

# WARRANTY DEED

PROJECT 1-65-3(17)120  
PARCEL No. 9

This Indenture Witnesseth, That

**Roy COLLINS and IMOGENE R. COLLINS (HUSBAND and WIFE)**

of **MARION** County, in the State of **INDIANA**  
Convey and Warranty to THE STATE OF INDIANA

of \_\_\_\_\_ County in the State of \_\_\_\_\_ for and in consideration  
of **FOURTEEN THOUSAND** Dollars  
the receipt whereof is hereby acknowledged, the following described Real Estate in  
County in the State of Indiana, to-wit:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION TWELVE (12), TOWNSHIP SIXTEEN (16) NORTH, RANGE TWO (2) EAST OF THE SECOND PRINCIPAL MERIDIAN IN MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING AT A POINT IN THE EAST LINE OF SAID HALF QUARTER SECTION, A DISTANCE OF ONE THOUSAND FOUR HUNDRED FORTY-FOUR AND FOUR TENTHS (1444.4) FEET SOUTH OF THE NORTHEAST CORNER THEREOF, SAID POINT BEING THE INTERSECTION OF THE CENTER LINE OF WEST FIFTY-FIRST STREET AND MOLLER ROAD, THENCE NORTH ALONG SAID EAST LINE BEING THE CENTER LINE OF MOLLER ROAD A DISTANCE OF TWO HUNDRED SEVENTY (270) FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID HALF QUARTER SECTION A DISTANCE OF TWO HUNDRED SEVENTY-NINE AND NINE TENTHS (279.9) FEET; THENCE SOUTH-EASTERLY TO THE PLACE OF BEGINNING, A DISTANCE OF THREE HUNDRED EIGHTY-SIX AND THIRTY-THREE HUNDREDTHS (386.33) FEET, CONTAINING IN ALL EIGHTY-SIX HUNDREDTHS (0.86) ACRES, MORE OR LESS.

SUBJECT TO ANY LEGAL HIGHWAYS OR RIGHTS OF WAY.

ABOVE REALTY ALSO KNOWN AS TRACT TWENTY-THREE (23) IN THE SURVEY OF BAILEY'S WESTWOOD HIGHLANDS, SAID SURVEY BEING RECORDED IN DEED RECORD 1497 PAGES 322, 323, 324, AND 325 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

THE GRANTOR SHALL PAY ALL TAXES THAT ARE NOW A LIEN, AND CLEAR ALL LEASES, LIENS, OR ENCUMBRANCES ON SAID LAND AS CONVEYED.



This Instrument Prepared for  
Division of Right of Way by  
*[Signature]*  
Date **OCT 23 1961**

**APPROVED**  
Chief \_\_\_\_\_  
Asst. Chief \_\_\_\_\_  
Dep. Attv. Gen'l \_\_\_\_\_  
Control \_\_\_\_\_

7/24/62  
920

Paid by Warrant No. **A094548**  
**A094547**  
Dated **8/15/62** 19**62**

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said **Roy Collins Jr and Imogene R Collins (H+W)**  
has hereunto set their hand and seal, this **12th** day of **July** 19**62**

**DULY ENTERED FOR TAXATION**

AUG 23 1962

*Oliver Smith*

*Roy Collins Jr* (Seal.)  
*Imogene R. Collins* (Seal.)  
\_\_\_\_ (Seal.)  
\_\_\_\_ (Seal.)

4/18/62

698

State of Indiana, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 12th

day of July, A. D. 1962, personally appeared the within named Roy Collins & Imogene R. Collins (husband & wife)

S Grantor in the above conveyance, and acknowledged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires 3-6-65

Norman Edwards Notary Public.  
Orange County  
**Norman Edwards**

RECORDED AT  
MARION COUNTY, INDIANA  
AUG 23 1962  
P. M.

State of Indiana, \_\_\_\_\_ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_

day of \_\_\_\_\_, A. D. 19\_\_\_\_, personally appeared the within named \_\_\_\_\_

Grantor in the above conveyance, and acknowledged the same to be \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires \_\_\_\_\_ Notary Public.

*[Faint signature and stamp area]*

*[Faint stamp area]*

**WARRANTY DEED**

FROM

TO

Received for record this 23  
day of August, 1962  
at 1:55 o'clock p. m., and  
Recorded in Book No. 1945 page 697

Recorder Marion County

Duly entered for taxation this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

Auditor's **FOR TAXATION**  
AUG 23 1962

Auditor Blair County Auditor

STATIONERS  
INCORPORATED  
36 N. PENNSYLVANIA ST.  
INDIANAPOLIS

WARRANTY DEED



Deed for Parcel #4 Project IBS-3-67

698

The undersigned owner of a mortgage and/or lien on the land of which the right of way described in the attached ~~general~~ <sup>DEED</sup> 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 ~~general~~ <sup>DEED</sup>, this

20 day of July, 1962.

THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK

(Seal)

(Seal)

(Seal)

By H. W. Anway H. W. Anway, Second Vice President

State of NEW YORK } ss:  
County of NEW YORK

Personally appeared before me H. W. ANWAY, Second Vice President of THE MUTUAL LIFE INSURANCE COMPANY OF NEW YORK

release me 20 day of July, 19 62, above named and duly acknowledged the execution of the above

Witness my hand and official seal.

My Commission expires LLOYD H. REED  
NOTARY PUBLIC, State of New York  
No. 40-3228550-Qual. in Westchester Co.  
Certificate filed in New York County  
Term Expires March 30, 1963

NOTARY PUBLIC  
No. 60-3228550-Qual. in Westchester Co.  
Certificate filed in New York County  
Term Expires March 30, 1963

Lloyd H. Reed  
Notary Public

LLOYD H. REED  
NOTARY PUBLIC, State of New York  
No. 60-3228550-Qual. in Westchester Co.  
Certificate filed in New York County  
Term Expires March 30, 1963

FOR TAXATION  
AUG 23 1962  
Lloyd H. Reed  
COUNTY AUDITOR



# INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

August 15, 1962

To Roy Jr. & Imogene R. Collins &  
Equitable Securities Co.  
5110 Moller Road  
R.R.# 17 Box 442 C Indianapolis, Indiana  
GENTLEMEN:

We enclose State Warrant No. A 094547-8/15/62 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 12, 1962	
Parcel# 9	
	\$12,600.00

PLEASE RECEIPT AND RETURN

Received Payment: *Roy Collins Jr.*

Date: *Imogene R. Collins*



# INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

August 15, 1962

To Roy & Imogene R. Collins Jr. &  
Equitable Securities Co.  
5110 Moller Road  
R.R.# 17 Box 442 C Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 094548-8/15/62 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 12, 1962 Parcel# 9	\$1,400. 00

PLEASE RECEIPT AND RETURN

Received Payment:

*Roy Collins Jr.*  
*Imogene D. Collins*

Date:

Sept 4, 1962

APPRAISAL -- TOTAL TAKING

PARCEL NO. 9

PROJECT I-65-3(17)120

OWNER Roy, Jr. & Imogene R. Collins

PROPERTY ADDRESS 5110 Moller Road, Indianapolis

PRESENT USE

Residential

BEST USE

Residential

ACRES 0.86

SQ. FEET

F. FEET

VALUE ENTIRE PROPERTY

LAND

\$ 2,200

Approved	Date	Signed
Rev. Appr.		
Asst. or Chief Appr.	5/17/62	<i>Edmund J. Joss</i>

IMPROVEMENTS

\$ 10,300

TOTAL TAKING

\$ 12,500

SHOW COMPUTATION OF VALUE

See attached report

DATE 3/23/62

*Edward L. White*

NO. B-11725

APPRAISER Edward L. White



### APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY MARION PARCEL NO. 9

PROPERTY OWNER R. & I. Collins 5110 Moller Road Indianapolis, Ind.  
Address

Present Use	<u>Res.</u>	Best Present Use	<u>Res.</u>	Best Future Use	<u>Res.</u>
Acres	<u>.86</u>	Value Per Acre (Average) Schedule "A"			
Tillable Acres		Value Per Tillable Acre Schedule "A"			
Square Feet	<u>37,462</u>	Value Per Square Foot Schedule "A"			<u>\$.06</u>
Front Feet	<u>245'</u>	Value Per Front Foot Schedule "A"			<u>\$</u>

VALUE — LAND Schedule "A" . . . . . \$ 2250. (rounded) Total

VALUE — IMPROVEMENTS Schedule "B" . . . \$ 11,760. Value \$ 14,000. (rounded)  
(included landscaping)

ZONED: Residential

#### VALUE OF PART TAKEN

Land — Temporary R/W	TOTAL TAKE	@		\$	<u>NONE</u>
Permanent R/W		@		\$	
	<u>37,462 sq. ft.</u>	@	<u>.06</u>	\$	<u>2250.</u>
		@		\$	

IMPROVEMENTS — See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING . . . . . \$ 11,360.

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 \_\_\_\_\_ 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.) . . . . . \$ 400.

Above average landscaping

(See Itemized list enclosed)

	Approved	Date	Signed
_____	Rev. Appr.		
_____	Asst. or Chief Appr.	<u>6/29/62</u>	<u>John Gross</u>

**SEE ATTACHMENT**

Value of Part Taken — including temporary R/W . . . . . \$ 14,000 (rounded)

Value After Taking — including temporary R/W . . . . . \$ \_\_\_\_\_

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

Adjusted Residual Value . . . . . \$ 14,000.

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 ~~not~~)

Dated this 12th day of June 19 62.

Appraiser Jack P. Meek B 11398  
Number

9

R E S O L U T I O N

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 7-12-62 executed by the STATE OF INDIANA and Ray Collins, Jr.

A Frame and brick house

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 W. 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-65-3 (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 2<sup>nd</sup> 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, <sup>M. L. Hayes Acting</sup> ~~Roy Whiston~~, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 2<sup>nd</sup> day of August, 19 62.

M. L. Hayes  
Acting Secretary

SEAL:

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 65-3-67 PARCEL # 9

OWNER Roy Collins PHONE # AX 1-2708

(Other interested parties and relationship)  
\_\_\_\_\_  
\_\_\_\_\_

ADDRESS OF OWNER 5110 Moller Road Indianapolis, Indiana

DATE ASSIGNED 8-16-62

DATE OF CONTACT 8-17-62

TIME OF CONTACT 10:00 AM.

DATE OF PREVIOUS CONTACT \_\_\_\_\_

*To deliver check + collect  
doc. stamps*

OFFER \$ \_\_\_\_\_

DETAIL CONTACT\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ACTION TAKEN\*\* Delivered check and collected  
Stamps \$15.40

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 # 9

OWNER Roy Collins PHONE # AX 1-3708

(Other interested parties and relationship)  
\_\_\_\_\_  
\_\_\_\_\_

ADDRESS OF OWNER 5110 Mollen Road Indianapolis, Ind

DATE ASSIGNED \_\_\_\_\_

DATE OF CONTACT 7-19-62

TIME OF CONTACT 10:30 A.M.

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ \_\_\_\_\_

DETAIL CONTACT\* Checked with loan company Equitable Securities Co on progress of mortgage release

ACTION TAKEN\*\* Has been mailed to New York for release

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 # 9

OWNER Roy & Imogene Collins PHONE # AX 1-2708

(Other interested parties and relationship)

ADDRESS OF OWNER 5110 Moller Road - Indianapolis, Ind

DATE ASSIGNED 7/12/62

DATE OF CONTACT 11:00 A.M.

TIME OF CONTACT 7-12-62

DATE OF PREVIOUS CONTACT 7-2-62

OFFER \$ 14,000<sup>00</sup>

DETAIL CONTACT\* Mr & Mrs Collins called office and asked that parcel be returned for signing

ACTION TAKEN\*\* Secured 7/12/62

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 65-3-67 PARCEL # 9

OWNER Roy Collins PHONE # AX 1-2708

(Other interested parties and relationship)  
\_\_\_\_\_  
\_\_\_\_\_

ADDRESS OF OWNER 5110 Moller Road, Indianapolis Ind.

DATE ASSIGNED 5-18-62

DATE OF CONTACT 7-2-62

TIME OF CONTACT 4:30 PM

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 14,000<sup>00</sup>

DETAIL CONTACT\* Made offer. Mr & Mrs Collins want more money. Will sign for \$15,000<sup>00</sup>. They want to keep house. Will sign for \$14,000<sup>00</sup> if they can keep the house.

ACTION TAKEN\*\* Will ~~do~~ condemn on above offer

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 I65-3-17 PARCEL # 9

OWNER Roy & Imogene Collins (W+W) PHONE # AX 1-2708

(Other interested parties and relationship)

ADDRESS OF OWNER 5110 Moller Road, Indianapolis, Indiana

DATE ASSIGNED 5/18/62

DATE OF CONTACT 5/31/62

TIME OF CONTACT 5/31/62 - 5:30 P.M.

DATE OF PREVIOUS CONTACT 5/23 - 5/25

OFFER \$ 12,500<sup>00</sup>

DETAIL CONTACT\* Offer not acceptable - Mr Collins says after the mortgage is paid. There will not be enough money to buy a lot. (move house) (put in septic system) dig well and put in pressure system. That he has more money in his present house than we offer.

ACTION TAKEN\*\* Mr Collins states his earnings are not enough to make increased payments on a new home plus above items. Also it takes more money down on purchasing a home than he will have left after mortgage. His present payments @ \$77.00 per mo his unpaid balance \$9,975<sup>00</sup> 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.



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 # 9

OWNER Roy Ed Imogene Collins PHONE # AX 1-2708

(Other interested parties and relationship)

ADDRESS OF OWNER 5110 Moller Road RR17 Box 442C

DATE ASSIGNED 5-18-62 Indianapolis, Ind

DATE OF CONTACT 5-25-62

TIME OF CONTACT 10:30 AM.

DATE OF PREVIOUS CONTACT 5-23-62

OFFER \$ 12,500<sup>00</sup>

DETAIL CONTACT\* Complete discussion of property take and all points discussed - The following items were discussed - time - schools - auction -

Offer was made and discussed and will call back for answer

ACTION TAKEN\*\* Will call back next week for answer.

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 # 9

OWNER ROY Ed Imogene Collins (H+W) PHONE # AX 1-2708

(Other interested parties and relationship)

ADDRESS OF OWNER 5110 Moller Road, Indianapolis, Ind

DATE ASSIGNED 5-18-62

DATE OF CONTACT 5-23-62

TIME OF CONTACT 9:00 PM

DATE OF PREVIOUS CONTACT FIRST

OFFER \$ None

DETAIL CONTACT\* Called at above address and found Mrs Collins at home. She stated that Mr Collins went to work at 2:00 PM, also that it would be possible to see him before that time any day this week-

ACTION TAKEN\*\* Arranged to call in the forenoon either Thursday or Friday this week

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.



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 W 1/2 SE 1/4	12	16	2	0.86	

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 26 day of July 1962, 8 PM at Union Title Co.  
Abstractor President

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Deputy Attorney General



692034

The following is an Extension of the original search by Union Title Company under No. 666801.

CAPTION

-1-

Continuation of Abstract of Title to Part of the West 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 East line of said Half Quarter Section, a distance of 1444.4 feet south of the Northeast corner thereof, said point being the intersection of the Center line of West 51st Street and Moller Road, thence north along said East line being the Center line of Moller Road a distance of 270 feet, thence west parallel to the North line of said Half Quarter Section a distance of 279.9 feet, thence southeasterly to the place of beginning, a distance of 386.33 feet, containing in all 0.86 acres, more or less.

Subject to any legal highways or rights of way.

Above Realty also known as Tract 23 in the Survey of Bailey's Westwood Highlands, said Survey being recorded in Deed Record 1497 pages 322, 323, 324 and 325 in the Office of the Recorder of Marion County, Indiana.

Since September 22, 1961, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

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.

-2-

-1-dld

692034

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:

Roy Collins, Jr.  
and  
Imogene R. Collins  
jointly and  
not individually

from September 22, 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 Roy, Jr., & Imogene R. Collins, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 105884, Pike Township,  
Parcel No. 3597.

May Installment none payable.

November Installment none payable.

Assessed Valuation

Land	\$150.00	Improvements	\$2550.00	Soldier's & Mtg. Exemption	\$2700.00
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-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 R. & I. CollinsNames in Trans Book Roy, Jr. & Imogene R. Collins

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the W 1/2 SE 1/4	12	16	2	0.86 Ac.	Land \$ 150.00
					Imp. \$2550.00
					Total \$2700.00

LAST OWNER OF RECORD

U.S.R. \$1.10

Deed Record 1560 p. 402 Recorded 2/1/55 Dated 1/31/55 <sup>Warranty</sup> DeedGrantor Chester F. Bailey & Ruth Bailey, husband & wifeGrantee Roy Collins, Jr. & Imogene R. Collins, husband & wifeAddress of Grantee 5110 Moller Rd., Indianapolis, Ind. 23

## MORTGAGE RECORD

Mortgage Record 1772 p. 30 Amount \$12,250.00 Dated 2/1/55Mortgagor Roy Collins, Jr. & Imogene R. Collins, husband & wifeMortgagee Equitable Securities Company (See Assignment)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 22 day of Sept 1961 8 AM BY Neal E. Lundrudge  
Abstractor PRESIDENTPrel. Approval of Title \_\_\_\_\_ By \_\_\_\_\_  
Date \_\_\_\_\_ Deputy Attorney GeneralFinal approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_  
Date \_\_\_\_\_ Deputy Attorney General



666801

CAPTION

Continuation of Abstract of Title to Part of the West 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:

-1-

Beginning at a point in the East line of said Half Quarter Section, a distance of 1444.4 feet south of the Northeast corner thereof, said point being the intersection of the Center line of West 51st Street and Moller Road, thence north along said East line being the Center line of Moller Road a distance of 270 feet, thence west parallel to the North line of said Half Quarter Section a distance of 279.9 feet, thence southeasterly to the place of beginning, a distance of 386.33 feet, containing in all 0.86 acres, more or less.

Subject to any legal highways or rights of way.

Above Realty also known as Tract 23 in the Survey of Bailey's Westwood Highlands, said Survey being recorded in Deed Record 1497 pages 322, 323, 324 and 325 in the Office of the Recorder of Marion County, Indiana.

Prepared for: State Highway Department of Indiana

Town Lot Record  
971 page 358  
Inst. #18380  
June 15, 1937  
Recorded  
June 16, 1937

STATE OF INDIANA, COUNTY OF MARION, SS:

Cora L. Whisenand, being first duly sworn upon her oath according to law, deposes and says:

That Albert W. Whisenand and Anna Whisenand were the owners of the following described real estate in Marion County, in the State of Indiana, to wit:

East 1/2 except 1 acre where the Church stands, of the Southwest 1/4 of Section 12, Township 16 -, Range 2 - 79 acres.

Also the middle part of the West 1/2 of the Southeast 1/4 of Section 12, Township 16 -, Range 2 -, 24 acres.

That Albert W. Whisenand and Anna Whisenand are both deceased, and died during the year of 1936. That the estates of both Albert W. Whisenand and Anna Whisenand have been entered for probate in the Marion County Probate Court, and both estates are solvent, and that said real estate will not be sold to pay the expenses of administration of said estates.

That the only heirs-at-law and next of kin to Albert W. Whisenand and Anna Whisenand are Omer B. Whisenand, a son of Albert W. Whisenand and Anna Whisenand, and Florence Evelyn Whisenand and Roy VanArsdal Whisenand, children of Roy Whisenand, deceased, a son of Albert W. Whisenand and Anna Whisenand.

Cora L. Whisenand

Subscribed and sworn to before me this 15th day of June, 1937.

Florence K. Thacker (LS)

Notary Public

My commission expires August 1, 1939.

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Deed Record  
968 page 406  
May 1, 1937  
Recorded  
May 1, 1937

Omer B. Whisenand, and  
Cora L. Whisenand,  
his wife  
to  
J. D. Thacker, Trustee  
for the purpose of  
reconveying

Warranty Deed  
(No U. S. Revenue  
Stamp Attached)

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An undivided 1/2 interest in the following real estate:  
East 1/2, except 1 acre, where the Church stands,  
of the South West 1/4 of Section 12, Township 16 - Range 2 -  
79 acres.  
Also the middle part of the West 1/4 of the South East  
1/4 of Section 12, Township 16 - Range 2 - 24 acres.

Deed Record  
968 page 407  
May 1, 1937  
Recorded  
May 1, 1937

J. D. Thacker, Trustee  
for the purpose of  
reconveying, (signs,  
J. D. Thacker, --)  
to  
Cora L. Whisenand

Quit Claim Deed  
(No U. S. Revenue  
Stamp Attached)

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An undivided 1/2 interest in the following real  
estate:  
East 1/2, except 1 acre, where the Church stands, of  
the South West 1/4 of Section 12, Township 16 -, Range 2 -  
79 acres.  
Also the middle part of the West 1/2 of the South  
east 1/4 of Section 12, Township 16 -, Range 2 - 24 acres.

Misc. Record  
443 page 448  
Jan. 13, 1950  
Recorded  
Jan. 26, 1950

-----, -----, ---:  
Affiant says, that in her office on May 1, 1937 a  
deed was prepared from Omer B. Whisenand and Cora L. Whisenand  
his wife to J. D. Thacker, Trustee for the purpose of  
reconveying, deed recorded in Deed Record 968, page 406  
in the Office of the Recorder of Marion County, Indiana,  
also a deed from J. D. Thacker, Trustee, for the purpose of  
reconveying, to Cora L. Whisenand, deed recorded in Deed  
Record 968 page 407 in the office of the Recorder of Marion  
County, Indiana, to the following described real estate  
situated in Marion County, Indiana, towit:

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An undivided 1/2 interest in the following real estate:  
East 1/2, except 1 acre, where the Church stands, of  
the South West 1/4 of Section 12, Township 16 North, Range  
2 East, 79 acres.  
Also, the middle part of the West 1/2 of the South  
East 1/4 of Section 12, Township 16 North, Range 2 East,  
24 acres.



Affiant further says that she is the widow of J. D. Thacker who died September 11, 1940, she being his only heir.

Affiant further says that when J. D. Thacker signed the above described deed he signed it in his individual capacity instead of in his capacity as Trustee for reconveyance, but that it was his intention and the intention of all parties involved that he sign this deed as Trustee.

Affiant further says that she did not have and does not now have any interest in the above described property.

And further affiant saith not.

Florence Thacker Bradley.

Deed Record  
1407 page 385  
Feb. 26, 1951  
Recorded  
Feb. 28, 1951

-----, -----, ---:  
Affiant says, That he is a resident of Marion County, Indiana.

That he has known Florence E. Coolman for the past several years and that she is the daughter of Roy A. Whisnand, and that Florence E. Whisnand and Florence E. Coolman are one and the same person.

That Florence E. Whisnand and Robert B. Coolman were united in marriage in the City of St. Louis, St. Louis County, Missouri on October 14, 1939.

Further affiant saith not.

Robert E. Huffman.

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IN THE PROBATE COURT OF MARION COUNTY

Cause No. 3454  
Filed  
Oct. 3, 1940

Florence E. Coolman,  
Roy V. Whisnand

Interlocutory  
Partition Decree

vs

Cora L. Whisenand,  
Omer B. Whisenand

October 3, 1940. Complaint for partition filed.

NOTE: There are no papers in the files in this matter and no Complete Record was made of the same. The following is taken from the Order Book entries therein.

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October 29, 1940. Interlocutory Partition Decree.

Comes now the defendants and by counsel and written assent of the defendants, Cora L. Whisenand and Omer B. Whisenand, to the partition prayed for in said complaint and waiving notice thereof is filed, and reads as follows, to-wit: (H.I.).

And comes now the defendants in person and by counsel and the issues in this behalf having been joined, the same are submitted to the court for trial and determination, a jury by agreement being waived. And the court having heard the evidence and being sufficiently advised in the premises finds that as alleged in the complaint, said plaintiffs and said defendant, Cora Whisenand, are the owners in fee simple as tenants in common and entitled to the possession of the following described real estate, in Marion County, State of Indiana, to-wit:

Part of the Southeast Quarter of Section 12, Township 16 North, Range 2 East, described as follows: Beginning on the west line of said Quarter Section at a point 15 chains and 90 links south of the northwest corner thereof and running east parallel to the north line of said Quarter Section 20 chains; thence south parallel to the west line of said quarter section 12 chains; thence West parallel to the North line of said Quarter Section 20 chains to the West line of said Quarter Section; thence north 12 chains to the place of beginning, contained 24 acres, more or less, also

The East Half of the Southwest Quarter of Section 12, Township 16 North, Range 2 East, excepting one acre out of the northwest corner thereof, containing 79 acres, more or less.

That said parties so own said real estate in the following proportions:

The plaintiff, Florence E. Coolman, is the owner of an undivided one-fourth thereof.

The plaintiff, Roy V. Whisenand, is the owner of an undivided one-fourth thereof, and

The defendant, Cora L. Whisenand, is the owner of an undivided one-half thereof, and that they are entitled to have and hold their said respective interest in severalty and that partition of said real estate ought to be made.

It is therefore Considered and Decreed by the Court that the parties hereto are the owners of, and have interests as above found and set forth, in and to said described real estate, and partition thereof in accordance with the foregoing findings is now awarded and adjudged between them and their said respective interests ordered set off and assigned to them in severalty.

And the Court now appoints Carlos D. Deeds, Edwin E. Thompson and Harry Harmon, disinterested resident free holders of Marion County, Indiana, and not of kin to any of the parties herein, commissioners to make such partition and after taking an oath as by law required to faithfully perform their duties said commissioners are ordered to

assign and set off by lots, metes and bounds to the said several owners of said real estate their respective interests therein as heretofore found and adjudged, and make due report of their proceedings during the present term of this Court.

And thereupon a warrant is issued to said commissioners under the hand of the clerk and seal of this court.

Order Book 194 page 569.

October 29, 1941. Come now the parties and the duly verified report of Carolos D. Deeds, Edwin E. Thompson and Harry Harmon, the commissioners heretofore appointed to make partition of the real estate described in the interlocutory decree in this cause rendered is now filed and reads in the words and figures following:

STATE OF INDIANA, COUNTY OF MARION, SS:  
IN THE PROBATE COURT OF MARION COUNTY #3454  
REPORT OF COMMISSIONERS

Florence E. Coolman,  
Roy V. Whisenand,

vs

Cora L. Whisenand  
Omer B. Whisenand

The undersigned, appointed by decree of said court in the cause above entitled, as commissioner to make partition among the owners thereof of the real estate described in the annexed warrant, respectfully report that after taking an oath for the faithful performance of their duties, which oath is endorsed upon said warrant, they proceeded to view the said premises so ordered partitioned; and after due inspection and consideration, they make partition thereof in accordance with said order, and have set off and assigned in severalty to the owners in full of their respective interests therein as specified in said warrant, the following described parts and parcels of said real estate, to wit:

They have set off and assigned to the plaintiffs, Florence E. Coolman and Roy V. Whisenand, as tenants in common, share and share alike, as their full one half in value of all of said real estate in the following portion thereof, to wit:

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

Beginning on the west line of said Quarter Section at a point 15 chains and 90 links south of the north west corner thereof, and running east parallel to the north line of said quarter section 20 chains; thence south parallel to the west line of said quarter section 12 chains; thence west parallel to the north line of said quarter Section 20 chains to the west line of said quarter section; thence north 12 chains to the place of beginning, containing 24 acres, more or less.



Also, A part of the East Half of the South West Quarter of Section 12, Township 16 North, Range 2 East, more particularly described as follows:

Beginning at a point in the west line of said 1/2 1/4 section 81 rods south of the northwest corner thereof; thence south along said west line to the southwest corner of said half quarter section; thence east along the south line of said half quarter section 80 rods more or less, to the southeast corner of said half quarter section; thence north along the east line of said half quarter section to a point 81 rods south of the northeast corner thereof; thence west 80 rods more or less, to the place of beginning containing 39.50 acres, more or less.

They have set off and assigned to the defendant, Cora L. Whisenand, as her full one half in value of all of said real estate the following portion thereof to wit:

Part of the East Half of the Southwest Quarter of Section 12, Township 16 North, Range 2 East, more particularly described as follows:

Beginning at the Northwest corner thereof and running thence south along the west line thereof 81 rods; thence east 80 rods, more or less to the East line of said half quarter section; thence north 81 rods along the east line of said half quarter section the northeast corner thereof; thence west 80 rods, more or less, to the place of beginning, containing 40.50 acres, more or less, excepting therefrom one acre heretofore conveyed to the Liberty Church, making the net amount herein set off to said defendant, 39.50 acres, more or less.

Respectfully submitted,

Carlos D. Deeds  
Edwin E. Thompson  
Harry Harmon

And no objection to said report being made or appearing and the court being sufficiently advised in relation thereto now in all things approves and confirms the same.

It is therefore considered by the court that the partition of said real estate, so made and reported by said commissioners, be and the same is hereby made firm and effectual between the parties; and each of the said owners thereof shall take and hold in severalty the share by said report set off and assigned to him or her, in full, and in lieu of his undivided interest heretofore held in all the real estate so partitioned and free and discharged from any claim or title thereto of any of his said cotenants.

It is further ordered by the Court that the costs of this Action be paid by the parties hereto in proportion to their respective interests in said real estate so partitioned.

All of which is now ordered, adjudged and decreed by the Court.

Order Book 194 page 567.  
Costs Paid.

Misc. Record  
378 page 112  
Feb. 28, 1946  
Recorded  
March 13, 1946

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-----, -----, ---:  
Affiant says, that his wife, Florence E. Coolman, is a grand-daughter of Albert W. Whisenand, who died testate March 16, 1936; that Albert W. Whisenand left as his sole and only heirs at law his widow, Anna Whisenand, and one son, Omer B. Whisenand, and two grandchildren, Florence E. "Whisnand" and Roy V. "Whisnand" children of Roy "Whisnand" that Roy "Whisnand" son of Albert Whisenand, spelled his name "Whisnand" and also his two children spelled their names as "Whisnand", while Omer B. and his wife spelled their names "Whisenand".

That in a certain partition proceeding in the Probate Court of Marion County, cause number 3454, the difference in spelling of the surname of the two brothers is due to the fact that Roy V. Whisnand dropped the letter "e" in the spelling of his name and this same method of spelling was followed by his children. Omer B. Whisenand retains the old Spelling.

Further affiant saith not.  
Robert B. Coolman.

Town Lot Record  
1202 page 195  
Inst. #7159  
Jan. 19, 1946  
Recorded  
Jan. 31, 1946

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Roy V. Whisnand and  
Jane Annè Whisnand, his wife  
to  
Florence E. Coolman  
Warranty Deed  
(U. S. Revenue  
Stamp Attached)  
One half undivided interest in the following described  
real estate:  
Part of the southeast quarter of Section 12, Township  
16 North, Range 2 East described as follows:  
Beginning on the west line of said Quarter Section  
at a point 15 chains and 90 links south of the northwest  
corner thereof, and running east parallel to the north line  
of said quarter section 20 chains, thence south parallel  
to the west line of said quarter section 12 chains; thence  
west parallel to the north line of said quarter section 20  
chains to the west line of said quarter section; thence  
north 12 chains to the place of beginning, containing 24  
acres, more or less.  
Also a part of the east half of the southwest quarter  
of Section 12, township 16 north, range 2 east, more  
particularly described as follows, towit:  
Beginning at a point in the West line of said half  
quarter section 81 rods south of the northwest corner thereof;



thence south along said west line to the southwest corner of said half quarter section; thence east along the south line of said half quarter section 80 rods, more or less, to the southeast corner of said half quarter section; thence north along the east line of said half quarter section to a point 81 rods south of the northeast corner thereof; thence west 80 rods more or less to the place of beginning, containing 39.50 acres, more or less. Proper citizenship clause is attached.

Town Lot Record  
1202 page 196  
Inst. #7160  
Jan. 22, 1946  
Recorded  
Jan. 31, 1946

Florence E. Coolman and  
Robert B. Coolman,  
her husband

Warranty Deed

to  
Marian I. Oden, Trustee for the  
purpose of reconveyance to  
joint title

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

Beginning on the west line of said quarter section at a point 15 chains and 90 links south of the northwest corner thereof and running east parallel to the north line of said Quarter Section 20 chains; thence south parallel to the West line of said quarter section 12 chains; thence west parallel to the North line of said quarter section 20 chains to the west line of said quarter section; thence north 12 chains to the place of beginning, containing 24 acres, more or less.

Also a part of the east half of the southwest 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 81 rods south of the northwest corner thereof; thence south along said west line to the southwest corner of said half quarter section; thence east along the south line of said half quarter section 80 rods, more or less, to the southeast corner of said half quarter section; thence north along the east line of said half quarter section to a point 81 rods south of the northeast corner thereof; thence west 80 rods, more or less to the place of beginning, containing 39.50 acres, more or less. Proper citizenship clause is attached.

Town Lot Record  
1202 page 197  
Inst. #7161  
Jan. 22, 1946  
Recorded  
Jan. 31, 1946

Marian I. Oden, Trustee  
to  
Robert B. Coolman, and  
Florence E. Coolman,  
husband and wife

Warranty Deed

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

Beginning on the West line of said quarter section  
at a point 15 chains and 90 links south of the northwest  
corner thereof and running east parallel to the north line  
of said Quarter Section 20 chains; thence south parallel  
to the west line of said Quarter Section 12 chains; thence  
west parallel to the North line of said Quarter Section 20  
chains to the west line of said quarter section; thence north  
12 chains to the place of beginning, containing 24 acres,  
more or less.

Also a part of the east half of the southwest 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 81 rods south of the northwest corner  
thereof; thence south along said west line to the southwest  
corner of said half quarter section; thence east along the  
south line of said half quarter section 80 rods, more or  
less, to the southeast corner of said half quarter section;  
thence north along the east line of said half quarter  
section to a point 81 rods south of the northeast corner  
thereof; thence west 80 rods, more or less to the place  
of beginning, containing 39.50 acres, more or less.

The execution of this deed by the grantor herein and  
the acceptance thereof by the grantees herein fully closes  
and terminates the trust created of even date herewith.

Proper citizenship clause is attached.

Town Lot Record  
1488 page 425  
Inst. #28222  
Apr. 28, 1953  
Recorded  
May 1, 1953

Robert B. Coolman and  
Florence E. Coolman  
husband and wife  
to  
Chester F. Bailey and  
Ruth Bailey,  
husband and wife

Warranty Deed  
(U. S. Revenue  
Stamp Attached)  
**(\$9.90)**

Part of the Southeast Quarter of Section 12, Township  
16 North, Range 2 East, more particularly described as  
follows:



Beginning on the West line of said Quarter Section at a point 15 chains and 90 links south of the Northwest corner thereof and running east parallel to the north line of said quarter section twenty chains to the east line of the West half of said quarter section; thence South parallel to the West line of said Quarter Section Twelve chains; thence West parallel to the north line of said Quarter Section twenty chains to the West line of said Quarter Section; thence North Twelve chains to the place of beginning, containing 24 acres more or less. Excepting therefrom 2.16 acres more or less out of the extreme Southwest corner described as follows:

Beginning at the Southwest corner of said 24 acre tract and running thence north along the west line thereof 258 feet, thence east parallel to the north line of the Southeast Quarter of said Section 12, a distance of 365.4 feet to a point; thence south parallel to the west line of said South East Quarter Section 258 feet to the South line of said 24 acre tract, thence west 365.4 feet to beginning.

Subject to Taxes for the year 1953 due and payable in 1954.

Subject to all highways and legal rights of way. Proper citizenship clause is attached.

#### CERTIFICATE

#### BAILEY'S WESTWOOD HIGHLANDS

Part of the Southeast 1/4 of Section 12, Township 16 North, Range 2 East.

I hereby certify that this plat is true and correct, representing a survey and partition of Part of the Southeast Quarter of Section 12, Township 16 North, Range 2 East of the 2nd Principal Meridian, in Marion County, State of Indiana.

Certified: June 29, 1953.

Herbert Bloemker

Registered Engineer No. 1836 Indiana

Copy of above Plat attached to front of Abstract.

Town Lot Record  
1497 page 322-  
323

Instr. #47181

June 29, 1953

Recorded

July 20, 1953

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Misc. Record  
507 page 265  
Instr. #57704  
Aug. 31, 1953  
Recorded  
Sept. 2, 1953

STATE OF INDIANA, COUNTY OF MARION, SS:

I, the undersigned, Herbert Bloemker, a registered Engineer under the laws of the State of Indiana, being first duly sworn do hereby state and affirm that the center line of Moller Road and the East line of the West Half of the Southeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian are co-incidental throughout said half quarter section.

Herbert Bloemker

Registered Engineer No. 1836 Indiana.

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 31st day of August, 1953.

Rosella S. Bloemker (LS)

Notary Public

My Commission expires May 1st, 1956.

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Town Lot Record  
1560 page 402  
Inst. #7579  
Jan. 31, 1955  
Recorded  
Feb. 1, 1955

Chester F. Bailey and  
Ruth Bailey,  
husband and wife  
to  
Roy Collins Jr. and  
Imogene R. Collins,  
husband and wife

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

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Part of the West Half of the Southeast Quarter of Section 12, Township 16 North, Range 2 East of the Second Principal Meridian, more particularly described as follows: Beginning at a point in the East line of said half quarter section, a distance of 1444.4 feet south of the northeast corner thereof, said point being the intersection of the center line of West 51st Street and Moller Road, thence north along said east line being the center line of Moller Road a distance of 270 feet, thence west parallel to the north line of said half quarter section, a distance of 279.9 feet, thence southeasterly to the place of beginning, a distance of 386.33 feet, containing in all 0.86 acres, more or less. Subject however to the dedication to the public for highway purposes of a strip of ground 25 feet in even width off the entire east side thereof, and subject to an easement of 10 feet in even width off the entire southwest side thereof which is reserved for the installation and maintenance of public utilities.

This tract being Tract 23 in the Survey of Bailey's Westwood Highlands, said survey being recorded together with certain covenants pertaining thereto in Deed Record 1497 pages 322, 323, 324 and 325 in the Office of the Recorder of Marion County, Indiana, and subject to easements, legal highways and covenants of record.

Subject to taxes for the year 1954 due and payable in 1955 and thereafter.

Proper citizenship clause is attached.

The acknowledgment of the above Deed reads as follows:

STATE OF INDIANA, MARION COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, this 31st day of January, 1955, personally



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appeared Chester F. Bailey and Ruth Bailey, husband and wife, and acknowledged the execution of the annexed Deed, and who being duly sworn, upon oath, stated that the facts therein contained are true and correct.

Witness my hand and Notarial Seal.

Alfred F. Noll (LS)  
Notary Public

My commission expires -----.

Mortgage Record  
1772 page 30  
Inst. #7580  
Feb. 1, 1955  
Recorded  
Feb. 1, 1955

Roy Collins Jr. and  
Imogene R. Collins,  
husband and wife  
to

Mortgage

Equitable Securities Company

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

Beginning at a point in the East line of said Half  
Quarter Section, a distance of 1444.4 feet south of the  
northeast corner thereof, said point being the intersection  
of the center line of West 51st Street and Moller Road,  
thence north along said east line being the center line of  
Moller Road a distance of 270 feet, thence west parallel to  
the north line of said half quarter section, a distance of  
279.9 feet, thence southeasterly to the place of beginning,  
a distance of 386.33 feet, containing in all 0.86 acres,  
more or less. Subject, however to the dedication to the  
public for highway purposes of a strip of ground 25 feet in  
even width off the entire east side thereof, and subject to  
an easement of 10 feet in even width off the entire south-  
west side thereof which is reserved for the installation  
and maintenance of public utilities.

This tract being Tract 23 in the Survey of Bailey's  
Westwood Highlands, said survey being recorded together with  
certain covenants pertaining thereto in Deed Record 1497  
pages 322, 323, 324, and 325 in the Office of the Recorder  
of Marion County, Indiana, and subject to all legal highways  
and rights of way.

To secure the principal sum of \$12,250.00 as evidenced  
by a certain promissory note of even date herewith, the  
terms of which are incorporated herein, by reference, with  
interest from date, at the rate of 4 1/2% per annum on the  
unpaid balance until paid, the said principal and interest  
to be payable in monthly installments of \$68.10 commencing  
on the first day of March, 1955 and on the first day of each  
month thereafter until the principal and interest are fully  
paid, except that the final payment of the entire indebtedness  
evidenced thereby, if not sooner paid shall be due and  
payable on the first day of February, 1980 and with reasonable  
attorney's fees.

Privilege is reserved to prepay at any time, without  
premium or fee the entire indebtedness or any part thereof,  
not less than the amount of one installment or \$100.00 which  
ever is less.

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Mortgage recorded in Mortgage Record 1772 page 30, assigned of record to The Mutual Life Insurance Company of New York, New York City, New York, by assignment dated and recorded June 8, 1955 in Release Record 178 page 491.

Old Age Assistance Search

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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

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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

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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:

Robert B. Coolman  
and  
Florence E. Coolman,  
jointly and  
not individually

from September 19, 1951,  
to and including  
May 1, 1953

Chester F. Bailey  
and  
Ruth Bailey,  
jointly and  
not individually

from September 19, 1951,  
to and including  
February 1, 1955

and vs

Roy Collins, Jr.  
and  
Imogene R. Collins,  
jointly and  
not individually

for the 10 years  
last past and  
against none other



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-21- Taxes for the year 1959 and prior years paid in full.

-22- Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Roy Jr. and Imogene R. Collins and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 105815, Pike Township, Parcel No. 3597.

May Installment \$4.48 Paid.

November Installment \$4.48 Unpaid.

Assessed Valuation;

Land \$150.00 Improvements \$2550.00 Soldiers & Regular Mortgage Exemption \$2550.00

-23- Taxes for the year 1961 now a lien.

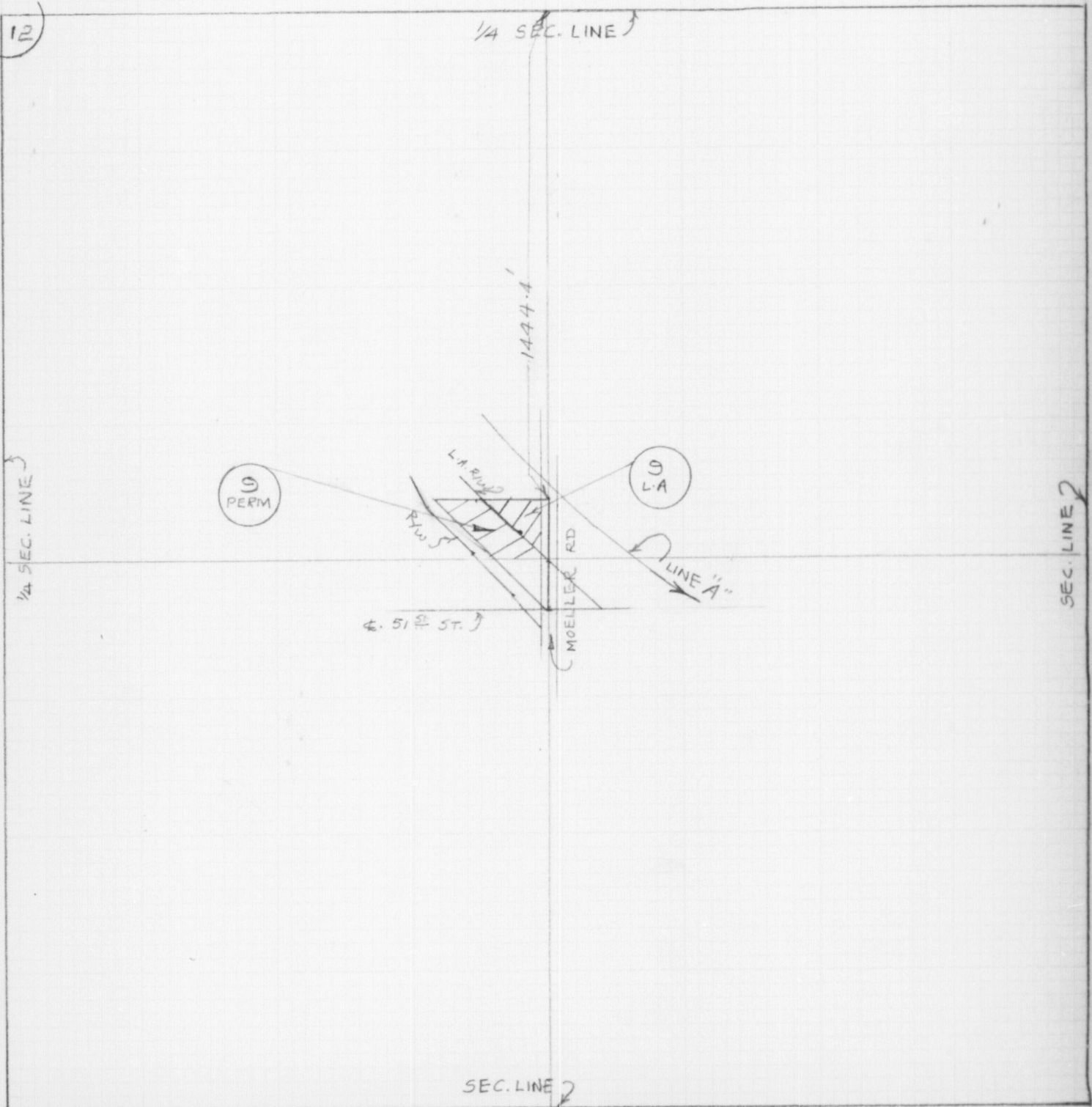
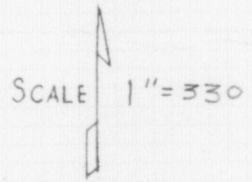
PARCEL NO. 9  
PROJECT NO. I-65-3(17)  
ROAD. I-65

OWNER: ROY JR. & IMOGENER. COLLINS  
DRAWN BY R.D.P. CHECKED BY  
DEED RECORD 1560 PAGE 402 DTD, 1-31-55



CROSSHATCHED  
AREA IS  
APPROX. TAKE

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





PARCEL NO 9  
PROJECT NO. I-65-3(17)  
ROAD I-65

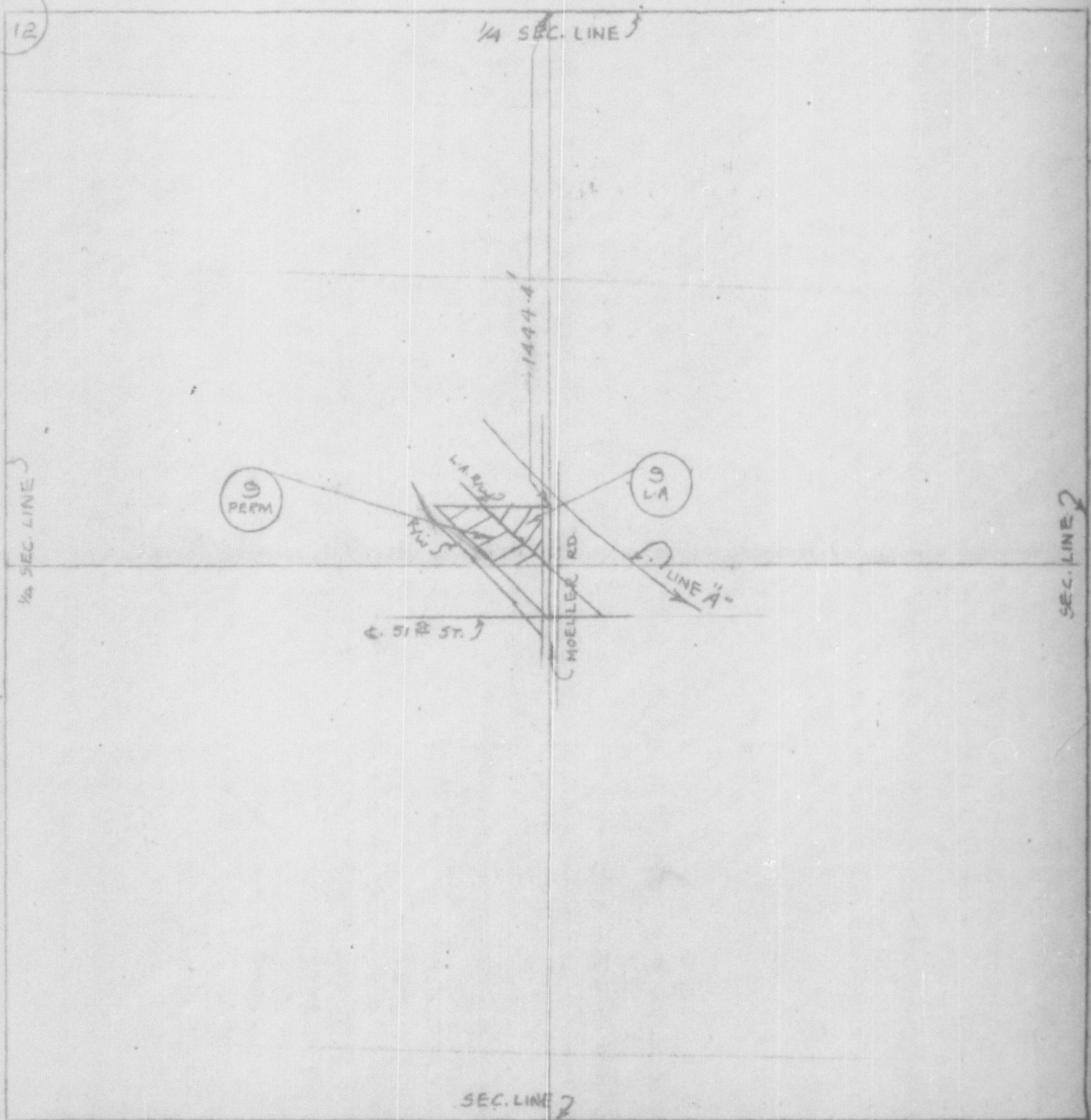
OWNER: ROY JR. & IMOGENE R. COLLINS  
DRAWN BY RDP CHECKED BY  
DEED RECORD 1560 PAGE 402 DTD. 7-31-55



CROSSHATCHED  
AREA IS  
APPROX. TAKE

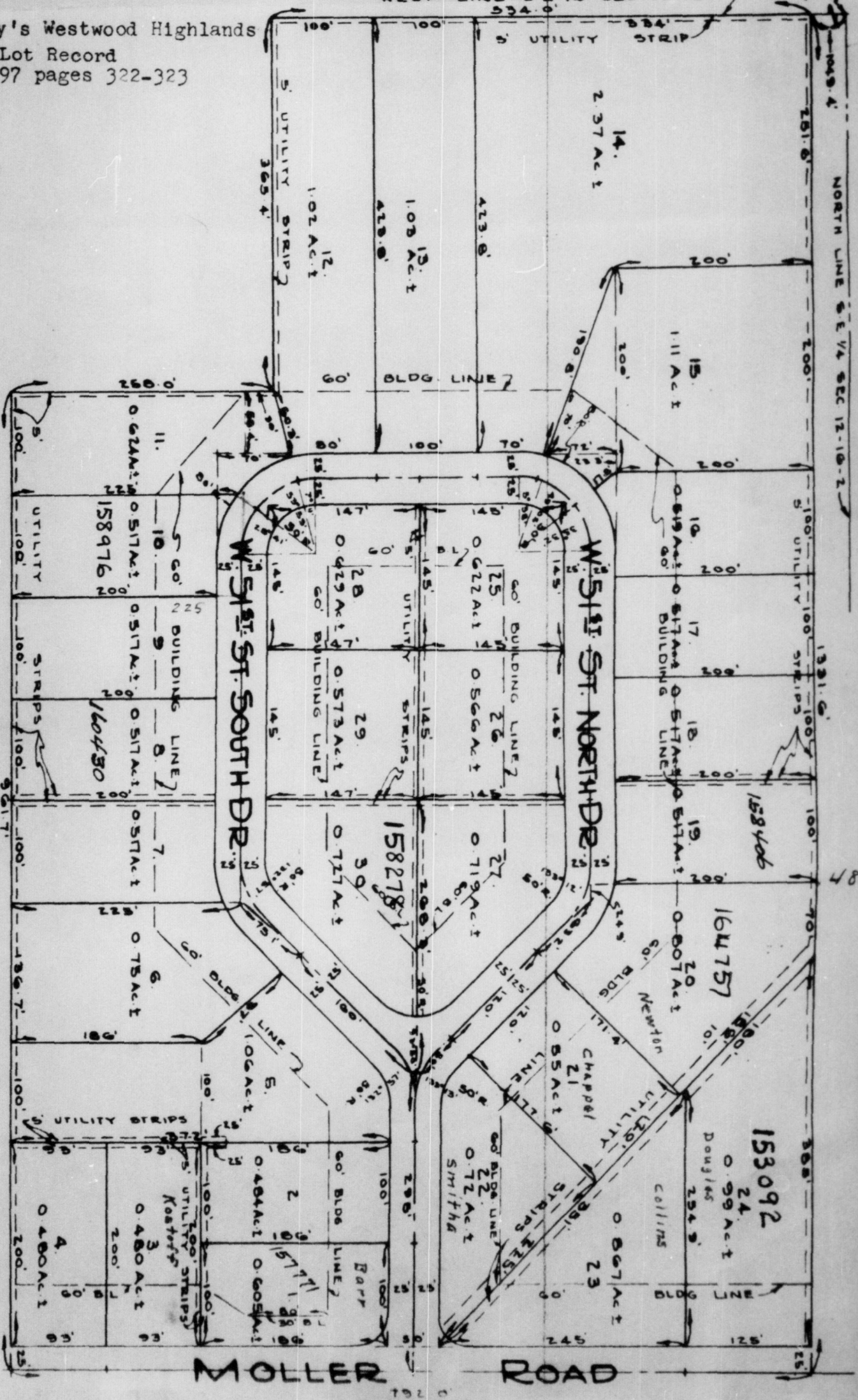
COUNTY : MARION  
TOWNSHIP : PIKE  
SECTION : 12  
T : 16N  
R : 2E

SCALE 1" = 330'



Bailey's Westwood Highlands  
Town Lot Record  
1497 pages 322-323

SW 1/4 SE 1/4 NW 1/4 SE 1/4  
WEST LINE SE 1/4 SEC. 12-16-2  
534.0'



MOLLER ROAD