

VOL 1945 PAGE 668

DULY ENTERED FOR TAXATION

AUG 23 1962

77676

Olem Smith
COUNTY AUDITOR

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. 20Perm

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. _____, I PROJ. No. 65-3 SEC. (17)120 DATED 1961

SEC. 12, T. 16 N, R. 2 E Perm. R/W 994 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

LEFT

RIGHT

43+00 to 43+49[±]SPL

E-PL

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

42+50 to 42+85

PL to 75

42+85 to 43+49[±]SPL

75

More particularly described as follows:

The limited access provisions do not apply to the following described right of way not hereinbefore described as limited access 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 1312.86 feet; thence Southwardly along the centerline of Moller 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. 20-PERMANENT RIGHT OF WAY:

Thence North 37 degrees 19 minutes West, 13.0 feet; thence North 1 degrees 47 minutes West, 43.0 feet to the Easterly property line of Grantor's lands; thence South 37 degrees 19 minutes East, 66.5 feet along said property line to the South property line of Grantor's lands; thence South 89 degrees 3 minutes West, 31.0 feet along said South property line to the point of beginning and containing 994 square feet, more or less.

Quinn W. Stoy
Belen Surge

[Handwritten signatures and initials]

FEB 2 1962

PARCEL NO. 20 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 SIX HUNDRED Dollars (\$ 600.00), which sum shall be paid or held in escrow as specified to the order of QUINCE W. GEORGE AND HELEN GEORGE (HUSBAND AND WIFE)
RR #17 BOX 307 INDIANAPOLIS 23 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 \$60.00; Damages \$540.00; Total consideration \$600.00

(Grantor) (Grantor)
Quince W. George (Grantor) HUSBAND (ADULT) (Grantor)
Helen George (Grantor) WIFE (ADULT) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
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(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)
(Grantor) (Grantor)

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

Dated July 2 1962

This instrument prepared and checked with project plans for Division of Right of Way.
BY [Signature] 7-20-62

AMOUNT APPROVED JUL 30 1962
BY James W. Gurney
Asst. Ch. Div. HA

THE ABOVE GRANT IS HEREBY ACCEPTED.
STATE OF INDIANA

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

PAID BY WARRANT NO. A093609
DATED 8/08/62, 19

BY Charles N. Sheets Title
Indiana State Highway Commission
DATE JUL 30 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.

DULY ENTERED FOR TAXATION

Clem Smith
COUNTY AUDITOR

State of Indiana, County of *Marion* ss:

Personally appeared before me *Quinn W. George & Helen George (his wife)* 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*, 19*62*.

Witness my hand and official seal.

My Commission expires *3-6-65* Notary Public.

Norman Edwards
Orange County

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.

1:55 P.M.
AUG 23 1962
Record 1945 Page 668
Recorder Marion County

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 _____ }
County of _____ } ss:

Personally appeared before me _____

_____ above named and duly acknowledged the execution of the above

release the _____ day of _____, 19_____.

Witness my hand and official seal.

My Commission expires _____ Notary Public.

3

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

August 16, 1962

To Quince W. & Helen George
R.R.# 17 Box 307
Indianapolis 23, Indiana

GENTLEMEN:

We enclose State Warrant No. A 093609-8/08/62 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# 20 Perm.		\$600. 00

PLEASE RECEIPT AND RETURN

Received Payment: *Quince George Helen George*

Date: *8-18*

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 20
 PROPERTY OWNER QUINCE GEORGE 5100 Lafayette Rd. Indianapolis, Ind.
 Address

Present Use <u>Residential</u>	Best Present Use <u>Res.</u>	Best Future Use <u>Res.</u>
Acres <u>1</u>	Value Per Acre (Average) Schedule "A"	
Tillable Acres	Value Per Tillable Acre Schedule "A"	
Square Feet <u>43,560.</u>	Value Per Square Foot Schedule "A"	<u>\$.06</u>
Front Feet	Value Per Front Foot Schedule "A"	<u>\$.06</u>

VALUE — LAND Schedule "A" \$ 2600. Total
 VALUE — IMPROVEMENTS Schedule "B" \$ 8050. Value \$ 10,650.

ZONED: Residential

VALUE OF PART TAKEN

Land — Temporary R/W	@	\$
Permanent R/W	<u>994 sq. ft.</u> @ <u>.06</u>	
	@	
	@	<u>60.</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 House is now 40' normal feet ^{set back}
 from R/W. Will be 35' feet from R/W.
 DAMAGES considered at 3.125 % (see explanation enclosed) 160.
 OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc.
 itemize (use separate sheet if needed.) \$ 385.

- 2 Chinese Elms 10" & 19" \$250.
 - 1 Haw. Tree 6" 40.
 - 3 8' high lilac bushes @\$15. 45.
 - 1 Red Bud Tree 8" 50.
- Approved _____ Date _____ Signed _____ \$385.

Rev. Appr. _____
 Asst. or Chief Appr. 9/29/62 Dem [Signature] USE \$600
 Value of Part Taken — including temporary R/W \$ 605.
SEE ATTACHMENT
 Value After Taking — including temporary R/W \$ 10,045.
 Plus Amount Shown as Temporary R/W \$
 Adjusted Residual Value \$ 10,045.

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 June 19 62.
 Appraiser Jack P. Meek B 11398 Number
 Jack P. Meek

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 (11) PARCEL # 20

OWNER Quince George PHONE # AX 1-4759

(Other interested parties and relationship)

ADDRESS OF OWNER RR#17 Box 307, Indianapolis, Indiana

DATE ASSIGNED 7-2-62 On Reappraisal

DATE OF CONTACT 7-2-62

TIME OF CONTACT 7:00 PM

DATE OF PREVIOUS CONTACT 5-22-62

OFFER \$ 600⁰⁰

DETAIL CONTACT*

ACTION TAKEN** Secured 7-2-62

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 # 20
OWNER Quince George PHONE # AX 1-4759

(Other interested parties and relationship)

ADDRESS OF OWNER 5100 Lafayette Road, Indianapolis, Ind.
DATE ASSIGNED 5/18/62
DATE OF CONTACT 5/31/62
TIME OF CONTACT 4:00 P.M.
DATE OF PREVIOUS CONTACT 5-22-62

OFFER \$ 300⁰⁰

DETAIL CONTACT* Made second call and explained that trees were in take. also frontage road entrance was in front of his property. Also showed where L.A. Fence would stop. Also took measurements from stakes to dwelling.

ACTION TAKEN** Mr George would not accept offer but stated he would sign for \$500⁰⁰. He felt that frontage road entrance directly in front of his home was a nuisance.

will condemn

SIGNED Yoman 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 # 20

OWNER Quince W. George PHONE # AX 1-4759

(Other interested parties and relationship)

ADDRESS OF OWNER 5100 Lafayette Rd. Indianapolis, Indiana

DATE ASSIGNED 5/18/62

DATE OF CONTACT 5/22/62

TIME OF CONTACT 10:45 AM.

DATE OF PREVIOUS CONTACT First

OFFER \$ No offer made

DETAIL CONTACT* Mr. George wanted to know whether the two Chinese Elms would be taken and where the frontage road was located also where L/A fence stopped.

ACTION TAKEN** The plans and profile were not clear in this respect and I will contact engineering for above answers

SIGNED Yorman 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.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65 - 3 (17) 120

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

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

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor _____

Grantee None

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 Union E. Stover
Abstractor PRESIDENT

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

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

690210

The following is an Extension of the original search by Union Title Company under No. 666806.

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, towit:

Beginning on the West line of said Half Quarter Section at a point 948 feet South of the North line thereof; thence east parallel to the said north line 813.10 feet to the center of the Lafayette Road; thence southeast along the center of said road 127.20 feet, more or less to a point 718.26 feet more or less Northwest of the East line of said Half Quarter Section, the said distance being measured along the center of said Road; said point being on the South line of a Tract of land conveyed by Fred Pruitt and Ona F. Pruitt, his wife, to Conard Jennings and Augustus Jennings, recorded in Land Record 74, page 32, Marion County Recorder's Office and extending thence west along the last above mentioned line 888.40 feet, more or less to the West line of said Half Quarter Section; thence North along said West line 102.50 feet, more or less, to the place of beginning, containing 2 acres, more or less.

Except the following described part, to-wit:

Beginning at a point in the West line of said Half Quarter Section, said point being 948 feet South of the Northwest corner of said Half Quarter Section; running thence South upon and along the West line of said Half Quarter Section 102.50 feet to a point; thence East parallel with the North line of said Half Quarter Section 424.99 feet to a point; thence North parallel with the East line of said Half Quarter Section 102.50 feet to a point; thence West parallel with the North line of said Half Quarter Section 424.99 feet to the place of beginning, containing 1 acre, 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.

690210

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.

-3-

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:

-4-

Quince W. George

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

-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 Quince W. George and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 106599, Pike Township,
Parcel No. 2928.

May Installment \$54.08 Paid.

November Installment \$54.08 Paid.

Assessed Valuation:

Land \$250.00 Improvements \$1,440.00 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 Q. W. George

Names in Trans Book Quince W. George

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	1 Ac.	Land \$250.00
					Imp. \$1440.00
					Total \$1,690.00

LAST OWNER OF RECORD

U. S. R. \$1.10

Deed Record 1073 p. 520 Recorded 10/21/41 Dated 10/9/41 Deed Warranty

Grantor Conard Jennings, unmarried, et al

Grantee Quince W. George

Address of Grantee R R 17 Box 307 Indpls. 23, Ind.

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor _____

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 Vern E. Lundbridge
 Abstractor PRESIDENT

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

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

666806

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, towit:

Beginning on the West line of said Half Quarter Section at a point 948 feet South of the North line thereof; thence east parallel to the said north line 813.10 feet to the center of the Lafayette Road; thence southeast along the center of said road 127.20 feet, more or less to a point 718.26 feet more or less Northwest of the East line of said Half Quarter Section, the said distance being measured along the center of said Road; said point being on the South line of a Tract of land conveyed by Fred Pruitt and Ona F. Pruitt, his wife, to Conard Jennings and Augustus Jennings, recorded in Land Record 74, page 32, Marion County Recorder's Office and extending thence west along the last above mentioned line 888.40 feet, more or less to the West line of said Half Quarter Section; thence North along said West line 102.50 feet, more or less, to the place of beginning, containing 2 acres, more or less.

Except the following described part, to-wit:

Beginning at a point in the West line of said Half Quarter Section, said point being 948 feet South of the Northwest corner of said Half Quarter Section; running thence South upon and along the West line of said Half Quarter Section 102.50 feet to a point; thence East parallel with the North line of said Half Quarter Section 424.99 feet to a point; thence North parallel with the East line of said Half Quarter Section 102.50 feet to a point; thence West parallel with the North line of said Half Quarter Section 424.99 feet to the place of beginning, containing 1 acre, more or less.

Subject to any legal highways or rights of way.

Prepared for: State Highway Department of Indiana

Land Record
74 page 32
Dec. 21, 1922
Recorded
Dec. 22, 1922

Fred Pruitt and
Ona F. Pruitt, his wife
to
Conard Jennings and
Augustus Jennings

Warranty Deed

Part of the South East 1/4 of Section 12, Township 16 North, Range 2 East, described as follows, to wit:

-2-

666806

Beginning at the North East corner -- said 1/4 Section running thence South along the East line thereof 24.70 chains to the middle of the Lafayette Pike; thence North 36 1/4° West along the middle of said Pike 10.98 chains; thence West 33.50 chains to the West line of said 1/4 Section; thence North along said West line 15.90 chains to the North West corner of said 1/4 Section; thence East along the north line thereof 40 chains, more or less to the place of beginning. Except however the following described tracts: A tract conveyed by Catharine Pruitt and Eliza Pruitt to Wesley E. Pruitt by deed recorded Sept. 20, 1893 in Land Record 27, page 394 a tract conveyed by Eliza Pruitt to Wesley E. Pruitt by deed recorded November 17, 1916 in Land Record 63, page 415, a tract conveyed by Eliza Pruitt to Samuel R. Kissell, Trustee of Pike School Township by deed recorded July 12, 1917 in Land Record 64, page 547, also except all legal highways. Subject to the taxes for the year 1922 payable in 1923.

-3-

ABTRACTOR'S NOTE: We hereby certify that no part of caption real estate was described in the three deeds listed as exceptions in above Warranty Deed.

-4-

Augustus Jennings died intestate November 22, 1928.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
82 Estate #27632

-5-

IN THE MATTER OF THE ESTATE OF AUGUSTUS JENNINGS, DECEASED.
November 27, 1928. Mary S. Jennings was appointed and qualified as Administratrix of the estate of Augustus Jennings, deceased.
Order Book 120 page 9.
December 13, 1928. Proof of publication of notice of appointment filed.
December 20, 1929. Verified final report filed.
January 8, 1930. Proof of publication of final notice filed.
January 18, 1930. Proof of posting of final notice filed, final report approved and estate closed.
Order Book 121 page 544.

666806

Note: Entry on final report shows the following:
Comes now Mary S. Jennings, Admx. of said estate; and submits her final report, heretofore filed, together with proof of notice, which reports and proofs of notice are in the words and figures, towit: (H.I.) and the Court, having examined said report finds that more than one year has elapsed since the granting of letters of administration in said estate and the giving of notice thereof, and that all of decedent's debts have been paid and discharged, and that said decedent left surviving the following and only heir: Mary S. Jennings, widow of said decedent; that after the payment of all debts and liabilities of said estate the balance thereof was turned over assigned and transferred to the above named sole heir; that the title thereto is now vested in the said Mary S. Jennings; that said estate has been fully settled and administered upon as shown by said report and vouchers filed therewith; that the inheritance tax assessed against said estate has been paid;

And the Court further finds that said final report should be approved and said Admx. be discharged.

It is now ordered and decreed that said report be in all things approved and confirmed, and said Admx. be discharged.

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisal lists Caption real estate (Also other realty) as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$323,660.53.

Misc. Record
218 page 536
Inst. #7377
Feb. 28, 1930
Recorded
Feb. 28, 1930

STATE OF INDIANA, COUNTY OF MARION, SS:

I, Mary S. Jennings being first duly sworn upon oath, depose and say that I am the widow of Augustus Jennings, deceased; that he left surviving him no child or children nor the descendants of any deceased child or children, nor a father or mother.

Mary S. Jennings

Subscribed and sworn to before me a Notary Public in and for said County and State, this 28 day of Feby., 1930.

Uriah H. Hicks (LS)

Notary Public

My commission expires Sept. 8th, 1930.

-6-

666806

Town Lot Record
1073 page 520
Inst. #49638
Oct. 9, 1941
Recorded
Oct. 21, 1941

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

Warranty Deed
(U.S.R. \$1.10)

to

Quince W. George

Part of the east one half of the southeast one
quarter of Section 12, Township 16 North, Range 2 East
of the Second Principal Meridian, described as follows,
to-wit:

Beginning on the West line of said half quarter
Section at a point 948 feet South of the North line
thereof; thence east parallel to the said north line
813.10 feet to the center of the LaFayette Road; thence
southeast along the center of said road 127.20 feet,
more or less to a point 718.26 feet more or less north-
west of the east line of said half quarter section, the
said distance being measured along the center of said
Road; said point being on the south line of a tract of
land conveyed by Fred Pruitt and Ona F. Pruitt, his wife,
to Conard Jennings and Augustus Jennings, recorded in
Land Record 74 page 32, Marion County Recorder's office
and extending thence west along the last above mentioned
line 888.40 feet, more or less to the West line of said
Half Quarter Section; thence North along said West line
102.50 feet, more or less, to the place of beginning,
containing 2 acres, more or less. Subject, however,
to all legal highways or rights of way.

Subject to all unpaid taxes.

-7-

-4-cj1

666806

SHOWN FOR REFERENCE

-8-

By Warranty Deed Dated October 31, 1949 and Recorded October 31, 1949 in Town Lot Record 1354, Page 535, Instr. #65209, Quince W. George and Helen George, his wife conveyed to Cecil A. Barnhart and Flarance H. Barnhart, husband and wife.

A part of the East Half of the Southeast Quarter of Section 12, Township 16 North, Range 2 East, more particularly described as follows, to-wit:

Beginning at a point in the West line of said Half Quarter Section, said point being 948 feet South of the Northwest corner of said Half Quarter Section; running thence South upon and along the West line of said Half Quarter Section 102.50 feet to a point; thence East parallel with the North line of said Half Quarter Section 424.99 feet to a point; thence North parallel with the East line of said Half Quarter Section 102.50 feet to a point; thence West parallel with the North line of said Half Quarter Section 424.99 feet to the place of beginning, containing 1 acre, more or less. Subject, however, to all legal highways and rights of way. ALSO SUBJECT to all unpaid taxes and assessments.

Proper Citizenship Clause is attached.
(U. S. Revenue Stamp Attached \$1.10)

Old Age Assistance Search

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

-9-

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.

-10-

666806

Judgment Search

-11-

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:

Quince W. George

for the 10 years
last past and
against none other.

-12-

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

-13-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Quince W. George and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 106510, Pike Township, Parcel No. 2928.

May Installment \$50.54 Paid.

November Installment \$50.54 Paid.

Assessed Valuation;

Land \$250.00 Improvements \$1,440.00 Exemption (None)

-14-

Taxes for the year 1961 now a lien.

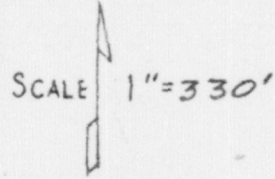
PARCEL NO. 20 L.A.-20 PERM
PROJECT NO. I-65-3(17)120
ROAD. I-65

OWNER: QUINCE W. GEORGE
DRAWN BY D.L.M. CHECKED BY
DEED RECORD 1073 PAGE 520 DTD, 10-9-41

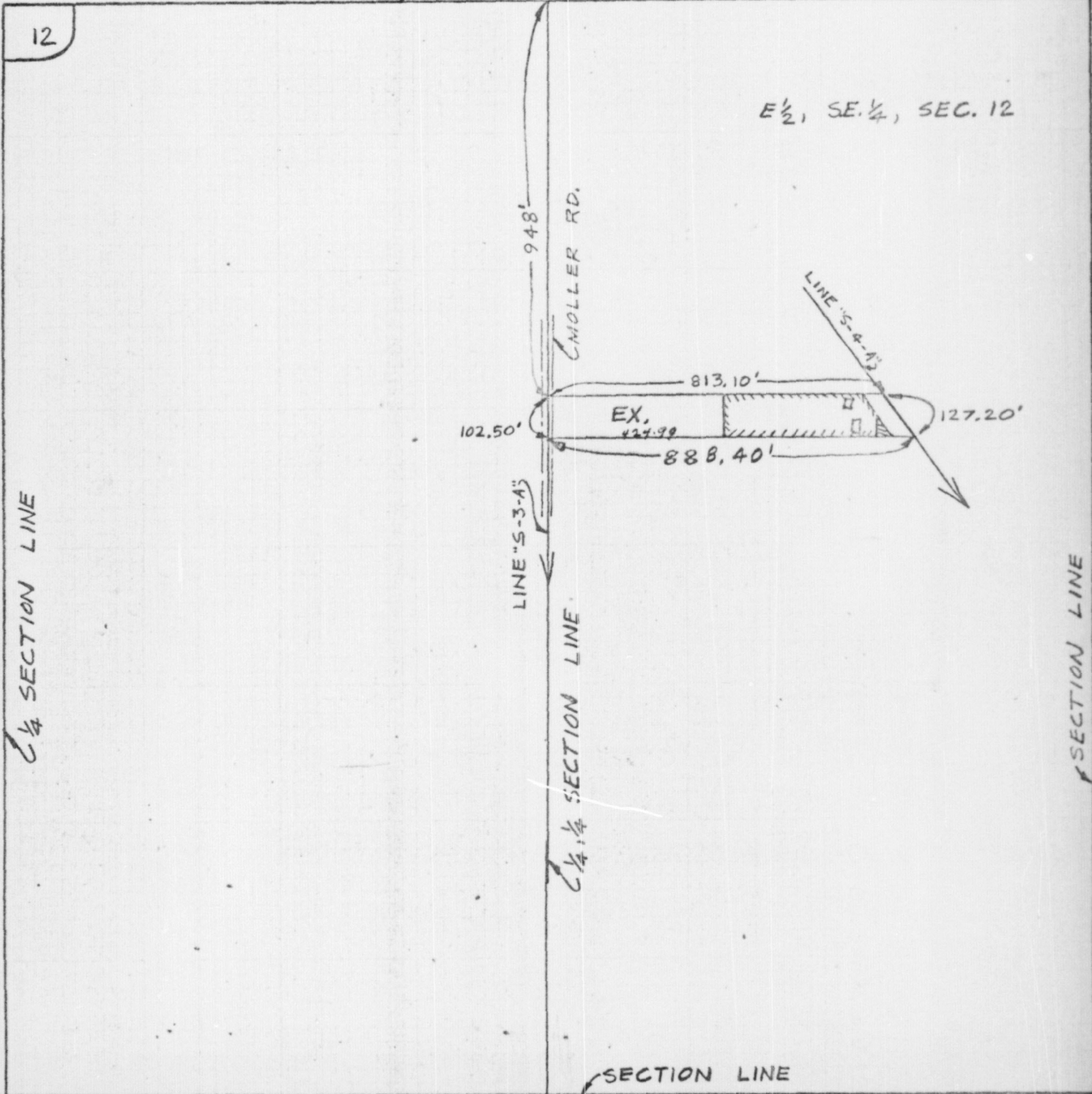


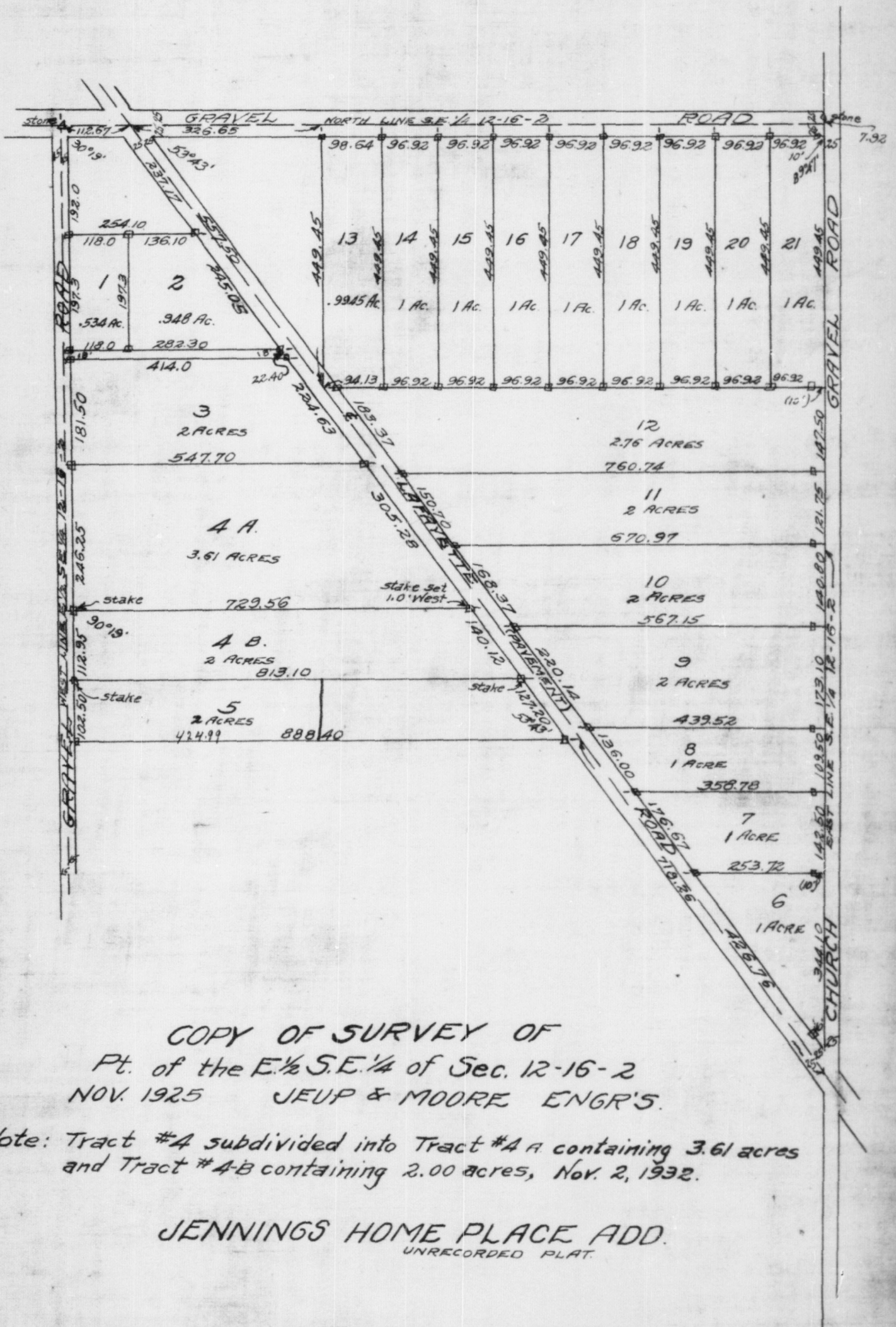
CROSSHATCHED
AREA IS
APPROX. TAKE

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



1/4 SECTION LINE





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

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

JENNINGS HOME PLACE ADD.
 UNRECORDED PLAT.