

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 I
PROJECT No. 65-3
SECTION (17) 120

PARCEL No. 21 Perm.,

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. 17, PROJ. No. 65-3 SEC. (17) 120 DATED 1961
SEC. 12, T. 16 N., R. 2 E. Perm. R/W 0.133 ~~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/L.S. (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

	<u>LEFT</u>	<u>RIGHT</u>
43+49 [±] NPL to 45+29 [±] SPL		E.PL
The limited access provisions do not apply to the following described right of way.		75
43+49 [±] NPL to 45+29 [±] SPL		

More particularly described as follows.

The limited access provisions do not apply to the following described right of way.

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 Section 1312.80 feet; thence Southwardly along centerline of Moeller Road 1162.40 feet; thence East, 787.3 feet to a point; thence North 128.1 feet to the point of beginning of PARCEL NO. 21-PERMANENT RIGHT OF WAY:

Thence North 89 degrees 3 minutes East, 38.7 feet along the North property line of Grantor's land to the Westerly boundary of U.S. Road #52; thence South 37 degrees 19 minutes East, 185.8 feet along said boundary to the South property line of Grantor's land; thence South 89 degrees 3 minutes West, 38.8 feet along said property line to a point; thence North 37 degrees 19 minutes West, 185.8 feet to the point of beginning and containing 0.133 acres, more or less.

**DULY ENTERED
FOR TAXATION**

OCT 23 1962

Oliver Smith
COUNTY AUDITOR

7/31/62
[Signature]
MLB
LWS
FEB 2 1962

386

PARCEL NO. 21 Perm PROJECT NO. I-65-3(17)120 SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within No days from the date first payment is received, and \$ NONE will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of FIVE THOUSAND ONE HUNDRED Dollars (\$ 5,100⁰⁰), which sum shall be paid or ~~held in escrow~~ as specified to the order of L. DEAN SANDERS ^{AKA} MARY N. SANDERS (HUSBAND AND WIFE)
5070 LAFAYETTE ROAD
INDIANAPOLIS 13 INDIANA
(Give address of Payee)

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

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

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

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

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

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

The undersigned Grantor's being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

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

Mortgagee: None
This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements \$580⁰⁰; Damages \$4520⁰⁰; Total consideration \$5100⁰⁰

<u>L. Dean Sanders</u> (Grantor)	(Grantor)
(HUSBAND)	(Grantor)
(Grantor)	(Grantor)
<u>Mary N. Sanders</u> (Grantor)	(Grantor)
(WIFE)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)
(Grantor)	(Grantor)

APPROVED	
Chief	<i>[Signature]</i>
Asst. Chief	<i>[Signature]</i>
Dep. Atty. Gen'l	<i>[Signature]</i>
Control	<i>[Signature]</i>

Dated July 18th, 1962

This instrument prepared and checked with project plans for Division of Right of Way.
BY [Signature]
FEB 21 1962

AMOUNT APPROVED AUG 10 1962
BY Charles H. Shuck

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA

DESCRIPTION & FORM OK'D 7-31-62
BY [Signature]

PAID BY WARRANT NO. A095122
DATED 8/22/62, 1962

BY Charles H. Dawson
Title
Indiana State Highway Commission
DATE 8-14, 1962

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 _____ 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.

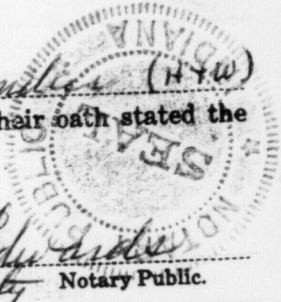
My Commission expires _____ Notary Public.
State of Indiana, County of Marion ss:
Personally appeared before me L. Dean Sanders & Mary N. Sanders (H&W)
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 18th day of July, 1962
Witness my hand and official seal.
My Commission expires 3-6-65
Norman Edwards
Notary Public.

The undersigned owner of a mortgage and/or lien on the land of which the right of way described
in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of
way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this

_____ day of _____, 19____
(Seal) _____ (Seal)
(Seal) _____ (Seal)

State of _____ } ss: _____
County of _____ }
Personally appeared before me _____
above named and duly acknowledged the execution of the above

release the _____ day of _____, 19____
Witness my hand and official seal.
My Commission expires _____ Notary Public.



CORDED AT 3/4 M.
OCT 23 1962
DULY ENTERED (Seal)
FOR TAXATION (Seal)
OCT 23 1962
Clem Smith
COUNTY AUDITOR

387

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

..... August 27, 19 62

To L. Dean & Mary N. Sanders
5070 LaFayette Road
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 095722-8/22/62 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 18, 1962 Parcel # 21 Perm.		\$5,100. 00

PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Mary N. Sanders
Date 8-30-62

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 21

PROPERTY OWNER D. & M. Sanders, 5070 Lafayette Road, Indianapolis
Address

Present Use <u>Residential</u>	Best Present Use <u>Residential</u>	Best Future Use <u>Residential</u>
Acres <u>2.00</u>	Value Per Acre (Average) Schedule "A"	<u>\$2,500</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" \$ 5,000 Total

VALUE — IMPROVEMENTS Schedule "B" \$ 13,300 Value \$ 18,300

ZONED: Residential

VALUE OF PART TAKEN

Land — Temporary R/W	@ _____	\$ _____
Permanent R/W	<u>0.133 acres</u> @ <u>\$2,500</u>	_____
	@ _____	_____
	@ _____	\$ <u>330</u>

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING \$ 250

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

SEVERANCE DAMAGE (See Memo Attached) \$ 1,465

LIMITED ACCESS DAMAGE (See Memo Attached) \$ _____

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

DAMAGES considered at _____ % \$ 3,055

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

Approved	Date	Signed
Rev. Appr.		
Asst. or Chief Appr.	<u>7/11/62</u>	<u>[Signature]</u>

Value of Part Taken — including temporary R/W \$ 5,100

Value After Taking — including temporary R/W \$ 13,200

Plus Amount Shown as Temporary R/W \$ ---

Adjusted Residual Value \$ 13,200

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 29th day of June 19 62

[Signature]
Appraiser Edward L. White Number B-11725

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 # 21
OWNER L. Alan Sanders PHONE # AX 1-4648

(Other interested parties and relationship)

ADDRESS OF OWNER 5070 Lafayette Road Indianapolis, Ind.
DATE ASSIGNED 7-12-62
DATE OF CONTACT 7-18-62
TIME OF CONTACT 7:30 PM
DATE OF PREVIOUS CONTACT 7-17-62

OFFER \$ 2,100⁰⁰

DETAIL CONTACT* Had a two hour discussion with property owner. Made offer and told Mr + Mrs Sanders this was my final call.

ACTION TAKEN** Secured

SIGNED Norman Edwards

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc. If area set out does not have space enough, please use back of sheet.

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

BUYERS REPORT

PROJECT I 65-3-17 PARCEL # 21

OWNER Alan Sanders PHONE # AX 1-4648

(Other interested parties and relationship)

ADDRESS OF OWNER 5070 Lafayette Road, Indianapolis, Ind.

DATE ASSIGNED 7-12-62

DATE OF CONTACT 7-17-62

TIME OF CONTACT 8:30 P.M.

DATE OF PREVIOUS CONTACT FIRST

OFFER \$ _____

DETAIL CONTACT* Found Mrs Sanders at home. Made appointment for 7-18-62 - 7:30 P.M.

ACTION TAKEN**

SIGNED Tommy Edwards

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

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

BUYERS REPORT

PROJECT I-65-3-(17)120 PARCEL # 21
OWNER Dean & Mary Sanders PHONE # AX 14648

(Other interested parties and relationship)

ADDRESS OF OWNER 5070 Lafayette Rd. Indpls
DATE ASSIGNED 5/18/1962
DATE OF CONTACT 6-6-1962
TIME OF CONTACT 6:15 - P.M.
DATE OF PREVIOUS CONTACT 5/18/1962

OFFER \$ 4100⁰⁰

DETAIL CONTACT* Mr Sanders says, appraiser did not consider his property was zoned for business and he thought this would make a difference in price.
Owner thinks his damages might be \$10,000⁰⁰

ACTION TAKEN** I am recommending condemnation action to see what the outcome will be in this case.

SIGNED Salvage Thompson

* 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-65-3-17-120 PARCEL # 21
OWNER Dean & Mary Sanders PHONE # AX 1-4648

(Other interested parties and relationship)

ADDRESS OF OWNER 5070 Lafayette Rd. Indpls. Ind.
DATE ASSIGNED 5/28/62
DATE OF CONTACT 5/18/62
TIME OF CONTACT 1:100 A.M.
DATE OF PREVIOUS CONTACT _____

OFFER \$ \$4100⁰⁰

DETAIL CONTACT* Owner & Wife wants to think it over a few days. Thinks damage might be more than this figure, maybe \$12,000⁰⁰

ACTION TAKEN** No action taken appointment set for June 4, '62

SIGNED Felmer Thompson

* 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-65-3-17/20 PARCEL # 21

OWNER Alan & Mary Sanders PHONE # AX 1-4648

(Other interested parties and relationship)
None

ADDRESS OF OWNER 5070 Lafayette Rd. Indianapolis Ind

DATE ASSIGNED 5/18/62

DATE OF CONTACT 5/22/62

TIME OF CONTACT 11:00 A.M.

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* First Contact With Mr Sanders on date above. Wanted Mrs Sanders at home when I talked to them. 5/24/62 Mrs Sanders called me and stated it was alright for me to talk to Mr. Sanders Monday morning 28th She did

ACTION TAKEN** Not want to miss work to see me.

SIGNED Malcolm Thompson

* 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 E 1/2 SE 1/4	12	16	2	2 A	

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 ()

MISCELLANECUS 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 23 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

691339

The following is an extension of the original search by Union Title Company under No. 666813.

CAPTION

-1-

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

Beginning at a point 1049.4 feet south and 388.13 feet east of the north west corner of said half quarter section running thence east parallel to the north line thereof, 500.27 feet to a point, in the center of the Lafayette Road, running thence southeasterly with said center line 185.56 feet to a point, thence west parallel to the north line of said half quarter section 609.69 feet to a point, running thence north parallel to the west line thereof, 149.64 feet to the place of beginning, containing in all 2 acres, be the same more or less.

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

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

Old Age Assistance Search

-2-

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

-3-

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.

691339

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:

L. Dean Sanders
and
Mary N. Sanders
jointly and
not individually

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

-4-

-5-

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

-6-

Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of L. Dean & Mary N. Sanders, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 108652, Pike Township,
Parcel No. 2291.

May Installment \$67.52 paid.

November Installment \$67.52 unpaid.

Assessed Valuation

Land \$500.00 Improvements \$1,610.00 Exemption None

-7-

Taxes for the year 1962 now a lien.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17) 120

COUNTY Marion

Names on Plans L. & M. Sanders

Names in Trans Book L. Dean & Mary N. Sanders

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	2 Ac.	Land \$500.00
					Imp. \$1,610.00
					Total \$2,110.00

LAST OWNER OF RECORD U. S. R. \$3.30

Deed Record 1152 p. 530 Recorded 8/30/44 Dated 8/25/44 Deed Warranty

Grantor Frank E. Pruitt & Clara M. Pruitt, husband & wife

Grantee L. Dean Sanders & Mary N. Sanders, husband & wife

Address of Grantee 5070 Lafayette Rd. Indianapolis 23, Ind.

MORTGAGE RECORD

Mortgage Record p. Amount Dated

Mortgagor None

Mortgagee

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

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

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

TAXES Current Paid (x) Delinquent ()

CERTIFICATE

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

UNION TITLE CO.

Dated this 20 day of Sept 1964, 8 AM BY Neal E. Sandridge Abstractor PRESIDENT

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General

666813

CAPTION

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

Beginning at a point 1049.4 feet south and 388.13 feet east of the north west corner of said half quarter section running thence east parallel to the north line thereof 500.27 feet to a point in the center of the Lafayette Road, running thence southeasterly with said center line 185.56 feet to a point, thence west parallel to the north line of said half quarter section, 609.69 feet to a point, running thence north parallel to the west line thereof 149.64 feet to the place of beginning, containing in all 2 acres, be the same more or less.

Subject to any legal highways or rights of way.

Prepared For: State Highway Department of Indiana

Land Record
77 page 552
Feb. 19, 1925
Recorded
Feb. 19, 1925

William R. Heckman, and
Melvina S. Heckman (Signed
Melvina Heckman),
husband and wife
to
Frank E. Pruitt and
Clara M. Pruitt,
husband and wife

Warranty Deed

A part of the South East Quarter of Section 12, Township 16 North, Range 2 East, described as follows:

Beginning at a point 15 chains and 90 links south of the north line and 24 chains and 12-2/3 links east of the west line of said Quarter and running east parallel to the north line of said Quarter to the center of the Lafayette Pike (center pavement) thence south 36 degrees 15 minutes east with center of said pike 278.34 feet; thence west parallel to the north line of said South East Quarter, 1052.58 feet; thence north 224.46 feet to the place of beginning, containing 5 acres.

666813

Town Lot Record
1152 page 530
Inst. #32810
Aug. 25, 1944
Recorded
Aug. 30, 1944

Frank E. Pruitt and
Clara M. Pruitt,
husband and wife
to
L. Dean Sanders and
Mary N. Sanders,
husband and wife

Warranty Deed
(U.S.R. \$3.30)

-3-

Part of the east half of the southeast quarter of Section twelve, township sixteen north, range two east in Marion County, Indiana, more particularly described as follows:

Beginning at a point 1049.4 feet south and 388.13 feet east of the north west corner of said half quarter section running thence east parallel to the north line thereof 500.27 feet to a point in the center of the Lafayette Road, running thence southeasterly with said center line 185.56 feet to a point, thence west parallel to the north line of said half quarter section, 609.69 feet to a point, running thence north parallel to the west line thereof 149.64 feet to the place of beginning containing in all 2 acres, be **the** same more or less.

(Also other real estate)

Proper Citizenship Clause is attached.

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.

-4-

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.

-5-

666813

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:

-6-

L. Dean Sanders
and
Mary N. Sanders,
jointly and
not individually

for the 10 years
last past and
against none other

-7-

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

-8-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of L. Dean and Mary N. Sanders and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 108538, Pike Township,
Parcel No. 2291.

May Installment \$63.11 Paid.

November Installment \$63.11 Unpaid.

Assessed Valuation:

Land \$500.00 Improvements \$1,610.00 Exemption None

-9-

Taxes for the year 1961 now a lien.

PARCEL NO. 21 PERM
PROJECT NO. I-65-3(17)120
ROAD. I-65

OWNER: DEAN & MARY SANDERS
DRAWN BY D.L.M. CHECKED BY
DEED RECORD 1152 PAGE 530 DTD, 8-25-44



CROSSHATCHED
AREA IS
APPROX. TAKE

COUNTY : MARION
TOWNSHIP : PIKE
SECTION : 12
T : 16N
R : 2E

SCALE 1" = 100'

