

INDIANA STATE HIGHWAY COMMISSION
STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

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

PARCEL No. 40Perm

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. I-65 SEC. _____, I. PROJ. No. 65-3 SEC. (17)120 DATED 1961
SEC. 7, T. 16 N, R. 3 E Perm. R/W 1.723 ~~SQ. FT.~~ ACRES, 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) "Mason Drive Ext."

	<u>LEFT</u>	<u>RIGHT</u>
The limited access provisions do not apply to the following described right of way.		
20+00+N.PL to 35+01+SPL	25	25


More particularly described as follows:

The limited access provisions do not apply to the following described right of way.

Commencing at the Northeast corner of Section 18, Township 16 North, Range 3 East, Pike Township, Marion County, Indiana; thence West, 1815 feet along the North line of said Section; thence North 1513.1 feet to a point; thence East, 758.2 feet to the point of beginning of PARCEL NO. 40-PERMANENT RIGHT OF WAY:

Thence South, 1 degree 5 minutes East, 1501.0 feet to the South property line of Grantor's lands; thence South 88 degrees 55 minutes West, 50.0 feet along said property line; thence North 1 degrees 5 minutes West, 1501.0 feet to the North property line of Grantor's lands; thence North 88 degrees 55 minutes East, 50.0 feet along said property line to the point of beginning and containing 1.723 acres, more or less.

*Eliminated
11-1-62
P.H. [unclear]
R/W Revision 17*


FEB 15 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 _____ 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.

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)

(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.

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 40

PROPERTY OWNER E. B. Guion, et al % J&L Realty Co
Address

Present Use <u>Agriculture</u>	Best Present Use <u>Residential</u>	Best Future Use <u>Residential</u>
Acres <u>45.20</u>	Value Per Acre (Average) Schedule "A"	<u>2150</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>97.180</u>	Total
VALUE — IMPROVEMENTS Schedule "B"	\$ <u>none</u>	Value \$ <u>97.180</u>

ZONED: Agriculture

VALUE OF PART TAKEN

Land — Temporary R/W	@	\$
Permanent R/W	<u>1.723 ac</u> @ <u>2150 per ac</u>	
	@	
	@	\$ <u>3.704</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.			
Asst. or Chief Appr.		<u>5/11/62</u>	<u>Henry Grosse</u>

USE \$ 3,700

Value of Part Taken — including temporary R/W \$ 3,704

Value After Taking — including temporary R/W \$ 93,476

Plus Amount Shown as Temporary R/W \$

Adjusted Residual Value \$ 93,476

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 5th day of April 19 62

Joseph F. Sexton E-13343
Appraiser Number
Joseph F. Sexton

TITLE AND ENCUMBRANCE REPORT

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 65 PROJ. 3 ~~I-65-3(12)~~ COUNTY Marion

Names on Plans _____

Names in Trans. Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Pt SE 1/4	7	16	3		

LAST OWNER OF RECORD

Deed Record Lands 43 P. 583 Recorded 10/14/1904 Dated 9/28/1904

Grantor Walter H. Guion and Emma E. Guion, his wife, & Laura E. Guion widow of William H. Guion

Grantee Elbert B. Guion -

Address of Grantee _____

MORTGAGE RECORD

Mortgage Recrd P. Amount Dated

Mortgagor _____

Mortgagee _____

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

MISCELLANEOUS RECORD Yes (x) None () EASEMENT Yes () None ()

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

TAXES May Current Paid () Delinquent () Nov. Unpaid

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.

Dated this _____ day of _____ 1961

LAWYERS TITLE INSURANCE CORP. M.D. Sullivan Abstractor

Prel. Approval of Title _____ Date _____

By _____ Deputy Attorney General

Final Approval of Title _____ Date _____

By _____ Deputy Attorney General

1

Abstract of Title from September 25, 1941 to September 25, 1961, inclusive to Part of the southeast quarter of Section 7, Township 16 North, Range 3 East, beginning at the Southeast corner of said quarter section, thence north along the east line of said quarter section 1439 feet; thence westerly 785.5 feet to a point 1161.3 feet south of the north line of said quarter section; thence west parallel with said north line 548.2 feet to a point in the west line of the east half of said quarter section; thence south along said west line 1499.1 feet to the south line of said quarter section; thence east along said south line 1333 feet to the place of beginning, containing 45.20 acres, more or less.

Indiana
Prepared for: State Highway Commission.

CONVEYANCES

Deed Record Lands
43 page 583
Inst.#16007
Sept. 28, 1904
Recorded
Oct. 14, 1904

Walter H. Guion and,
Emma E. Guion,
his wife, and,
Laura E. Guion, widow
of William H. Guion
to
Elbert B. Guion -
(With other real estate).

Quit Claim Deed

2

Beginning at the southeast corner of the southeast quarter of Section 7, Township 16, North Range 3 East, thence North on the East line of said Quarter Section 1439 feet to a point; thence north of west 785.5 feet to a point (said point being 1161.3 feet south of the north line of said quarter section); thence north 1161.3 feet to the north line of said quarter section; thence west along the said north line 548.2 feet, to the northwest corner of the east half of said quarter section; thence south along the west line of said east half of said quarter section 2660.4 feet to the south line of said quarter section; thence east along said south line of said quarter section 1333 feet to the place of beginning, containing 59.83 acres.

The said grantors Walter G. Guion and Laura E. Guion and said grantee Elbert B. Guion, derive title to this real estate above described in the following manner to wit:

William H. Guion died intestate in Marion County, in the State of Indiana, on the 30th day of January, 1904,
(Over)

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Deed Record
1916 page 2
Inst.# 67853
Oct. 9, 1957
Recorded
Nov. 1, 1957

3

Elbert B. Guion Contract
and
Allen W. Clowes
for sale of real estate
in Marion County, Indiana

THIS AGREEMENT, made this 9th day of October, 1957,
by Elbert B. Guion, the Seller, and Allen W. Clowes, the
Buyer, both of Marion County, Indiana,

WITNESSETH: That

WHEREAS, the Seller owns the following-described
real estate in Marion County, Indiana:
(With other real estate)

Also, part of the southeast quarter of Section 7,
Township 16 North, Range 3 East, beginning at the southeast
corner of said quarter section, thence north along the
east line of said quarter section 1439 feet; thence south-
easterly 785.5 feet to a point 1161.3 feet south of the
north line of said quarter section; thence west parallel
with said north line 548.2 feet to a point in the west
line of the east half of said quarter section;
thence south along said west line 1409.1 feet to the south
line of said quarter section; thence east along said
south line 1333 feet to the place of beginning, containing
45.20 acres, more or less; subject, however, to all
legal highways or rights of way;

(For further particulars see instrument).

Misc. Record
617 page 83
Inst.# 85190
Dec. 22, 1958
Recorded
Dec. 29, 1958

4

Assignment of Certain
Interests in Real
Property located in
Marion County, Indiana

THIS INDENTURE WITNESSETH, that Allen W. Clowes, an
unmarried man, of Marion County, Indiana, hereby assigns
to J and L Agency, Inc., an Indiana corporation and
Knox Coal Corporation, an Indiana corporation, both with
principal places of business in Marion County, Indiana,
for One Dollar (\$1.00) and other valuable considerations,
the receipt of which is hereby acknowledged, all his right,
title and interest under a certain "Contract Between
Elbert B. Guion and Allen W. Clowes for Sale of Real
Estate in Marion County, Indiana", dated October 9, 1957
(hereinafter called the Guion Contract), to the following
described real estate in Marion County, Indiana, viz:

(With other real estate)

{ Same real estate as in Deed Record 1916 page 2).
{ For further particulars see instrument).

Misc. Record
662 page 88
Inst.# 95842
Dec. 9, 1960
Recorded
Dec. 19, 1960

Assignment of Interest
in Real Property located
in Marion County, Indiana

THIS INSTRUMENT witnesses that J & L Agency, Inc., an Indiana corporation with principal place of business in Marion County, Indiana, in consideration of One Dollar (\$1.00) and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells and assigns to National Management Corp., an Indiana corporation with principal place of business in Indianapolis, Marion County, Indiana, all of its right, title and interest under a certain "Contract between Albert B. Guion and Allen W. Clowes for sale of real estate in Marion County, Indiana" dated October 9, 1957 (hereinafter called the Guion Contract) and in and to the following described real estate in Marion County, Indiana:

(With other real estate)
{ Same real estate as in Deed Record 1916 page 2).
{ For further particulars see instrument)
(Instrument discloses name of person preparing same).

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

5

6

ABSTRACTER'S NOTE:
Elbert B. Guion died intestate, March 1, 1958 as shown by Estate Docket 176 page 65393, and left the following heir: M. Howard Guion.

7

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

8

MORTGAGES
None found unsatisfied of record filed within the period of this search.

Lawyers Title Insurance Corporation - L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA

9

MECHANICS' LIENS.

None found unsatisfied of record filed within the period of this search.

10

OLD AGE ASSISTANCE LIENS.

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.

We find none.

11

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

12

JUDGMENTS.

Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Elbert B. Guion, from September 25, 1951 to March 1, 1958, inclusive.

M. Howard Guion, for 10 years last past.

None found unsatisfied.

13

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

TAXES

14

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

15

Taxes for the year 1960, assessed in the name of
Elbert B. Guion

ASSESSED VALUATION:

Land	\$ 5000.00
Improvements	\$ None
Exemption	\$ None
Net Valuation	\$ 5000.00

Parcel No. 1037

General Tax Duplicate No. 106618

Pike Township

are due and payable the first Monday in May and November,
1961.

May installment \$149.55 paid

Nov. installment \$149.55 unpaid

16

Taxes for the year 1961, became a lien March 1st, and
are due and payable in May and November, of the year, 1962.

452943

CERTIFICATE

17

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is
from **September 25, 1941** to and including
September 25, 1961

and covers Paragraphs No. 1 to 17
both inclusive, and Sheets No. 1
to 6 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M. R. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

452943

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Indiana State Highway Commission

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including **September 25, 1961** and all other Divisions of the State of Indiana down to and including **September 25, 1961**

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Elbert B. Guion

M. Howard Guion

LAWYERS TITLE INSURANCE CORPORATION

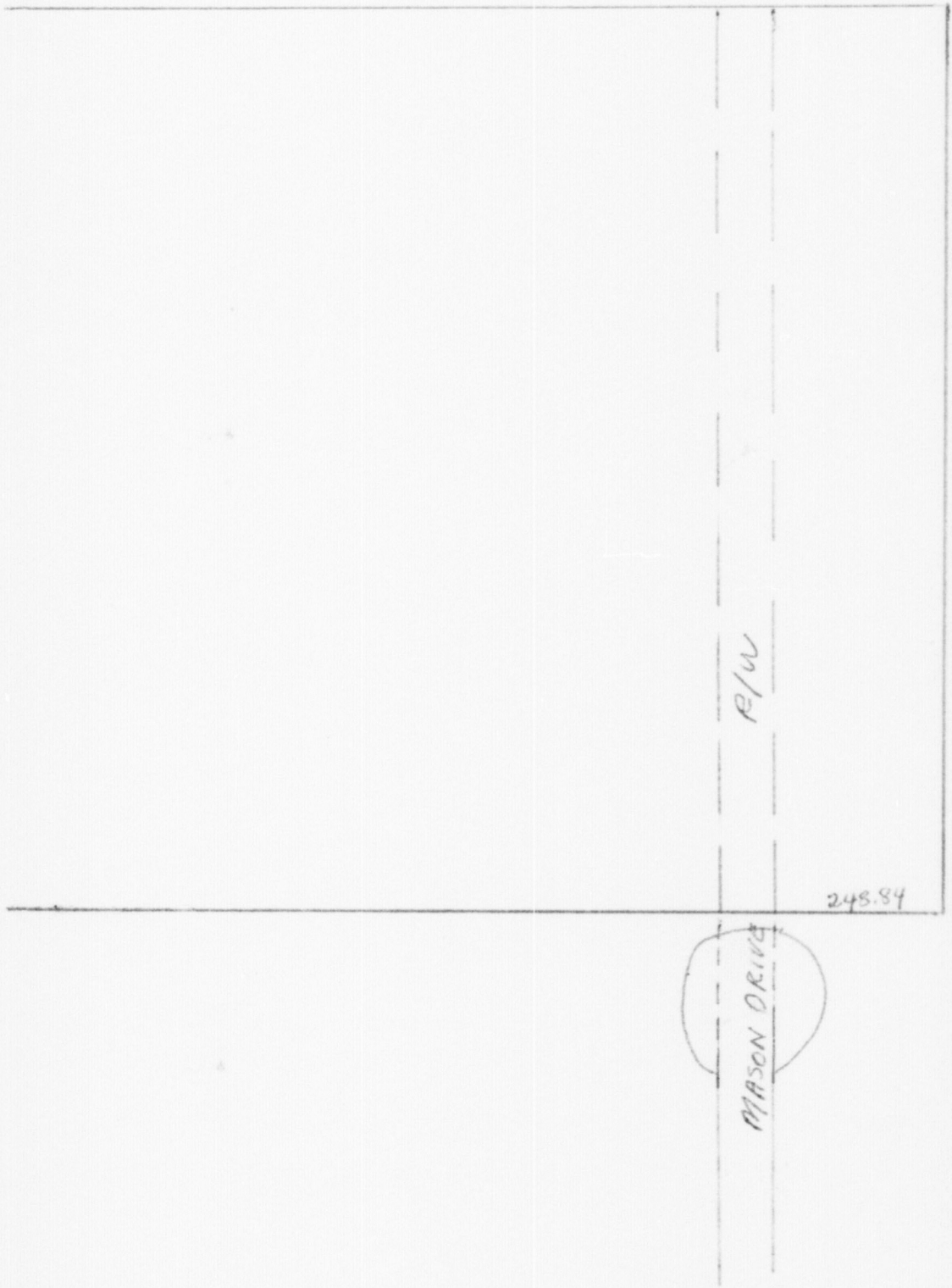
L. M. BROWN DIVISION

Dated **September 25, 1961**

By

M. L. Sullivan

PROJECT I-65-3(17)120
ROAD I-65
PARCEL 40
COUNTY Marion
OWNER E. B. Guion et al
DATE April 5, 1962



PARCEL NO 40 PERM
PROJECT NO. I-65-3(17) 120
ROAD. I-65

OWNER: ELBERT B. GUION
DRAWN BY R.D.P. CHECKED BY
DEED RECORD 43 PAGE 583 DTD, 9-28-04



CROSSHATCHED
AREA IS
APPROX. TAKE

COUNTY : MARION
TOWNSHIP : PIKE
SECTION : 7
T : 16N
R : 3E

SCALE 1" = 330'

