

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

**INDIANA STATE HIGHWAY COMMISSION**

FUND \_\_\_\_\_ 1 \_\_\_\_\_

STATE OFFICE BUILDING  
INDIANAPOLIS 9, INDIANA

PROJECT No. 65-3

**RIGHT OF WAY GRANT**

SECTION (17)120

PARCEL No. 14 & 14A

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. \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_ PROJ. No. 65-3 SEC. (17)120 DATED 1961

SEC. 12, T. 16N, R. 2 E PERM., R/W 1.017 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.*

STATION TO STATION ON (C/L) "S W C"		LEFT	RIGHT
5 + 93±NPL	TO 5 + 31.71	PL	85
5 + 31.71	TO 8 + 53±SPL	PL	85 TO 78±

THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.

CENTERLINE "S-3-A"  
55 + 02±NPL TO 55 + 75 37.7± TO 35

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,312.86 FEET; THENCE SOUTHWARDLY ALONG CENTERLINE OF MOLLER ROAD 1,162.40 FEET; THENCE EAST 488.1 FEET TO A POINT; THENCE SOUTH 493.0 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 14 LIMITED ACCESS RIGHT OF WAY.

THENCE NORTH 89 DEGREES 03 MINUTES EAST, 342.2 FEET ALONG THE NORTH PROPERTY LINE OF GRANTOR'S LAND TO THE EAST PROPERTY LINE OF GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 45 MINUTES EAST, 174.5 FEET ALONG SAID PROPERTY LINE TO THE SOUTH PROPERTY LINE OF GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 148.2 FEET ALONG SAID PROPERTY LINE; THENCE NORTH 49 DEGREES 01 MINUTES WEST, 233.1 FEET; THENCE NORTHWESTERLY 27.5 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 47 DEGREES 59 MINUTES WEST AND A LENGTH OF 27.5 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.984 ACRES, MORE OR LESS.

ALSO: - - -

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 NORTH LINE OF SAID QUARTER SECTION 1,312.86 FEET; THENCE SOUTHWARDLY ALONG CENTERLINE OF MOLLER ROAD 1,162.40 FEET; THENCE EAST 23.6 FEET TO A POINT; THENCE SOUTH 500.8 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 14 PERMANENT RIGHT OF WAY.

THENCE NORTH 89 DEGREES 03 MINUTES EAST, 20.7 FEET ALONG NORTH PROPERTY LINE OF GRANTOR'S LANDS; THENCE SOUTH 01 DEGREES 20 MINUTES WEST, 74.0 FEET; THENCE SOUTH 89 DEGREES 03 MINUTES WEST, 18.0 FEET TO THE EAST BOUNDARY OF MOLLER ROAD; THENCE NORTH 00 DEGREES 45 MINUTES WEST, 74.0 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING .033 ACRES, MORE OR LESS.

**DULY ENTERED  
FOR TAXATION**

AUG 7 - 1962

*Clem Smith*  
COUNTY AUDITOR

FEB 2 1962

PARCEL NO. 14 & 14A PROJECT NO. 1-65-3(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      days from the date first payment is received, and \$      will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Twenty Six Hundred and Fifty Dollars (\$ 2650.00 ), which sum shall be paid or held in escrow as specified to the order of Nellie P. Longmire  
Moller Rd, R.R. #17, Box 443, Indianapolis, Ind.  
The New Augusta State Bank, New Augusta, 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.

GRANTORS

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

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

Mortgagee: THE NEW AUGUSTA STATE BANK  
 This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements \$2,650.00 ; Damages      ; Total consideration \$2,650.00

1/7/62

Nellie P. Longmire (Grantor)  
Nellie P. Longmire (Unmarried) Adult (Grantor)  
 \_\_\_\_\_ (Grantor)  
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 \_\_\_\_\_ (Grantor)  
 \_\_\_\_\_ (Grantor)



DULY ENTERED FOR TAXATION

AUG 7 - 1962

Clem Smith  
 COUNTY AUDITOR

Dated June 6<sup>th</sup>, 19 62

This instrument prepared and checked with project plans for Division of Right of Way.  
 BY [Signature]  
 REB 2/19/62

AMOUNT APPROVED JUL 9 1962  
 BY Charles Smith

THE ABOVE GRANT IS HEREBY ACCEPTED.  
 STATE OF INDIANA

DESCRIPTION & FORM OK'D 7-2-62  
 BY [Signature]

PAID BY WARRANT NO. A091203  
 DATED 7/19/62, 19     

BY David C. Heu Title  
 Indiana State Highway Commission  
 DATE 7-12, 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.

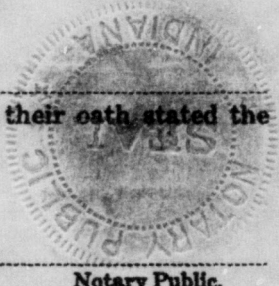
118

State of Indiana, County of Marion ss:

Personally appeared before me Nellie P. Longmire and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 6th day of June, 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

7th day of June, 1962 (Seal) John J. ... (Seal) My ... (Seal)

State of Indiana }  
County of Marion } ss:

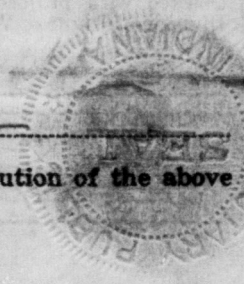
Personally appeared before me Robert B. Hoffmann above named and duly acknowledged the execution of the above

release the 7th day of June, 1962

Witness my hand and official seal.

My Commission expires Oct. 1st 1963 E. R. Souder Notary Public.

RECORDED AT MARION COUNTY, INDIANA AUG 7 - 1962 Book page 116



# INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

August 1, 19 62

To Nellie P. Longmire &  
The New Augusta State Bank  
R.R.# 17 Box 443  
Moller Rd. Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 091203-7/19/62 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 June 6, 1962 Parcel# 14 & 14A	\$2,650.00

PLEASE RECEIPT AND RETURN

Received Payment: *Nellie P Longmire*  
Date: *Aug 10 - 62*

### APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 14

PROPERTY OWNER Nellie Longmire R.R. 17, Box 443, MOLLER RD., Indpls., Ind.  
\* (husband deceased) Address

Present Use <u>Residence &amp; Farm</u>	Best Present Use <u>same</u>	Best Future Use <u>same</u>
Acres <u>3.3</u>	Value Per Acre (Average) Schedule "A" . . . . .	<u>\$2,600.</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>8,580.</u>	Total	_____
VALUE — IMPROVEMENTS Schedule "B" . . . . .	\$ <u>8,890.</u>	Value \$	<u>17,470.</u>

ZONED: A-2

#### VALUE OF PART TAKEN

Land — Temporary R/W	_____	@ _____	\$ <u>None</u>
Permanent R/W	<u>1.017 acres</u>	@ <u>\$2600. per acre</u>	_____
	_____	@ _____	_____
	_____	@ _____	\$ <u>2,644.</u>

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING . . . . . \$ None

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

SEVERANCE DAMAGE (See Memo Attached) . . . . . \$ None

LIMITED ACCESS DAMAGE (See Memo Attached) . . . . . \$ None

PROXIMITY DAMAGE None is now \_\_\_\_\_ feet from R/W. Will be \_\_\_\_\_ feet from R/W.

DAMAGES considered at \_\_\_\_\_ % . . . . . \$ None

OTHER DAMAGES — Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) . . . . . \$ None

Approved	Date	Signed
Rev. Appl.		
Asst. or Chief Appr.	<u>5/17/62</u>	<u>Sam Grose</u>

USE # 2650

Value of Part Taken — including temporary R/W . . . . . \$ 2,644.

Value After Taking — including temporary R/W . . . . . \$ 14,826.

Plus Amount Shown as Temporary R/W . . . . . \$ \_\_\_\_\_

Adjusted Residual Value . . . . . \$ 14,826.

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 4th day of April 19 62.

Appraiser Jack P. Meek B 11398 Number

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

BUYERS REPORT

PROJECT F-65-3(17) PARCEL # 14-14A  
OWNER Nellie P. Longmire PHONE # AX. 1-2059

(Other interested parties and relationship)  
The new Augusta State Bank

ADDRESS OF OWNER R.R. 17, Box 443, Indianapolis, Ind.  
DATE ASSIGNED May 17th  
DATE OF CONTACT 6-5-62  
TIME OF CONTACT 7:00 P.m.  
DATE OF PREVIOUS CONTACT 5-31-62

OFFER \$ 2650<sup>00</sup>

DETAIL CONTACT\* Mrs. Longmire has not had a chance to talk to her banker. She will see him 6-6-62 and sign Parcel on this date

ACTION TAKEN\*\*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED C. 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 # 14-14A  
OWNER Nellie P. Longmire PHONE # AX. 1-2059

(Other interested parties and relationship)

The new Augusta State Bank

ADDRESS OF OWNER R.R. 17, Box 443, Indianapolis, Ind.  
DATE ASSIGNED May 17th - 1962  
DATE OF CONTACT June 6th - 1962  
TIME OF CONTACT 7:00 P.m.  
DATE OF PREVIOUS CONTACT 5-31-62 = 6-5-62

OFFER \$ 2650<sup>00</sup>

DETAIL CONTACT\* 3rd. Call - Parcel Secured -  
Mortgage Release Pending -

ACTION TAKEN\*\*

SIGNED E.R. Soudas

\* 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 # 14-14A  
OWNER Nellie P. Longmire PHONE # AX. 12059

(Other interested parties and relationship)  
The new Augusta State Bank

ADDRESS OF OWNER Rt. 17, Box 443  
DATE ASSIGNED May 17-1962  
DATE OF CONTACT May 31-1962  
TIME OF CONTACT 6:30 P.m.  
DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 2650<sup>00</sup>

DETAIL CONTACT\* Showed Mrs. Longmire the plans and explained them to her. I answered her questions and gave her the approved appraisal

ACTION TAKEN\*\* Mrs. Longmire will think the matter and give me her answer Mon. or Tue. of next week.

SIGNED B R Souder

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

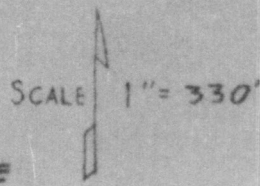


PARCEL NO 14 L.A.-14 PERM  
PROJECT NO. I-65-3(17)120  
ROAD I-65

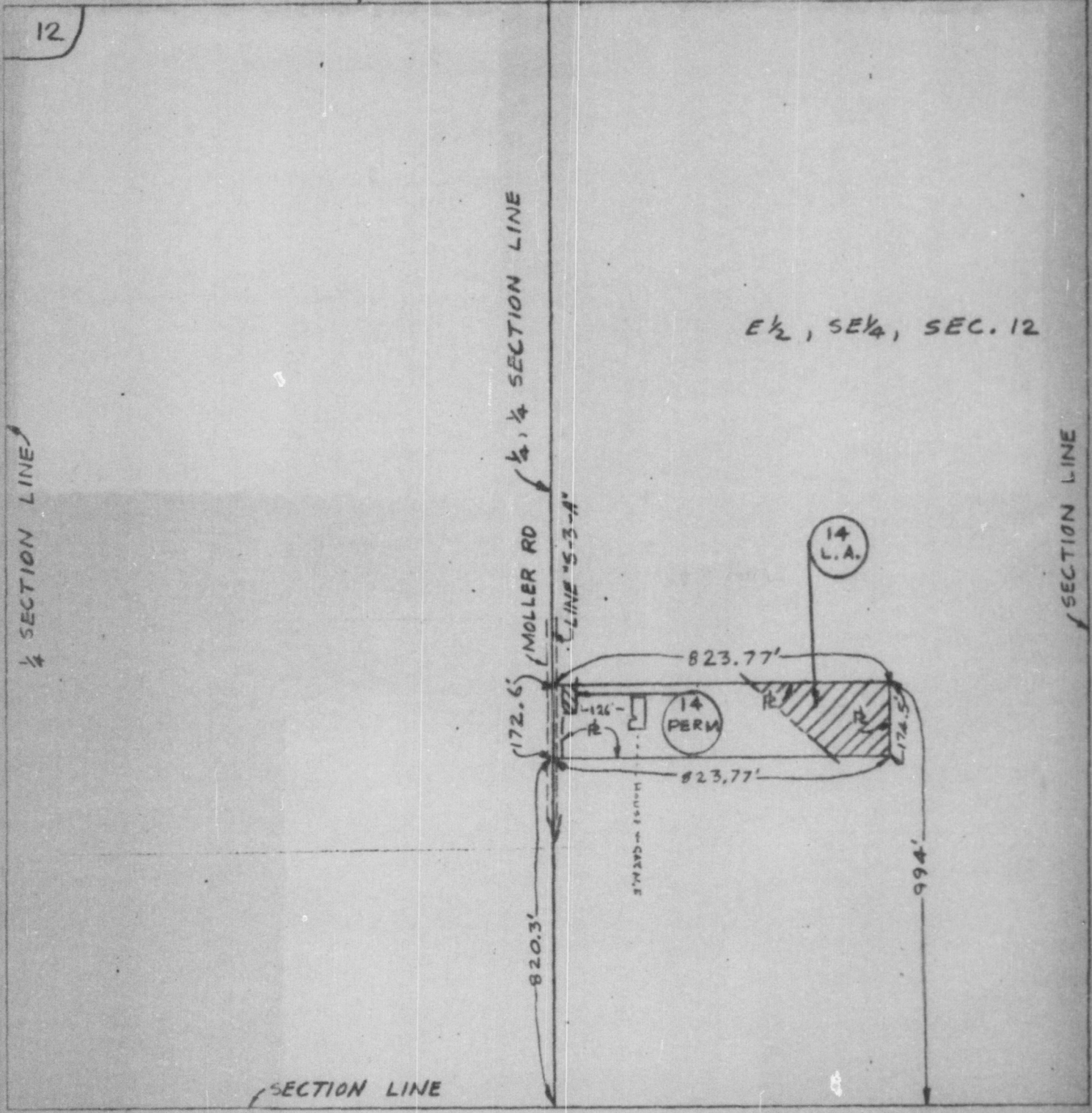
OWNER: GEORGE & NELLIE LONGMIRE  
DRAWN BY D.L.M. CHECKED BY  
DEED RECORD 12 27 PAGE 161 DTD. 7-29-46

CROSSHATCHED  
AREA IS  
APPROX TAKE

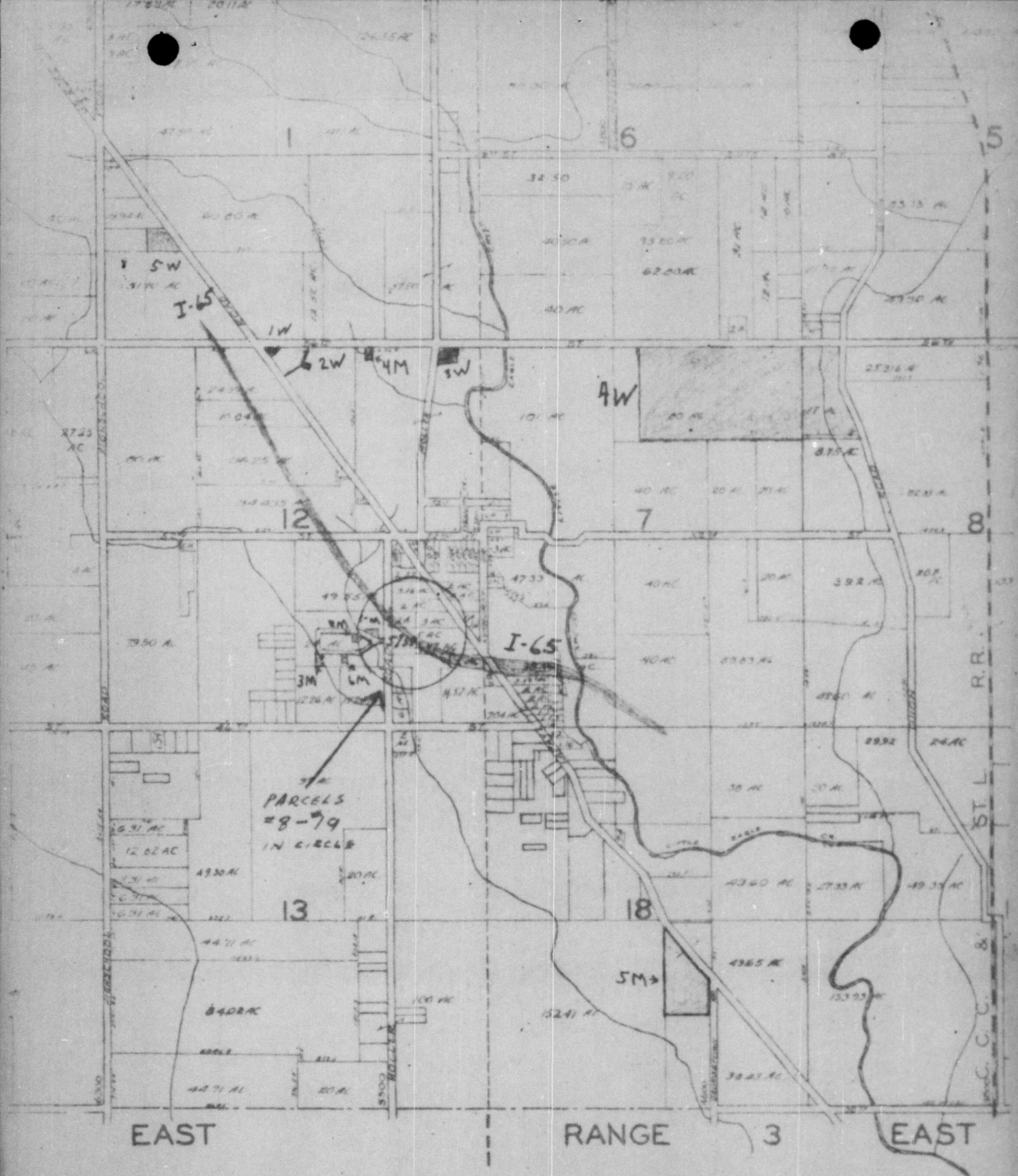
COUNTY : MARION  
TOWNSHIP : PIKE  
SECTION : 12  
T : 16N  
R : 2E



$\frac{1}{4}$  SECTION LINE



$E\frac{1}{2}$ ,  $SE\frac{1}{4}$ , SEC. 12



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

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		

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 ( 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 XXXX ( ) Unpaid 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 13 day of June 1962 by Union E. Stappert Abstractor

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date By Deputy Attorney General

687328

The following is an Extension of the original search by Union Title Company under No. 666804.

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 the said Quarter Quarter Section, 820.3 feet north of the Southwest corner thereof, running thence North 172.6 feet to a point; thence East 823.77 feet to a point, which point is 994 feet north of the south line of the said quarter quarter section; thence south 174.5 feet to a point; thence West 823.77 feet more or less to the place of beginning, containing 3.3 acres, 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.

-1- mrs

687328

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.

Judgment Search

-4-

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:

Nellie P. Longmire

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 George W. and Nellie P. Longmire and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 107726, Pike Township,  
Parcel No. 3105.

May Installment \$55.68 Unpaid.

November Installment \$55.68 Unpaid.

Assessed Valuation:

Land \$660.00      Improvements \$2,080.00      Exemption \$1,000.00

-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 G. & W. LongmireNames in Trans Book George W. & Nellie P. Longmire

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 Se 1/4	12	16	2	3.3 Ac.	Land \$660.00
					Imp. \$2,080.00
					Total \$2,740.00

## LAST OWNER OF RECORD

U. S. R. \$1.10

Deed Record 1227 p. 161 Recorded 8/2/46 Dated 7/29/46 Warranty DeedGrantor Raymond R. Stewart & Mary E. Stewart, husband & wifeGrantee George W. Longmire & Nellie P. Longmire, husband & wifeAddress of Grantee R R 17 Box 443 Indpls. 23, Ind.

## MORTGAGE RECORD

Mortgage Record 1886 p. 445 Amount \$4,000.00 Dated 2/12/57Mortgagor Nellie P. Longmire, widow, etc.Mortgagee The New Augusta State BankJUDGMENT 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 20 day of Sept. 1961 AM Uern E. Sandridge  
AbstractorPrel. Approval of Title \_\_\_\_\_ By \_\_\_\_\_  
Date Deputy Attorney GeneralFinal approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_  
Date Deputy Attorney General

666804

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 the said Quarter Quarter Section, 820.3 feet north of the Southwest corner thereof, running thence North 172.6 feet to a point; thence East 823.77 feet to a point, which point is 994 feet north of the south line of the said quarter quarter section; thence south 174.5 feet to a point; thence West 823.77 feet more or less to the place of beginning, containing 3.3 acres, more or less.

Subject to any legal highways or rights of way.

Prepared For: State Highway Department of Indiana

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

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

Warranty Deed

-2-

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

-1- mrs

666804

Town Lot Record  
1227 page 161  
Inst. #45628  
July 29, 1946  
Recorded  
Aug. 2, 1946

Raymond R. Stewart and  
Mary E. Stewart,  
husband and wife  
to  
George W. Longmire and  
Nellie P. Longmire,  
husband and wife

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

-3-

Part of the South East 1/4 of the South East 1/4  
of Section 12, Township 16 North, Range 2 East, in  
Marion County, Indiana, described as follows:

Beginning at a point in the West line of the said  
Quarter Quarter Section, 820.3 feet north of the South-  
west corner thereof, running thence North 172.6 feet to  
a point; thence East 823.77 feet to a point, which  
point is 994 feet north of the south line of the said  
quarter section; thence south 174.5 feet to  
a point; thence West 823.77 feet more or less to the  
place of beginning, containing 3.3 acres, more or  
less.

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

Subject to current taxes which are now liens.  
Proper citizenship clause is attached.

-4-

George W. Longmire died as appears at a subsequent  
entry herein.

-5-

NOTE: No letters of administration issued in the  
Clerk's Office of Marion County, Indiana, upon an  
estate of George W. Longmire; deceased.

No will of said decedent filed for probate  
in said County.



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Mortgage Record  
1404 page 411  
Inst. #1265  
Dec. 28, 1946  
Recorded  
Jan. 8, 1947

George W. Longmire and  
Nellie P. Longmire,  
husband and wife  
to  
The New Augusta State Bank

Mortgage

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

Beginning at a point in the West line of the said Quarter Quarter Section 820.3 feet north of the Southwest corner thereof running thence North 172.6 feet to a point; thence East 823.77 feet to a point; which point is 994 feet North of the South line of the said Quarter Quarter Section; thence South 174.5 feet to a point; thence West 823.77 feet, more or less to the place of beginning, containing 3.3 acres, more or less.

To secure the payment when the same shall respectively become due, of a promissory note of even date herewith calling for the principal sum of \$4200.00 payable \$42.00 per month beginning Jan 28, 1947, and a like amount on a like date of each succeeding month and any balance remaining on or before 10 years after date, said Notes bearing interest at the rate of five per cent per annum, payable semi-annually until maturity, and said Notes being dated Dec. 28, 1946, and all bearing interest 8 per cent per annum after maturity with attorney's fees.

-6-

Mortgage Record  
1886 Page 445  
Instr. #15091  
Feb. 12, 1957  
Recorded  
Mar. 8, 1957

Nellie P. Longmire, unremarried  
widow of George P. Longmire  
to

Mortgage

The New Augusta State Bank

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

Beginning at a point in the West line of the said Quarter Quarter Section 820.3 feet north of the Southwest corner thereof running thence North 172.6 feet to a point; thence East 823.77 feet to a point; which point is 994 feet North of the South line of the said Quarter Quarter Section; thence South 174.5 feet to a point; thence West 823.77 feet, more or less to the place of beginning, containing 3.3 acres, more or less.

To secure the payment when the same shall respectively become due of a promissory note of even date herewith calling for the principal sum of \$4000.00 and payable at the rate of \$43.41 per month principal and interest, beginning March 12, 1957, and a like amount on a like date of each succeeding month and any balance remaining on or before 10 years after date, all of said Notes bearing interest at the rate of 5 1/2 per cent, per annum, payable monthly, until maturity, and all of said Notes being dated February 12, 1957 and all bearing interest at eight per cent per annum after maturity with attorney's fees.

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-8-

The New Augusta State Bank merged with The Indiana National Bank of Indianapolis, under the name of "The Indiana National Bank of Indianapolis", effective as of the close of business October 31, 1958. Complete text of said merger and consolidation recorded November 12, 1958 in Miscellaneous Record 614 page 515.

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.

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Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

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:

-11-

George W. Longmire  
and  
Nellie P. Longmire,  
jointly and  
not individually

from September 18, 1951  
to and including  
February 12, 1957

and vs

Nellie P. Longmire

for the 10 years  
last past and  
against none other

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-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 George W. & Nellie P. Longmire and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 107635, Pike Township, Parcel No. 3105.

May Installment \$52.04 Paid.

November Installment \$52.04 Unpaid.

Assessed Valuation:

Land \$660.00      Improvements \$2,080.00      Exemption \$1,000.00

-14-

Taxes for the year 1961 now a lien.