

Legal and Vesting Product Cover Sheet

ORDER INFORMATION												
FILE/ORDER NUMBER:	LL-HCBAT-02642	LEGAL & VESTING										
BORROWER NAME(S):	JEFF DONOVAN											
PROPERTY ADDRESS:	4745 CHARRINGTON CIRCLE, INDIANA	745 CHARRINGTON CIRCLE, INDIANAPOLIS, IN 46254										
CITY, STATE AND COUNTY:	AND 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:	14745 CHARRINGTON CIRCLE INDIANAPOLIS IN 46254/49-05-10-102-037 000-600											
ASSESSMENT INFORMATION												
COMMENTS:												
CURRENT OWNER VESTING												
JEFFREY DONOVAN												
COMMENTS:												
	VESTING D	EED										
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 PREAM	IBLE										
CITY/TOWNSHIP/PARISH:	CITY OF INDIANAPOLIS											
	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.

Parcel Number		Ownership				Transfer o	f Owne	ership			Year 20	25	Card 1		
6013695		Name				Date		-		Grantor	<u> </u>	Valid			Type
County	Marion, IN	DONOVAN, JEFFR	EY			Mar 26, 20	24 HC			B & - Jan 01, 19	00	Y		0.00	Straight
Township	PIKE					Mar 26, 20	24 Me	elba D. Ho	pper - Ma	ar 22, 2024		Y	19	00.000	Sale
Corporation															
District															
Plat															
Мар	36504-12-003-0	Address													
Alt Parcel	49-05-10-102-037.000-600	4745 CHARRINGTO													
Property Class	550	INDIANAPOLIS, IN	4625496	67											
Tax District	600														
Neighborhood	604072121-cobblestone iⅈ hpr														
Property Addre	ess									\/AIIIA	TION DECOD	•			
4745 CHARRING	GTON CI	ĺ								VALUA	TION RECORI				
INDIANAPOLIS,		Account 3123	3234			Assessme					20	25	202	1	2023
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High Se	Sewer Unpaved Static					ımpr	oveme	ents		esidential-C3		0)	0
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	Electricity Sidewalk Other														
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FIU	perty Sub Class.	CONDOTEATIED	550								TIMINIE	DITIONI	VIAI IIOIV C	CONTT,	וועטואוא
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	Land Type				ļ			\perp							
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R Rear Lot	82 Public Road														
1 Comm. Ind. Land															
11 Primary 12 Secondary	9 Homesite 91 Res. Excess Acres														
13 Undeveloped															
14 Undeveloped															
2 Classified Land 3 Undeveloped Land	O Other E Minimu	rovement		<u> </u>	1										
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6 Woodland 7 Other Farmland	3 Excess Frontage 8 View														
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3 Tile												12	5	A 359 ლ												
4 Concrete Block														l [®]												
5 Metal													6 6	<u> </u>												
6 Concrete													800													
7 Brick	-			Attic							83	В														
8 Stone -	-			sement							.00	537	4	3 ₋₁ -												
9 Frame w/Masonry -	-			Crawl									4 14	9 76												
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Accommodations	;		Sub	-Total (One Unit	124,620																				
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Gravity/Wall/Space	9				Amount	Date																				
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Full Baths	1		Kitchen				-																			
Half Baths	1		Bath Fac				-																			
Kitchen Sink	1		Plumbing				-																			
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	SKETCH/AREA TABLE ADDENDU	М		
Parcel Number 6013695 Year 2025 Card 1 Property Address 4745 CHARRINGTON CI				
	SKETCH/AREA TABLE ADDENDUM	AR	EA CALCULATIO	NS SUMMARY
	12	Name	Description Total Sqft.	Size (Sqft)

JOSEPH P. O'CONNOR MARION COUNTY ASSESSOR Jul 16 2025 AM 11:39 DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER E-103830558 CR

A202500059457

07/17/2025 07:02 AM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 4
By: ER

AS

Parcel No. 49-05-10-102-037.000-600

TRANSFER ON DEATH DEED

Jeffrey Donovan, an adult ("Owner"), of Marion County, Indiana, Transfers and Quitclaims, effective immediately upon Owner's death, to Benjamin A. Lippert, successor Trustee (or his successors in trust) of the restated Jeffrey M. Donovan Trust, dated July 15, 2025, and any amendments thereto (the "Beneficiary Trust"), for no economic consideration, the following described real estate in Marion County, Indiana:

See Exhibit A attached hereto and made a part hereof.

Commonly known as 4745 Charrington Cir, Indianapolis, IN 46254 (the "Real Estate").

This conveyance is for no economic consideration and Sales Disclosure Form 46021 (R14/1-23) is not required.

In the event the Beneficiary Trust is not in existence upon Owner's death, the interest of the Beneficiary Trust in the Real Estate and under this Transfer on Death Deed shall lapse and the Real Estate shall be deemed to be part of Owner's estate.

To have and to hold the Real Estate in trust. The Trustees of the Beneficiary Trust shall have those powers conferred by law and there are no limitations or modifications of such statutory provisions. The Trustees are empowered by the Beneficiary Trust to own real estate and to sell, lease, mortgage and convey real estate.

Jeffrey Donovan and Jeffrey M. Donovan are one in the same person.

Marion County Assessor Jul 16 2025 Received KG IN WITNESS WHEREOF, Owner has executed this Transfer on Death Deed this 15th day of July, 2025.

STATE OF INDIANA, COUNTY OF HAMILTON, SS:

Before me, a Notary Public in and for said County and State, personally appeared Jeffrey Donovan, an adult, who acknowledged the execution of the foregoing Transfer on Death Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 15th day of July, 2025.

CHRISNEY C. CRAFTON
Residing in Marion County
My Commission Expires
August 20, 2027
Commission Number NP721939

Chrisney C. Crafton, Notary Public

My Commission Expires:

August 20, 2027

My County of Residence:

Marion

Page 2 of 4

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.

/s/ Richard M. Hall

Grantee's Address: 4745 Charrington Cir, Indianapolis, IN 46254.

Send tax bills to: 4745 Charrington Cir, Indianapolis, IN 46254.

Physical address of property: 4745 Charrington Cir, Indianapolis, IN 46254.

This instrument prepared by Richard M. Hall, Attorney at Law.

Return deed to Richard M. Hall, Esq., Mallor Grodner Plummer LLP, 11595 N. Meridian St., Suite 850, Carmel, IN 46032. Telephone (317) 453-2000. Page 3 of 4

1 of 1 7/25/2025, 1:40 AM

Exhibit A

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.

Page 4 of 4

1 of 1 7/25/2025, 1:41 AM

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR
Mar 26 2024 PM 02:56
DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER
E-115834890 AB

A202400023151

03/27/2024 07:07 AM
FAITH KIMBROUGH
MARION COUNTY IN RECORDER
FEE: \$ 35.00
PAGES: 3
By: ER

WARRANTY DEED

THIS INDENTURE WITNESSETH, that Melba D. Hopper (Grantor) convey(s) and warrant(s) to Jeffrey Donovan (Grantee), for the sum of One Dollar (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Marion County, Indiana:

See Exhibit A attached hereto and made a part hereof.

Parcel No.: 49-05-10-102-037.000-600

Grantor represents that she/he is the surviving spouse of Edward B. Hopper who departed this life on March 13, 2024; that she/he and this Edward B. Hopper were duly married at the time they acquired the herein described real estate and remained as husband and wife continuously and uninterrupted until the death of said Edward B. Hopper, and with respect to the real estate described herein, no administration was necessary and no Inheritance Tax or Federal Estate Tax was due.

Subject to all rights-of-way, easements and restrictions of record.

Subject to all taxes now a lien and to become a lien thereon.

IN WITNESS WHEREOF, Grantor has executed this Deed this 22nd day of

Melba D. Hopper

Commitment No.: 24-02073

Marion County Assessor Mar 25 2024 Received TW

1 of 1 7/25/2025, 1:36 AM

STATE OF INDIANA
COUNTY OF Hendricks
Before me, a Notary Public in and for said County and State, personally appeared Melba D. Hopper, 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 22nd day of March , 20 24
ZACHARY NILLES My Commission Expires November 21, 2030 Commission Number NP0745085 Hendricks County Printed Name Resident of Hendricks My Commission expires: 11/21/2030
Tax mailing address: 4745 Charmaton Cir. Indiangolis IN, 46254
Grantee mailing address: Same

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, Ben Comer, Attorney-at-Law, Comer Law Office, LLC.

This instrument was prepared by Ben Comer, Attorney-at-Law, Comer Law Office, LLC, 71 West Marion Street, Danville, IN 46122, telephone: (317) 745-4300

Commitment No.: 24-02073

1 of 1 7/25/2025, 1:37 AM

EXHIBIT A

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.

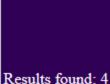
Together with a non-exclusive easement for Ingress and Egress as set out in Grant of Right of Way and Assignment of Right of Way easement recorded October 27, 1983, as Instrument Number 83-78815 and 83-78817, respectively, in the Office of the Recorder of Marion County, Indiana.

The subject real estate is commonly known as: 4745 Charrington Cir, Indianapolis, IN 46254.

Commitment No.: 24-02073

1 of 1 7/25/2025, 1:37 AM

DataSource: Marion, IN Criteria: Party Name = DONOVAN JEFF Last Indexed Date: 07/23/2025 Last Verified Date: 05/29/2025 RecDate **DocDate DocNumber** DocType Last Name First Name Party Type 07/17/2025 A202500059457 DEED DONOVAN JEFFREY GRANTOR 07/17/2025 A202500059457 DEED DONOVAN JEFFREY M GRANTOR 03/27/2024 A202400023152 MORTGAGE DONOVAN JEFFREY **GRANTOR** 03/27/2024 A202400023151 DEED DONOVAN JEFFREY GRANTEE













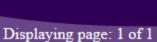












DataSource: Marion. IN Criteria: Party Name = LIPPERT BENJAMIN

DEED

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A201700031577

A201700030306

A201600143335

A201600143334

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A201600078095

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A201500006289

NEW SEARCH

RecDate

07/17/2025

12/02/2020

12/02/2020

11/30/2020

11/30/2020

09/27/2018

09/27/2018

03/16/2017

03/14/2017

12/30/2016

12/30/2016

07/22/2016

07/21/2016

06/02/2016

01/23/2015

Results found: 21

DocDate

09/14/2018

09/14/2018

03/03/2017

03/10/2017

12/12/2016

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05/24/2016

12/29/2014

DocType

Last Verified Date: 05/29/2025 Last Name

LIPPERT BENJAMIN A

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LIPPERT BENJAMIN A

First Name Party Type

Last Indexed Date: 07/23/2025

GRANTEE THIRD PART.. THIRD PART GRANTOR **GRANTEE**

GRANTOR

GRANTOR GRANTOR GRANTEE GRANTOR **GRANTEE**

GRANTEE GRANTEE GRANTOR **GRANTOR**

Displaying page: 1 of 2

LIPPERT BENJAMIN A

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Criteria: Party Name = LIPPERT BENJAMIN

DocType

MORTGAGE...

DEED

Party Type **GRANTEE** GRANTOR

Last Indexed Date: 07/23/2025 Last Verified Date: 05/29/2025

First Name

LIPPERT BENJAMIN A GRANTEE

DocNumber A201300015898

A201300013486

A201000105175

A201000098740

A201000098739

A200900019274

MORTGAGE MORTGAGE... ASSIGNME

LIPPERT BENJAMIN A

MORTGAGE

LIPPERT BENJAMIN A LIPPERT BENJAMIN A



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Results found: 21

RecDate

02/08/2013

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10/25/2010

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DocDate

02/05/2013

10/05/2010

09/17/2010

07/08/2008















Last Name

LIPPERT BENJAMIN A

LIPPERT BENJAMIN A

GRANTEE







Displaying page: 1 of 1

Results found: 1

NEW SEARCH