

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

**INDIANA STATE HIGHWAY COMMISSION**

FUND 1

STATE OFFICE BUILDING  
INDIANAPOLIS 9, INDIANA

PROJECT No. 65-3

**RIGHT OF WAY GRANT**

SECTION (17)

PARCEL No. 37 L.A. & 37 PROV.

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) DATED 1961

SEC. 7, T. 16 N, R. 3 E PROV. R/W 6.916 PERM. R/W 5.251 ~~ACRES~~ 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/LS. (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) "A"

TO	LEFT	RIGHT
110 + 33.1±PL	100	119.3 TO 105
113 + 00	100	105
113 + 00	121 + 45±PL	

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS PROVISIONAL RIGHT OF WAY FOR CONSTRUCTION AND MAINTAINING CHANNEL CHANGE ON SAID PROJECT. THE GRANTEE (STATE HIGHWAY COMMISSION OF INDIANA) SHALL HAVE THE RIGHT TO ENTER ON THE PROVISIONAL RIGHT OF WAY AT ANY TIME FOR THE PURPOSE OF CLEARING SAID RIGHT OF WAY OF ANY OBSTRUCTIONS IN ORDER TO MAINTAIN PROPER FLOW OF SAID CHANNEL.

110 + 33.1±PL	111 + 00	220
111 + 00	113 + 00	220 TO 225
113 + 00	118 + 00	225
118 + 00	121 + 00	225 TO 220
121 + 00	121 + 45±PL	220

MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 37 LIMITED ACCESS RIGHT OF WAY.

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, BOUNDED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION AT A POINT WHICH IS NORTH 0 DEGREES 57 MINUTES WEST, 573.7 FEET, MEASURED ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION;

THENCE NORTH 0 DEGREES 57 MINUTES WEST, 244.1 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHEASTERLY 1280.9 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 2391.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 50 DEGREES 54 MINUTES EAST, AND A LENGTH OF 1265.6 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 51 MINUTES WEST, 254.2 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY 728.6 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2186.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 52 MINUTES WEST, AND A LENGTH OF 725.2 FEET; THENCE NORTH 65 DEGREES 10 MINUTES WEST, 195.8 FEET TO THE POINT OF BEGINNING AND CONTAINING 5.251 ACRES, MORE OR LESS.

ALSO:

PARCEL NO. 37 PROVISIONAL RIGHT OF WAY.

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS PROVISIONAL RIGHT OF WAY FOR CONSTRUCTION AND MAINTAINING CHANNEL CHANGE ON SAID PROJECT. THE GRANTEE (STATE HIGHWAY COMMISSION OF INDIANA) SHALL HAVE THE RIGHT TO ENTER ON THE PROVISIONAL RIGHT OF WAY AT ANY TIME FOR THE PURPOSE OF CLEARING SAID RIGHT OF WAY OF ANY OBSTRUCTIONS IN ORDER TO MAINTAIN PROPER FLOW OF SAID CHANNEL.

PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA, BOUNDED AS FOLLOWS: BEGINNING ON THE WEST LINE OF SAID QUARTER SECTION AT A POINT WHICH IS NORTH 0 DEGREES 57 MINUTES WEST, 817.7 FEET, MEASURED ALONG SAID WEST LINE FROM THE SOUTHWEST CORNER OF SAID QUARTER SECTION;

THENCE NORTH 0 DEGREES 57 MINUTES WEST, 131.4 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTHEASTERLY 178.9 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 2511.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 65 DEGREES 27 MINUTES EAST, AND A LENGTH OF 178.9 FEET; THENCE SOUTH 62 DEGREES 13 MINUTES EAST, 219.4 FEET; THENCE SOUTHEASTERLY 549.1 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 2516.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 52 DEGREES 10 MINUTES EAST, AND A LENGTH OF 548 FEET; THENCE SOUTH 41 DEGREES 18 MINUTES EAST, 328.9 FEET; THENCE SOUTHEASTERLY 127.7 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 2511.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 36 DEGREES 57 MINUTES EAST, AND A LENGTH OF 127.7 FEET; THENCE SOUTH 35 DEGREES 30 MINUTES EAST, 79.7 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 51 MINUTES WEST, 145.4 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION; THENCE NORTHWESTERLY 1280.9 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2391.8 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 50 DEGREES 54 MINUTES WEST, AND A LENGTH OF 1265.6 FEET TO THE POINT OF BEGINNING AND CONTAINING 6.916 ACRES, MORE OR LESS.

**DULY ENTERED  
FOR TAXATION**

DEC 20 1962

*Clem Smith*  
COUNTY AUDITOR

11-14-62  
*[Signature]*

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 \_\_\_\_\_ days from the date first payment is received, and \$ \_\_\_\_\_ 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 **Forty One Thousand Four Hundred** Dollars (\$ **41,400.00** ), which sum shall be paid or held in escrow as specified to the order of **Richard A. West And Florence G. West**  
**Alex R. Krannert**  
**1331 E. Washington St.**  
**Indianapolis 7, Indiana**  
(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.

The undersigned **GRANTORS** 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.

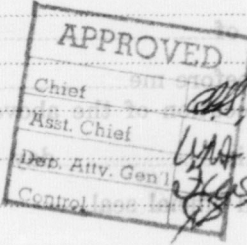
Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

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 **\$26,243.00** ; Damages **\$15,157.00** ; Total consideration **\$41,400.00**

<i>Richard A. West</i>	(Grantor)	<i>Alex R. Krannert</i>	(Grantor)
<b>Richard A. West (Husband, Adult)</b>	(Grantor)	<b>Alex R. Krannert (Unmarried Adult)</b>	(Grantor)
<i>Florence G. West</i>	(Grantor)		(Grantor)
<b>Florence G. West (Wife, Adult)</b>	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)



Dated **October 22**, 19 **62**

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

AMOUNT APPROVED **NOV 27 1962**  
BY *Charles W. Shuck*

THE ABOVE GRANT IS HEREBY ACCEPTED.  
STATE OF INDIANA  
BY *David C. Heer*

DESCRIPTION & FORM OK'D **11-14-62**  
BY *[Signature]*

PAID BY WARRANT NO **A112904**  
DATED **12-4 1962**

BY *[Signature]*  
Title  
Indiana State Highway Commission  
DATE \_\_\_\_\_, 19\_\_\_\_

*10-24-62*  
*[Signature]*

**2**

State of Indiana, County of Marion ss:  
 Personally appeared before me Richard A and Florence G West  
 and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
 facts therein are true, this 22nd day of October, 1962.  
 Witness my hand and official seal.  
 My Commission expires January 12, 1964 Clemon E. Diehm  
 Clemon E. Diehm Notary Public.

State of Indiana, County of Marion ss:  
 Personally appeared before me Alex R. Krannert  
 and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the  
 facts therein are true, this 22nd day of October, 1962.  
 Witness my hand and official seal.  
 My Commission expires January 12, 1964 Clemon E. Diehm  
 Clemon E. Diehm 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 \_\_\_\_\_ Olem Smith  
 Olem Smith 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)

State of \_\_\_\_\_ } ss:  
 County of \_\_\_\_\_ }  
 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.

DULY ENTERED  
 FOR TAXATION

RECORDED AT  
 MARION COUNTY, INDIANA  
 Page 340  
 DEC 20 1962  
 590

INDIANA STATE HIGHWAY COMMISSION  
Division of Land Acquisition  
ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

December 14 19 62

To Richard A. and Florence G. West  
and Alex R. Krannert  
1331 East Washington Street  
Indianapolis 7, Indiana

GENTLEMEN:

We enclose State Warrant No. A 112804 12/6 19 62  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase of Right of Way Limited Access and Provisional  <i>For the purchase of Right of Way on State Road</i> No. <u>I-65</u> in <u>Marion</u> County <u>I</u> Project <u>65-3</u> Section <u>(17)</u> as per Grant dated <u>October 22, 1962</u>  Parcel 37 LA, 37 Prov	\$41,400.00	

PLEASE RECEIPT AND RETURN

Received Payment: Florence G. West Richard A. West  
Date: Alex R. Krannert

APPRAISAL PARTIAL TAKING

PROJECT 7-65-3 (17) 120 ROAD 65 COUNTY Marion PARCEL NO. 37

PROPERTY OWNER Alex Krannert (Richard A. & Florence G. West) West - 809 E. Forest Blvd. S.D. Address Contract Buyer

Present Use Farm Best Present Use FARM Best Future Use Sub-Division
Acres 80 Value Per Acre (Average) Schedule "A" \$2300
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" \$ 184000 Total

VALUE — IMPROVEMENTS Schedule "B" \$ 1000 Value \$ 185000

ZONED: A-2

VALUE OF PART TAKEN

Land — Temporary R/W @ \$ 12075
Permanent R/W 5.25 acres @ \$2300
Provisional R/W 6.16 acres @ \$2300 \$ 14168

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) (See Narrative Section) \$ 15121

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. 9/19/62
Asst. or Chief Appr. [Signature]

Value of Part Taken — including temporary R/W \$ 41364

Value After Taking — including temporary R/W \$ 143636

Plus Amount Shown as Temporary R/W \$

Adjusted Residual Value \$ 143636

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 10th day of September 19 62

Appraiser Joseph G. Wood, Jr., SRA Number B-10389

Control

APPRAISAL REVIEW

Project I-65-3(17) Road I-65 County MARION Parcel No. 37

Property Owner KRANNERT - WEST Address \_\_\_\_\_

Address of Appraised Property \_\_\_\_\_

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers including any comments by the property owner along with any recent awards by condemnation juries, that have been brought to my attention, that is relevant to this matter.

I have reviewed this parcel and appraisal for the following items:

1. I have personally checked all Comparables and concur in the determinations made. YES
2. Planning and Detail Maps were supplied appraisers. YES
3. The three approaches required (Income, Market Data and Cost Replacement) were considered. YES
4. Necessary Photos (3 prints of each) are enclosed. YES
5. The appraisal is fully documented and supported as required by the State Highway Commission and the Federal Bureau of Roads. YES
6. Plats drawn by the appraisers are attached. YES
7. I have personally inspected the Plans. YES
8. I have personally inspected the site and familiarized myself with the Parcel. YES
9. I have carefully reviewed and checked the computations of this parcel and attest to their correctness. YES

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is my opinion as of 9/19/62 (date):

- (a) The fair market value of the entire property is: \$ 185,000
- (b) The fair market value of the property after the taking, assuming the completion of the improvement, is: \$ 143,636

The total value of taking is: (a minus b) Total \$ 41,364

(1) Land and/or improvements	\$ <u>26,243</u>	USE \$ <u>41,400</u>
(2) Damages	\$ <u>15,121</u>	

Dem. Duke  
Reviewing Appraiser  
Date: 9/19/62

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 F 65-3 (17) PARCEL # 37  
OWNER Richard A. West PHONE # \_\_\_\_\_  
Alex R. Kramert  
(Other interested parties and relationship)  
None

ADDRESS OF OWNER 1331 E. Washington St. Indpls  
DATE ASSIGNED 1  
DATE OF CONTACT 10-23-62  
TIME OF CONTACT 10:30 AM  
DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 41,400.00

DETAIL CONTACT\* Parcel secured  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ACTION TAKEN\*\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED E.R. Sander

\* 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) PARCEL # 37

OWNER Richard A. West PHONE # \_\_\_\_\_

Alex Kravert

(Other interested parties and relationship)

ADDRESS OF OWNER 1331 G. Washington St.

DATE ASSIGNED 9-20-62

DATE OF CONTACT 9-27-62

TIME OF CONTACT 5:00 P.m.

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 41,400.00

DETAIL CONTACT\* contacted Mr. West at his office and left papers to be signed by 10-3-62

ACTION TAKEN\*\* \_\_\_\_\_

SIGNED C.R. Souder

\* 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.



459736

Project I-65-3 (17)

*Parcel 37*

1.

INDIANAPOLIS, INDIANA

Abstract of Title from September 12, 1961 to November 5, 1962 inclusive to the South one-half of the West one-half of the South East Quarter of Section 7 in Township 16 North of Range 3 East, containing 40 acres, more or less.

Prepared for: Indiana State Highway

2.

L. M. BROWN DIVISION

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

3.

Lawyers Title Insurance Corporation

MORTGAGES

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

459736

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

MECHANICS' LIENS

4.

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

OLD AGE ASSISTANCE LIENS

5.

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.

SEARCH IN THE JUVENILE COURT  
OF MARION COUNTY, INDIANA

6.

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.

JUDGMENTS

7.

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.

Alex R. Krannert from September 12, 1961 to date.

None found unsatisfied.

ASSESSMENTS

8.

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

459736

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

TAXES

S. 1/2 W. 1/2 S. E. 1/4 7-16-3, 40 A.

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

10. Taxes for the year 1961 assessed in the name of:  
Alex R. Krannert

ASSESSED VALUATION:

Land	\$4000
Improvements	None
Exemption	None
Net Valuation	\$4000

Parcel No. 967  
General Tax Duplicate No. 107510  
Pike Township

are due and payable the first Monday in May and  
November 1962.

May installment \$128.00 paid.  
Nov. installment \$128.00 unpaid.

11. Taxes for the year 1962 became a lien March 1st and  
are due and payable in May and November of the year 1963.

459736

# CERTIFICATE

12.

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 uncumbrances 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 12, 1961

to and including

November 5, 1962

and covers Paragraphs No. 1 to 12 both inclusive, and Sheets No. 1

to 4 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION  
L. M. BROWN DIVISION

By *M L Sullivan*



dd

# Lawyers Title Insurance Corporation

*L. M. BROWN DIVISION*

*Abstracts - Escrows - Title Insurance*

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

459736

## In The UNITED STATES DISTRICT COURT

### SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway

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 November 5, 1962  
and all other Divisions of the State of Indiana down to and including November 1, 1962

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.

Alex R. Krannert

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated November 5, 1962 By M L Sullivan

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65 PROJ. 3 COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans. Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
S $\frac{1}{2}$ of W $\frac{1}{2}$ of SE $\frac{1}{4}$	7	16	3		

LAST OWNER OF RECORD

Deed Record 1206 p. 250 Recorded 3/4/1946 Dated 2/27/1946 Deed

Grantor Goldie S. Fultz and Charles N. Fultz, her husband

Grantee Victor L. Krannert and Alex R. Krannert, husband and wife.

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor \_\_\_\_\_

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 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 12 day of Sept 1951

E. M. BROWN TITLE DIVISION  
 OF  
 LAWYERS TITLE INSURANCE CORP.

BY S. L. Sullivan  
 Abstractor

Prel. Approval of Title \_\_\_\_\_  
 Date \_\_\_\_\_

By \_\_\_\_\_  
 Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_  
 Date \_\_\_\_\_

By \_\_\_\_\_  
 Deputy Attorney General

1

Abstract of Title from September 12, 1941 to September 12, 1961, inclusive to The South one-half of the West one-half of the South East Quarter of Section 7, in Township 16 North of Range 3 East, containing 40 acres, more or less.

Prepared for: Indiana State Highway Commission.

INDIANAPOLIS, INDIANA

## CONVEYANCES

Deed Record  
913 page 61  
Inst.#3917  
Feb. 17, 1934  
Recorded  
Feb. 17, 1934

Jeremiah A. Guion and,  
Minnie H. Guion,  
his wife,  
to  
Goldie S. Fultz

Warranty Deed  
Revenue Stamps  
Attached in the  
amount of \$2.50.

The South one-half of the West one-half of the South East Quarter of Section 7 in Township 16 North of Range 3 East, containing 40 acres, more or less.

Subject to the unpaid part of one mortgage in the principal sum of \$5000.00, to the Union Trust Joint Stock Land Bank of Indianapolis, and also subject to one mortgage given to the Washington Bank and Trust Company in the principal sum of \$2200.00.

2

L. M. BROWN DIVISION

Deed Record  
1206 page 250  
Inst.#14406  
Feb. 27, 1946  
Recorded  
Mar. 4, 1946

Goldie S. Fultz and,  
Charles N. Fultz,  
her husband,  
to  
Victor L. Krannert and,  
Alex R. Krannert,  
husband and wife,

Warranty Deed  
Revenue Stamps  
Attached in the  
amount of \$8.80.

The South one-half of the west one-half of the South East quarter of Section 7, in Township 16 North of Range 3 East, containing 40 acres, more or less.

Grantees assume and agree to pay the last half of the 1945 taxes payable in the fall of 1946, and all subsequent taxes.

3

Lawyers Title Insurance Corporation

4

## ABSTRACTER'S NOTE:

Victor L. Krannert died testate July 6, 1951 as shown by Will Record YYY page 480 and Estate Docket 155 page 55603.

452943

Deed Record  
2100 page 255  
Inst.# 60200  
July 25, 1961  
Recorded  
July 27, 1961

Alex R. Krannert  
and  
Richard A. West Et ux  
for sale of real estate  
in Marion County, Indiana

Contract

5

Witnesseth: That  
Whereas, the Seller owns the following-described  
real estate in Marion County, Indiana:  
The west half of the southeast quarter of  
Section 7, Township 16 north, range 3 East.  
For further particulars see instrument.  
(Instrument discloses name of person preparing same).

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

6

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

7



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

8

MECHANICS' LIENS.

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

9

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.

10

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.

11

JUDGMENTS.

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

Alex R. Krannert, individually,  
for 10 years last past.  
None found unsatisfied.

12

ASSESSMENTS

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

452943

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

TAXES

13

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

14

Taxes for the year 1960, assessed in the name of Alex R. Krannert,

ASSESSED VALUATION:

Land	\$ 4000.00
Improvements	\$ - - - -
Exemption	\$ - - - -
Net Valuation	\$ 4000.00

Parcel No. 967  
General Tax Duplicate No. 107386  
Pike Township

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

May installment \$119.64 paid  
Nov. installment \$119.64 unpaid

15

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

16

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 uncumbrances 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 12, 1941 to and including  
September 12, 1961

and covers Paragraphs No. 1 to 16  
both inclusive, and Sheets No. 1  
to 5 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION  
L. M. BROWN TITLE DIVISION

By *M. L. 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 12, 1961** and all other Divisions of the State of Indiana down to and including **September 12, 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.

Alex R. Krannert

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated **September 12, 1961**

By

*M. L. Sullivan*  
#

PARCEL NO 37 L.A., 37 Prov  
PROJECT NO. I-65-3 (17) 120  
ROAD. I-65

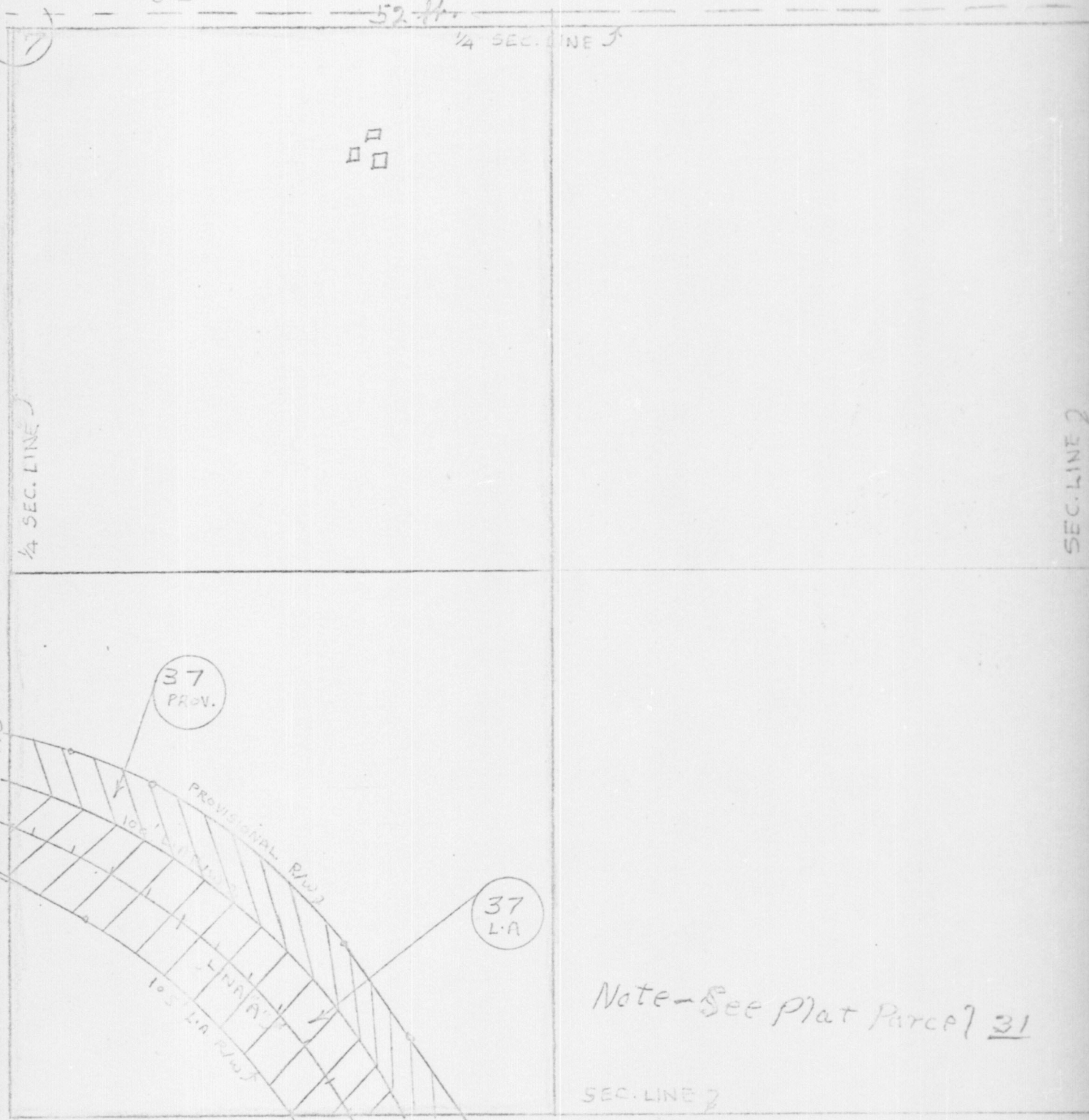
OWNER: V.L. & A.R. KRANNERT  
DRAWN BY R.D.P. CHECKED BY  
DEED RECORD 1206 PAGE 250 DTD, 2-27-46



CROSSHATCHED  
AREA IS  
APPROX. TAKE

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

SCALE 1" = 330'



Note - See Plat Parcel 31

SEC. LINE 2