

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. 28 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 0.185 ~~XXXXXX~~ 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.

STATION TO STATION ON (C/L) "S-4-A" LEFT RIGHT
THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY.
58 + 87±NPL TO 60 + 28±SPL 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 696.0 FEET TO THE POINT OF BEGINNING OF PARCEL No. 28 PERMANENT RIGHT OF WAY.

THENCE SOUTH 37 DEGREES 19 MINUTES EAST, 146.6 FEET TO THE SOUTH PROPERTY LINE OF THE GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 26 MINUTES WEST, 68.6 FEET ALONG SAID PROPERTY LINE TO THE EAST BOUNDARY OF U.S. #52; THENCE NORTH 37 DEGREES 19 MINUTES WEST, 146.6 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 THE SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.185 ACRES, MORE OR LESS.

**DULY ENTERED
FOR TAXATION**

OCT 4 1962

Clem Smith
COUNTY AUDITOR

FEB 8 1962

[Handwritten Signature]
8-3-62

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. 561

State of Indiana, County of Marion ss:

Personally appeared before me Kennett H. Chandler and Barbara E. Chandler and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 9th day of July, 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

23rd day of July, 1962.

THE INDIANA NATIONAL BANK OF INDIANAPOLIS

(Seal)

(Seal)

(Seal)

C.W. Robertson

(Seal)

C. W. Robertson, Vice President

State of Indiana }
County of Marion } ss:

Personally appeared before me C. W. Robertson,

above named and duly acknowledged the execution of the above

release the 23rd day of July, 1962.

Witness my hand and official seal.

My Commission expires MY COMMISSION EXPIRES JUNE 23, 1964

NOTARY PUBLIC

MARION COUNTY, INDIANA

RECORDED AT 10:55 AM MARION COUNTY, INDIANA

David S. Fowler
David S. Fowler 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

16TH day of AUGUST, 1962

MERCHANTS NATIONAL BANK & TRUST CO

(Seal)

(Seal)

(Seal)

BY Melvin R. Herbig
(Seal)

ASST. CASHIER

State of INDIANA }
County of MARION } ss:

Personally appeared before me MELVIN R. HERBIG

above named and duly acknowledged the execution of the above release the 16TH day of AUGUST, 1962

Witness my hand and official seal.

My Commission expires _____

Dorothy L. Hobson
Notary Public.

DOROTHY L. HOBSON, Notary Public
My Commission Expires 9-13-65

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 28

PROPERTY OWNER KENNETT & BARBARA CHANDLER; 4609 Lafayette Rd.; Indpls., Ind.
Address

Present Use <u>Residence</u>	Best Present Use <u>Same</u>	Best Future Use <u>Same</u>
Acres <u>2</u>	Value Per Acre (Average) Schedule "A"	
Tillable Acres _____	Value Per Tillable Acre Schedule "A"	
Square Feet _____	Value Per Square Foot Schedule "A"	\$ <u>.06</u>
Front Feet <u>146.18'</u>	Value Per Front Foot Schedule "A"	\$ _____

VALUE — LAND Schedule "A"	\$ <u>5200.</u>	Total
VALUE — IMPROVEMENTS Schedule "B"	\$ <u>20,990.</u>	Value \$ <u>26,190.</u>

ZONED: R-3

VALUE OF PART TAKEN

Land — Temporary R/W	@ _____	\$ <u>None</u>
Permanent R/W	<u>.185 acres</u> @ <u>.06</u>	
	or <u>5,860 sq. ft.</u> @ _____	\$ <u>352.</u>

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) \$ 3183.

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 _____ % \$ _____

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ 846.

- 2 - Hackberry Trees - 12" & 16" = \$260.
- 11 - 3' to 4' Evergreen Trees @\$6. 66.
- 2 - 8' & 9' Scotch Pines @\$20. 40.
- 2 - Red Bud Trees; 12" & 10" 220.
- 3 - Elms; 14" & 16" 160.
- 160' Woven Wire Fence -4" wood sq. posts 80.
- Misc. Flower & Odd Shrubbery 20.

Value of Part Taken — including temporary R/W	\$ <u>4381.</u>
Value After Taking — including temporary R/W	\$ <u>21,809.</u>
Plus Amount Shown as Temporary R/W	\$ <u>None</u>
Adjusted Residual Value	\$ <u>21,809.</u>

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.

Approved
Rev. Appr.
Asst. or
Chief Appr.
Date
SEE ATTACHMENT

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 21st day of June 19 62.

Appraiser Jack P. Meek Number B11398

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

BUYERS REPORT

PROJECT I-65-3(17)120 PARCEL # 28

OWNER Kennett & Barbara Chandler PHONE # _____

Mortgage by Indiana National Bank of Indianapolis
(Other interested parties and relationship)
Another mortgage by the Merchants National Bank and Trust Co., Indianapolis.

ADDRESS OF OWNER 4609 Lafayette Rd. Indianapolis, Indiana

DATE ASSIGNED 8/16/62

DATE OF CONTACT 8/16/62

TIME OF CONTACT 9:30 AM

DATE OF PREVIOUS CONTACT None

OFFER \$ 4381.00

DETAIL CONTACT* Secured partial mortgage release from the Merchants National Bank and Trust Co. Indianapolis. Satisfaction of the Union Trust Co. mortgage, dated 3/6/50 was sent to the Recorder's Office 2/21/61, Record # 247.

ACTION TAKEN** Page # 116.

SIGNED Oscar E. Ackerson

* 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 # 28

OWNER Kenneth H. Chandler PHONE # AX. 1-3152
Barbara F. Chandler

(Other interested parties and relationship)
Ind. National Bank

ADDRESS OF OWNER 4609 Lafayette Rd. Indph

DATE ASSIGNED 7-3-62

DATE OF CONTACT 7-9-62

TIME OF CONTACT 7:30 Pm

DATE OF PREVIOUS CONTACT 7-5-62

OFFER \$ 4381

DETAIL CONTACT* Parcel secured -
mort. Rel. Pending

ACTION TAKEN**

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 I-65-3(17) PARCEL # 28

OWNER Kennett Chandler PHONE # AX. 1-3152
Barbara Chandler

(Other interested parties and relationship)
Ind. National Bank.

ADDRESS OF OWNER 4609 Lafayette Rd.

DATE ASSIGNED 7-3-62

DATE OF CONTACT 7-5-62

TIME OF CONTACT 6:00 P.m.

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* I had an appt on the above date with Mrs. Chandler. I called at his home at this time. His daughter told me he was out of town at his ~~camp~~ camp. She said she would see that he was

ACTION TAKEN** home Mon. evening. I made an appt. to see him at 5:30 7-9-62

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 I-65-3 (17) PARCEL # 28

OWNER Kennett Chandler PHONE # AX. 1-3152
Barbara Chandler

(Other interested parties and relationship)
The Indiana National Bank mortgagee

ADDRESS OF OWNER 4609 Lafayette Rd. Indianapolis

DATE ASSIGNED 5-31-62

DATE OF CONTACT 6-4-62

TIME OF CONTACT 8:30 P.m.

DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 2600⁰⁰

DETAIL CONTACT* Explained the right of way take and answered their questions. I gave them the approved appraisal. They refused to accept at this time. They did not say at this time what they

ACTION TAKEN** would accept. They stated there was no point in me coming back without more money. I ~~was~~ told them if I could offer them more I would call and see them again.

(over) SIGNED BR 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.

Mr. Shandee stated he thought my offer was ridiculous and that he would gladly let it all in court rather than accept my offer. He expressed much concern over losing 7 shares from 13 shares, four and a half right at the driver way entrance. He said he couldn't understand why he was only getting \$100 more than his neighbors on either side when he had so much more damage.

Pran Sander

Volume 278 (copy)

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 # 28

OWNER Kenneth Chouder PHONE # AX. 1-3152
Barbara Chouder

(Other interested parties and relationship)

The Ind. National Bank

ADDRESS OF OWNER 4609 Lafayette Rd. Indianapolis

DATE ASSIGNED 5-31-62

DATE OF CONTACT _____

TIME OF CONTACT 6-4-62

DATE OF PREVIOUS CONTACT _____

OFFER \$ 2600⁰⁰

DETAIL CONTACT* Parcel turned in 6-5-62

for second appraisal. Condemnation report enclosed this date

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.

TITLE AND ENCUMBRANCE REPORT

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 1367 P. 352 Recorded 3/6/1950 Dated 3/6/50 Deed Grantor Robert Richard Burrell and Helen L. Burrell, his wife

Grantee Kennett H. Chandler and Barbara E. Chandler, husband and wife.

Address of Grantee

MORTGAGE RECORD

Mortgage Recrd 2079 P. 521 Amount \$7,000.00 Dated 2/15/1961

Mortgagor Kennett H. Chandler and Barbara E. Chandler husband and wife, who took title to the herein described real estate as Kenneth H. Chandler & Barbara E. Chandler, husband and wife. Mortgagee The Indiana National Bank of Indianapolis.

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

458178

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

1 Continuation of Abstract of Title to Part of the South West Quarter of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the center of the Lafayette Road as now permanently improved distant 304.98 feet Northwesterly along the center line of said road from its intersection with the South line of said Quarter Section, running thence East, parallel to the South line of said Quarter Section a distance of 710.40 feet, running thence North, parallel to the East line of said Quarter Section, a distance of 115.75 feet to a point running thence West, parallel to the South line of said Quarter Section, a distance of 797.18 feet to a point in the Center line of Lafayette Road, running thence Southeasterly in and along said center line a distance of 146.62 feet to the place of beginning, containing in all 2 acres, be the same more or less.

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

2 WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

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

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.

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.

Kennett H. Chandler or Kenneth H. Chandler, and Barbara E. Chandler, 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.

458178

TAXES

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

Taxes for the year 1961, assessed in the names of
Kenneth H. and Barbara E. Chandler

ASSESSED VALUATION:

Land	\$ 500.00
Improvements	\$ 2240.00
Exemption	\$ 1740.00
Net Valuation	\$ 1000.00

Parcel No. 517
General Tax Duplicate No. 105715
Pike Township

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

May installment \$32.00 unpaid and delinquent
Nov. installment \$32.00 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

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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 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, 1961 to and including July 25, 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 TITLE DIVISION

By *M. P. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

458178

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 25, 1962
and all other Divisions of the State of Indiana down to and including July 23, 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.

Kennett H. Chandler

Kenneth H. Chandler

Barbara E. Chandler

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated July 25, 1962

By M L Sullivan

452943

1

Abstract of Title from September 25, 1941 to September 25, 1961, inclusive to Part of the South West Quarter of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the center of the Lafayette Road as now permanently improved distant 304.98 feet northwesterly along the center line of said road from its intersection with the south line of said Quarter Section, running thence East, parallel to the South line of said Quarter Section a distance of 710.40 feet, running thence North, parallel to the East line of said Quarter Section, a distance of 115.75 feet to a point running thence West, parallel to the South line of said Quarter Section, a distance of 797.18 feet to a point in the center line of Lafayette Road, running thence Southeasterly in and along said center line a distance of 146.62 feet to the place of beginning, containing in all 2 acres, be the same more or less.

Prepared for: Indiana State Highway Commission.

CONVEYANCES

Earl L. Murphy and,
N. Beatrice Murphy,
husband and wife,
to

Warranty Deed
Revenue Stamps
Attached

Edwin R. Comber and,
Arvilla E. Comber,
husband and wife,

Deed Record
1046 page 340
Inst.#44986
Oct. 19, 1940
Recorded
Oct. 21, 1940

2

Part of the South West Quarter of Section 7, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows, to-wit:-

Beginning at a point in the center of the Lafayette Road as now permanently improved distant 304.98 feet Northwesterly along the center line of said road from its intersection with the South line of said Quarter Section, running thence East, parallel to the South line of said Quarter Section a distance of 710.40 feet, running thence North, parallel to the East line of said Quarter Section, a distance of 115.75 feet to a point running thence West, parallel to the South line of said Quarter Section, a distance of 797.18 feet to a point in the center line of Lafayette Road, running thence southeasterly in and along said center line a distance of 146.62 feet to the place of beginning, containing in all 2 acres, be the same more or less.

Subject, however, to all legal highways or right of ways.

(Over)

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

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

Subject to the 1940 taxes due and payable in 1941.
Also, subject to the following restrictions of record,
to-wit:

1. Said property shall never be sold, leased or rented to a person of the colored race.

2. Said property shall be used for residential and agricultural purposes only.

3. No residence shall be built on any of said property costing less than \$3000.00, nor unless said residence is modern and provision is made for the proper disposal of sewage with inside toilets only.

4. No building or any portion thereof shall be built nearer than 90 feet to the edge of the highway adjoining said property.

The above restrictions and conditions shall run with the land and may be enforced at any time by the owner or owners of any real estate either adjoining said described real estate, or in the immediate vicinity thereof by inuunction.

Deed Record
1181 page 508
Inst.#26449
July 10, 1945
Recorded
July 11, 1945

Edwin P. Comber and,
Arvilla E. Comber,
husband and wife,
to

Warranty Deed
Revenue Stamps
Attached in the
amount of \$5.50.

Robert Richard Burrell
(Same real estate as in Deed Record 1046 page 340).
Subject, however, to all highways or right of ways.
Subject to restrictive covenants.
Deed contains usual citizenship statement.

3

Deed Record
1367 page 352
Inst.# 13371
Mar. 6, 1950
Recorded
Mar. 6, 1950

Robert Richard Burrell and,
Helen L. Burrell,
his wife,
to

Warranty Deed
Revenue Stamps
Attached

Kennett H. Chandler and,
Barbara E. Chandler,
husband and wife,
(Same real estate as in Deed Record 1046 page 340).
Subject, however, to all highways or rights of ways.
Subject to all taxes, assessments, liens and encumbrances.
Subject to all restrictions of record.
Deed contains usual citizenship statement.

4

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

Assignment of Rents,
issues and Profits of
Real Estate

THIS INSTRUMENT WITNESSETH that the undersigned Kenneth Chandler and Barbara Chandler of 4609 Lafayette Road (owners as so described on property deed records) being the owners of said property legally described as follows:

146.18 feet on road 710.4 feet south line 797.18 feet north line beginning 304.98 feet, north west of the south line of south west corner section 17-16-3 contains 2 acres. As recorded in the office of the Recorder of Marion County, Indiana.

and in consideration of the Merchants National Bank & Trust Company lending to the aforesaid owners the sum of \$3,035.52 and in consideration of the premises herein, the undersigned, Kenneth Chandler and Barbara Chandler does hereby sell, assign, transfer unto the Merchants National Bank & Trust Company, Indianapolis, Indiana, all the rents, issues, profits and income as the same shall become due and payable from and on account of the real estate property and improvements thereon as previously described in this document.

Said assignee shall be and is hereby granted the right to have and collect the same, to institute and prosecute suit therefore in the names of the undersigned or otherwise as the true and lawful owner thereof.

This assignment is made to secure the due payment in accord with its or their tenor and effect of any note, notes, or other evidence of indebtedness, accounts, and any and all other sums due or hereafter to be contracted and to become due with interest thereon, by the undersigned, each any and all of them whether jointly or severally, to said assignee, all without relief from valuation and appraisal laws, and of notice and demand.

If the undersigned shall well and truly pay and discharge any and all indebtedness to said assignee, this assignment shall thereupon become void and of no further effect, otherwise the same shall be and remain in full force and effect and at the election of said assignee, may be resorted to and availed of at any time.

IN WITNESS WHEREOF, said Assignors have hereunto set their hands and seals this 23 February, 1961.

Barbara E. Chandler
Kennett Chandler.

(Duly Acknowledged).

(Instrument discloses name of person preparing same).

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

Misc. Record
667 page 497
Inst.#21451
Feb. 23, 1961
Recorded
Mar. 16, 1961

AGES

Kennett H. Chandler and,
Barbara E. Chandler,
and wife,
to
Union Trust Company
Indianapolis,

Mortgage

(Same real estate as in Deed Record 1046 page 340).
Subject to any legal highways or rights of way.

Mtg.
155

To secure the payment, when the same shall become due,
one principal note of \$7,800.00, payable on or before
5 years after date, in monthly installments, with
interest at the rate of 4½% per annum from date until
maturity. The principal and interest shall be payable
in monthly installments of \$59.67, commencing on the
6th day of April, 1950, and on the 6th day of each month
thereafter until March 6, 1965, on which last mentioned
date the entire unpaid balance of principal and interest
then owing shall become immediately due and payable.
With 10% attorney's fees.

02201 10
155
155

Mtg. Record
2079 page 521
Inst.# 14606
Feb. 15, 1961
Recorded
Feb. 21, 1961

L. M. BROWN DIVISION

Kennett H. Chandler and,
Barbara E. Chandler,
husband and wife, who
took title to the herein
described real
estate as Kenneth H. Chandler
and Barbara E. Chandler,
husband and wife,
to

Mortgage

The Indiana National Bank
of Indianapolis,

(Same real estate as in Deed Record 1046 page 340).
To secure the payment as evidenced by a promissory
note of even date herewith, in the principal sum
of \$7,000.00, and payable with interest from February 15,
1961, on the balance of principal remaining unpaid
from time to time at the rate as prescribed in the
aforementioned note, per annum until maturity or so long
as there is no uncured default in the payment of any
installment of principal or interest thereunder, and with
interest at the rate of 8% per annum after maturity and
while there exists any uncured default thereunder, until
paid, all without relief from valuation or appraisement
laws, and with attorney's fees, said principal and interest
being payable in consecutive equal installments as
prescribed in the aforementioned note, commencing on the
15th day of March 1961, and continuing thereafter on
the 15th day of each month until said principal and
interest is fully paid except that the final payment of
principal and interest, if not sooner paid, shall be due
on the 15th day of February, 1968.

(Instrument discloses name of person preparing same).

Lawyers Title Insurance Corporation

MORTGAGES

Kennett H. Chandler and,
Barbara E. Chandler,
husband and wife,

Mortgage

to
The Union Trust Company
of Indianapolis,

(Same real estate as in Deed Record 1046 page 340).

Subject to any legal highways or rights of way.

To secure the payment, when the same shall become due, of one principal note of \$7,800.00, payable on or before 15 years after date, in monthly installments, with interest at the rate of 4½% per annum from date until maturity. The principal and interest shall be payable in monthly installments of \$59.67, commencing on the 6th day of April, 1950, and on the 6th day of each month thereafter until March 6, 1965, on which last mentioned date the entire unpaid balance of principal and interest then owing shall become immediately due and payable.

With 10% attorney's fees.

Kennett H. Chandler and,
Barbara E. Chandler,
husband and wife, who
took title to the herein
described real
estate as Kenneth H. Chandler
and Barbara E. Chandler,
husband and wife,

Mortgage

to
The Indiana National Bank
of Indianapolis,

(Same real estate as in Deed Record 1046 page 340).

To secure the payment as evidenced by a promissory note of even date herewith, in the principal sum of \$7,000.00, and payable with interest from February 15, 1961, on the balance of principal remaining unpaid from time to time at the rate as prescribed in the aforementioned note, per annum until maturity or so long as there is no uncured default in the payment of any installment of principal or interest thereunder, and with interest at the rate of 8% per annum after maturity and while there exists any uncured default thereunder, until paid, all without relief from valuation or appraisal laws, and with attorney's fees, said principal and interest being payable in consecutive equal installments as prescribed in the aforementioned note, commencing on the 15th day of March 1961, and continuing thereafter on the 15th day of each month until said principal and interest is fully paid except that the final payment of principal and interest, if not sooner paid, shall be due on the 15th day of February, 1968.

(Instrument discloses name of person preparing same).

Mtg. Record
1543 page 377
Inst.# 13372
Mar. 6, 1950
Recorded
Mar. 6, 1950

7

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Mtg. Record
2079 page 521
Inst.# 14606
Feb. 15, 1961
Recorded
Feb. 21, 1961

8

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

9

MECHANICS' LIENS.

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

10

OLD AGE ASSISTANCE LIENS.

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

We find none.

11

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

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

We find none.

12

JUDGMENTS.

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

Kennett H. Chandler or Kenneth H. Chandler, and Barbara E. Chandler, jointly and not individually, for 10 years last past.
None found unsatisfied.

13

ASSESSMENTS

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

452943

TAXES

14

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

15

Taxes for the year 1960, assessed in the names of
Kenneth H. and Barbara E. Chandler,

ASSESSED VALUATION:

Land	\$ 500.00
Improvements	\$ 2240.00
Exemption	\$ 1250.00
Net Valuation	\$ 1490.00

Parcel No. 517

General Tax Duplicate No. 105698

Pike Township

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

May installment	\$44.57	paid
Nov. installment	\$44.57	unpaid

16

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

452943

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 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, 1941** to and including
September 25, 1961 17

and covers Paragraphs No. 1 to both inclusive, and Sheets No. 1 to **7** both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M. L. Sullivan*



17

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.

Kennett H. Chandler

Kenneth H. Chandler

Barbara E. Chandler

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated **September 25, 1961**

By

M. L. Sullivan

PARCEL NO 28 PERM
PROJECT NO. I-65-3(17)120
ROAD I-65

OWNER R. H. & B. E. CHANDLER
DRAWN BY R. D. P. CHECKED BY
DLED RECORD 1367 PAGE 352 DTD, 3-6-18

CROSSHATCHED
AREA IS
APPROX. TAKE

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

