

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. 15 IA, 15A-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 SP. 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 3.999 ~~XSQDCK~~ 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.

**DULY ENTERED
FOR TAXATION**

Sta. to Sta. on (C/L) "SWC"

OCT 23 1962

LEFT

RIGHT

2+67+NPL to 2+66.40

2+66.40 to 4+00

4+00 to 5+93+SPL

PL

PL

PL

85

85 to 85

85

Clem Smith
COUNTY AUDITOR

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

Centerline "S-3-A"

53+01+NPL to 55+02+SPL

45 to 37.7+

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 1312.86 feet; thence Southwardly along the center line of Moller Road, 1162.40 feet; thence East, 488.1 feet to a point; thence South 493.0 feet to the point of beginning of PARCEL NO. 15-LIMITED ACCESS RIGHT OF WAY:

Thence Northwesterly, 95.5 feet along an arc to the Left and having a radius of 1,188.2 feet and subtended by a long chord having a bearing of North 50 degrees 57 minutes West and a length of 95.4 feet; thence North 56 degrees 15 minutes West, 124.6 feet; thence North 59 degrees 15 minutes West, 129.7 feet to the North property line of Grantor's lands; thence North 89 degrees 3 minutes East, 921.8 feet along said property line to the present West boundary of US #52; thence South 37 degrees 19 minutes East, 248.9 feet along said boundary to the South property line of Grantor's lands; thence South 89 degrees 3 minutes West, 783.5 feet along said property line to the point of beginning and containing 3.887 acres, more or less.

ALSO:

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 along the North line of said Section 1312.86 feet; thence Southwardly along the center line of Moller Road, 1162.40 feet; thence East, 23.6 feet to a point; thence South 500.8 feet to the point of beginning of PARCEL NO. 15A-PERMANENT RIGHT OF WAY:

Thence North 0 degrees 45 minutes West, 200.5 feet along the East boundary of Moller Road to the North property line of Grantor's land; thence North 89 degrees 3 minutes East, 28.0 feet along said property line; thence South 1 degrees 20 minutes West, 201.2 feet to the South property line of Grantor's land; thence South 89 degrees 3 minutes West, 20.7 feet along said property line to the point of beginning and containing 0.112 acres, more or less.

FEB 21 1962

A. Hirsch
7-31-62

PARCEL NO. 15LA, 15A - 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 30 days from the date first payment is received, and \$3,575.00 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 Thirty Five Thousand Seven Hundred & Fifty Dollars (\$35,750.00), which sum shall be paid or held in escrow as specified to the order of Tollie Agee, Therese E. Agee, R.R. #17, Box 298, Indianapolis 23, Ind.

(Give address of Payee)

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

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

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

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

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

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

The undersigned 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 \$31,750.00; Damages \$4,000.00; Total consideration \$35,750.00

Tollie Agee (Grantor)
Tollie Agee (Husband) Adult (Grantor)
Therese E. Agee (Grantor)
Therese E. Agee (Wife) Adult (Grantor)



Dated July 17th, 1962

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

AMOUNT APPROVED AUG 10 1962 BY Charles V. Sheets

THE ABOVE GRANT IS HEREBY ACCEPTED. STATE OF INDIANA

DESCRIPTION & FORM OK'D 7-31-62 BY

PAID BY WARRANT NO. 095718 095719 DATED 8/22/62, 19

BY Char Mc Dawn Title Indiana State Highway Commission DATE 8-14, 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 Tollie Agee and Therese E. Agee and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 17th. 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_____

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.

RECORDED AT 3/10 P.M.
MARION COUNTY, INDIANA
(Seal)
(Seal)

OCT 23 1962

DULY ENTERED
FOR TAXATION

OCT 23 1962

Olem Smith
COUNTY AUDITOR

(Seal)
(Seal)

384

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA

August 27, 19 62

To Tollie Agee
 Therese E. Agee
 R.R.# 17 Box 298
 Indianapolis 23, Indiana

GENTLEMEN:

We enclose State Warrant No. A 095718-8/22/62 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 17, 1962 Parcel# 15 LA, 15A-Perm.	32,175.	00

PLEASE RECEIPT AND RETURN

Received Payment: *Tollie Agee*
 Date: *Sept 7, 1962 Therese E Agee*



INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

August 27, 19 62

To Tollie Agee
Therese E. Agee
R.R. #17 Box 298
Indianapolis 23, Indiana

GENTLEMEN:

We enclose State Warrant No. A 095719-8/22/62 19
in settlement of the following vouchers:

Table with 2 columns: DESCRIPTION and AMOUNT. Description includes '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 17, 1962 15 LA, 15A-Perm.' and Amount is '\$3,575. 00'.

PLEASE RECEIPT AND RETURN

Received Payment: Tollie Agee
Date:

R E S O L U T I O N

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 7-17-62 executed by the STATE OF INDIANA and Tollie Agee

A stone veneer house attached breezeways and garage, concrete block garage (landscaping \$2000.00) note parcel

including trees, shrubs and fence, if any, on Road # I-65 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:

Part E 1/2 SE 1;4 Sec 12 Twp 16N Range 2E

and,

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission of Indiana for construction of Road I-65 through said County, and,

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I 65-7(17)

and,

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and as by law provided.

BE IT RESOLVED, therefore, by the Indiana State Highway Commission of Indiana, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided, and,

BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 2nd day of August, 19 62.

Offices of the Indiana State Highway Commission of Indiana.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, ^{M. L. Hayes Acting} ~~Roy Whitson~~, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 2nd day of August, 19 62.

M. L. Hayes
Acting Secretary

SEAL:

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 15

PROPERTY OWNER T. & T. Agee, 5002 Lafayette Road, Indianapolis
Address

Present Use <u>Residential</u>	Best Present Use <u>Residential</u>	Best Future Use <u>Residential</u>
Acres <u>6.00</u>	Value Per Acre (Average) Schedule "A"	<u>\$3,000</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>\$ 18,000</u>	Total
VALUE — IMPROVEMENTS Schedule "B"	<u>\$ 19,750</u>	Value <u>\$ 37,750</u>

ZONED: Residential

VALUE OF PART TAKEN

Land — Temporary R/W	_____ @ _____	\$ _____
Permanent R/W	<u>3.999 acres</u> @ <u>\$3,000</u>	_____
	_____ @ _____	_____
	_____ @ _____	<u>\$ 12,000</u>

IMPROVEMENTS — See Schedule "B"
VALUE OF IMPROVEMENTS IN R/W TAKING \$ 19,750

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

SEVERANCE DAMAGE (See Memo Attached) \$ 4,000

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.) \$ _____

Approved	Date	Signed
Rev. Appr.		
Asst. or Chief Appr.	<u>7/11/62</u>	<u>John Dasse</u>

SEE ATTACHMENT

Value of Part Taken — including temporary R/W	<u>\$ 35,750</u>
Value After Taking — including temporary R/W	<u>\$ 2,000</u>
Plus Amount Shown as Temporary R/W	<u>\$ - - - -</u>
Adjusted Residual Value	<u>\$ 2,000</u>

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ None (See Memo Attached). If no increase in value, write word "none" in the above blank space.

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 30th day of June 19 62.
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-65-317 PARCEL # 13

OWNER Tollie F Thoresedge PHONE # _____

none
(Other interested parties and relationship)

ADDRESS OF OWNER RR # 17, Box 298, Indianapolis, Ind.

DATE ASSIGNED 7-17-62

DATE OF CONTACT 7-17-62

TIME OF CONTACT 8:00 P.m.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 35,750⁰⁰

DETAIL CONTACT* Parcel secured and complete

ACTION TAKEN** _____

SIGNED E. R. Souder

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

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

BUYERS REPORT

PROJECT I-65-3(17) PARCEL # 15
OWNER Jollie Ague PHONE # AX. 1-4269
Therese E. Ague
(Other interested parties and relationship)
none

ADDRESS OF OWNER 5002 Lafayette Rd. Indpls
DATE ASSIGNED 7-11-62
DATE OF CONTACT ~~5:00 P.M.~~ 7-11-62
TIME OF CONTACT 5:00 P.M.
DATE OF PREVIOUS CONTACT 6-6-62

OFFER \$ 35,750⁰⁰

DETAIL CONTACT* met with Mr. & Mrs. Ague and
submitted the figure of the second
appraisal. Several questions were raised
about drainage etc. Want to think it
over till 7-16-62. In my opinion
ACTION TAKEN** they will sign this.

SIGNED E. R. Souder

* Showed plans, walked over property, etc.

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

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

BUYERS REPORT

PROJECT F-65-3(17) PARCEL # 15

OWNER Follie Agee PHONE # AX. 1-4269

Therese E. Agee

(Other interested parties and relationship)

none

ADDRESS OF OWNER RR 17, Box 298, Indianapolis, Ind.

DATE ASSIGNED 5-17-62 4812 Lafayette Rd.

DATE OF CONTACT 6-6-62

TIME OF CONTACT 7:30 P.m.

DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 34,000⁰⁰

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

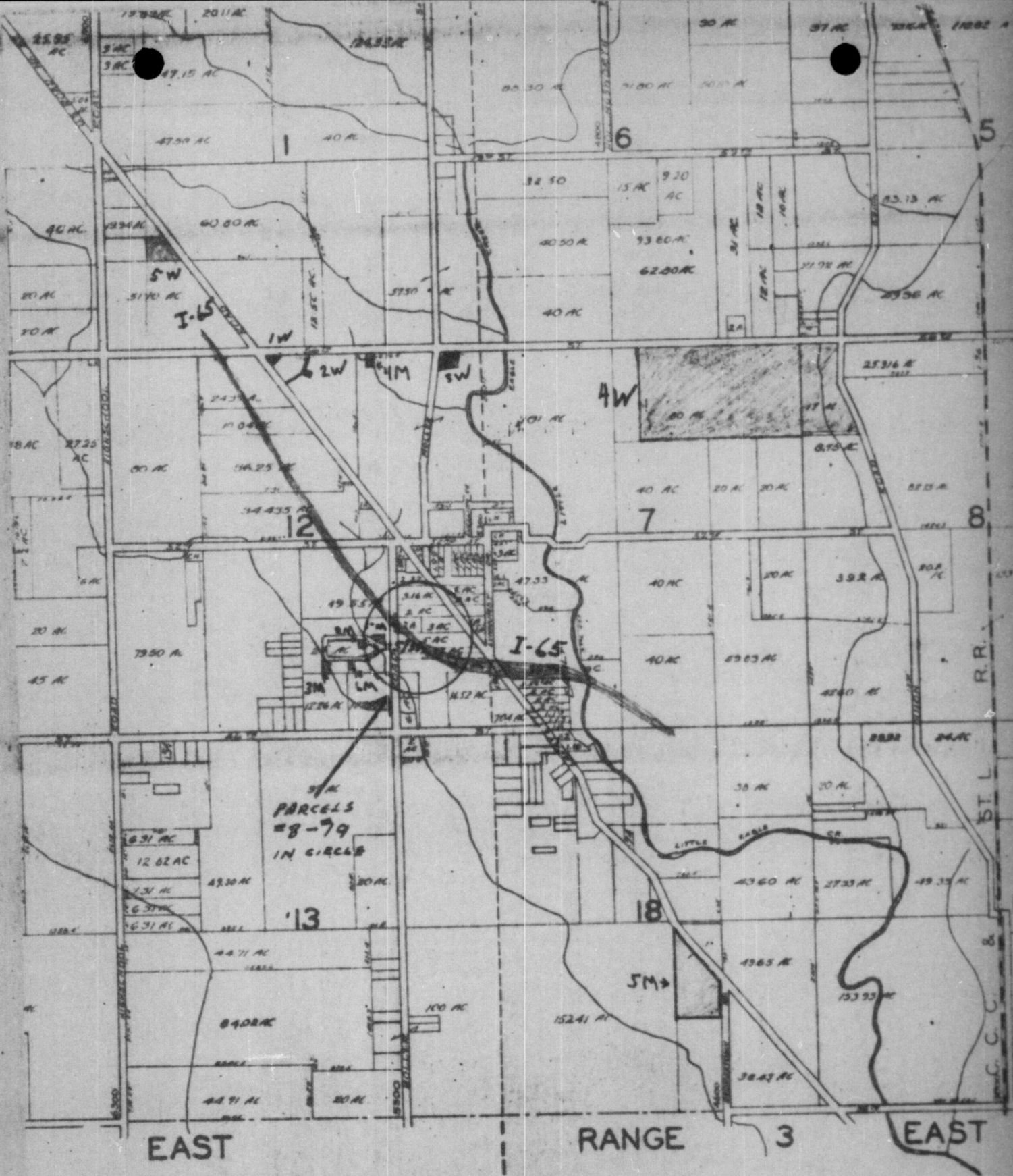
ACTION TAKEN** Mr. Agee refused to accept my offer at this time. He feels he should have approx. \$40,000⁰⁰. I told him I would report his thinking to our office and let him know if there was any change in price.

SIGNED E.R. Sander

* 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.



Project I-65 3(17)120
 Marion County, Indiana
 Comparable sales --- 1M - 6M & 1W - 5W all spotted in.
 4 April 1962
 Parcels 8-19 located in circled area.
 Scale - 3" equal 1 mile

PARCEL NO 15 L.A. - 15 PERM
PROJECT NO. I-65-3 (17) 120
ROAD. I-65

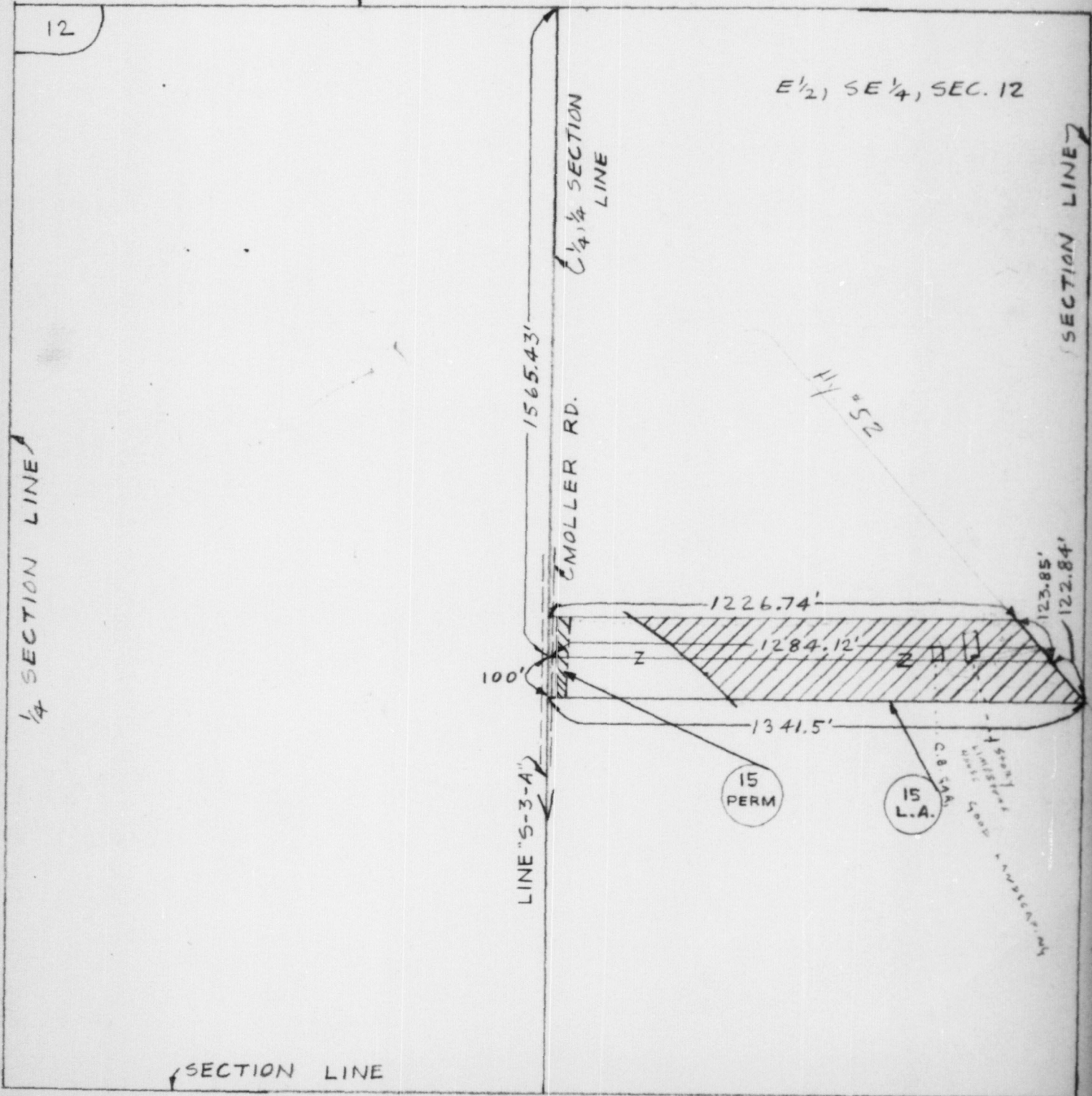
OWNER: TOLLIE & THERESE AGEE
DRAWN BY D.L.M. CHECKED BY
DEED RECORD 1152 PAGE 99 DTD, 8-17-44
1152 98 8-17-44

CROSSHATCHED
AREA IS
APPROX. TAKE

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

SCALE 1" = 330'

1/4 SECTION LINE



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	3.13	

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 Veran E. Stover
AbstractorPrel. Approval of Title _____ Date _____ By _____
Deputy Attorney GeneralFinal approval of Abstract of Title _____ Date _____ By _____
Deputy Attorney General

691341

The following is an Extension of the original search by Union Title Company under No. 666489-A.

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 in the West line of said Half Quarter Section, distant 1565.43 feet South of the Northwest corner thereof; running thence East parallel to the North line of said Half Quarter Section a distance of 1284.12 feet to a point in the center line of the Lafayette Road; running thence Southeasterly in and along said center line, a distance of 122.84 feet to a point; running thence West parallel to the North line of said Half Quarter Section, a distance of 1341.5 feet to a point in the West line of said Half Quarter Section; running thence North in and along said West line, a distance of 100 feet to the place of beginning, containing in all 3.13 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.

691341

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:

Tollie Agee
and
Therese E. Agee
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 Tollie & Therese E. Agee, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 105021, Pike Township,
Parcel No. 2011.

May Installment \$198.40 paid.

November Installment \$198.40 unpaid.

Assessed Valuation

Land \$630.00 Improvements \$5,570.00 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 _____

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	2.87	

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 23 day of July 1962 by Union E. Henrichsen
Abstractor PRESIDENT

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

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

691340

The following is an Extension of the original search by Union Title Company under No. 666489.

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 at a point in the West line of said Half Quarter Section distant 1464.98 feet South from the northwest corner thereof; running thence east parallel to the north line of said Half Quarter Section, a distance of 1226.74 feet to a point in the center line of the Lafayette Road; thence southeasterly in and along the said center line, a distance of 123.85 feet to a point; running thence west parallel to the north line of said Half Quarter Section, a distance of 1284.12 feet to a point in the west line thereof; running thence north in and along said west line a distance of 100.45 feet to the place of beginning, containing in all 2.87 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.

691340

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-

Tollie Agee
and
Therese E. Agee
jointly and
not individually

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 Tollie & Therese E. Agee, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 105022, Pike Township,
Parcel No. 2012.

May Installment \$23.04 paid.

November Installment \$23.04 unpaid.

Assessed Valuation

Land \$720.00 Improvements None 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 T. & T. Agee

Names in Trans Book Tollie & Therese E. Agee

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
<u>Part of the E 1/2 SE 1/4</u>	<u>12</u>	<u>16</u>	<u>2</u>	<u>3.13 Ac.</u>	<u>Land \$630.00</u>
					<u>Imp. \$5,570.00</u>
					<u>Total \$6,200.00</u>

LAST OWNER OF RECORD

U. S. R. \$1.65

Deed Record 1152 p. 99 Recorded 8/22/44 Dated 8/17/44 **Warranty** Deed

Grantor Angeline P. Olsen, unmarried

Grantee Tollie Agee & Therese E. Agee, husband & wife

Address of Grantee R. R. 17 Box 298 Indpls., Ind. 23

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 1964 8 AM BY Vern E. Boudridge
PRESIDENT
 Abstractor

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

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

INDIANA STATE HIGHWAY COMMISSION

INDIANAPOLIS 4, INDIANA

INTER-DEPARTMENT COMMUNICATION

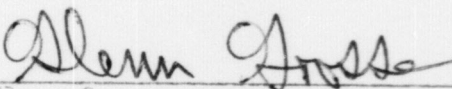
July 11, 1962

APPRAISAL MEMORANDUM

Project I-65-3(17)
 Parcel 15
 Marion County
 Tollie Agee

This appraisal by Edward L. White, dated June 30, 1962, hereby supersedes the previously approved appraisal of Jack P. Meek, dated April 8, 1962. Meek's estimate of the taking is \$34,026.00; White's estimate is \$35,750.00. The difference between the two appraisals is in the land values. Meek uses \$2600.00 per acre; White uses \$3000.00 per acre. In my memorandum on the Higdon property (Parcel 16) I noted that Meek's land value for frontage on U.S. 52 appeared low when compared to Cato's and Hurt's land values. Cato used 8¢ per square foot (\$3485.00 per acre) on Parcels 20,21,22,23,33, and 34. Subject property has 247 feet of frontage on U.S. 52. Using a depth of 300 feet (this depth was used by Hurt in his appraisal) with the frontage of 247 feet gives an area of 1.7 acre. Accepting Cato's frontage value of \$3500.00 per acre, we arrive at a value of \$5950.00 for this 1.7 acre along U.S. 52. Meek's value for this 1.7 acre is \$4420.00 (\$2600 x 1.7). The difference between \$5950 and \$4420 is \$1530. When this difference is added to Meek's value of the part taken of \$34,026, a value of \$35,556 is indicated for the taking. This figure is \$194 less than White's estimate of \$35,750 for the taking. Since Meek's land value appears low when compared with Cato's, Hurt's and White's land values, and since Meek's value of the taking, when adjusted to the higher frontage value used by the other appraisers, is within \$194 of White's estimate, it appears to me that White's appraisal is a more accurate estimate of market value and I am therefore approving it.

Approved compensation

\$35,750.00


Glenn Grosse
 Assistant Chief Appraiser

GG/sj
 C: Control
 Renner
 Parcel

666489-A

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 at a point in the West line of said Half Quarter Section, distant 1565.43 feet South of the Northwest corner thereof; running thence East parallel to the North line of said Half Quarter Section a distance of 1284.12 feet to a point in the center line of the Lafayette Road; running thence Southeasterly in and along said center line, a distance of 122.84 feet to a point; running thence West parallel to the North line of said Half Quarter Section, a distance of 1341.5 feet to a point in the West line of said Half Quarter Section; running thence North in and along said West line, a distance of 100 feet to the place of beginning, containing in all 3.13 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
86 page 485
Inst. #53742
Dec. 21, 1929
Recorded
Dec. 21, 1929

Sarah C. Myers widow of
John R. Myers, deceased

Warranty Deed

to
Angeline P. Olsen

A part of the east 1/2 of the southeast 1/4 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 1/2 1/4 section distant 1565.43' south of the northwest corner thereof; running thence east parallel to the north line of said 1/2 1/4 section a distance of 1284.12' to a point in the center line of the Lafayette Road; running thence southeasterly in and along said center line a distance of 122.84' to a point running thence west parallel to the north line of said 1/2 1/4 section a distance of 1341.5' to a point in the west line of said 1/2 1/4 section; running thence north in and along said west line a distance of 100 feet to the place of beginning, containing in all 3.13 acres be the same more or less.

-2-

666489-A

Town Lot Record
1152 page 99
Inst. #31662
Aug. 17, 1944
Recorded
Aug. 22, 1944

Angeline P. Olsen, unmarried
to
Tollie Agee &
Therese E. Agee,
husband and wife

Warranty Deed
(U. S. R. \$1.65)

-3-

A part of the east 1/2 of the southeast 1/4 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 1/2 1/4 section, distant 1565.43 feet south of the northwest corner thereof; running thence east parallel to the north line of said 1/2 1/4 section a distance of 1284.12 feet to a point in the center line of the Lafayette Road; running thence southeasterly in and along said center line, a distance of 122.84 feet to a point; running thence west parallel to the north line of said 1/2 1/4 section, a distance of 1341.5 feet to a point in the west line of said 1/2 1/4 section; running thence north in and along said west line, a distance of 100 feet to the place of beginning, containing in all 3.13 acres, be the same more or less.

All in Marion County, Indiana.

Subject, however, to all legal highways and rights of way.

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-

666489-A

Judgment Search

-6-

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:

Tollie Agee
and
Therese E. Agee,
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 Tollie & Therese E. Agee and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 105021, Pike Township, Parcel No. 2011.

May Installment \$185.44 Paid.

November Installment \$185.44 Unpaid.

Assessed Valuation;

Land \$630.00 Improvements \$5,570.00 Exemption None

-9-

Taxes for the year 1961 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 T. & T. Agee

Names in Trans Book Tollie & Therese E. Agee

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 SE 1/4	12	16	2	2.87 Ac.	Land \$720.00
					Imp. None Given
					Total \$720.00

LAST OWNER OF RECORD

U. S. R. \$1.65

Warranty

Deed Record 1152 p. 98 Recorded 8/22/44 Dated 8/17/44 Deed

Grantor Herman C. Olsen & Crystal M. Olsen, husband & wife

Grantee Tollie Agee & Therese E. Agee, husband & wife

Address of Grantee R. R. 17 Box 298 Indpls. 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 1961, 8 AM BY Gerald R. Bunting Abstractor PRESIDENT

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date BY Deputy Attorney General

666489

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 in the West line of said Half Quarter Section distant 1464.98 feet South from the northwest corner thereof; running thence east parallel to the north line of said Half Quarter section, a distance of 1226.74 feet to a point in the center line of the Lafayette Road; thence southeasterly in and along the said center line, a distance of 123.85 feet to a point; running thence west parallel to the north line of said Half Quarter section, a distance of 1284.12 feet to a point in the west line thereof; running thence north in and along said west line a distance of 100.45 feet to the place of beginning, containing in all 2.87 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
86 page 484
Inst. #53741
Dec. 21, 1929
Recorded
Dec. 31, 1929

Sarah C. Myers, widow of
John R. Myers, deceased
to
Herman C. Olsen

Warranty Deed

A part of the East 1/2 of the southeast 1/4 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 1/2 1/4 section distant 1464.98' south from the northwest corner thereof; running thence east parallel to the north line of said half quarter section a distance of 1226.74' to a point in the center line of the Lafayette Road; thence southeasterly in and along the said center line a distance of 123.85' to a point running thence west parallel to the north line of said half quarter section a distance of 1284.12' to a point in the west line thereof; running thence north in and along said west line a distance of 100.45' to the place of beginning, containing in all 2.87 acres be the same more or less.

This conveyance is made subject to the taxes for 1929 due and payable in 1930.

-2-

666489

Town Lot Record
1152 page 98
Inst. #31661
Aug. 17, 1944
Recorded
Aug. 22, 1944

Herman C. Olsen and
Crystal M. Olsen,
his wife

Warranty Deed
(U.S.R. \$1.65)

to
Tollie Agee &
Therese E. Agee,
husband & wife

-3-

A part of the East 1/2 of the Southeast 1/4
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 1/2 1/4 Section distant 1464.98 feet south
from the northwest corner thereof; running thence
east parallel to the north line of said 1/2 1/4
section, a distance of 1226.74 feet to a point
in the center line of the Lafayette Road; thence
southeasterly in and along the said center line,
a distance of 123.85 feet to a point; running
thence west parallel to the north line of said
1/2 1/4 section, a distance of 1284.12 feet to a
point in the west line thereof; running thence
north in and along said west line a distance of
100.45 feet to the place of beginning, containing
in all 2.87 acres, be the same more or less.

All in Marion County, Indiana.

Subject, however, to all legal highways and
rights of way.

Subject to the taxes due and payable in 1945.
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-

666489

Judgment Search

-6-

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:

Tollie Agee
and
Therese E. Agee,
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 Tollie & Therese E. Agee and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 105022, Pike Township, Parcel No. 2012.

May Installment \$21.54 Paid.

November Installment \$21.54 Unpaid.

Assessed Valuation:

Land \$720.00 Improvements None Exemption None

-9-

Taxes for the year 1961 now a lien.