

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. 3

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. 1-65 SEC. 1 PROJ. No. 65-3 SEC. (17)120 DATED 1961

SEC. 12, T. 16 N, R. 2 E PERM., R/W 7.008 50 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/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.*

STATION TO STATION ON (C/L)	"A"	LEFT	RIGHT
32 + 36±NPL	TO 34 + 00	140	
34 + 00	TO 42 + 20±SPL	140 TO 108±	
32 + 36±NPL	TO 32 + 00		130 TO 140
32 + 00	TO 40 + 75		140 TO 110
40 + 75	TO 42 + 20SPL		110
THE LIMITED ACCESS PROVISIONS DO NOT APPLY TO THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREINBEFORE DESCRIBED AS LIMITED ACCESS RIGHT OF WAY.			
32 + 36±NPL	TO 37 + 00		190 TO 180
37 + 00	TO 42 + 20±SPL		180

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE EAST 1,701.57 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 890.7 FEET TO A POINT; THENCE EAST 352.8 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 3 LIMITED ACCESS RIGHT OF WAY:

THENCE NORTH 28 DEGREES 12 MINUTES WEST, 88.1 FEET; THENCE NORTH 30 DEGREES 10 MINUTES WEST, 875.5 FEET; THENCE NORTH 13 DEGREES 01 MINUTES WEST, 38.2 FEET TO THE SOUTH BOUNDARY OF 56TH STREET; THENCE NORTH 89 DEGREES 10 MINUTES EAST, 304.0 FEET ALONG SAID BOUNDARY; THENCE SOUTH 28 DEGREES 12 MINUTES EAST, 97.1 FEET; THENCE SOUTH 26 DEGREES 07 MINUTES EAST, 876.6 FEET TO THE SOUTH PROPERTY LINE OF GRANTOR'S LANDS; THENCE SOUTH 89 DEGREES 10 MINUTES WEST, 245.6 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 5.673 ACRES, MORE OR LESS.

ALSO: - - -

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

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 NORTH, RANGE 2 EAST, PIKE TOWNSHIP, MARION COUNTY, INDIANA; THENCE EAST 1,701.57 FEET ALONG THE NORTH LINE OF SAID SECTION; THENCE SOUTH 890.7 FEET TO A POINT; THENCE EAST 352.8 FEET TO THE POINT OF BEGINNING OF PARCEL NO. 3 PERMANENT RIGHT OF WAY:

THENCE SOUTH 89 DEGREES 10 MINUTES WEST, 78.8 FEET ALONG THE SOUTH PROPERTY LINE OF GRANTOR'S LANDS; THENCE NORTH 28 DEGREES 12 MINUTES WEST 426.8 FEET; THENCE NORTH 29 DEGREES 13 MINUTES WEST 568.0 FEET TO THE SOUTH BOUNDARY OF 56TH STREET; THENCE NORTH 89 DEGREES 10 MINUTES EAST, 67.6 FEET ALONG SAID BOUNDARY; THENCE SOUTH 13 DEGREES 01 MINUTES EAST, 38.2 FEET; THENCE SOUTH 30 DEGREES 10 MINUTES EAST, 875.5 FEET; THENCE SOUTH 28 DEGREES 12 MINUTES EAST, 88.1 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.335 ACRES, MORE OR LESS.

*w.a.L. 8-16-62*

**DULY ENTERED FOR TAXATION**

OCT 9 1962

*Clem Smith*  
COUNTY AUDITOR

FEB 2 1962

*Hirsch 8-27-62*

PARCEL NO. 3 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 none days from the date first payment is received, and \$ none will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Thirty-Two Thousand Two Hundred Dollars (\$ 32,200.00 ), which sum shall be paid or held in escrow as specified to the order of

Wanda A. Lyday  
3761 Lafayette Rd.  
Indianapolis 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: 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 14,016.00 ; Damages 18,184.00 ; Total consideration 32,200.00

(Grantor) Wanda A. Lyday (Grantor)  
(Grantor) WANDA A. LYDAY (Grantor)  
(Grantor) adult (Grantor)  
(Grantor) (Grantor)  
(Grantor) (Grantor)  
(Grantor) (Grantor)  
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(Grantor) (Grantor)  
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(Grantor) (Grantor)  
(Grantor) (Grantor)  
(Grantor) (Grantor)  
(Grantor) (Grantor)

APPROVED  
Chief  
Asst. Chief  
Dep. Asst. Gen'l  
Control

Dated 8-16, 1962

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

DESCRIPTION & FORM OK'D  
BY [Signature] 1/3-27-62

AMOUNT APPROVED James W. Townsend  
BY Asst. Dir. L/A  
11 Sept 62

PAID BY WARRANT NO. A100196  
DATED 9/20, 1962

THE ABOVE GRANT IS HEREBY ACCEPTED.  
STATE OF INDIANA

BY [Signature] Title Vice Chairman  
Indiana State Highway Commission  
DATE 9-11, 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.

516

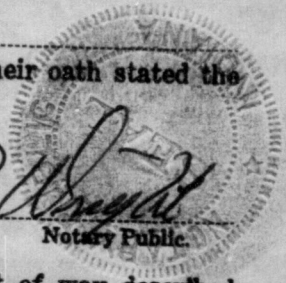
State of Indiana, County of Marion ss:

Personally appeared before me Wanda A Lyday and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 16 day of Aug, 1962.

Witness my hand and official seal.

My Commission expires 12-1-62

Clarence R. Wright  
Clarence R. Wright  
Notary Public.



The undersigned owner of a mortgage and/or lien on the land of which the right of way described in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of way, and do hereby consent to the payment of the consideration therefor as directed in said grant, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_.

(Seal) **DULY ENTERED FOR TAXATION** (Seal)

RECORDED AT 110 B. M.  
MARION COUNTY, INDIANA  
OCT 9 - 1962 (Seal)

OCT 9 1962

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.

93543

no Fee

RECEIVED FOR RECORD  
OCT 9 1962  
and recorded in \_\_\_\_\_  
Record \_\_\_\_\_ Page \_\_\_\_\_  
RECORDER MARION COUNTY

Clarence Smith  
COUNTY AUDITOR

3

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

September 28 19 62

To Wanda A. Lyday  
3761 Lafayette Road  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No.A 100196 9/20 19 62  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase Right of Way	
<i>For the purchase of Right of Way on State Road</i>	
No. I-65 in Marion	
County I Project 65-3	
Section (17) as per Grant dated	
August 16, 1962	
Parcel 3	\$32,300.00

PLEASE RECEIPT AND RETURN

Received Payment by: *Wanda A. Lyday*  
Date: *10-1-62*

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 165-3 PARCEL # 3

OWNER Ledy PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER 3761 Lafayette Rd.

DATE ASSIGNED 8-10

DATE OF CONTACT 8-16

TIME OF CONTACT 2:00 P.M.

DATE OF PREVIOUS CONTACT 8-15

OFFER \$ 32,200.00

DETAIL CONTACT\* Talked to Att. Cecil Taylor Lowe  
from the price. He said he would  
recommend his client sell. He called  
her & she accepted

ACTION TAKEN\*\* Secured

SIGNED Wright

\* 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.

8. DATE OF FIRST CONTACT WITH PROPERTY OWNER 6/14/62
9. PLACE Her home at above address.
10. PERSONS PRESENT Wanda Lyday her mother & myself
11. FULL STATEMENT AS TO NEGOTIATIONS Showed them the plans and gave them the price. She wanted me to come back and talk to her & her brother. I went back 6/22/62. They wanted us to black top the ~~road~~ frontage road & they would have settled. I told them that it was only a field entrance & we could not do it.
12. AMOUNT OFFERED TO PROPERTY OWNER \$ 27,000.00
13. AMOUNT DEMANDED BY PROPERTY OWNER Mrs Lyday offered to settle for 27,000.00 and Black top frontage road.
14. REASONS OWNER WILL NOT SIGN Says her property is damaged more than we are paying.
15. DATE AND PLACE OF SUBSEQUENT MEETINGS 7/13/62 Mr. Gross office in State office building
16. PERSONS PRESENT Mr. Gross, Mr. Taylor (Att) Mr. Hurst (Appraiser) and myself.
17. FULL STATEMENT OF SUBSEQUENT NEGOTIATIONS We went over the plans & discussed the sales of different properties in that community. ~~They~~ Mr. Hurst came up with a figure of \$39,000.00. But the attorney said they would try and compromise with us. We told him we couldn't. So Mr. Gross said we would get another appraiser.
18. WERE HOLDERS OF OTHER INTERESTS CONTACTED \_\_\_\_\_
19. DATE AND PLACE OF MEETING(S) \_\_\_\_\_
20. THOSE PRESENT \_\_\_\_\_

21. STATEMENT OF NEGOTIATIONS Very pleasant
22. WOULD ADDITIONAL CONTACTS BE BENEFICIAL? not at this time.
23. ADDITIONAL INFORMATION I think the remaining ground is worth more than \$9,000.00 This is the amount Mr. Hurt came up with. He had the whole property appraised at \$48,000.00
24. WERE THE ACTUAL PREMISES TO BE CONDEMNED VIEWED BY YOU AND WERE THOSE IN POSSESSION CONTACTED? Yes -
25. DESCRIPTION OF BUILDINGS TAKEN. ✓
26. LOCATION OF BUILDINGS SUFFICIENT FOR ADVERTISEMENT. ✓

I CERTIFY THAT THE ABOVE IS A COMPLETE STATEMENT OF THE NEGOTIATIONS CARRIED ON IN THIS CASE AND THAT IT WILL BE MY TESTIMONY IF CALLED UPON IN THE COURT PROCEEDINGS.

C. R. Wright

LAND AGENT

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 365-3 PARCEL # 3

OWNER Sy day PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER Indpls. Ind. 3763 Lafayette Rd

DATE ASSIGNED 6/11

DATE OF CONTACT 7/10

TIME OF CONTACT 9:00 AM

DATE OF PREVIOUS CONTACT 6/11 4/25/7/3

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

DETAIL CONTACT\* Called Mrs Sy day, I'm an  
to talk to her appraiser 7/13/62  
at 10:00 AM for our office  
Told me to condemn. Wanted 39,000.00

ACTION TAKEN\*\* condemned 7/13/62

SIGNED [Signature]

\* 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 165-3 PARCEL # 3

OWNER Wanda Syday PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER 3762 Lafayette Rd.

DATE ASSIGNED 6/11/

DATE OF CONTACT 6/25/62

TIME OF CONTACT 6: P.M.

DATE OF PREVIOUS CONTACT 6/11/62

OFFER \$ 27,000.00

DETAIL CONTACT\* Talked to her & her Brother. She thought we should pave the service road I told her I would talk to Mr. Green and let her know. I called him and he said know. Then she wants to talk to her Attorney.

ACTION TAKEN\*\* Told her I would call the last of the week or first week in July

SIGNED C. R. Wright

\* 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 E65-3(17) PARCEL # 3

OWNER Wanda Lyday PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER 3763 Lafayette Rd. Dulles 13-

DATE ASSIGNED 6/11/62

DATE OF CONTACT 6/11/62

TIME OF CONTACT 7:00

DATE OF PREVIOUS CONTACT none

OFFER \$ 24,000.00

DETAIL CONTACT\* Showed plans. Explained residue and gave price she wants to talk to Brother, who is on vacation.

ACTION TAKEN\*\* Call her at M.E. 4-8383 the first of the week - 6/18/62

SIGNED Whit

\* 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 PARCEL # 3

OWNER Sydia PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER 3963 Lafayette Rd. Indianapolis

DATE ASSIGNED 6/11

DATE OF CONTACT 7/3

TIME OF CONTACT 10:00

DATE OF PREVIOUS CONTACT 6/11 6/25

OFFER \$ 27,000.00

DETAIL CONTACT\* Having appraisal made.  
Has not received it as yet.

ACTION TAKEN\*\* Will call as soon as she gets it

SIGNED Wright

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

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I 65-3 (17) 120

COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 NW 1/4 and					
Part of the W 1/2 NE 1/4	12	16	2	24.035	

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.

Dated this 20 day of Aug 1962 8 PM Norman S. Christopher  
Abstractor

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

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

694306

The following is an Extension of the original search by Union Title Company under No. 666476.

CAPTION

-1-

Continuation of Abstract of Title to Part of the East Half of the Northwest Quarter and Part of the West Half of the Northeast 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 the Northwest corner of the said East Half of said Northwest Quarter and running thence south with the West line of said East Half Quarter Section 901 feet to a point, thence east parallel with the South line of said Section 12 to the center of the Lafayette Gravel Road 1490 feet, thence in a northwestwardly direction with the center of said Lafayette Gravel Road 1114.1 feet to the North line of said Section 12, thence west with the said North line of the said Section 12, 834 feet to the place of beginning, containing 24.035 acres, more or less.

Subject to any legal highways or rights of way. Since September 13, 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.

694306

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:

Wanda A. Lyday

from September 13, 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 Wanda A. Lyday, and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate Nos. 107752-3, Pike Township,  
Parcel Nos. 1341-2.

May Installment \$78.08 paid.

November Installment \$78.08 unpaid.

Assessed Valuation

Land \$2440.00    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 \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part of the E 1/2 NW 1/4 and					Land \$2440.00
Part of the W 1/2 NE 1/4	12	16	2	24.035 Ac.	Imp. None
					Total \$2440.00

U.S.R. \$4.40

LAST OWNER OF RECORD

Deed Record 1081 p. 345 Recorded 1/28/42 Dated 1/28/42 **Special Warranty**

Grantor The Indiana National Bank of Indianapolis

Grantee Wanda A. Lyday

Address of Grantee 3761 Lafayette Rd., Indpls. 22, 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 13 day of Sept. 1961, 8 AM by Vern B. Sundridge Abstractor PRESIDENT

Prel. Approval of Title Date By Deputy Attorney General

Final approval of Abstract of Title Date By Deputy Attorney General

666476

CAPTION

-1-

Continuation of Abstract of Title to Part of the East Half of the Northwest Quarter and Part of the West Half of the Northeast 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 the Northwest corner of the said East Half of said Northwest Quarter and running thence south with the West line of said East Half Quarter Section 901 feet to a point, thence east parallel with the South line of said Section 12 to the center of the Lafayette Gravel Road 1490 feet, thence in a northwestwardly direction with the center of said Lafayette Gravel Road 1114.1 feet to the North line of said Section 12, thence west with the said North line of the said Section 12, 834 feet to the place of beginning, containing 24.035 acres, more or less.

Subject to any legal highways or rights of way.

Prepared for: State Highway Department of Indiana

Town Lot Record  
895 page 575  
Inst. #18998  
Aug. 29, 1932  
Recorded  
Sept. 2, 1932

Thomas H. Kaylor,  
as Trustee, ---

Warranty Deed  
(No U.S.R.)

to  
The Indiana National Bank  
of Indianapolis

Part of the East One-Half of the Northwest Quarter and Part of the West one-half of the northeast quarter of Section twelve in Township sixteen North, Range two east, described as follows:

Beginning at the northwest corner of the said east one-half of said northwest quarter and running thence south with the west line of said east one-half quarter section 901 feet to a point; thence east parallel with the south line of said Section 12 to the center of the Lafayette Gravel Road, 1490 feet; thence in a northwestwardly direction with the center of said Lafayette Gravel Road 1114.1 feet to the north line of said Section 12, thence west with the said north line of the said Section 12 834 feet to the place of beginning, containing 24.035 acres.

Subject to taxes due and payable in November, 1932.

-2-



666476

Town Lot Record  
1081 page 345  
Inst. #3949  
Jan. 28, 1942  
Recorded  
Jan. 28, 1942

The Indiana National Bank  
of Indianapolis  
(Corp. Seal)  
By Harry R. Fuller,  
Vice President,  
Attest: Paul C. Buckler,  
Cashier, a corporation  
organized under the laws of  
the United States of America

Special Warranty Deed  
(U.S.R. \$4.40)

to  
Wanda A. Lyday, unmarried

Part of the East one-half of the northwest quarter and part of the west one-half of the northeast quarter of Section twelve in Township sixteen North, Range 2 East, described as follows:

Beginning at the northwest corner of the said east one-half of said northwest quarter and running thence south with the west line of said east one-half quarter section 901 feet to a point; thence east parallel with the south line of said Section 12 to the center of the Lafayette Gravel Road, 1490 feet; thence in a northwestwardly direction with the center of said Lafayette Gravel Road 1114.1 feet to the north line of said Section 12; thence west with the said North line of the said Section 12, 834 feet to the place of beginning, containing 24.035 acres, more or less.

Subject to all legal highways and rights of way.

Subject to taxes for the year 1941 due and payable in 1942 which the grantor assumes and agrees to pay.

Subject to taxes for the year 1942 and thereafter.

To have and to hold the above conveyed premises to the said grantee, her heirs and assigns forever, and the said The Indiana National Bank of Indianapolis for itself, and its successors, covenants with the said grantee, her heirs and assigns, that said premises are free of encumbrance made or suffered by it, said grantor, and that it and its successors shall warrant and defend the same to said grantee, her heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through or under it, said grantor, but against none other.

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-

666476

Juvenile Court  
Search

-5-

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

-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:

Wanda A. Lyday

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 Wanda A. Lyday and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate Nos. 107659-60, Pike Township, Parcel Nos. 1341-2.

May Installment \$72.98 Paid.

November Installment \$72.98 Unpaid.

Assessed Valuation;

Land \$2440.00      Improvements (None)      Exemption (None)

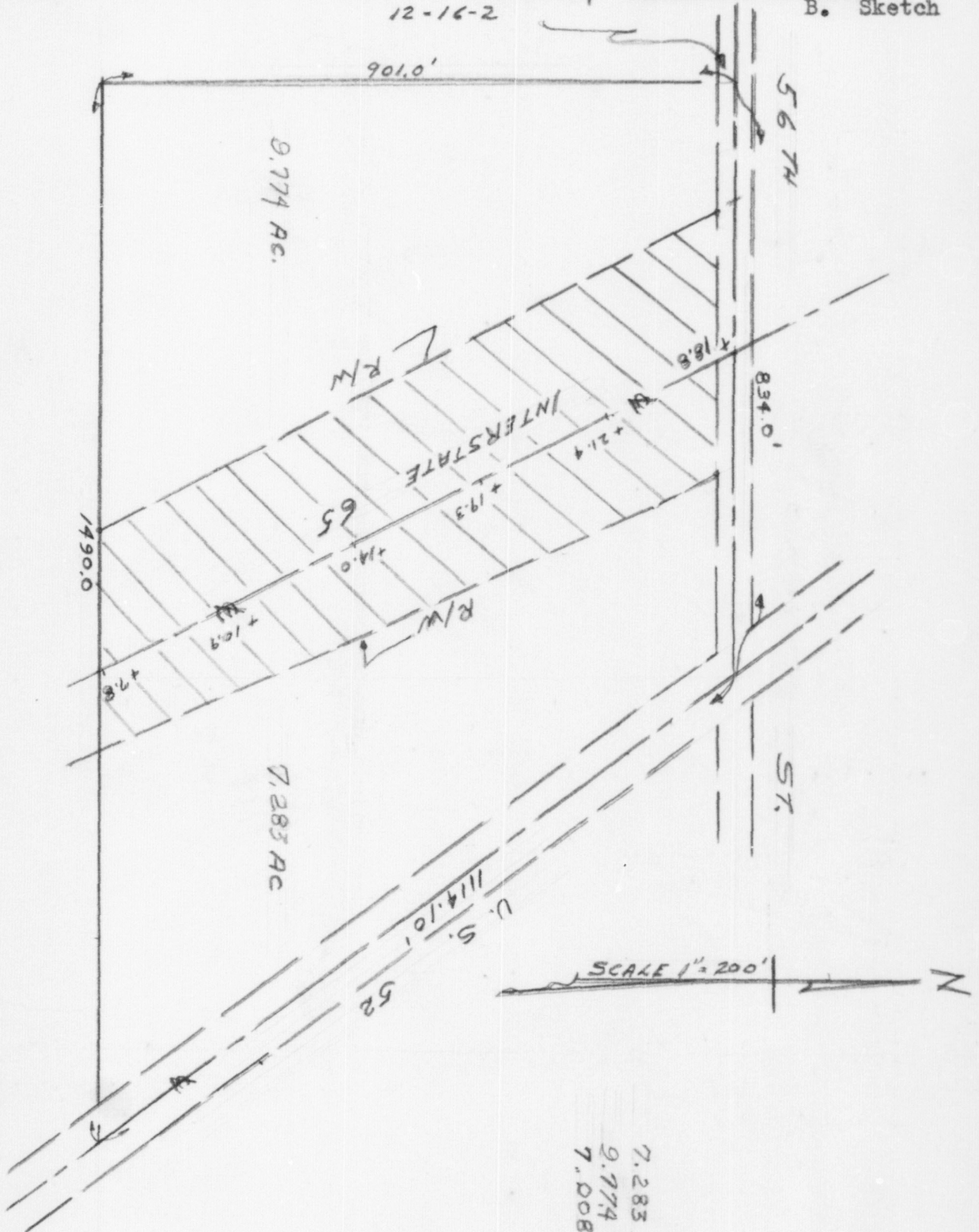
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Taxes for the year 1961 now a lien.



This map shows Proximity of Comps  
to PARCELS 3 & 5

SECTION V - ADDENDUM B. Sketch Project I-65-3(17)120  
Parcel N o. 3



7.283 AC EAST TRACT  
 9.774 AC WEST TRACT  
 7.008 INTERSTATE R/W