



## 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:

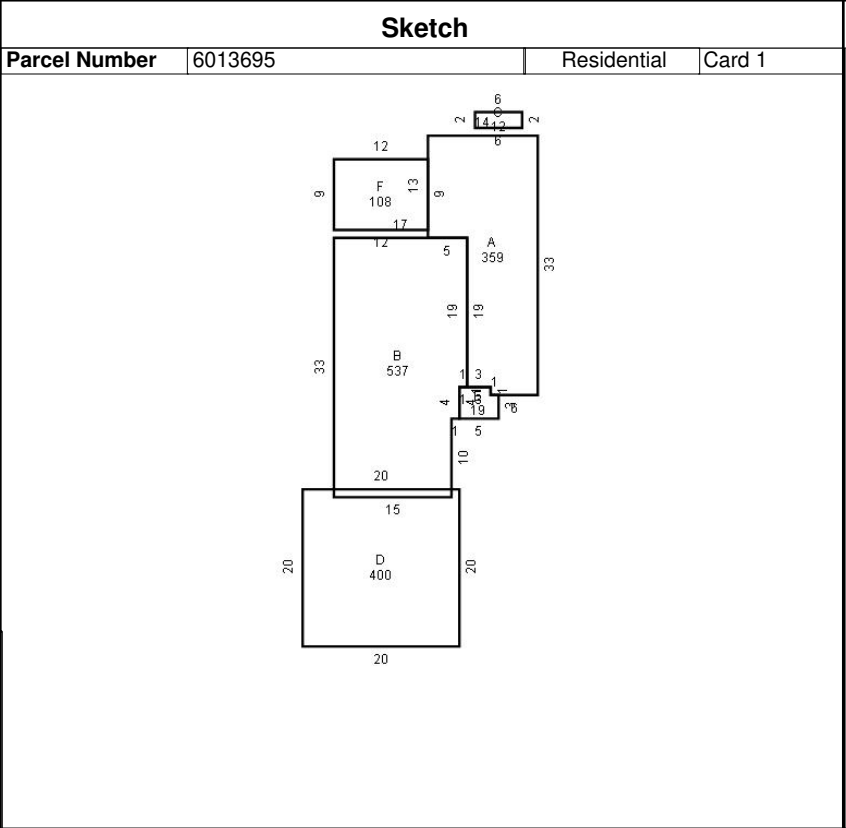
UNIT 84 BUILDING 19, IN COBBLESTONE II HORIZONTAL PROPERTY REGIME, PHASE XIII - AMENDED, AS CREATED BY DECLARATION RECORDED MAY 14, 1984 AS INSTRUMENT NUMBER 84-35490, AS AMENDED OR SUPPLEMENTED; APPLICABLE SUPPLEMENT RECORDED AUGUST 14, 1985 AS INSTRUMENT NUMBER 85-68436, AS AMENDED OR SUPPLEMENTED,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

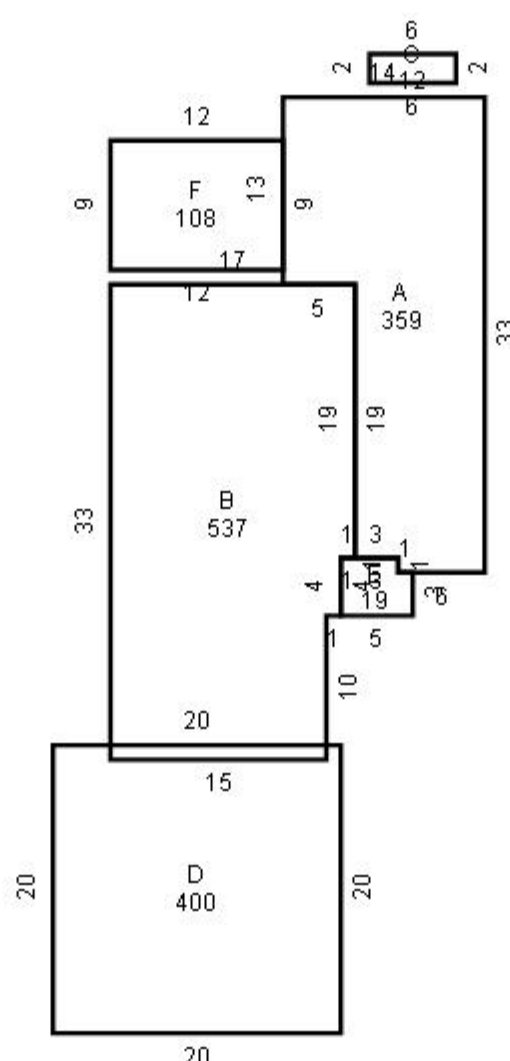
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS SET OUT IN GRANT OF RIGHT OF WAY AND ASSIGNMENT OF RIGHT OF WAY EASEMENT RECORDED OCTOBER 27, 1983, AS INSTRUMENT NUMBER 83-78815 AND 83-78817, RESPECTIVELY, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

Parcel Number 6013695		Ownership Name		Transfer of Ownership Date		Grantor		Year	2025	Card 1 Valid		Amount		Type			
County	Marion, IN	DONOVAN, JEFFREY		Mar 26, 2024		HOPPER, EDWARD B & - Jan 01, 1900				Y		0.00		Straight			
Township	PIKE			Mar 26, 2024		Melba D. Hopper - Mar 22, 2024				Y		190000.00		Sale			
Corporation																	
District																	
Plat																	
Map	36504-12-003-0			Address													
Alt Parcel	49-05-10-102-037.000-600	4745 CHARRINGTON CIR INDIANAPOLIS, IN 46254--967															
Property Class	550																
Tax District	600																
Neighborhood	604072121-cobblestone i&ii hpr																
Property Address																	
4745 CHARRINGTON CI INDIANAPOLIS, IN 46254				Account		3123234		Assessment Year		2025		2024		2023			
<div>Topography<div><input checked="" type="checkbox"/> Level</div><div><input type="checkbox"/> High</div><div><input type="checkbox"/> Low</div><div><input type="checkbox"/> Rolling</div><div><input type="checkbox"/> Swampy</div></div> <div>Pub. Utilities<div><input checked="" type="checkbox"/> Water</div><div><input checked="" type="checkbox"/> Sewer</div><div><input checked="" type="checkbox"/> Gas</div><div><input checked="" type="checkbox"/> Electricity</div><div><input type="checkbox"/></div></div> <div>Street or Rd.<div><input checked="" type="checkbox"/> Paved</div><div><input type="checkbox"/> Unpaved</div><div><input type="checkbox"/> Proposed</div><div><input type="checkbox"/> Sidewalk</div><div><input type="checkbox"/> Alley</div></div> <div>Neighborhood<div><input type="checkbox"/> Improving</div><div><input checked="" type="checkbox"/> Static</div><div><input type="checkbox"/> Declining</div><div><input type="checkbox"/> Other</div><div><input type="checkbox"/> Blighted</div></div>																	

Occupancy			Story Height		Attic		Bsmt		Crawl	
1	<input type="checkbox"/>	Single Family	2.00		0	<input checked="" type="checkbox"/>	None	0	<input checked="" type="checkbox"/>	None
2	<input type="checkbox"/>	Duplex			1	<input type="checkbox"/>	Unfin	1	<input type="checkbox"/>	1/4
3	<input type="checkbox"/>	Triplex			2	<input type="checkbox"/>	1/2 Fin	2	<input type="checkbox"/>	1/2
4	<input type="checkbox"/>	4-6 Family			3	<input type="checkbox"/>	3/4 Fin	3	<input type="checkbox"/>	3/4
5	<input type="checkbox"/>	M home			4	<input type="checkbox"/>	Fin	4	<input type="checkbox"/>	Full
0	<input checked="" type="checkbox"/>	Row Type								
Construction			Base Area		Floor		Fin.Liv.Area		Value	
1 Frame or Alum.			1 896		1.00		896		96,900	
2 Stucco			1 371		2.00		371		28,900	
3 Tile										
4 Concrete Block										
5 Metal										
6 Concrete										
7 Brick					Attic					
8 Stone					Basement					
9 Frame w/Masonry					Crawl					
Roofing										
Asphalt Shingles			<input checked="" type="checkbox"/>							
Slate or Tile			<input type="checkbox"/>							
			<input type="checkbox"/>							
Metal			<input type="checkbox"/>							
Floors			1 2				Total Base		125,800	
Earth			<input type="checkbox"/>		<input type="checkbox"/>					
Slab			<input checked="" type="checkbox"/>		<input type="checkbox"/>		Row-Type Adjustment		0.90	
Sub & Joists			<input type="checkbox"/>		<input type="checkbox"/>		sq.ft. SUB-TOTAL		113,220	
			<input type="checkbox"/>		<input type="checkbox"/>					
Wood			<input type="checkbox"/>		<input type="checkbox"/>					
Parquet			<input type="checkbox"/>		<input type="checkbox"/>					
Tile			<input type="checkbox"/>		<input type="checkbox"/>					
Carpet			<input checked="" type="checkbox"/>		<input type="checkbox"/>					
Linoleum			<input type="checkbox"/>		<input type="checkbox"/>					
Unfinished			<input type="checkbox"/>		<input type="checkbox"/>					
Interior Finish			1 2		1267		Air Conditioning (+)		5,300	
Plaster/Dry Wall			<input type="checkbox"/>		<input type="checkbox"/>					
Paneling			<input type="checkbox"/>		<input type="checkbox"/>		Plumbing (-/+)			
Fiberboard			<input type="checkbox"/>		<input type="checkbox"/>		TF: 7 - 5 = 2		1,600	
			<input type="checkbox"/>		<input type="checkbox"/>		Specialty Plumbing (+)			
Unfinished			<input type="checkbox"/>		<input type="checkbox"/>		Special Features			
Accommodations							Sub-Total One Unit		124,620	
Total # Rooms			7				Sub-Total 1 Unit(s)		124,620	
Bedrooms			2				Garages			
Family Room			0							
Formal Dining Room			1		400		Integral (-)			
							Attached Garage (+)		17,600	
Rec Room			Type				Attached Carport (+)			
			Area				Basement (-)			
Fireplace			Stacks		1		Exterior Features		6,200	
<input type="checkbox"/> Metal			Openings		1		Sub-Total		148,420	
Heating / Air Conditioning					Grade and Design		B+		130	
Central Warm Air			<input checked="" type="checkbox"/>		Location Multiplier				1.00	
Hot Water or Steam			<input type="checkbox"/>				Replacement Cost		192,950	
Heat Pump			<input type="checkbox"/>				REMODELING & MODERNIZATION			
No Heat			<input type="checkbox"/>				Amount		Date	
Gravity/Wall/Space			<input type="checkbox"/>							
Central Air Cond.			<input checked="" type="checkbox"/>							
Plumbing			#		TF		Exterior			
Full Baths			1		3		Interior			
Half Baths			1		2		Kitchen			
Kitchen Sink			1		1		Bath Facilities			
Water Heater			1		1		Plumbing System			
Extra fixtures					0		Heating System			
Total					7		Electrical System			
No Plumb/Wtr Only			<input type="checkbox"/>		<input type="checkbox"/>		Extensions			

[illegible]

SKETCH/AREA TABLE ADDENDUM		
Parcel Number		
6013695		
Year	2025	Card 1
Property Address		
4745 CHARRINGTON CI		

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

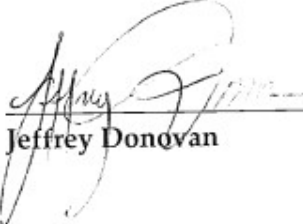
In the event the Beneficiary Trust is not in existence upon Owner's death, the interest of the Beneficiary Trust in the Real Estate and under this Transfer on Death Deed shall lapse and the Real Estate shall be deemed to be part of Owner's estate.

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

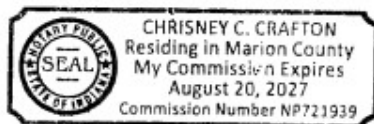
IN WITNESS WHEREOF, Owner has executed this Transfer on Death Deed this  
15<sup>th</sup> day of July, 2025.

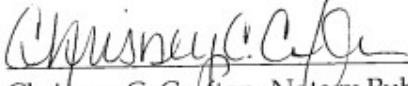
  
\_\_\_\_\_  
Jeffrey Donovan

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 15<sup>th</sup> day of July, 2025.



  
\_\_\_\_\_  
Chrisney C. Crafton, Notary Public

My Commission Expires: August 20, 2027  
My County of Residence: Marion

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



**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.

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 March, 2024.

  
\_\_\_\_\_  
Melba D. Hopper

Commitment No.: 24-02073

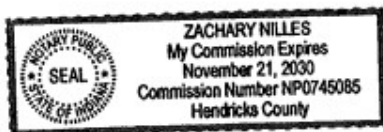
Marion County Assessor  
Mar 25 2024  
Received TW

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, 2024.



Zachary Nilles  
Notary Public - Signature  
Zachary Nilles  
Printed Name  
Resident of Hendricks County  
My Commission expires: 11/21/2030

Tax mailing address: 4745 Charrington Cir, Indianapolis, 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

## **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

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



RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/17/2025		A202500059457	DEED	LIPPERT BENJAMIN A		GRANTEE
12/02/2020		A202000141513	AFFIDAVI...	LIPPERT BENJAMIN		THIRD PART...
12/02/2020		A202000141513	AFFIDAVI...	LIPPERT BENJAMIN A		THIRD PART...
11/30/2020		A202000139980	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
11/30/2020		A202000139837	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
09/27/2018	09/14/2018	A201800098782	MORTGAGE	LIPPERT BENJAMIN		GRANTOR
09/27/2018	09/14/2018	A201800098782	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
03/16/2017	03/03/2017	A201700031577	DEED	LIPPERT BENJAMIN A		GRANTOR
03/14/2017	03/10/2017	A201700030306	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
12/30/2016	12/12/2016	A201600143335	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
12/30/2016	12/12/2016	A201600143334	DEED	LIPPERT BENJAMIN A		GRANTEE
07/22/2016	07/18/2016	A201600078850	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
07/21/2016	07/18/2016	A201600078095	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
06/02/2016	05/24/2016	A201600057049	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
01/23/2015	12/29/2014	A201500006289	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR



Criteria: Party Name = LIPPERT BENJAMIN

Last Indexed Date: 07/23/2025

Last Verified Date: 05/29/2025

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
02/08/2013	02/05/2013	A201300015898	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
02/04/2013		A201300013486	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
10/25/2010	10/05/2010	A201000105175	MORTGAGE...	LIPPERT BENJAMIN A		GRANTEE
10/06/2010		A201000098740	ASSIGNME...	LIPPERT BENJAMIN A		GRANTEE
10/06/2010	09/17/2010	A201000098739	MORTGAGE	LIPPERT BENJAMIN A		GRANTOR
02/25/2009	07/08/2008	A200900019274	DEED	LIPPERT BENJAMIN A		GRANTEE

Results found: 21



Displaying page: 2 of 2

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
07/17/2025		A202500059457	DEED	JEFFREY M DONOVAN TR...		GRANTEE

