

Form I.C.-120-BP
Purchase Grant—
LIMITED ACCESS
Revised 5-61

INDIANA STATE HIGHWAY COMMISSION

STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

FUND 1
PROJECT No. 65-3
SECTION (17)120

PARCEL No. 45

Sheet 1 of 2 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in MARION County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the Indiana State Highway Commission. The description from said plans of said right of way hereby granted is as follows:

PLANS ON SR. NO. 1-65 SEC. 1 PROJ. No. 65-3 SEC. (17)120 DATED 1961
SEC. 12, T. 16 N, R. 2 E PERM. R/W 316 SQ. FT. 316, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/L.S. (indicating property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

Above explanation is applicable only if centerline description is used.

STA. TO STA. ON (C/L) "S-2-A"

TO

LEFT

RIGHT

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY.
42 + 08 42 + 61±W PL PL(15) TO 27.2
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY.
COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE EAST 1701.57 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 2614.7 FEET TO A POINT; THENCE EAST 2156.9 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 45 PERMANENT RIGHT OF WAY.

THENCE NORTH 0 DEGREES 57 MINUTES WEST, 10.4 FEET ALONG THE WEST PROPERTY LINE OF GRANTOR'S LANDS; THENCE SOUTH 81 DEGREES 18 MINUTES EAST, 61.9 FEET TO THE NORTH BOUNDARY OF 52 STREET; THENCE SOUTH 89 DEGREES 3 MINUTES WEST, 61 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 316 SQUARE FEET, MORE OR LESS.

C.M.P.

**DULY ENTERED
FOR TAXATION**

JUL 25 1962

Oliver Smith
COUNTY AUDITOR

Herschey
6-15-62

FEB 2 1962

PARCEL NO. 45 PROJECT NO. 1-65-3(17)120 SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within No days from the date first payment is received, and \$ NO will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Two HUNDRED EIGHTY FIVE Dollars (\$ 285.00), which sum shall be paid or held in escrow as specified to the order of CHARA M PROUITT R.R. 17, Box 438 INDIANAPOLIS IND

(Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Acts 1945, ch. 245, page 1113) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.

When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the excepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.

It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

GRANTORS

The undersigned being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

Mortgagee: NONE This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements 285.00 ; Damages ; Total consideration 285.00

- (Grantor) Chara M. Prouitt (Grantor) (Grantor) (Widow) Adolf (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor) (Grantor)



Dated MAY 28 1962

This instrument prepared and checked with project plans for Division of Right of Way. BY [Signature] JUN 8 1962

AMOUNT APPROVED JUN 25 1962 BY [Signature]

THE ABOVE GRANT IS HEREBY ACCEPTED. STATE OF INDIANA

DESCRIPTION & FORM OK'D 6-18-62 BY [Signature]

PAID BY WARRANT NO. H 089123 DATED 7/11/62 1962

BY Charles L. Shurt Title Indiana State Highway Commission DATE JUN 25 1962

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of MARION ss:

Personally appeared before me CIARA M. PRUITT and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 28th day of MAY, 1962.

Witness my hand and official seal.

My Commission expires 12/19/1963

Talmage Thompson Notary Public. MARION COUNTY, INDIANA

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

The undersigned owner of a mortgage and/or lien on the land of which the right of way described in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this

_____ day of _____, 19_____

(Seal)

DULY ENTERED FOR TAXATION

(Seal)

(Seal)

(Seal)

State of _____ }
County of _____ } ss:

Personally appeared before me _____

above named and duly acknowledged the execution of the above

release the _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____

Notary Public.

364

RECORDED JUL 25 1962
Record 1939 Page 362

Blenn Smith
COUNTY AUDITOR

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

July 20, 1962

To Clara M. Pruitt
R.R.# 17 Box 438
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 089123-7/11/62 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. I-65 in Marion County I Project 65-3 Section (17) as per Grant dated May 28, 1962 Parcel# 45	\$285. 00

PLEASE RECEIPT AND RETURN

Received Payment: Clara M. Pruitt

Date July 21-1962

APPRAISAL PARTIAL TAKING

PROJECT I-63-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 45

PROPERTY OWNER Clara M. Pruitt, 5202 Lafayette Road, Indianapolis
Address

Present Use <u>Residential</u>	Best Present Use <u>Commercial</u>	Best Future Use <u>Commercial</u>
Acres <u>1.0</u>	Value Per Acre (Average) Schedule "A"	<u>\$25,500</u>
Tillable Acres _____	Value Per Tillable Acre Schedule "A"	_____
Square Feet _____	Value Per Square Foot Schedule "A"	\$ _____
Front Feet _____	Value Per Front Foot Schedule "A"	\$ _____

VALUE — LAND Schedule "A"	<u>\$ 25,500</u>	Total	_____
VALUE — IMPROVEMENTS Schedule "B"	<u>\$ No value</u>	Value \$	<u>25,500</u>

ZONED: Business, B-3

VALUE OF PART TAKEN

Land — Temporary R/W	_____ @ _____	\$ _____
Permanent R/W	<u>316 sq ft</u> @ <u>90¢</u>	_____
	_____ @ _____	_____
	_____ @ _____	<u>\$ 285</u>

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING \$ _____

Check here if Schedule "C" has been completed to show a valuation by the income approach.

SEVERANCE DAMAGE (See Memo Attached) \$ _____

LIMITED ACCESS DAMAGE (See Memo Attached) \$ _____

PROXIMITY DAMAGE _____ is now _____ feet from R/W. Will be _____ feet from R/W.

DAMAGES considered at _____ % \$ _____

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ _____

Approved	Date	Signed
Rev. Appr.		
Assl. or Chief Appr.	<u>5/17/62</u>	<u>Allen Gosse</u>

Value of Part Taken — including temporary R/W? \$ 285

Value After Taking — including temporary R/W \$ 25,215

Plus Amount Shown as Temporary R/W \$ -----

Adjusted Residual Value \$ 25,215

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ None (See Memo Attached). If no increase in value, write word "none" in the above blank space.

I, hereby, certify that I have no present or contemplated future interest in the above property. I, further, certify that I have personally inspected the improvements on this property.
(have — have not)

Dated this 26th day of March 1962

Edward L. White
Appraiser Edward L. White Number B-11725

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3-17-120 PARCEL # 45-

OWNER Pruitt, Clara PHONE # _____

(Other interested parties and relationship)
None

ADDRESS OF OWNER Corner St Road 52 & 52nd St Indpls

DATE ASSIGNED 5/17/1962

DATE OF CONTACT 5/28/1962

TIME OF CONTACT 9:30 AM

DATE OF PREVIOUS CONTACT _____

OFFER \$ 285⁰⁰

DETAIL CONTACT* Plans explained to Owners satisfactory price agreed upon during negotiations.

ACTION TAKEN** Secured on above date

SIGNED Salvage Thompson

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3-17-120 PARCEL # 45-

OWNER Clara Pruitt PHONE # AX 3-0204

(Other interested parties and relationship)

ADDRESS OF OWNER RR-17-438 Judge's Ind

DATE ASSIGNED May 17

DATE OF CONTACT May 23

TIME OF CONTACT 10:45-

DATE OF PREVIOUS CONTACT 285-⁰⁰

OFFER \$ _____

DETAIL CONTACT* No counter offer made
Secured By Thompson
5/28/1962

ACTION TAKEN** Wanted two or three days to
think it over.
appointment set for Monday 28th
(Secured on Monday)

SIGNED Talman Thompson

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I 65

PROJ. I 65-3 (17)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the NE 1/4	12	16	2		

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()

MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid () Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 5 day of June 1967, 8 AM at Union T Co
Abstractor President

Prel. Approval of Title _____ By _____
Date _____ Deputy Attorney General

Final approval of Abstract of Title _____ BY _____
Date _____ Deputy Attorney General

686605

The following is an Extension of the original search by Union Title Company under No. 670417.

CAPTION

-1-

Continuation of Abstract of Title to Part of the Northeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, towit:

Beginning in the South line of said Quarter Section at a point 1147.8 feet east of the Southwest corner of the Northeast Quarter of Section 12, Township 16 North, Range 2 East, thence due North a distance of 169 feet, thence East to a point in the Center line of the Lafayette Road, thence in a southeasterly direction on said Center line to a point in the South line of said Quarter Section, thence west on and along said South line to the place of beginning.

Subject to any legal highways or rights of way. Since October 27, 1961, 8 A.M.

Prepared for: Indiana State Highway Commission
Division of Land Acquisition

Old Age Assistance Search

-2-

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

Juvenile Court Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

686605

Judgment Search

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

-4-

Clara M. Pruitt

from October 27, 1961,
8 A.M. to date and
against none other

-5-

Taxes for the year 1960 and prior years paid in full.

-6-

Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Frank E. & Clara M. Pruitt and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 108400, Pike Township,
Parcel No. 2294.

May Installment \$32.96 Paid.

November Installment \$32.96 Unpaid.

Assessed Valuation:

Land \$180.00 Improvements \$850.00 Exemption (None)

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Taxes for the year 1962 now a lien.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17)

COUNTY Marion

Names on Plans E. C. Pruitt

Names in Trans Book Frank C. & Clara M. Pruitt

Description or Addition	Sec.	Twp.	Rge.	Acreeage	Assessed Value
Part of the NE 1/4	12	16	2		Land \$180.00
					Imp. \$850.00
					Total \$1,030.00

(No U.S.R.)

LAST OWNER OF RECORD

Deed Record 1140 p. 549 Recorded 4/20/44 Dated 4/19/44 Warranty Deed

Grantor Mary Smith, Trustee, etc.

Grantee Frank E. Pruitt & Clara M. Pruitt, husband and wife

Address of Grantee R.R. 17, Box 438, Indpls. 23, Ind.

MORTGAGE RECORD

Mortgage Record p. Amount Dated

Mortgagor None

Mortgagee

JUDGMENT RECORD Yes () None (X) LIS PENDENS RECORD Yes () None (X)

MISCELLANECUS RECORD Yes (X) None () EASEMENTS Yes () None (X)

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid (X) Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

UNION TITLE CO.

Dated this 27 day of Oct. 1961, 8 AM by Vern E. Lundridge Abstractor

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General

670417

CAPTION

Continuation of Abstract of Title to Part of the Northeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows, towit:

Beginning in the South line of said Quarter Section at a point 1147.8 feet east of the Southwest corner of the Northeast Quarter of Section 12, Township 16 North, Range 2 East, thence due North a distance of 169 feet, thence East to a point in the Center line of the Lafayette Road, thence in a southeasterly direction on said Center line to a point in the South line of said Quarter Section, thence west on and along said South line to the place of beginning.

Subject to any legal highways or rights of way.

Prepared for: State Highway Department of Indiana

Land Record
72 page 338
Jan. 10, 1922
Recorded
Jan. 10, 1922

David S. Ruse,
unmarried

Warranty Deed

to
Wesley E. Pruitt and
Mossella Pruitt,
husband and wife

Part of the North East Quarter of Section 12, Township 16 North, Range 2 East, described as follows:

Commencing on the south line of said Quarter Section at a point 858.5 feet east of the Southwest corner thereof, and running north 803 feet to the center line of Lafayette Gravel Road; thence southeastwardly with the center line of said Gravel Road 994-5/10 feet to the intersection of the south line of said Quarter Section; thence west on said south line 593 feet, more or less to the place of beginning, containing 5-46/100 acres.

-2-

670418
670419

-3- Wesley E. Pruitt died intestate February 18, 1926, as appears at a subsequent entry herein.

-4- NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an Estate of Wesley E. Pruitt, deceased.

Misc. Record
250 page 488
Inst. #17546
Oct. 14, 1933
Recorded
Oct. 16, 1933

STATE OF INDIANA, COUNTY OF MARION, SS:

-5- Mossella Pruitt, being first duly sworn, upon oath, says that she is the owner of Part of the Northeast Quarter of Section 12, Township 16 North, Range 2 East, Marion County, Indiana, containing 4.46 acres more or less, that she was well acquainted with Henry C. Heim, who formerly owned said described land; that at the time of his death, he left surviving him as his sole and only heir, one son, John F. Heim.

Affiant further says that she was well acquainted with David S. Ruse, who formerly owned said described tract of ground, as shown in Deed Record Lands 72 on page 326; that he was one and the same person as David Ruse.

Affiant further says that her husband Wesley E. Pruitt died in Marion County, Indiana, on February 18, 1926.

Mossella Pruitt

Subscribed and sworn to before me this 14th day of October, 1933.

Ruby Johnson (LS)
Notary Public

My commission expires September 25, 1936.

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670419

Town Lot Record
1094 page 42
Inst. #27699
July 7, 1942
Recorded
July 10, 1942

Mossella Pruitt
(Signed Sella Pruitt,
Mossella Pruitt)

Warranty Deed
(U.S.R. \$1.10)

a widow and unmarried
to

Hazel Pearl Pruitt

A part of the Northeast Quarter of Section 12,
Township 16 North, Range 2 East, described as follows:

Commencing on the South line of said Quarter Section
at a point 858.5 feet East of the Southwest corner
thereof; running thence North 322 feet; thence East
361.5 feet to the center of the Lafayette Road; thence
in a southeasterly direction on the center line of said
Road 506 feet to the intersection of the South line of
said Quarter Section; thence West on the South line
thereof 593 feet, more or less, to the place of beginning.

(Also other real estate).

The grantor reserves the possession, uses and profits
from said real estate for and during her natural life.

Wesley E. Pruitt, former husband of grantor, is now
deceased.

Proper citizenship clause is attached.

SHOWN FOR REFERENCE

By Warranty Deed dated April 30, 1941 and recorded
August 13, 1942 in Town Lot Record 1096 page 193,
Inst. #32372, Mossella Pruitt, widow and unmarried conveyed
to Bobbie L. Pruitt.

Tract A. Part of the North East 1/4 of Section 12,
Township 16 North, Range 2 East, more particularly
described as follows:

Beginning at a point 858.5 feet East of the South-
west corner of the Northeast Quarter of Section 12, Town-
ship 16 North, Range 2 East, running thence due North a
distance of 322 feet to a point; thence East a distance
of 135.3 feet to a point; thence due South a distance of
322 feet to a point on the south line of said Quarter
Section; thence west on said south line a distance of
135.3 feet to the place of beginning, containing 1 acre,
more or less.

Subject to all legal highways and rights of way.

Also, "Tract B". Beginning at a point 993.8 feet
East of the Southwest corner of the Northeast 1/4 of
Section 12, Township 16 North, Range 2 East, and 169 feet
North of said corner; thence due North a distance of
153 feet to a point; thence East 226.2 feet to a point in
the center line of the Lafayette Road; thence in a South-
easterly direction on said center line a distance of 191.7
feet to a point; thence west a distance of 340.97 feet
to the place of beginning, containing 1 acre, more or less.

Subject to all legal highways and rights of way.

Subject to taxes for the year 1940, payable in May
and November, 1942 and taxes for subsequent years.

(U.S.R. \$0.55)

670418
670419

Town Lot Record
1096 page 194
Inst. #32373
Aug. 13, 1942
Recorded
Aug. 13, 1942

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STATE OF INDIANA, COUNTY OF MARION, SS:

Frank E. Pruitt of legal age and a resident of said County and State, being duly sworn upon oath says, that he is the son of Wesley E. Pruitt and Mosella Pruitt, who were the grantees as husband and wife in a certain Warranty Deed executed by David S. Ruse, dated January 10, 1922 and recorded January 10, 1922 in Deed Record of Lands 72 page 338, in the Office of the Recorder of Marion County, Indiana, and by which deed the said Wesley E. Pruitt and Mossella Pruitt, husband and wife, acquired title to the following described real estate:

Part of the North East Quarter of Section 12, Township 16 North, Range 2 East, described as follows:
Commencing on the South line of said Quarter Section at a point 858.5 feet East of the Southwest corner thereof; and running North 803 feet to the center line of Lafayette Gravel Road; thence Southeastwardly with the center line of said gravel road 994.5 feet to the intersection of the South line of said quarter section; thence west on the South line 593 feet, more or less, to the place of beginning, containing 5.46 acres.

Affiant further says that his father Wesley E. Pruitt died intestate, a resident of Marion County, Indiana, on February 18, 1926, and that upon the death of said Wesley E. Pruitt, Mossella Pruitt, his surviving widow, became the owner in fee simple of the above described real estate.

Further affiant saith not.

Frank E. Pruitt

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State, this 13 day of August, 1942.

Russell A. Furr (LS)
Notary Public

My commission expires December 30, 1942.

IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
27 page 267

IN THE MATTER OF THE GUARDIANSHIP OF MOSSELLA FRUITT.
July 13, 1942. Petition for appointment of a Guardian filed.

Summons issued returnable September 8, 1942, and returned showing that defendant, Mossella Pruitt was served by reading and copy July 15, 1942.

September 16, defendant filed answer in general denial.
September 16, 1942. Clerk files answer, Deputy Prosecuting Attorney appears. Submitted evidence heard. Finding and judgment that defendant is a resident of Marion County, owns property therein and is unable to manage the same, is old and infirm and a guardian should be appointed.

-9-

670418
670419

Bond filed, September 16, 1942. Russell A. Furr was duly appointed and qualified as Guardian of Mossella Pruitt, an in firm person.

Order Book -- page --.

December 28, 1942. Final report filed, approved and guardianship closed.

Order Book 208 page 140.

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Mossella Pruitt died intestate October 10, 1942.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF MOSSELLA PRUITT, DECEASED.

October 13, 1942. Frank Pruitt was duly appointed and qualified as Administrator of the Estate of Mossella Pruitt, deceased.

Order Book 207 page 202.

July 2, 1943. Petition to file final report after six months filed. Approved.

Order Book 213 page 185.

October 13, 1943. Verified final report filed.

November 4, 1943. Proof of publication of final notice filed.

November 27, 1943. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 210 page 641.

Final Report Record 119 page 425.

Note: Entry on final report reads in part as follows, to-wit:

And the Court having examined said account and vouchers and heard evidence relating thereto finds that more than six months has elapsed since the granting of letters upon said estate and the giving of notice thereof; that the Court has heretofore granted authority to close said estate before the expiration of one year; that the estate was not subject to inheritance tax; and the personal property of the estate was all used in the administration thereof and there is no portion remaining for distribution and that all the debts and liabilities of the estate have been fully administered upon. The Court now allows all credits claimed by the Administrator including the payment of attorney's fees.

The Court further finds from the statement of the Administrator filed, that the said account and from proof heard in support thereof there remains after

Estate Docket
124 page 44716

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administration and which said intestate died seized in fee the following described real estate:

A part of the northwest 1/4 of Section 12, Township 16 North, Range 2 East in Marion County, Indiana, described as follows:

Beginning in the south line of said 1/4 Section at a point 993.8 feet east of the Southwest corner of the northeast 1/4 of Section 12, Township 16 North, Range 2 East; thence due north a distance of 169 feet; thence East to a point in the center line of the LaFayette Road; thence in a southeasterly direction on said center line to a point in the south line of said 1/4 Section; thence west on and along said south line to the place of beginning.

Also a part of the southeast 1/4 of Section 12, Township 16 North, Range 2 East in Marion County, described as follows:

Beginning at the point of intersection of the north line of the southeast 1/4 of Section 12, Township 16 North Range 2 East and the center line of White River and Big Eagle Creek Gravel Road and running thence West 112 feet 8 inches; thence south 132 feet; thence east 208 feet to the center of White River and Big Eagle Creek Gravel Road; thence northwesterly with the center of White River and Big Eagle Creek Gravel Road to the place of beginning, containing 1/2 acre more or less.

Also, a part of the southeast 1/4 of Section 12, Township 16 North, Range 2 East, described as follows:

Beginning at the southwest corner of the last above described tract; thence due south 60 feet; thence due east to the center of White River and Big Eagle Creek Gravel Road; thence in a northwesterly direction in the center of said Gravel Road to the southeast corner of the last above described tract; thence due west 208 feet to the place of beginning.

That said decedent left surviving as her sole and only heir-at-law Hazel Pearl Pruitt, a daughter (now deceased) and Frank E. Pruitt, a son, (this administrator) to whom at the death of the decedent, said real estate descended as tenants in common in the proportion of an undivided one-half to each.

And the Court being fully informed now in all things approves and confirms said account in final settlement and all of the acts of said administrator by him herein reported.

IT IS FURTHER AND FINALLY ORDERED by the Court that said Administrator be and he is now released and discharged from his said trust and that said estate be and the same is adjudged fully administered upon and finally settled and determined.

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists the real estate described in the caption hereof as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$4030.80.

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IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
27 page 312

IN THE MATTER OF THE GUARDIANSHIP OF HAZEL PEARL PRUITT
October 16, 1942. Petition for appointment of guardian for Hazel Pearl Pruitt filed. Hazel Pearl Pruitt appeared and asked the Court to appoint Russell S. Furr as her guardian.

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October 19, 1942. Cause submitted, evidence heard. Court found that defendant was an infirm person, owner of property and unable to manage the same. Russell A. Furr was appointed and qualified as guardian.

December 21, 1942. Final report filed.

December 28, 1942. Report approved and guardianship closed.

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Hazel Pearl Pruitt died intestate November 30, 1942.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
125 page 44859

IN THE MATTER OF THE ESTATE OF HAZEL PEARL PRUITT,
DECEASED.

December 1, 1942. Frank E. Pruitt was duly appointed and qualified as administrator of the estate of Hazel Pearl Pruitt, deceased.

Order Book 207 page 577.

December 16, 1942. Proof of notice of appointment filed.

July 2, 1943. Petition to file final report after six months filed. Approved.

Order Book 213 page 187.

October 13, 1943. Verified final report filed.

October 25, 1943. Proof of publication of final notice filed.

November 6, 1943. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 210 page 580.

Final Report Record 119 page 263.

Note: Entry on final report reads in part as follows, to-wit:-

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And the Court having examined said account and vouchers and heard evidence relating thereto finds that more than six months has elapsed since the granting of letters upon said estate and the giving of notice thereof; that the Court has heretofore granted authority to close said estate before the expiration of one year; that the said estate was referred to the Inheritance Tax Appraiser of Marion County, Indiana, and the inheritance tax determined thereon, and that the said tax has been paid; and the personal property of the estate was all used in the administration thereof and there is no portion remaining for distribution and that all the debts and liabilities of the estate have been fully administered upon. The Court now allows all credits claimed by the administrator, including the payment of attorney's fees.

The Court further finds from the statement of the administrator filed that the said account and from proof heard in support thereof, there remains after administration and which said intestate died seized in an undivided $1/2$ interest in the following described real estate:

A part of the northwest $1/4$ of Section 12, Township 16 North, Range 2 East in Marion County, Indiana, described as follows:

Beginning in the south line of said $1/4$ section at a point 993.8 feet east of the southwest corner of the northeast $1/4$ of Section 12, Township 16 North, Range 2 East; thence due North a distance of 169 feet; thence East to a point in the center line of the LaFayette Road; thence in a southeasterly direction on said center line to a point in the south line of said $1/4$ section; thence west on and along said south line to the place of beginning. Also a part of the southeast $1/4$ of Section 12, Township 16 North, Range 2 East in Marion County, described as follows:

Beginning at the point of intersection of the north line of the Southeast $1/4$ of Section 12, Township 16 North, Range 2 East, and the center line of White River and Big Eagle Creek Gravel Road and running thence West 112 feet - 8 inches; thence soty 132 feet; thence east 208 feet to the center of White River and Big Eagle Creek Gravel Road; thence northwesterly with the center of White River and Big Eagle Creek Gravel Road to the place of beginning, containing $1/2$ acre more or less.

Also a part of the southeast $1/4$ of Section 12, Township 16 North, Range 2 East, described as follows:

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Beginning at the southwest corner of the last above described tract; thence due south 60 feet thence due east to the center of White River and Big Eagle Creek Gravel Road; thence in a north-westerly direction in the center of said Gravel Road to the southeast corner of the last above described tract; thence due west 208 feet to the place of beginning.

That said decedent left surviving as her sole and only heir-at-law, Frank E. Pruitt, a brother, to whom at the death of the decedent said real estate descended.

And the Court being fully informed now in all things approves and confirms said account in final settlement and all of the acts of said administrator by him herein reported.

IT IS FURTHER AND FINALLY ORDERED by the Court that said administrator be and he is now released and discharged from his said trust and that said estate be and the same is adjudged fully administered upon and finally settled and determined.

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists the real estate described in the caption hereof as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$1670.00.

Town Lot Record
1140 page 548
Inst. #14116
April 19, 1944
Recorded
April 20, 1944

Frank E. Pruitt, and
Clara M. Pruitt,
his wife,
to
Mary Smith, for the
sole purpose of
reconveying to the
grantors as tenants by
entireties.

Warranty Deed
(No U. S. Revenue
Stamp Attached)

Part of the Northeast Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning in the South line of said Quarter Section at a point distant 858.5 feet East of the South West corner thereof; thence North 322 feet to a point; thence east 361.5 feet to a point in the center line of the LaFayette Road; thence South East on and along the center line of said road 506 feet more or less to a point in the south line of said Quarter Section; thence West on and along said South line 593 feet more or less to the place of beginning.

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Also, part of the South East Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning at the point of intersection of the North line of the Southeast Quarter of Section 12, Township 16 North, Range 2 East, and the center line of White River and Big Eagle Creek Road; and running thence West 112 feet and 8 inches; thence South 132 feet; thence East 208 feet to the center of White River and Big Eagle Creek Gravel Road; thence northwesterly with the center of said White River and Big Eagle Creek Gravel Road to the beginning, containing 1/2 acre, more or less.

Also part of the south east quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning at the southwest corner of the following described real estate, to-wit: Beginning at the point of intersection of the North line of the Southeast Quarter of Section 12, Township 16 North, of Range 2 East, and in the center of the White River and Big Eagle Gravel Road; thence West 112 feet and 8 inches; thence South 132 feet; thence East 208 feet to the center of the White River and Big Eagle Gravel Road; thence Northwesterly with the center of said White River and Big Eagle Gravel Road to the place of beginning, containing 1/2 acre more or less, being the same real estate conveyed to Wesley E. Pruitt under deed dated September 11, 1893, and recorded in Land Record 27 page 394; said point of beginning, being 1312 feet south of the north line of said Quarter Section; thence due south 60 feet; thence due east to the center of the White River and Big Eagle Gravel Road; thence in a northwesterly direction in the center of said Gravel Road to the southeast corner of the above-described 1/2 acre tract; thence due west 208 feet to the place of beginning; except, however, that portion of the above described property heretofore deeded on April 30, 1941, by Mossella Pruitt to Bobbie L. Pruitt by warranty deed appearing in Deed Record 1096 page 193 in the office of the Recorder of Marion County, Indiana.
Proper citizenship clause is attached.

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Town Lot Record
1140 page 549
Inst. #14117
April 19, 1944
Recorded
April 20, 1944

Mary Smith,
as trustee,
for the purpose
of reconveying,
to
Frank E. Pruitt, and
Clara M. Pruitt,
husband and wife

Warranty Deed
(No U. S. R.)

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Part of the Northeast Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning in the South line of said Quarter Section at a point distant 858.5 feet East of the South West corner thereof; thence North 322 feet to a point; thence east 361.5 feet to a point in the center line of the LaFayette Road; thence South East on and along the center line of said road 506 feet more or less to a point in the south line of said Quarter Section; thence West on and along said South line 593 feet more or less to the place of beginning.

Also, part of the South East Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning at the point of intersection of the North line of the Southeast Quarter of Section 12, Township 16 North, Range 2 East, and the center line of White River and Big Eagle Creek Road; running thence West 112 feet and 8 inches; thence South 132 feet; thence East 208 feet to the center of White River and Big Eagle Creek Gravel Road; thence northwesterly with the center of said White River and Big Eagle Creek Gravel Road to the beginning, containing 1/2 acre, more or less.

Also, part of the south east quarter of Section 12, Township 16 North, Range 2 East, in Marion County, Indiana, described as follows: Beginning at the southwest corner of the following described real estate, to wit: Beginning at the point of intersection of the North line of the Southeast Quarter of Section 12, Township 16 North, of Range 2 East, and in the center of the White River and Big Eagle Gravel Road; thence West 112 feet and 8 inches; thence South 132 feet; thence East 208 feet to the center of the White River and Big Eagle Gravel Road; thence Northwesterly with the center of said White River and Big Eagle Gravel Road to the place of beginning, containing 1/2 acre more or less, being the same real estate conveyed to Wesley E. Pruitt under deed dated September 11, 1893, and recorded in Land Record 27 page 394; said point of beginning, being 1312 feet south of the north line of said Quarter Section; thence due south 60 feet; thence due east to the center of the White River and Big Eagle Gravel Road; thence in a northwesterly direction in the center of said Gravel Road to the southeast corner of

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the above-described 1/2 acre tract; thence due west 208 feet to the place of beginning; except, however, that portion of the above described property heretofore deeded on April 30, 1941, by Mossella Pruitt to Bobbie L. Pruitt by warranty deed appearing in Deed Record 1096 page 193 in the office of the Recorder of Marion County, Indiana.

Proper citizenship clause is attached.

SHOWN FOR REFERENCE

Town Lot Record
1193 page 603
Inst. #47686
Nov. 6, 1945
Recorded
Nov. 8, 1945

Frank E. -----
(Signed Frank E. Pruitt) and
Clara M. Pruitt,
husband and wife
to
Bobby L. ---- and
Betty Jane Pruitt,
husband and wife

Quit Claim Deed
(No U. S. R.)

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Tract "A" Part of the Northeast 1/4 of Section 12, Township 16 North, Range 2 East, more particularly described as follows:

Beginning at a point 858.5 feet east of the southwest corner of the northeast quarter of Section 12, Township 16 North, Range 2 East, running thence due north a distance of 322 feet to a point; thence east a distance of 135.3 feet to a point; thence due south a distance of 322 feet to a point on the south line of said quarter section; thence West on said south line a distance of 135.3 feet to the place of beginning, containing 1 acre, more or less.

Subject to all legal highways and rights of way.

Also, Tract "B", beginning at a point 993.8 feet east of the southwest corner of the northeast 1/4 of Section 12, Township 16 North, Range 2 East, and 169 feet north of said corner; thence due North a distance of 153 feet to a point; thence east 226.2 feet to a point in the center line of the Lafayette Road; thence in a southeasterly direction on said center line a distance of 191.7 feet to a point; thence west a distance of 340.97 feet to a place of beginning, containing 1 acre, more or less.

Subject to all legal highways and rights of way.

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-18- Frank E. Pruitt died on or about October 18, 1946 leaving surviving Clara M. Pruitt, widow and Bobbie L. Pruitt, son, and none other, according to information received from Clara M. Pruitt.

-19- We find no record of the death of said decedent of record in the Clerk's Office or Recorder's Office of Marion County, Indiana.

Old Age Assistance Examination has been made, as to the persons in Search title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

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Juvenile Court Examination has been made, as to the persons named Search under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

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Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Judgment Search Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

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Clara M. Pruitt

for the 10 years
last past and
against none other

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Taxes for the year 1959 and prior years paid in full.

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Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Frank E. & Clara M. Pruitt and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 108304, Pike Township, Parcel No. 2294.

May Instalment \$30.81 Paid.

November Installment \$30.81 Paid.

Assessed Valuation;

Land \$180.00 Improvements \$850.00 Exemption (None)

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Taxes for the year 1961 now a lien.

PARCEL NO 45 PERM
PROJECT NO. I-65-3(17)
ROAD. I-65

OWNER: FRANK & CLARA PRUITT
DRAWN BY D.L.M. CHECKED BY
DEED RECORD 1140 PAGE 549 DTD, 4-19-44



CROSSHATCHED
AREA IS
APPROX. TAKE

COUNTY : MARION
TOWNSHIP : PIKE
SECTION : 12
T : 16N
R : 2E

SCALE 1" = 100'

