

PARCEL NO. 34IA PROJECT NO. I-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 \$ NONE 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 One Thousand One Hundred Eighty-----Dollars (\$1,180.00), which sum shall be paid or held in escrow as specified to the order of Mrs. Beatrice Krise (Widow)

4107 Redbird Drive
Indianapolis, 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 Grantor's 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 \$205.00 ; Damages \$975.00 ; Total consideration \$1,180.00

(Grantor) Beatrice E. Krise (Grantor)
(Grantor) Beatrice Krise (Widow) (Grantor)
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(Grantor) (Grantor)

APPROVED
Chief [Signature]
Asst. Chief
Dep. Atty. Gen. [Signature]
Control

Dated Oct 22, 1962

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

AMOUNT APPROVED OCT 24 1962
BY Charles [Signature]

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA
BY [Signature]

DESCRIPTION & FORM OK'D 10-23-62
BY [Signature]

PAID BY WARRANT NO. #106718
DATED Oct. 26, 1962

BY [Signature] Title
Indiana State Highway Commission
DULY ENTERED FOR TAXATION

DATE OCT 31 1962
Clem Smith
COUNTY AUDITOR

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

October 29, 19 62

To Mrs. Beatrice Krise
4107 Redbird Dr.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 106718 10-26 19 62
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 October 22, 1962 Parcel 34 LA.	1,180.00

PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Beatrice E. Krise

Date 11-1-62

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 34 L.A.

PROPERTY OWNER CARROLL & EMMA KRISE Lafayette Rd., R.R. 17, Box 303
*Husband now deceased Address Indianapolis, Indiana

Present Use Residential Best Present Use same Best Future Use same
Acres 1.5 Value Per Acre (Average) Schedule "A"
Tillable Acres Value Per Tillable Acre Schedule "A"
Square Feet 65,340 sq. ft. Value Per Square Foot Schedule "A" \$ 6¢
Front Feet Value Per Front Foot Schedule "A" \$

VALUE — LAND Schedule "A" \$ 3,900 (rounded) Total
VALUE — IMPROVEMENTS Schedule "B" \$ None Value \$ 3,900.

ZONED: R-4

VALUE OF PART TAKEN

Land — Temporary R/W @ _____ \$ None
Permanent R/W L. A. 3417 @ 6¢ _____
@ _____
@ _____ \$ 205.

IMPROVEMENTS — See Schedule "B"
VALUE OF IMPROVEMENTS IN R/W TAKING \$ None

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

SEVERANCE DAMAGE (See Memo Attached) \$ None
LIMITED ACCESS DAMAGE (See Memo Attached) \$ 975.

PROXIMITY DAMAGE None is now _____ feet from R/W. Will be _____ feet from R/W.
DAMAGES considered at _____ % \$ None
OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ None

Approved	Date	Signed
Rev. Appr.		
Asst. or Chief Appr.	<u>6/29/62</u>	<u>John Doss</u>

SEE ATTACHMENT

Value of Part Taken — including temporary R/W \$ 1180.
Value After Taking — including temporary R/W \$ 2720.
Plus Amount Shown as Temporary R/W \$ _____
Adjusted Residual Value \$ 2720.

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 23rd day of June 19 62.

Appraiser Jack P. Meek Number B11398
Jack P. Meek

Control

May 16, 1962

Project I-65-3 (17)
Marion County
Parcel 34
Carrol A. And Emma H. Krise

APPRAISAL REVIEW

Appraisal has mistake in computation of value of land taken. 3,417 square feet x \$.08 = \$273.00 (not \$253.00).
Severance damage is accepted.

Land	\$273.00
Severance Damage	<u>810.00</u>
	\$1083.00
Approved Compensation	<u>\$1,100.00</u>

Glenn Grosse
Glenn Grosse
Assistant Chief Appraiser

GG/sj
C: Control
Renner
parcel

APPRAISAL PARTIAL TAKING

PROJECT I-65-3 (17)120 ROAD I - 65 COUNTY Marion PARCEL NO. 34

PROPERTY OWNER Carrol A. and Emma H. Krise. 4107 Redbird Dr; Eagledale. Address Tel. ax. 1-4231.

Present Use Vacant Best Present Use Resident Best Future Use Resident
Acres 1.5 by deed Value Per Acre (Average) Schedule "A"
Tillable Acres Value Per Tillable Acre Schedule "A"
Square Feet Net 60,778 Value Per Square Foot Schedule "A" \$ 8¢
Front Feet U.S. 52, 110 Value Per Front Foot Schedule "A" \$
Bethel Rd. 173.

VALUE — LAND Schedule "A" \$ 4,862.00 Total
VALUE — IMPROVEMENTS Schedule "B" \$ Value \$ 4,862.00

ZONED: Residential.

Viewed Mar. 28 - 29 - 1962.

VALUE OF PART TAKEN

Land — Temporary R/W @ \$
Permanent R/W @
3,417 sq.ft. @ 8¢ \$ 253.00

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) Eliminating frontage on U.S. 52 \$ 810.00
1/3 of property fronts on U.S. 52, or \$1,620.00 value.

MINOR ACCESS DAMAGE (See Memo Attached) Reduce 1/2 = \$810.00 \$

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

DAMAGES considered at % \$ 0

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ 0

Reviewed Date Signed
Rev. Appr. 5/19/62 [Signature]
See Attachment

Value of Part Taken — including temporary R/W \$ 1,063.00

Value After Taking — including temporary R/W \$ 3,799.00

Plus Amount Shown as Temporary R/W \$

Adjusted Residual Value \$ 3,799.00

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 3rd day of April 19 62.

A. R. Cato Appraiser

[Signature]

B - 6986. Number

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 E65-3-17 PARCEL # 34

OWNER Beatrice Krue PHONE # _____

Attorney Fleming Liggitt
(Other interested parties and relationships)

1010 Fletcher Trust Bldg Indianapolis Ind.

ADDRESS OF OWNER 4107 Redbird Drive, Indianapolis, Ind

DATE ASSIGNED 10-16-62

DATE OF CONTACT 10-22-62

TIME OF CONTACT 11:00 AM

DATE OF PREVIOUS CONTACT 10-16-62

OFFER \$ 1,180⁰⁰

DETAIL CONTACT* This call was made to pick up grant and vouchers left 10-17-62

ACTION TAKEN** Secured

SIGNED Yrman Edwards

* 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 # Par. 33 & 34

OWNER Beatrice Krise (widow) PHONE # _____

Fleming Leggett (Attorney for estate)
(Other interested parties and relationship)

1010 Hatcher Trust Building
Indianapolis, Indiana

ADDRESS OF OWNER 4107 Redbird Drive Indianapolis Ind

DATE ASSIGNED 7-13-62 & 7/31/62 for rengo.

DATE OF CONTACT 8-7-62

TIME OF CONTACT 11:00 A.M.

DATE OF PREVIOUS CONTACT 8-6-62 For review of property.

Parcel 33 - 6,250.00
OFFER \$ " 34 - 1180.00
#7430.00

DETAIL CONTACT* Mr Leggett informed me of the following:

1 Mr Carroll Krise Sr. died 3-6-62

2 Mrs Beatrice Krise appointed administrator 3-13-62

3 Mrs Krise held Trustee's deed prepared by Leggett 1-25-62
showing ownership by entireties

ACTION TAKEN** 4. Offer made as shown above.

5 Mr Leggett will inform Mrs Krise of offer
and give answer later.

6 Mortgage to Turner Building & Savings Assn.
on parcel 33.

SIGNED James Edwards

* 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 65-3-177 PARCEL # Par. 33 & 34

OWNER C. & E. Krise PHONE # _____

Beatrice Krise (Widow) 4107 Redbird Drive
(Other interested parties and relationship)

Stemming Liggitt 1010 Fletcher Trust Bldg - (attorney)

ADDRESS OF OWNER _____

DATE ASSIGNED 7-13-62 - 7-31-62

DATE OF CONTACT 8-6-62

TIME OF CONTACT 7:00 P.M.

DATE OF PREVIOUS CONTACT Frist

OFFER \$ None

DETAIL CONTACT* This call was made to location of parcels 33 & 34 on Lafayette Road to familiarize myself with take.

ACTION TAKEN** This was done to be familiar with take before calling on attorney

SIGNED James Edwards

* 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 F 65-3 (17) PARCEL # 34
OWNER ~~BEATRICE~~ A. Krise PHONE # AX. 1-4231

(Other interested parties and relationship)
Turner Bldg & Loan Assn. - mortgagee includes 2nd

ADDRESS OF OWNER 4107 Redbird Drive, Indianapolis, Ind.
DATE ASSIGNED May 16th. 1962
DATE OF CONTACT May 31th. 1962
TIME OF CONTACT 2:30 Pm
DATE OF PREVIOUS CONTACT _____

OFFER \$ 1100.00

DETAIL CONTACT* Talked to Mrs. Krise by phone
She referred me to her atty. Mr. Leggett
I called Mr. Leggett. He criticized me
for talking to his client regarding her
property. He told me he did not wish
ACTION TAKEN** To discuss the matter further
with me. (On the above date was the first
time Mrs. Krise told me to negotiate only
with her atty.) After I talked to her atty. He

over

SIGNED Ray 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.

called Mr. O. Connell and discussed the matter with him. He at this time refused our offer to Mr. O. Connell. He will get in touch with Mr. O. Connell by next Fri. 6-8-62 for further negotiations. I am turning parcel in for second appraisal.

Ray Souder

DATE OF PREVIOUS CONTACT

TIME OF CONTACT 2:30 P.M.

DATE OF CONTACT May 31st 1962

DATE ASSIGNED May 15th 1962

OFFER \$1100.00

DETAIL CONTACT

ACTION TAKEN

STAMPED

over

R E S O L U T I O N

WHEREAS, the carrying out of the construction and improvement by the Indiana State Highway Commission of Indiana of Project No I 65-3 Sec (17) 120, in Marion County, Indiana, requires the construction, reconstruction, relocation or maintenance and repair (strike out inappropriate) of a public highway in said County, locally known as the S. R. I-65- Road, which highway forms a part of a State Highway designated in the records and files of the Indiana State Highway Commission of Indiana as Road No. I 65-3 which extends from The city of West Harrison in Dearborn County, in a generally Northwesterly direction through Brookville, Rushville, Indianapolis, Lebanon, Lafayette and joins U. S. Road 24 at City of Kentland, in Newton County the general width of the right of way for said project is 225 feet, which proposed construction project necessitate acquisition of right of way as provided in the plans of said project on file in the offices of the Indiana State Highway Commission of Indiana at Indianapolis, Indiana, and which highway is to be constructed and improved as a "limited access facility", subject to regulations as provided in Chapter 245 of the Acts of the General Assembly of 1945, the general route, location and termini thereof being as follows: Beginning at a approximately 240 feet East of the West line of Section 1, Township 16 North, R nge 2 East, and extending in a Southeasterly direction for a distance of 16,643.45 feet to a point approximately 954 feet East of the West line of Section 17, Township 16 North, R nge 3 East.

AND WHEREAS, it is necessary in making said improvement to acquire a right of way as hereinafter described over land of Beatrice Krise (Widow) 4107 Red Bird Drive, Indianapolis, Indiana

, and ,

WHEREAS, the Indiana State Highway Commission of Indiana has made an offer to said owner(s) for the purchase of said land, but has been unable to agree with said owner(s) upon purchase price, thereof, or upon the amount of damages sustained by said owner(s), by reason of the taking thereof for the purpose aforesaid, and,

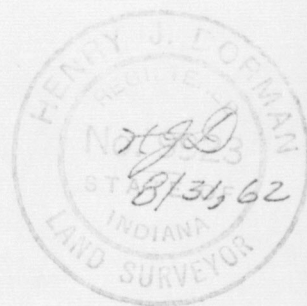
WHEREAS, the failure to obtain said land for said purpose is delaying the work of said highway improvement.

BE IT RESOLVED, that condemnation proceedings be instituted by the Attorney General in the name of the State of Indiana in a court of appropriate jurisdiction, for the land hereinafter described, the same being in Marion County, Indiana, and to be used as right of way easement for said highway improvement as a limited access facility, and being necessary for such purposes, which land is specifically described as follows to-wit:

PROJECT 1-65-3(17)120 PARCEL 34 L.A. R/W

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 15 NORTH, RANGE 2 EAST, MARION COUNTY, INDIANA; THENCE NORTH 987.0 FEET ALONG THE EAST SECTION LINE; THENCE WEST 445.2 FEET TO A POINT; THENCE NORTH 639.8 FEET TO THE POINT OF BEGINNING OF PARCEL 34 LIMITED ACCESS RIGHT OF WAY.

THENCE SOUTH 39 DEGREES 17 MINUTES EAST, 127.7 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 30.9 FEET ALONG SAID PROPERTY LINE TO THE EAST BOUNDARY OF U.S. 51; THENCE NORTH 37 DEGREES 19 MINUTES WEST, 124.3 FEET ALONG SAID BOUNDARY TO THE NORTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE NORTH 89 DEGREES 03 MINUTES EAST, 31.4 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 3,417 SQUARE FEET, MORE OR LESS.



Form CR-2
Rev. 5-61

Resolution (cont).

and a Right of Way Plat as shown in attached exhibit and marked "Exhibit A".

WHEREAS this matter was considered and adopted by voice vote by a quorum of the members of the Indiana State Highway Commission present at a regular meeting held in the office of the Indiana State Highway Commission in Indianapolis, Indiana, on the 5th day of October 19 62.

BE IT FURTHER RESOLVED, that a copy of this resolution be referred to the Attorney General of Indiana.

INDIANA STATE HIGHWAY COMMISSION

Form CR-3
Rev. 5-61

Offices of the Indiana State Highway Commission of
Indiana, Indianapolis, Indiana.

This is to certify that the attached and foregoing is
a full, true and complete copy of a Resolution with Right of
Way map attached affecting the lands of Beatrice Krise (Widow)
4107 Red Bird Drive, Indianapolis, Indiana

in Marion County, Indiana, as the same appears in
the minutes of the Commission in the State Office Building in
the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, ^{*M. L. Hayes Acting*} ~~Ray Whitton~~, Secretary of the
Indiana State Highway Commission of Indiana, hereto place my
hand and seal of said Commission on this 5th day of October,
19 62.

M. L. Hayes
Acting Secretary

SEAL:

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17) 120

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	1.5	

No U.S.R.

LAST OWNER OF RECORD

Deed Record 1907 p. 272 Recorded 1/25/62 Dated 1/25/62 Warranty Deed

Grantor Fleming L. Liggitt, Trustee, etc.

Grantee Carroll A. Krise, Sr. and Beatrice E. Krise, husband and wife

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record p. Amount Dated

Mortgagor None

Mortgagee _____

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

MISCELLANEOUS 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 ~~----~~ () Unpaid 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 21 day of Aug 1962, I Am BY Hiram E. Stonecipher Abstractor PRESIDENT

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General

694310

The following is an Extension of the original search by Union Title Company under No. 666810.

CAPTION

-1-

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

Beginning on the East line of said Half Quarter Section at a point 859.50 feet south of the Northeast corner thereof; thence south along said east line 173.10 feet; thence west parallel to the north line of said half quarter section 439.52 feet; to the center of the Lafayette Road; thence Northwest along the center of said road 220.14 feet; thence East parallel to the North line of said half quarter section 567.15 feet to the place of beginning, containing two acres, more or less, except the following described part, to-wit:

Beginning at a point in the east line of said half quarter section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter, 251 feet 8 inches to the point sought to be established; and then run West, parallel with the North line of the quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence southeastwardly along and with the middle line of said Road, to a point distant 935.25 feet, South of the north line of said quarter Section thence East, parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the East line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acre, be the same, more or less.

Subject to any legal highways or rights of way. Since September 20, 1961, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

-1- dld

694310

Misc. Record
621 page 364
Inst. #19970
March 19, 1959
Recorded
March 19, 1959

STATE OF INDIANA, COUNTY OF MARION, SS:

Carroll A. Krise, Sr., being first duly sworn upon his oath, deposes and says: That he is 70 years of age, a resident of Marion County, State of Indiana, and a retired employee of the Indiana Bell Telephone Company.

Affiant further states that he is the owner of the following described real estate, to-wit:

Part of the East 1/2 of the South East 1/4 of Section 12, Township 16 North, Range 2 East, Marion County, State of Indiana, more particularly described as follows:

Beginning on the east line of said half quarter section at a point 1032.60 feet south of the northeast corner thereof; thence south upon and along said east line 252 feet; thence west parallel along said line 253.72 feet to the center of Lafayette Road; thence northwest, along the center of said road 312.67 feet; thence east parallel with the north line of said half quarter section 439.52 feet to the place of beginning, containing 2 acres.

Affiant further states that his first wife, Emma M. Krise, died intestate on January 3, 1950; that this affiant and the said Emma M. Krise were husband and wife continuously from December 5, 1930, the date they acquired the above-described property, until the death of the said Emma M. Krise; that the personal estate of the said Emma M. Krise, at the time of her death, did not exceed the sum of \$1000.00, and was, therefore, not subject to Federal Estate Tax or Indiana Inheritance Tax.

Affiant further states that he is one and the same person as is designated "Carroll A. Krise", in a deed recorded in Deed Record 87, page 703, Office of Recorder, Marion County, Indiana, and "Carroll A. Krise, Sr." in a deed recorded in Deed Record 1667, page 500, Office of Recorder, Marion County, Indiana.

Further affiant saith not.

Carroll A. Krise, Sr.

Before me, a Notary Public in and for said County and State, personally appeared Carroll A. Krise, Sr., also known as Carroll A. Krise, who acknowledged the execution of the foregoing affidavit, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 19 day of March, 1959.

Irene Hardin (LS)
Notary Public

My Commission Expires: 10-19-60.

694310

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. C39434
Complaint filed
January 15, 1959

Carroll A. Krise, Sr.

vs

Frances E. Krise

SUIT INSTITUTED FOR DIVORCE.

Residence affidavit attached to complaint recites that plaintiff has been a bona fide resident of the State of Indiana for 50 years last past; and that during the last year he has resided at the following named places in the City of Indianapolis, Marion County, State of Indiana, to-wit: ----- and that by occupation he is retired.

Summons issued January 15, 1959. Returnable February 2, 1959 and returned showing that defendant Frances E. Krise was served by copy on January 17, 1959.

February 25, 1959; Defendant herein files answer to plaintiff's complaint, and also files cross-complaint praying that she be granted an absolute divorce from the plaintiff, and restoration of her former name of Frances E. Kuhn.

Residence affidavit attached to cross-complaint recites that cross-complainant has been a resident of the State of Indiana for 58 years and a resident of Marion County in that state for the same period; that she is at present residing at 8010 Paddock Road, West Newton, Indiana, and lived at this address since December 6, 1958. Prior to this date cross-complainant lived for a period of 18 months at 5100 Lafayette Road, Indianapolis, R. R. 17, Indiana.

March 19, 1959. DECREE FOR DIVORCE.

Comes now the plaintiff in person and by attorney in the above entitled cause of action for divorce, and comes also the defendant in person and by attorney, and the cause being at issue, the day of hearing being more than sixty days from the date of issuance of the summons served on the defendant herein, which summons was served ten days before the date the summons was made returnable, the cause of action was submitted on complaint, and cross complaint, and the Court finds that the allegations of the cross-complaint, alleging statutory grounds for divorce, are true, and that the defendant (Cross-complainant) is entitled to an absolute divorce from the plaintiff (cross-defendant).

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that defendant Frances E. Krise is hereby granted an absolute divorce from the plaintiff, Carroll A. Krise, Sr.

IT IS FURTHER ORDERED that a certain property settlement agreement hereinbefore entered into by and between the parties is hereby ratified and approved by the Court, attached hereto, and by this reference incorporated herein.

-3-

694310

IT IS FURTHER ORDERED that the cross-plaintiff's former name, to-wit: Frances E. Kuhn, be restored.

That the plaintiff is hereby ordered to pay the costs of this action hereby taxed at \$6.85, and plaintiff now pays such costs.

Order Book 959, page 305.

Costs Paid.

Note: Property Settlement Agreement referred to in above decree reads in part as follows, to-wit:

THIS AGREEMENT made and entered into this 19 day of March, 1959, by and between Carroll A. Krise, Sr., of the City of Indianapolis, State of Indiana, First Party, and Frances E. Krise, of the City of Indianapolis, State of Indiana, Second Party.

WITNESSETH:

THAT WHEREAS, various and divers disputes and unhappy differences have arisen between the First Party and his wife, Second Party, and there is presently pending an action for absolute divorce in the Superior Court of Marion County, Indiana, Room 4, Cause No. C39434, wherein the First Party is plaintiff and the Second Party is defendant; and, it is the mutual desire of the parties to this agreement to make a complete and final adjustment of all their property and legal rights of every and any nature whatsoever.

NOW THEREFORE, in consideration of the promises and the mutual covenants and agreements hereinafter contained, the parties do mutually agree as follows:

2. First Party shall, following a final decree of divorce, pay over unto Second Party the sum of \$5,000.00.

3. Both parties shall, immediately following the issuance of a final decree of divorce, execute a deed to William F. LeMond, as Trustee, for purposes of re-conveying to First Party, individually, the real estate commonly known as 5001 Lafayette Road, presently held as tenants by the entireties pursuant to a certain Warranty Deed to the parties by Paul E. Brown, Trustee, executed the 26th day of June, 1957, and recorded in Deed Record 1667, Page 501, Instrument 38391, Office of Recorder, Marion County, Indiana.

6. It is further agreed that either party will execute promptly any and all documents of every or any kind or character for the other which may be necessary or proper to carry out the terms hereof, and it is further agreed that the terms and provisions of this property settlement agreement may be incorporated in any decree of divorce which may hereafter be obtained by either party.

IN WITNESS WHEREOF, the parties hereto have hereunto subscribed their names the day and year first above written.

Carroll A. Krise, Sr.,
First Party
Frances E. Krise,
Second Party

(Duly Acknowledged)

694310

-4-

NOTE: We find no record of the marriage of Carroll A. Krise, Sr., to Beatrice E. ----- on file in the Clerk's Office of Marion County, Indiana.

Town Lot Record
1907 page 270
Inst. #7972
Jan. 25, 1962
Recorded
Jan. 25, 1962

Carroll A. Krise, Sr. and
Beatrice E. Krise,
husband and wife

Warranty Deed

to

Fleming L. Liggitt, as
Trustee, for the sole
purpose of conveyance
upon demand to

Carrol A. Krise, Sr. and
Beatrice E. Krise,
husband and wife

-5-

Part of the East One Half of the Southeast One Quarter of Section 12, Township 16 North, Range 2 East, Marion County, State of Indiana, described as follows:

Beginning on the East line of said Half Quarter Section aforesaid at a point distant 859.5 feet South of the Northeast corner thereof, then running South along said East line a distance of 425.10 feet; thence, West on a line parallel with the North line of said Half Quarter Section a distance of 253.72 feet, to the middle of the highway known as Lafayette Road; thence, Northwest along the center line of said highway to a point distant 935.25 feet South of the North side of said Half Quarter Section, said point being 511.30 feet West of the East side of said Half Quarter Section; thence East on a line parallel with the said North line of said Half Quarter Section a distance of 259.63 feet, thence, North on a line parallel to the East side of said Half Quarter Section a distance of 75.75 feet; thence, East on a line parallel to the North side of said Half Quarter Section 251 feet 8 inches to the place of beginning; containing 3 1/2 acres, more or less.

Subject to any and all legal highways or rights of way. The said Trustee, Fleming L. Liggitt, shall upon demand convey said lands to Carroll A. Krise, Sr., and Beatrice E. Krise, husband and wife.

Proper Citizenship Clause is attached.

Instrument shows name of person preparing same.

694310

Town Lot Record
1907 page 272
Inst. #7973
Jan. 25, 1962
Recorded
Jan. 25, 1962

Warranty Deed

Fleming L. Liggitt,
as Trustee, for the
sole purpose of conveyance
to Carroll A. Krise, Sr. and
Beatrice E. Krise,
husband and wife

to

Carroll A. Krise, Sr. and
Beatrice E. Krise,
husband and wife

Part of the East One Half of the Southeast One Quarter of Section 12, Township 16 North, Range 2 East, Marion County, State of Indiana, described as follows: Beginning on the East line of said Half Quarter Section aforesaid at a point distant 859.5 feet South of the Northeast corner thereof, then running South along said East line a distance of 425.10 feet; thence West on a line parallel with the North line of said Half Quarter Section a distance of 253.72 feet, to the middle of the highway known as Lafayette Road; thence, Northwest along the center line of said highway to a point distant 935.25 feet South of the North side of said Half Quarter Section, said point being 511.30 feet West of the East side of said Half Quarter Section, thence East on a line parallel with the said North line of said Half Quarter Section a distance of 259.63 feet; thence North on a line parallel to the East side of said Half Quarter Section a distance of 75.75 feet; thence East on a line parallel to the North side of said Half Quarter Section 251 feet 8 inches to the place of beginning; containing 3 1/2 acres, more or less.

Subject to any and all legal highways or rights of way.

This deed is made in fulfillment of a certain trust this day created in a deed executed by Carroll A. Krise, Sr. and Beatrice E. Krise, Husband and Wife, to said Grantor, Fleming L. Liggitt, as Trustee, upon the express condition that said Trustee should, upon demand, at once convey said lands to Carroll A. Krise, Sr. and Beatrice E. Krise, husband and wife.

Proper Citizenship Clause is attached.

Instrument shows name of person preparing same.

-6-

-6- dld

694310

-7- Carroll A. Krise, Sr., died intestate March 6, 1962.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E62 page 367

IN THE MATTER OF THE ESTATE OF CARROLL A. KRISE, SR.,
DECEASED.

-8- March 13, 1962. Bond filed, Beatrice E. Krise, duly appointed and qualified as administratrix of the estate, of Carroll A. Krise, Sr., Deceased.

Order Book 567, page 371.

April 6, 1962. Proof of notice of appointment filed. "Pending".

NOTE: Petition for issuance of Letters of Administration shows the name, age, relationship to such decedent and place of residence of each known heir of such decedent's estate are:

NAME	AGE	RELATIONSHIP	RESIDENCE
Beatrice E. Krise	Adult	Wife	5001 Lafayette Rd., Indianapolis, Ind.
Carolyn Elizabeth Krise	Adult	Daughter	5001 Lafayette Rd., Indianapolis, Ind.
Lillian Jones	Adult	Daughter	450 S. Arlington, Indianapolis, Ind.
Jo Ann Flynn	Adult	Daughter	1909 E. Ruth Dr., Indianapolis, Ind.
Carroll A. Krise, Jr.	Adult	Son	1515 Lafayette Rd., Indianapolis, Ind.

Old Age Assistance Search 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.

-9-

694310

Juvenile Court
Search

-10-

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.

Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Carroll A. and Emma M. Krise, and are due and payable on or before the first Mondays in May and November of 1962.

Judgment Search

-11-

General Tax Duplicate No. 107535, Pike Township.

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:

Carroll A. Krise
and

Carroll A. Krise, Sr. \$11.84 unpaid. from September 20, 1961, 8 A.M. to and including January 25, 1962

Carroll A. Krise
or
Carroll A. Krise, Sr.
and

Beatrice E. Krise
jointly and \$11.84 unpaid.
not individually

from August 16, 1952,
to and including
March 6, 1962

Assessed Valuation

and vs

Land \$370.00 Improvements None
Beatrice E. Krise

Exemption None
for the 10 years
last past and
against none other

Taxes for the year 1962 now a lien.

694310

-12- Taxes for the year 1960 and prior years paid in full.

-13- Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Carroll A. and Emma M. Krise, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 107535, Pike Township, Parcel No. 2869.

May Installment \$11.84 unpaid.

November Installment \$11.84 unpaid.

Assessed Valuation

Land \$370.00 Improvements None Exemption None

-14- 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) 120 COUNTY Marion

Names on Plans C. A. & E. H. Krise

Names in Trans Book Carroll A. & Emma H. Krise

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	1.5 Ac.	Land \$370.00
					Imp. None Given
					Total \$370.00

LAST OWNER OF RECORD U. S. R. \$1.00

Deed Record 1041 p. 173 Recorded 8/3/40 Dated 7/31/40 Deed Warranty

Grantor Conard Jennings, unmarried, et al

Grantee Carroll A. Krise and Emma M. Krise, husband & wife

Address of Grantee R. R. 17 Box 303 Indpls. 23, Ind.

MORTGAGE RECORD

Mortgage Record p. Amount Dated

Mortgagor None

Mortgagee

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

MISCELLANEOUS 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

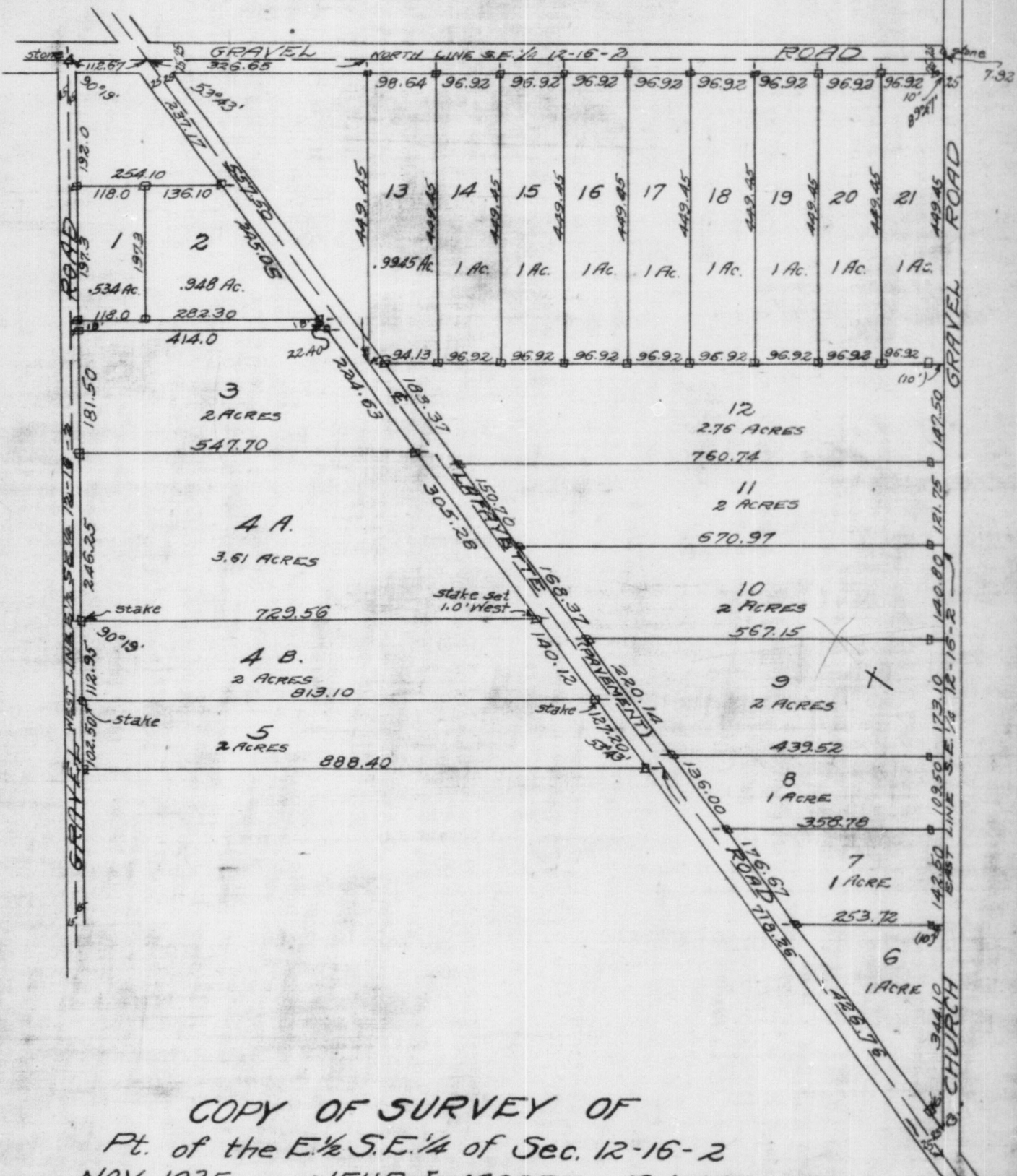
I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens,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

UNION TITLE CO.

Dated this 20 day of Sept 1964, 8 AM [Signature] Abstractor

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General



COPY OF SURVEY OF
 Pt. of the E. 1/2 S.E. 1/4 of Sec. 12-16-2
 NOV. 1925 JEUP & MOORE ENGR'S.

Note: Tract #4 subdivided into Tract #4 A containing 3.61 acres
 and Tract #4-B containing 2.00 acres, Nov. 2, 1932.

JENNINGS HOME PLACE ADD.
 UNRECORDED PLAT.

666810

CAPTION

-1-

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

Beginning on the East line of said half quarter section at a point 859.50 feet south of the Northeast corner thereof; thence south along said east line 173.10 feet; thence west parallel to the north line of said half quarter section 439.52 feet; to the center of the Lafayette Road; thence Northwest along the center of said road 220.14 feet; thence East parallel to the North line of said half quarter section 567.15 feet to the place of beginning, containing two acres, more or less, except the following described part, to-wit:

Beginning at a point in the east line of said half quarter Section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter, 251 feet 8 inches to the point sought to be established; and then run West, parallel with the north line of the quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence southeastwardly, along and with the middle line of said Road, to a point distant 935.25 feet South of the north line of said quarter Section; thence East, parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the east line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acres, be the same, more or less.

Subject to any legal highways or rights of way.

Prepared For: State Highway Department of Indiana

666810

Town Lot Record
1041 page 173
Inst. #32717
July 31, 1940
Recorded
Aug. 3, 1940

Conard Jennings, unmarried and
Mary S. Jennings, unmarried,
(and sole and only heir-at
law of Augustus Jennings,
deceased

Warranty Deed
(U.S.R. \$1.00)

to
Carroll A. Krise and
Emma M. Krise,
husband and wife

Part of the East half of the Southeast quarter
of Section 12, Township 16 North, Range 2 East, Marion
County described as follows, to-wit:

Beginning on the East line of said half quarter
section at a point 859.50 feet south of the Northeast
corner thereof; thence south along said east line
173.10 feet; thence west parallel to the north line
of said half quarter section 439.52 feet; to the center
of the Lafayette Road; thence Northwest along the
center of said road 220.14 feet; thence East parallel
to the North line of said half quarter section 567.15
feet to the place of beginning, containing two acres,
more or less.

Subject to all legal highways.

-2-

-3-

Emma M. Krise died intestate January 3, 1950, 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 Emma M. Krise; deceased.

Marriage Record
209 page 82
June 22, 1957

Carroll A. Krise, Sr.
to
Frances E. Kuhn

Marriage

-5-

666810

SHOWN FOR REFERENCE

-6-

By Warranty Deed dated March 15, 1946 and Recorded April 11, 1946 in Town Lot Record 1211 page 307, Inst. #22176, Carroll A. Krise and Emma M. Krise, husband and wife, conveyed to Carroll A. Krise, Jr. and Marie Krise, husband and wife.

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

To establish the beginning point for this parcel, start in the east line of said half quarter Section at a point distant 859.5 feet South of the North East corner thereof, and run West, parallel with the north line of said quarter, 251 feet 8 inches to the point sought to be established; and then run West, parallel with the north line of the quarter Section, 315.48 feet, to a point in the middle line of the highway commonly known as the Lafayette Road; thence southeastwardly, along and with the middle line of said Road, to a point distant 935.25 feet South of the north line of said quarter Section; thence East, parallel with the said north line of said quarter, 259.63 feet to a point distant 251 feet 8 inches West of the east line of said quarter Section; thence North 75.75 feet to the place of beginning, containing one half acres, be the same, more or less.

Subject, however, to all legal highways or rights of way.

Proper citizenship clause is attached.
(U.S.R. \$0.55)

Old Age Assistance Search

-7-

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

-8-

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.

666810

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:

{ Carroll A. Krise
and
Carroll A. Krise, Sr. }

for the 10 years
last past and
against none other

-9-

-10-

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

-11-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Carroll A. & Emma M. Krise and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 107411, Pike Township, Parcel No. 2869.

May Installment \$11.06 Paid.

November Installment \$11.06 Unpaid.

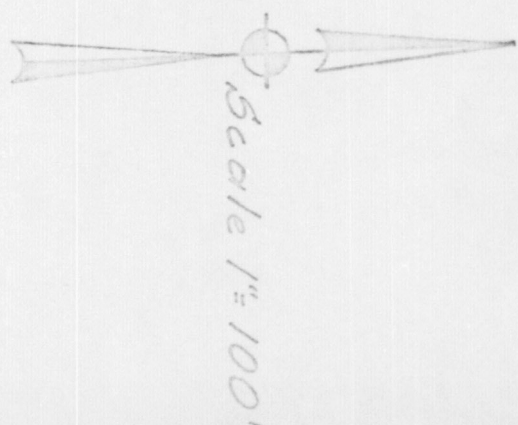
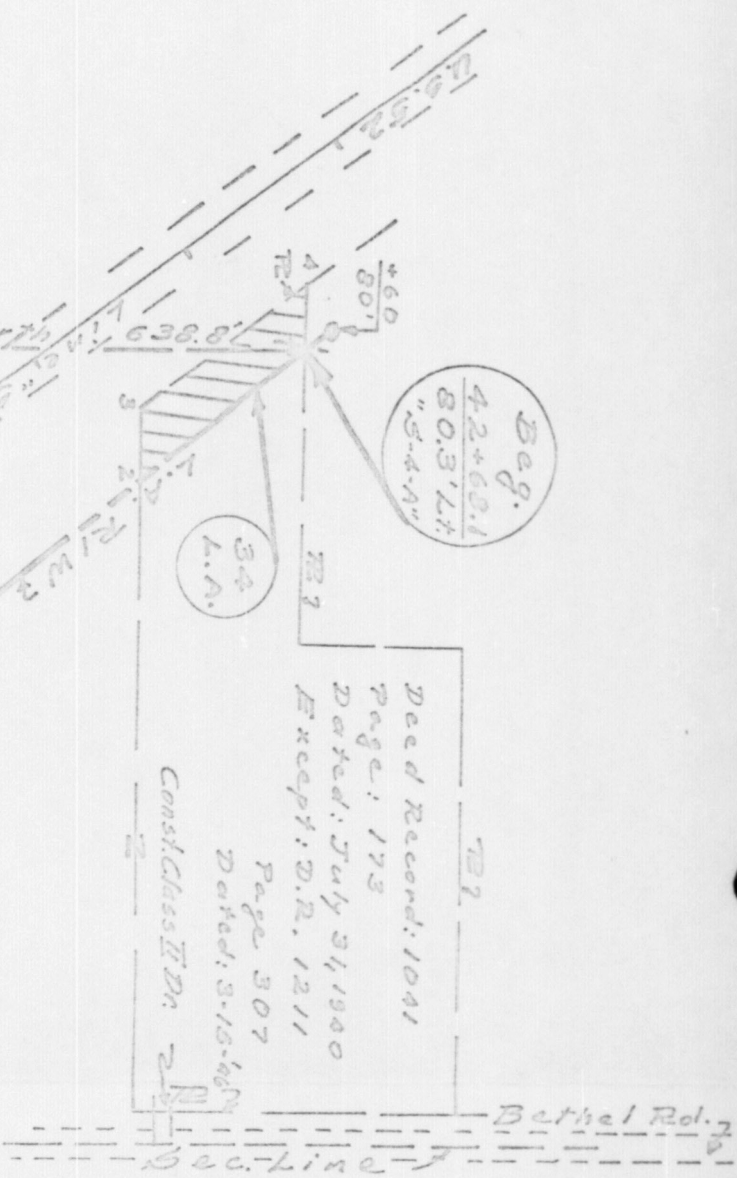
Assessed Valuation:

Land \$370.00 Improvements None Exemption None

-12-

Taxes for the year 1961 now a lien.

R/W PLAN SHEET 26
 SKETCH 1 OF 1
 PARCEL NUMBER 34 L.A.

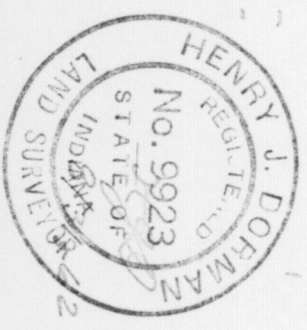


Line	Brg.	Dist.
1-2	S 39° 17' E	127.7 feet
2-3	S 89° 03' W	36.9 "
3-4	N 37° 19' W	124.3 "
4-1	N 89° 03' E	31.4 "

Parcel 34 L.A.



CROSS HATCHED AREA IS APPROXIMATE TAKING



INDIANA STATE HIGHWAY COMMISSION
 PROJECT X-65-3(17)120 Marion COUNTY
 ROAD 3-65
 RIGHT OF WAY PLAT SHOWING LAND REQUIRED FROM
 KRISSE, Carroll A. Sn -
 SEC. 12, T. 16 N, R. 2 E
 CONTAINING 3,417 sq. ft. MORE OR LESS
 DRAWN BY [signature] CHECKED BY Hejaz DATE 8-31-62