

002320

JOSEPH P. O'CONNOR
MARION COUNTY ASSESSOR

2024 DEC 20 P 12:15

DULY ENTERED FOR RECORD
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

A202400104312

12/20/2024 12:24 PM

FAITH KIMBROUGH
MARION COUNTY IN RECORDER

FEE: \$ 35.00

PAGES: 3

By: JN

QUITCLAIM DEED

(RCA/SHERMAN PARK)

(Part of Parcel #1089356; Address 710 N. Sherman Drive)

THIS INDENTURE WITNESSETH that the DEPARTMENT OF METROPOLITAN DEVELOPMENT of the CONSOLIDATED CITY OF INDIANAPOLIS acting for and on behalf of the METROPOLITAN DEVELOPMENT COMMISSION of Marion County, Indiana in its capacity as the REDEVELOPMENT COMMISSION of the City ("Grantor"), QUITCLAIMS AND CONVEYS to the State of Indiana ("Grantee"), for valuable consideration, all of its right, title and interest in the following described real estate located in Marion County, State of Indiana.

Legal Description:

TRACT E

THE FOLLOWING DESCRIPTION WAS PREPARED BY JOSEPH TRTAN, P.S. - INDIANA #LS21500003 OF JQOL AS PART OF A SURVEY PERFORMED UNDER JOB NO. 2024.289, DATED 12/06/2024.

PART OF SHERMAN HEIGHTS ADDITION RECORDED IN PLAT BOOK 17, PAGE 169 IN THE OFFICE OF THE RECORDER OF MARION COUNTY INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF BLOCK A OF VOGEL'S RE-SUBDIVISION RECORDED IN PLAT BOOK 25, PAGE 139; THENCE NORTH 89 DEGREES 03 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF SAID BLOCK A, 457.20 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 323.06 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 31.83 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 51 SECONDS WEST, 654.68 FEET TO THE EAST RAILROAD RIGHT OF WAY LINE; THENCE 391.10 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1791.50 FEET AND CHORD BEARING NORTH 35 DEGREES 57 MINUTES 42 SECONDS EAST, 390.32 FEET TO THE POINT OF BEGINNING, CONTAINING 4.22 ACRES, MORE OR LESS

TRACT G

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DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF ST. CLAIR STREET AND NORTH SHERMAN DRIVE; THENCE SOUTH 00 DEGREES 51 MINUTES 00 SECONDS EAST ALONG THE WEST RIGHT OF WAY LINE OF NORTH SHERMAN DRIVE, 324.87 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 00 SECONDS WEST, 414.16 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 48 SECONDS WEST, 31.85 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 13 SECONDS WEST, 323.06 FEET TO THE SOUTH LINE OF INSTRUMENT NUMBER A202100150456; THENCE NORTH 89 DEGREES 03 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 291.05 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF ST. CLAIR STREET; THENCE NORTH 89 DEGREES 59 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, 150.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3.22 ACRES, MORE OR LESS. (**"Real Estate"**):

This conveyance is subject to:

- (1) Current and delinquent taxes due and payable in 2024 and all taxes thereafter;
- (2) All existing conditions, liens, encumbrances, easements covenants and restrictions, if any, running with the land unless and until released by the entity who monitors and controls the relevant terms;
- (3) Any rights of tenants under unrecorded leases;
- (4) All matters that could be disclosed by an accurate survey of the Real Estate;
- (5) A *reservation of rights by the City of Indianapolis ("City")*, acknowledgment of that reservation by Grantee, and a *grant by Grantee as required to facilitate City's exercise of its reserved rights* as described below:

-- *the City* and its agents and partners and their successors reserve/retain the right to any *access to, right-of-way, and temporary or perpetual easement over the Property for the construction and/or maintenance of signage, lighting, roadways, sidewalks, utilities, and any other public infrastructure and improvements as determined necessary by the City*, and Grantee grants and agrees to cooperate with the City on implementation of design, placement/ construction and/or maintenance of such public infrastructure and improvements.

--*the City* and its agents and partners and their successors reserve/retain the right to any *access determined necessary by the City for the purpose of conducting any environmental investigation and work required of or deemed necessary by the City to ensure the protection of public health, safety, or welfare and the environment* and Grantee agrees to cooperate with the City to *accomplish such work*

These reservations of rights by the Grantor and grants and agreement of the Grantee run with the land.

IN WITNESS WHEREOF, the Grantor has executed this deed, this 17 day of December, 2024

Signature: Megan Vukusich
Printed: Megan Vukusich, Director, DMD

STATE OF INDIANA)

SS:

COUNTY OF MARION)

Before me a Notary Public in and for said County and State, personally appeared Megan Vukusich, Director, Department of Metropolitan Development, who acknowledged the execution of the foregoing Quitclaim Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 17th day of December, 2024.

My commission expires:
5/28/2032

Signature Matthew Hostetler
Printed Matthew Hostetler
Residing in Marion County, Indiana



My commission number: [if it does not appear on the seal /stamping device] NP0756712

This instrument was prepared by Sheila Kinney, Office of the Corporation Counsel, City of Indianapolis, 200 E. Washington, Suite 1601, Indianapolis, IN 46204.

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. Megan Vukusich

Statements regarding property taxes or special assessments should be sent to: Indiana Department of Administration, 402 W. Washington St. Room 479 Indianapolis, IN 46204

Deed Accepted:

By: Steve Harless 12.19.2024
Steve Harless