

AUG 23 1962

77677

345 PAGE 670

Oliver Smith
COUNTY AUDITOR

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

INDIANA STATE HIGHWAY COMMISSION

FUND 1

STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA

PROJECT No. 65-3

RIGHT OF WAY GRANT

SECTION (17) 120

PARCEL No. 24
PARCEL No. _____

Sheet 1 of 2 Sheets

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

PLANS ON SR. NO. I-65 SEC. 1 PROJ. No. 65-3 SEC. (17)120 DATED 1961

SEC. 7 16 N 3 E
SEC. 12 T. 16 N R. 2 E PERM., R/W 2.335 SQ. FT. ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/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 W C	LEFT	RIGHT
8 + 53NPL TO	8 + 25	PL	PL TO 85
8 + 25 TO	9 + 00	PL	85 TO 85
9 + 00 TO	10 + 00	PL	85 TO 80
10 + 00 TO	11 + 00	PL	80 TO 75
11 + 00 TO	12 + 00	PL	75 TO 70
12 + 00 TO	13 + 00	PL	70 TO 65
13 + 00 TO	13 + 71.94	PL	65 TO 60
13 + 71.94 TO	15 + 00	PL	60 TO 40
15 + 00 TO	15 + 29±EPL	PL	40 TO 767±
CENTERLINE "S-4-A"			
54 + 25 TO	58 + 00		EPL

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1, 312.86 FEET; THENCE SOUTHWARDLY ALONG CENTERLINE OF MOLLER ROAD 1,162.40 FEET; THENCE EAST 1,495.3 FEET TO A POINT; THENCE SOUTH 749.3 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 24 LIMITED ACCESS RIGHT OF WAY.

THENCE NORTH 78 DEGREES 55 MINUTES WEST, 60.6 FEET; THENCE SOUTH 63 DEGREES 48 MINUTES WEST, 129.6 FEET; THENCE SOUTH 72 DEGREES 42 MINUTES WEST, 79.9 FEET; THENCE SOUTH 82 DEGREES 19 MINUTES WEST, 111.8 FEET; THENCE NORTH 87 DEGREES 39 MINUTES WEST, 112.6 FEET; THENCE NORTH 77 DEGREES 38 MINUTES WEST, 113.5 FEET; THENCE NORTH 67 DEGREES 37 MINUTES WEST, 114.4 FEET; THENCE NORTH 56 DEGREES 22 MINUTES WEST, 86.1 FEET; THENCE NORTH 43 DEGREES 54 MINUTES WEST, 68.2 FEET TO THE NORTH PROPERTY LINE OF GRANTOR'S LANDS; THENCE NORTH 89 DEGREES 03 MINUTES EAST, 737.0 FEET ALONG NORTH PROPERTY LINE TO WEST BOUNDARY OF U.S. #52; THENCE SOUTH 37 DEGREE 19 MINUTES EAST, 122.0 FEET ALONG SAID ROAD BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 2.335 ACRES, MORE OR LESS.

OSM

[Signature]
7-20-62

FEB 2 1962

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 67 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 Eight Thousand Eight Hundred and eighty Dollars (\$8,880.00), which sum shall be paid or held in escrow as specified to the order of George M. Lanigan
Clara C. Lanigan
1424 Concord St. Indianapolis 22, 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.

GRANTORS

The undersigned 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 \$7000.00; Damages \$1880.00; Total consideration \$8,880.00

<u>George M. Lanigan</u>	(Grantor)	(Grantor)
George M. Lanigan (Husband) Adult	(Grantor)	(Grantor)
<u>Clara C. Lanigan</u>	(Grantor)	(Grantor)
Clara C. Lanigan (Wife) Adult	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)

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

Dated July 2nd, 19 62

This instrument prepared and checked with project plans for Division of Right of Way.
BY [Signature]
FEB 18 1962

AMOUNT APPROVED JUL 30 1962
BY Charles [Signature]

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA

DESCRIPTION & FORM OK'D 7-20-62
BY [Signature]

PAID BY WARRANT NO. #093617
DATED 8/08/62

BY David Cohee
Title
Indiana State Highway Commission
DATE 8-2, 19 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.

State of Indiana, County of Marion ss:

Personally appeared before me George M. Lanigan & Clara C. Lanigan and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 2nd. day of July, 1962.

Witness my hand and official seal.

My Commission expires Oct. 1st, 1963. 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)

RECORDED AT 1:55 P.M. MARION COUNTY, INDIANA

AUG 23 1962 - Page 670 Recorder Marion County (Seal)

State of _____ County of _____ ss: *Olem 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.

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

..... August 16, 19 62

To George M. & Clara C. Lanigan
1424 N. Concord Street
Indianapolis 22, Indiana

GENTLEMEN:

We enclose State Warrant No. A 093617-8/08/62 19.....
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 July 2, 1962..... Parcel# 24		\$8880. 00

PLEASE RECEIPT AND RETURN

Received Payment: *George M. Lanigan*

Date: *8-30-62*

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I - 65 COUNTY Marion PARCEL NO. 24

PROPERTY OWNER George M. and Clara C. Lanigan.
Address _____

Present Use <u>Vacant</u>	Best Present Use <u>Subdivision</u>	Best Future Use <u>same</u>
Acres <u>37.27</u>	Value Per Acre (Average) Schedule "A"	<u>\$3,000.00</u>
Tillable Acres _____	Value Per Tillable Acre Schedule "A"	_____
Square Feet _____	Value Per Square Foot Schedule "A"	\$ _____
Front Feet _____	Value Per Front Foot Schedule "A"	\$ _____

VALUE — LAND Schedule "A"	\$ <u>111,810.00</u>	Total
VALUE — IMPROVEMENTS Schedule "B"	\$ _____	Value \$ <u>111,810.00</u>

ZONED: Agriculture Viewed Mar.28 -29, April 5, 1962

VALUE OF PART TAKEN

Land — Temporary R/W	_____ @ _____	\$ _____
Permanent R/W	<u>2.335 A.</u> @ <u>\$3,000 A.</u>	_____
	_____ @ _____	_____
	_____ @ _____	\$ <u>7,005.00</u>

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING \$ _____

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

SEVERANCE DAMAGE (See Memo Attached) \$ _____

LIMITED ACCESS DAMAGE (See Memo Attached) \$ _____

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

DAMAGES considered at _____ % \$ _____

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$ 1,875.00

R/W cuts through the north side of this tract leaving a 1.25 A; triangular tract in the north west corner of the residue.

Damage to this 1.25 A; is 50% for future subdivision development.

1.25 A; @ \$3,000.00 = \$3,750.00, 50% = \$1,875.00

AND APPROVED
Reviewed _____ Date 4/17/62 Signed John Grose
Rev. Appr. _____

Value of Part Taken — including temporary R/W \$ 8,880.00

Value After Taking — including temporary R/W \$ 102,930.00

Plus Amount Shown as Temporary R/W \$ _____

Adjusted Residual Value \$ 102,930.00

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 12th day of April 19 62.

A. R. Cato AR Cato B - 6986
Appraiser 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 # 24

OWNER Bergm Lanyon PHONE # _____

Charles Lanyon
(Other interested parties and relationship)
none

ADDRESS OF OWNER 1424 Rowland St Judge

DATE ASSIGNED 6-29-62

DATE OF CONTACT 7-2-62

TIME OF CONTACT 5:00 P.m.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 8800

DETAIL CONTACT* Parcel secured & complete

ACTION TAKEN** _____

SIGNED LR Landon

* 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 # 24
OWNER George M. Lanigan PHONE # ME. 6-2882
Clara C. Lanigan
(Other interested parties and relationship)

ADDRESS OF OWNER 1424 Concord St. Indianapolis, Ind.
DATE ASSIGNED May 18th 1962
DATE OF CONTACT May 25th 1962
TIME OF CONTACT 11:00 Am
DATE OF PREVIOUS CONTACT May 22nd 1962

OFFER \$ 7000.00

DETAIL CONTACT* Mr & Mrs. Lanigan came to our office and went over the plans again with our eng. insuring section. The access was thoroughly explained to them and their questions answered.

ACTION TAKEN** They also talked to our consultant, Mr. Haught and myself. They will think the matter over and give me their answer by the middle of next week.

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 # 24

OWNER George M. Jamison PHONE # ME. 6-2882

Clara C. Jamison

(Other interested parties and relationship)

ADDRESS OF OWNER 1424 Concord St. Indianapolis

DATE ASSIGNED May 18th. 1962

DATE OF CONTACT May 22nd. 1962

TIME OF CONTACT 10:00 AM

DATE OF PREVIOUS CONTACT First

OFFER \$ 7000.00

DETAIL CONTACT* Showed plans and answered questions
Submitted the approved appraisal

ACTION TAKEN** Property owner will come to our
office Fri. 5/25/62 to check plans further
with our engineers.

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

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 S.W. 1/4	7	16	3		
& Part of the S.E. 1/4	12	16	2		

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

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

MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

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

TAXES Current Paid () 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 10 day of July 1962, 8 AM by William E. Stonecipher
Abstractor PRESIDENT

Prel. Approval of Title _____ Date _____ By _____ Deputy Attorney General

Final approval of Abstract of Title _____ Date _____ BY _____ Deputy Attorney General

690208

The following is an Extension of the original search by Union Title Company under No. 666480.

CAPTION

Continuation of Abstract of Title to Part of the Southwest Quarter of Section 7, Township 16 North, Range 3 East, and Part 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 at the Southwest corner of the South West Quarter of said Section 7; running thence northeasterly with the center line of a County Road, to a point in the center of the Lafayette Road, 135 feet Northwesterly from the point where the South line of said Section crosses said road; thence northwesterly with the center line of said Lafayette Road 1131.95 feet to a point in the West line of said Quarter Section; thence south with said line, 33 feet; thence west, parallel to the South line of the aforesaid South East Quarter Section 1317.5 feet; thence south parallel to the East line of said Quarter Section; 174 1/2 feet; thence east parallel to the South line of said Quarter Section 319.35 feet; thence south 818.9 feet to a point in the South line of said Quarter Section, 1004.65 feet West of the South East corner thereof; thence east in said South line 1004.65 feet to the place of beginning, containing in all 37.27 acres, be the same more or less.

Except, however, that part deeded to Francis A. Coffing as shown in Deed Record 87, page 471, and recorded November 15, 1930, also except that part deeded to Raymond R. Stewart and Mary E. Stewart, as shown in Deed Record 880, page 362, and recorded July 15, 1931.

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

The following is a report on encumbrances shown in abstract prior to the date of beginning this Special Search.

Judgment for Costs rendered July 2, 1955, in the Marion Superior Court under Cause C-4627.

Note: Above judgment not released as of July 10, 1962.

690208

Old Age Assistance
Search

-3-

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

-4-

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.

Judgment Search

-5-

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:

George M. Lanigan
and
Clara C. Lanigan,
jointly and
not individually

from September 20, 1961
8 A.M. to date and
against none other

690208

-6- Taxes for the year 1960 and prior years paid in full.

-7- Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of George M. & Clara C. Lanigan and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate Nos. 107574-5-6, Pike Township, Parcel Nos. 1040-1-2.

May Installment \$116.48 Paid.

November Installment \$116.48 Unpaid.

Assessed Valuation:

Land \$3,030.00 Improvements \$610.00 Exemption (None)

-8- 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 MarionNames on Plans G. C. LaniganNames in Trans Book George M. & Clara C. Lanigan

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the SW 1/4	7	16	3		Land \$3030.00
& Part of the SE 1/4	12	16	2		Imp. \$610.00
					Total \$3,640.00

U. S. R. \$13.20

LAST OWNER OF RECORDDeed Record 1243 p. 467 Recorded 12/19/46 Dated 10/8/46 ^{Warranty} DeedGrantor Rosa Schwab, widow & unmarriedGrantee George M. Lanigan & Clara C. Lanigan, husband & wifeAddress of Grantee 1424 N. Concord Indpls. 22, Ind.MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

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

TAXES Current Paid () 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 1961, 8 AM by Vernon E. Swadlow
Abstractor PRESIDENTPrel. Approval of Title _____ Date _____ By _____
Deputy Attorney GeneralFinal approval of Abstract of Title _____ BY _____
Date _____ Deputy Attorney General

666480

CAPTION

-1-

Continuation of Abstract of Title to Part of the Southwest Quarter of Section 7, Township 16 North, Range 3 East, and Part 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 at the Southwest corner of the South West Quarter of said Section 7; running thence northeasterly with the center line of a County Road, to a point in the center of the Lafayette Road, 135 feet Northwesterly from the point where the South line of said Section crosses said road; thence northwesterly with the center line of said Lafayette Road 1131.95 feet to a point in the West line of said Quarter Section; thence south with said line, 33 feet; thence west, parallel to the South line of the aforesaid South East Quarter Section 1317.5 feet; thence south parallel to the East line of said Quarter Section; 174 1/2 feet; thence east parallel to the South line of said Quarter Section 319.35 feet; thence south 818.9 feet to a point in the South line of said Quarter Section, 1004.65 feet West of the South East corner thereof; thence east in said South line 1004.65 feet to the place of beginning, containing in all 37.27 acres, be the same more or less.

Except, however, that part deeded to Francis A. Coffing as shown in Deed Record 87, page 471, and recorded November 15, 1930, also except that part deeded to Raymond R. Stewart and Mary E. Stewart, as shown in Deed Record 880, page 362, and recorded July 15, 1931.

Subject to any legal highways or rights of way.

Prepared for: State Highway Department of Indiana.

SHOWN FOR REFERENCE

Land Record
87 page 471
Inst. #31380
Aug. 14, 1930
Recorded
Sept. 8, 1930

Sarah C. Myers, widow of
John R. Myers, deceased, and
Walter H. Guion and
Emma O. Guion,
husband and wife
to
Francis A. Coffin, unmarried

Warranty Deed

-2-

Part of the Southeast 1/4 Section 12, Twn. 16 North, Range 2 East and Part South West 1/4 Section 7 Twn. 16 North, Range 3 East, described as follows, to-wit:

666480

Beginning at a point on the East line of the Southeast 1/4 of Section 12 at a point 820.4 - - North, thence west 1318.89 feet to a point, thence north 174.5 feet to a point, thence east 1341.55 feet to a point in the center of the Lafayette Road, thence in a Southeasterly direction in the center of said Road 216 feet more or less to a point, which point is 151.85 feet East of the place of beginning, thence west 151.85 feet to the place of beginning, except, however, 3.30 acres, off of the entire West side thereof.

SHOWN FOR REFERENCE

Land Record
87 page 613
Inst. #39387
Nov. 13, 1930
Recorded
Nov. 15, 1930

Emma O. Guion and
Walter H. Guion,
her husband and
Forest P. Myers and
Cora E. Myers, his wife, and
Thurman O. Myers and
Mabel Myers, his wife
to

Quit Claim Deed

Frances A. Coffing

Part of the Southeast Quarter of Section 12, Township 16 North, Range 2 East and part of the Southwest Quarter of Section 7, Township 16 North, Range 3 East, Marion County, Indiana, described as follows, towit: Beginning at a point on the East line of the Southeast Quarter of Section 12, at a point 820.4 feet North of the Southeast corner thereof; thence west 1318.89 feet to a point; thence north 174.5 feet to a point; thence east 1341.5 feet to a point in the center of the Lafayette Road; thence in a Southeasterly direction in the center of said road 216 feet more or less to a point which point is 151.85 feet East of the place of beginning; thence west 151.85 feet to the place of beginning, except 3.30 acres off the entire West side thereof.

Subject to all legal highways and rights of ways.

This deed is given for the purpose of correcting a defective description in a certain Warranty Deed executed by Sarah C. Myers, widow of John R. Myers, deceased and Walter H. Guion and Emma O. Guion, husband and wife to the grantee herein on August 14, 1930 and recorded in Deed Record Lands 87 page 471 of the records in the Office of the Recorder of Marion County, Indiana.

666480

SHOWN FOR REFERENCE

Town Lot Record
880 page 362
Inst. #17236
July 15, 1931
Recorded
July 15, 1931

Walter H. Guion and
Emma O. Guion,
husband and wife
to
Raymond R. Stewart and
Mary E. Stewart,
husband and wife

Warranty Deed

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Part of the southeast quarter of the southeast quarter of Section 12, Township 16 North Range 2 East. Beginning in the south line of the southeast quarter of the southeast quarter of the aforesaid section 12, 318.61 feet east of the southwest corner thereof, and running thence north parallel to the west line of said quarter quarter section 821.40 feet to a point; thence west 318.61 feet to the west line of the said quarter quarter section; at a point 820.30 feet north of the southwest corner of said quarter section; thence north along and with the said west line 172.6 feet to a point; thence east 823.77 feet to a point; thence south parallel to the west line of the said quarter quarter section 174.5 feet to a point; thence west 148.16 feet to a point; thence south parallel to the west line of the said quarter quarter section 819.5 feet to the south line of said quarter quarter section thence west upon and along the said south line 357 feet to the point of beginning. Containing in all 10 acres, more or less.

Subject to taxes for the year 1931, payable in the year 1932.

Town Lot Record
1059 page 79
Inst. #17857
April 2, 1941
Recorded
April 21, 1941

Walter H. Guion and
Emma O. Guion,
husband and wife
to
Gus Schwab and
Rosa Schwab,
husband and wife

Warranty Deed
(U.S.R. \$4.40)

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Part of the South West Quarter of Section 7, Township 16 North, Range 3 East, and a part of the South East Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, State of Indiana, more particularly described as follows, towit:

Beginning at the South West corner of the South West Quarter of said Section 7, running thence northeasterly with the center line of a County Road, to a point in the center of the Lafayette Road, 135 feet Northwesterly from the point where the South line of said Section crosses said road, thence northwesterly with the center line of said Lafayette Road 1131.95 feet to a point in the West line of said Quarter Section, thence south with said line

666480

33 feet, thence west, parallel to the South line of the aforesaid South East Quarter Section 1317.5 feet, thence south parallel to the East line of said Quarter Section 174 1/2 feet, thence east parallel to the South line of said Quarter Section 319.35 feet, thence south 818.9 feet to a point in the South line of said Quarter Section, 1004.65 feet West of the South East corner thereof, thence east in said South line 1004.65 feet to the place of beginning, containing in all 37.27 acres, be the same more or less.

Except, however, that part deeded to Francis A. Coffing, as shown in Deed Record 87, page 471, and recorded November 15, 1930, also except that part deeded to Raymond R. Stewart and Mary E. Stewart as shown in deed record 880 page 362, and recorded July 15, 1931.

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

Subject to the taxes for the year 1940, payable in 1941.

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Gus Schwab died intestate January 19, 1946.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF GUS SCHWAB, DECEASED.

January 25, 1946. Petition and Schedule to determine Inheritance Tax without letters of administration filed. Ordered referred to Inheritance Tax Appraiser for investigation.

Order Book 232 page 662.

January 25, 1946. Inheritance Tax Appraiser filed report showing estate was not subject to an Inheritance Tax. Approved by the Court.

Order Book 232, page 663.

May 2, 1946. Petition to amend original Inheritance Tax report filed to include a \$4,000.00 mortgage executed in favor of Rosa Schwab and Gus Schwab.

(Note: Original schedule does not show an amendment as above petitioned for, nor do we find any other orders on above petition).

Note: Petition above referred to shows that said decedent left surviving him as his sole and only heirs at law, to wit: Rosa Schwab, widow, Harry Schwab, son, Emma S. Emrich, Bertha S. Rothman, Anna S. Guion, Hazel S. Adams, and Dorothy S. Adams, daughters.

Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists no real estate as an asset of said estate. Said Schedule shows the gross value of said decedent's estate to be \$13,881.90.

Inheritance
Tax Docket
1 page 541
No. 2169

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Town Lot Record
1243 page 467
Inst. #73183
Oct. 8, 1946
Recorded
Dec. 19, 1946

Rosa Schwab, widow of
Gus Schwab,
and unmarried
to
George M. Lanigan and
Clara C. Lanigan,
husband and wife

Warranty Deed
(U.S.R. \$13.20)

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Part of the South West Quarter of Section 7, Township 16 North, Range 3 East, and a part of the South East Quarter of Section 12, Township 16 North, Range 2 East, in Marion County, State of Indiana, more particularly described as follows, towit:

Beginning at the Southwest corner of the South West Quarter of said Section 7; running thence northeasterly with the center line of a County Road, to a point in the center of the Lafayette Road, 135 feet Northwesterly from the point where the South line of said Section crosses said Road; thence northwesterly with the center line of said Lafayette Road 1131.95 feet to a point in the West line of said Quarter Section; thence south with said line, 33 feet; thence west, parallel to the South line of the aforesaid South East Quarter Section, 1317.5 feet; thence south parallel to the East line of said Quarter Section, 174 1/2 feet; thence east parallel to the South line of said Quarter Section 319.35 feet; thence south 818.9 feet to a point in the South line of said Quarter Section, 1004.65 feet West of the South East corner thereof; thence east in said South line 1004.65 feet to the place of beginning, containing in all 37.27 acres, be the same more or less.

Except, however, that part deeded to Francis A. Coffing as shown in Deed Record 87, page 471, and recorded November 15, 1930, also except that part deeded to Raymond R. Stewart and Mary E. Stewart, as shown in Deed Record 880, page 362, and recorded July 15, 1931.

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

Proper Citizenship Clause is attached.

SHOWN FOR REFERENCE

Town Lot Record
1243 page 466
Inst. #73182
Oct. 4, 1946
Recorded
Dec. 19, 1946

Emma O. Guion and
Walter H. Guion,
her husband
Forest P. Myers,
unmarried, and
Thurman O. Myers and
Mabel Myers, his wife
to
George M. Lanigan and
Clara C. Lanigan,
husband and wife

Quit Claim Deed
(No U.S.R.)

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A part of the Southwest 1/4 of Section 7, Township 16 North, Range 3 East, more particularly described as follows:

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Beginning at a point, said point being described as North 81° 15' East of the Southwest corner of said 1/4 Section 40' feet; running thence north 86° 43' East 301' feet to a point in the centerline of Lafayette Road distant Northwesterly 87.5 feet from the intersection of the centerline of said road with the South line of said 1/4 Section; running thence northwesterly in and along said centerline 47.5 feet; running thence south 81° 15' West 280.2 feet to the place of beginning, containing in all .099 acres, more or less, subject to all legal highways.

The grantors herein, Emma O. Guion, Forest P. Myers and Thurman O. Myers are the children of and the sole and only heirs of Sarah C. Myers, deceased, widow of John R. Myers, deceased.

This deed to clear title only. No Federal Revenue Stamps Required.

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.

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Juvenile Court
Search

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.

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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:

-12-

George M. Lanigan
and
Clara C. Lanigan,
jointly and
not individually

for the 10 years
last past and
against none other.

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IN THE SUPERIOR COURT OF MARION COUNTY

Cause #C-4627
July 2, 1955
Order Book
812 page 573

George M. Lanigan
Clara C. Lanigan
vs
City of Indianapolis
Judgment rendered vs plaintiff for Costs.

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

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Taxes for the year 1960 on the Real Estate for which this Abstract is prepared are assessed in the name of George M. and Clara C. Lanigan and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate Nos. 107448-49-50, Pike Township, Parcel Nos. 1040-1-2.

May Installment \$108.87 Paid.

November Installment \$108.87 Unpaid.

Assessed Valuation:

Land \$3,030.00 Improvements \$610.00 Exemption, None.

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Taxes for the year 1961 now a lien.

R-I-65 Proj. I-65-3(17) 120

Marion Co. Sec. 7-12-16 N-3E-2E

George M. + Clara C. Lanigan. Parcel. 24.

