIS, INDIANA (IN) , MARION		

SEARCH INFORMATION

SEARCH DATE:	07/24/2025	EFFECTIVE DATE:	07/23/2025
NAME(S) SEARCHED:	DONOVAN JEFF, DONOVAN JEFFREY, LIPPERT, BENJAMIN, JEFFREY M DONOVAN TRUST		
ADDRESS/PARCEL SEARCHED:	4745 CHARRINGTON CIRCLE, INDIANAPOLIS, IN 46254/ 49-05-10-102-037.000-600		

ASSESSMENT INFORMATION

COMMENTS:	
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CURRENT OWNER VESTING

JEFFREY DONOVAN
COMMENTS:

VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	MELBA D. HOPPER
DATED DATE:	03/22/2024	GRANTEE:	JEFFREY DONOVAN
BOOK/PAGE:	N/A	RECORDED DATE:	03/27/2024
INSTRUMENT NO:	A202400023151		
COMMENTS:			

FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS
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ADDITIONAL NOTES

TRANSFER ON DEATH DEED RECORDED ON 07/17/2025 AS INSTRUMENT NO. A202500059457.

LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE IN MARION COUNTY, INDIANA:

UNIT 84 BUILDING 19, IN COBBLESTONE II HORIZONTAL PROPERTY REGIME, PHASE XIII - AMENDED, AS CREATED BY DECLARATION RECORDED MAY 14, 1984 AS INSTRUMENT NUMBER 84-35490, AS AMENDED OR SUPPLEMENTED; APPLICABLE SUPPLEMENT RECORDED AUGUST 14, 1985 AS INSTRUMENT NUMBER 85-68436, AS AMENDED OR SUPPLEMENTED, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN COMMON AREAS AND LIMITED COMMON AREAS AS SET OUT IN SAID DECLARATION AND ANY SUBSEQUENT SUPPLEMENTS THERETO.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN GRANT OF RIGHT OF WAY AND ASSIGNMENT OF RIGHT OF WAY EASEMENT RECORDED OCTOBER 27, 1983, AS INSTRUMENT NUMBER 83-78815 AND 83-78817, RESPECTIVELY, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.