

AUG 28 1962

Clem Smith
COUNTY AUDITOR

77687

VOL 1945 PAGE 698

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

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

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

PARCEL No. 29 Sheet 1 of 2 Sheets

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

PLANS ON SR. NO. 1-65 SEC. 1 PROJ. No. 65-3 SEC. (17)120 DATED 1961
SEC. 7, T. 16 N, R. 3 E PERM. R/W 0.165 ~~SQUARE~~ 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) "S-4-A"

TO

LEFT

RIGHT

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY.
57 + 53±N PL 58 + 87±S PL 105
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY.
COMMENCING AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 16 NORTH, RANGE 3 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE NORTH 987 FEET ALONG THE WEST SIDE OF SAID SECTION; THENCE EAST 603.4 FEET TO A POINT; THENCE SOUTH 696 FEET TO THE POINT OF BEGINNING OF PARCEL No. 29 PERMANENT RIGHT OF WAY.

THENCE SOUTH 89 DEGREES 26 MINUTES WEST, 68.6 FEET ALONG THE SOUTH PROPERTY LINE OF THE GRANTOR'S LAND TO THE EAST BOUNDARY OF U.S. 52; THENCE NORTH 37 DEGREES 19 MINUTES WEST, 130.7 FEET ALONG SAID BOUNDARY TO THE NORTH PROPERTY LINE OF THE GRANTOR'S LAND; THENCE NORTH 89 DEGREES 26 MINUTES EAST, 68.6 FEET ALONG SAID PROPERTY LINE; THENCE SOUTH 37 DEGREES 19 MINUTES EAST, 130.7 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.165 ACRE, MORE OR LESS.

E.C.L.

[Signature]
FEB 2 1962

7-13-62 *[Signature]*

696

696

PARCEL NO. 29 PROJECT NO. 1-65-3(17)120 SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within ___ 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 Three Thousand Two Hundred and Twenty Nine Dollars (\$ 3,229.00), which sum shall be paid or held in escrow as specified to the order of Elmer C. Lind
Mae Lind
4615 Lafayette Rd., Indianapolis, Ind.

(Give address of Payee)

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

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

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

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

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

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

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 \$431.00 ; Damages \$2798.00 ; Total consideration \$3,229.00

Elmer C. Lind (Husband) Adult (Grantor) Elmer C. Lind (Grantor)
Mae Lind (Grantor) (Grantor)
Mae Lind (Wife) Adult (Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)



Dated June 29th, 1962

This instrument prepared and checked with project plans for Division of Right of Way.
BY [Signature]
8/8/62

AMOUNT APPROVED JUL 30 1962
BY Charles [Signature]

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA

DESCRIPTION JULY 13, 1962
& FORM OK'D
BY [Signature]

PAID BY WARRANT NO. A093618
DATED 8/08/62, 19__

BY [Signature] Title
Indiana State Highway Commission
DATE 8-2, 1962



2

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.

696

State of Indiana, County of Marion ss:

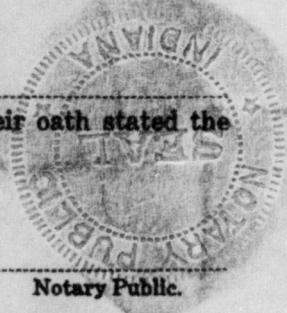
Personally appeared before me Elmer C. Lind and Mae Lind and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 29th day of June, 1962.

Witness my hand and official seal.

My Commission expires Oct. 1st. 1963

E.R. Souder
E.R. Souder

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_____

DULY ENTERED FOR TAXATION
AUG 23 1962

(Seal)

(Seal)

RECORDED AT 1:55 P.M.
AUG 23 1962
MARION COUNTY, INDIANA
Recorder 1945 Marion County

(Seal)

(Seal)

State of _____

County of Marion ss: Oliver Smith
COUNTY AUDITOR

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.

3

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA

..... August 16, 19 62

To Elmer C. & Mae Lind
 4615 Lafayette Rd.
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 093618-8/08/62 19.....
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road 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>June 29, 1962</u> Parcel# <u>29</u>	\$3,229.00

PLEASE RECEIPT AND RETURN

Received Payment: Elmer C. & Mae Lind

Date Aug 29, 1962

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 29

PROPERTY OWNER ELMER & MAE LIND 4615 Lafayette Rd.; Indianapolis, Ind.
Address

Present Use Residential Best Present Use same Best Future Use same
Acres 2 Value Per Acre (Average) Schedule "A"
Tillable Acres Value Per Tillable Acre Schedule "A"
Square Feet Value Per Square Foot Schedule "A" \$.06
Front Feet 130.72' Value Per Front Foot Schedule "A" \$

VALUE — LAND Schedule "A" \$ 5,200. Total
VALUE — IMPROVEMENTS Schedule "B" \$ 18,600. Value \$ 23,800.

ZONED: R-3

VALUE OF PART TAKEN

Land — Temporary R/W @ _____ \$ None
Permanent R/W .165 acres or @ _____
7,187 sq. ft. @ 6¢ \$ 431.
@ _____

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) \$ 2512.

LIMITED ACCESS DAMAGE (See Memo Attached) \$ None

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.) \$ 286.

1 - Mountain Ash Tree 14" \$150.

136 lineal feet of 2' wide misc. flowers

@ \$1. per foot 136.

\$286.

Approved _____ Date _____ Signed _____

Rev. Appr. _____

Asst. or _____

Chief Appr. 6/29/62 Elmer Lind

Value of Part Taken — including temporary R/W \$ 3229.

SEE ATTACHMENT
Value After Taking — including temporary R/W \$ 20,571.

Plus Amount Shown as Temporary R/W \$ None

Adjusted Residual Value \$ 20,571.

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 19th day of June 19 62.

Appraiser Jack P. Meek

B11398
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 I-65-3(17) PARCEL # 29

OWNER Elmer C Lind PHONE # AV. 3-1870
Mal Lind

(Other interested parties and relationship)

none

ADDRESS OF OWNER 4615 Lafayette Rd. Indianapolis 23, Ind.

DATE ASSIGNED May 31-1962

DATE OF CONTACT May 31-1962

TIME OF CONTACT 7:30 P.m.

DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 2,500⁰⁰

DETAIL CONTACT* contacted Mr & Mrs. Lind and
showed and explained the plans and
answered their questions. I gave them
the approved appraisal.

ACTION TAKEN** These people want to think the matter
till the first of next week.

see these people Tue. 6-5-62

SIGNED B.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.

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 T-65-3(17) PARCEL # 29
OWNER Lind PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER _____

DATE ASSIGNED _____

DATE OF CONTACT 6-5-62

TIME OF CONTACT 8:00 P.M.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 2500.00

DETAIL CONTACT* Called on Mr & Mrs. Lind and told them their parcel was back to appraisal section for review. told them I would see them as soon as their Parcel was returned to me.

ACTION TAKEN** _____

SIGNED E.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.

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 # 29

OWNER Emerc Lind PHONE # AX-3-1870
mae Lind

(Other interested parties and relationship)
none

ADDRESS OF OWNER 41615 Lafayette Rd. Duplex

DATE ASSIGNED 6-29-62

DATE OF CONTACT 6-29-62

TIME OF CONTACT 2:00 P.m.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 3229 00

DETAIL CONTACT* Parcel secured and complete

ACTION TAKEN** _____

SIGNED E.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.

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 # 29

OWNER R. Owen & Sons PHONE # AX-3-1870
Mar. Fund

(Other interested parties and relationship)
none

ADDRESS OF OWNER 41615 Lafayette St. N. Dupes

DATE ASSIGNED 6-29-62

DATE OF CONTACT 6-23-62

TIME OF CONTACT 2:00 P.M.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 3229.00

DETAIL CONTACT* Parcel secured and complete

ACTION TAKEN** _____

SIGNED B.R. Souda

* 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.

Continuation of Abstract of Title to Part of the Southwest 1/4 of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point 528.28 feet east and 360.75 feet north of the point where the south line of said 1/4 Section intersects the center line of the Lafayette Road, as now permanently improved, thence north parallel to the east line of said 1/4 Section, 105 feet to a point; thence west parallel to the south line of said 1/4 Section, 875.18 feet to the center of the Lafayette Road aforesaid, thence southeasterly in said centerline 730.72 feet to a point; thence east parallel to the south line of said 1/4 Section, 797.18 feet to the place of beginning, containing in all, two acres, be the same more or less.

Prepared for: Indiana State Highway,
Since date of September 25, 1961.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

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

457839

INDIANAPOLIS, INDIANA

MECHANICS' LIENS

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

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.

L. M. BROWN DIVISION

**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.

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.

Elmer C. Lind and Mae Lind, jointly and not individually, from September 25, 1961, to date.
None found unsatisfied.

ASSESSMENTS

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

Lawyers Title Insurance Corporation

457839

TAXES

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

Taxes for the year 1961, assessed in the names of Elmer C. Lind and Mae Lind

ASSESSED VALUATION:

Land	\$ 500.00
Improvements	\$ 5050.00
Exemption	\$ - - - -
Net Valuation	\$ 5550.00

Parcel No. 1007
General Tax Duplicate No. 107705
Pike Township

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

May installment \$177.60 paid
Nov. installment \$177.60 unpaid

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

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

457839

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 25, 1961** to and including **July 6, 1962**

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

to **4** both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

457839

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 **July 6, 1962**
and all other Divisions of the State of Indiana down to and including **July 2, 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.

Elmer C. Lind

Mae Lind

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated July 6, 1962

By M. L. Sullivan

TITLE AND ENCUMBRANCE REPORT

29

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 65 PROJ. I-65-3(17) COUNTY Marion

Names on Plans

Names in Trans. Book

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

LAST OWNER OF RECORD

Deed Record 1850 P. 116 Recorded 2/21/1961 Dated 2/14/61 Deed

Grantor Nona Hughes, an unmarried adult

Grantee Elmer C. Lind and Mae Lind, husband and wife,

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 () None (x) 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. BY M.L. 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 Southwest 1/4 of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point 528.28 feet east and 360.75 feet north of the point where the south line of said 1/4 section intersects the center line of the Lafayette Road, as now permanently improved, thence north parallel to the east line of said 1/4 Section, 105 feet to a point, thence west parallel to the south line of said 1/4 section, 875.18 feet to the center of the Lafayette Road aforesaid, thence southeasterly in said centerline, 130.72 feet to a point; thence east parallel to the south line of said 1/4 section; 797.18 feet to the place of beginning, containing in all, two acres, be the same more or less.

Prepared for: Indiana State Highway Commission.

CONVEYANCES

Cassius F. Glidwell and,
Anna B. Glidwell,
husband and wife,

Warranty Deed
Revenue Stamps
Attached in the
amount of \$.55.

to
Lora Gillespie

Part of the Southwest 1/4 of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point 528.28 feet east and 360.75 feet north of the point where the south line of said 1/4 section intersects the center line of the Lafayette Road, as now permanently improved, thence north parallel to the east line of said 1/4 Section, 105 feet to a point, thence west parallel to the south line of said 1/4 section, 875.18 feet to the center of the Lafayette Road, aforesaid, thence southeasterly in said centerline, 130.72 feet to a point, thence east parallel to the south line of said 1/4 section, 797.18 feet to the place of beginning, containing in all, two acres, be the same more or less.

Subject to all legal highways and rights of way.

Deed Record
1069 page 3
Inst.#40020
Aug. 22, 1941
Recorded
Aug. 23, 1941

2

Deed Record
1183 page 182
Inst.#28533
July 23, 1945
Recorded
July 26, 1945

3

Lora Gillespie,
unmarried,
to
Wm. Grant Waldron and,
Dorothy Louise Waldron,
husband and wife,

Warranty Deed
Revenue Stamps
Attached in the
amount of \$2.20.

(Same real estate as in Deed Record 1069 page 3).
(Deed contains usual citizenship statement).

Deed Record
1512 page 457
Inst.# 78808
Nov. 27, 1953
Recorded
Dec. 3, 1953

4

William Grant Waldron and,
Dorothy Louise Waldron,
husband and wife, and
each of legal age,
to
Virgil Hughes and,
Nona Hughes,
husband and wife

Warranty Deed
Revenue Stamps
Attached

(Same real estate as in Deed Record 1069 page 3).
Subject to all legal highways and rights of way.
Subject to the taxes for the year 1953 due and
payable in the year 1954 and all taxes thereafter.
Subject to any easements and restrictions of record.
Deed contains usual citizenship statement.

Deed Record
1803 page 455
Inst.# 29689
Apr. 25, 1960
Recorded
Apr. 27, 1960

5

Nona Hughes

Affidavit

Affiant says that she and Virgil Hughes were married on the 8th day of October, 1935, and cohabited and lived together continuously as husband and wife, until the date of the death of the hereinsaid Virgil Hughes on March 7, 1960.

That on the 17th day of December, 1952, this affiant and Virgil Hughes, as husband and wife, purchased the following described real estate, to-wit:

To part of South West 1/4 Section 7, Township 16, North Range 3 East, Marion County, Indiana, 2 acres more or less.

That said ownership remained as such until the said date of death of Virgil Hughes on March 7, 1960.

This affiant makes this affidavit to induce the Auditor of Marion County, Indiana, to so change the tax records of said real estate to indicate the ownership of hereinsaid real estate to be titled solely in Nona Hughes.

Further affiant saith not.

Nona Hughes.

(Instrument discloses name of person preparing same).

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

6

ABSTRACTER'S NOTE:

A careful search in the probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the last will or of the grant of letters of Administration upon the estate of Virgil Hughes, who died intestate, March 7, 1960.

Deed Record
1850 page 116
Inst. #14596
Feb. 14, 1961
Recorded
Feb. 21, 1961

Nona Hughes,
an unmarried adult
to
Elmer C. Lind and,
Mae Lind,
husband and wife,

Warranty Deed
Revenue Stamps
Attached

(Same real estate as in Deed Record 1069 page 3).
Subject to all legal highways and rights of way.
Subject to taxes for the year 1960 due and payable
in 1961 and thereafter.
Deed contains usual citizenship statement.
(Instrument discloses name of person preparing same).

7

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

9

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

MECHANICS' LIENS.

10

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

OLD AGE ASSISTANCE LIENS.

11

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.

12

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.

13

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.

William Grant Waldron and Dorothy Louise Waldron, jointly and not individually, from September 25, 1951 to December 3, 1953, inclusive.

Virgil Hughes and Nona Hughes, jointly and not individually, from September 25, 1951 to March 7, 1960, inclusive.

Nona Hughes, from September 25, 1951 to February 21, 1961 inclusive.

Elmer C. Lind and Mae Lind, jointly and not individually for 10 years last past.

None found unsatisfied.

452943

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

TAXES

14

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

15

Taxes for the year 1960, assessed in the names of Virgil and Nona Hughes,

ASSESSED VALUATION:

Land	\$ 500.00
Improvements	\$ 5050.00
Exemption	\$ 1000.00
Net Valuation	\$ 4550.00

Parcel No. 1007
General Tax Duplicate No. 106953
Pike Township,

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

May installment \$136.09 paid
Nov. installment \$136.09 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

17

CERTIFICATE

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 both inclusive, and Sheets No. 1 to **6** both inclusive. 17

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 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.

William Grant Waldron

Dorothy Louise Waldron

Virgil Hughes

Nona Hughes

Elmer C. Lind

Mae Lind

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated **September 25, 1961**

By

M. L. Sullivan

PARCEL NO 29 PERM
PROJECT NO I-65-3 (7)
ROAD

OWNER - ELMER & MAE LIND
DRAWN BY D.L.M. CHECKED BY
DEED RECORD 1850 PAGE 116 DTG, 2-14-61

CROSSHATCHED
AREA IS
APPROXIMATE

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

SCALE 1" = 330'

1/4 SECTION LINE

7

SECTION LINE

