

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

INDIANA STATE HIGHWAY COMMISSION
STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

FUND I
PROJECT No. 65-3
SECTION (17)120

PARCEL No. 2 IA

Sheet 1 of 2 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in Marion County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the Indiana State Highway Commission. The description from said plans of said right of way hereby granted is as follows:

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

SEC. 1, T. 16 N, R. 2 E Perm. R/W 0.473 ~~36.458~~ ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/L.S. (indicating property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

Above explanation is applicable only if centerline description is used.

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

LEFT

RIGHT

9+90+NPL to 17+17+SPL

110

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, 1701.57 feet along the North line of said Section; thence West, 1254.7 feet to a point; thence North 1907.6 feet to the point of beginning of PARCEL NO. 2-LIMITED ACCESS RIGHT OF WAY:

Thence South 37 degrees 12 minutes East, 753.4 feet along the Eastern property line to the South property line of Grantor's lands; thence South 84 degrees 57 minutes West, 59.2 feet along said property line; thence Northwesterly 730.2 feet along an arc to the Left and having a radius of 11,349.2 feet and subtended by a long chord having a bearing of North 34 degrees 15 minutes West and a length of 730.1 feet to the North property line of Grantor's lands; thence North 83 degrees 35 minutes East, 14.1 feet along said property line to the point of beginning and containing 0.473 acres, more or less.

DULY ENTERED
FOR TAXATION

AUG 9 - 1962

Clem Smith
COUNTY AUDITOR

(C.W.J.)
June 14 - 1962

7-2-62

FEB 22 1962

550

PARCEL NO. 2LA. PROJECT NO. I-65-3(17)120 SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within no days from the date first payment is received, and \$ no 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 Seven hundred ***** Dollars (\$ 700.00), which sum shall be paid ~~to the holder of escrow~~ as specified to the order of

Emsley W. Johnson Jr. Guardian of Lela Bragg
511 Indiana Bldg.
Indianapolis, Indiana
(Give address of Payee)

551

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

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

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

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

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

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

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

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

Mortgage: 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 \$700.00 ; Damages None ; Total consideration \$700.00

<i>Emsley W. Johnson Jr.</i>	(Grantor)	(Grantor)
Emsley W. Johnson Jr., Guardian	(Grantor)	(Grantor)
of Lela Bragg	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
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	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)
	(Grantor)	(Grantor)

APPROVED

Chief *[Signature]*

Asst. Chief *[Signature]*

Dep. Atty. Gen'l. *[Signature]*

Control *[Signature]*

Dated June 14th, 1962

This instrument prepared and checked with project plans for Division of Right of Way.

BY *[Signature]*

FEB 22 1962

AMOUNT JUL 9 1962

APPROVED

BY *[Signature]*

THE ABOVE GRANT IS HEREBY ACCEPTED.

STATE OF INDIANA

DESCRIPTION 7-2-62

& FORM OK'D

BY *[Signature]*

PAID BY WARRANT NO. H091180

DATED 7/19/62, 19

BY *Charles D. Sheets*

Title

Indiana State Highway Commission

DATE JUL 9 1962, 19

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of _____ ss:

Personally appeared before me _____ and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this _____ day of _____, 19_____

Witness my hand and official seal.

My Commission expires _____

Notary Public.

State of Indiana, County of Marion ss:

Personally appeared before me Emely W Johnson Jr. and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 14th day of June, 1962

Witness my hand and official seal.

My Commission expires 12-19-1963

Talmage Thompson
Talmage Thompson
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 _____

DULY ENTERED FOR TAXATION

AUG 9 - 1962

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)

(Seal)

(Seal)

(Seal)

State of _____ }
County of _____ } ss:

Personally appeared before me _____

_____ above named and duly acknowledged the execution of the above release the _____ day of _____, 19_____

Witness my hand and official seal.

My Commission expires _____

Notary Public.

RECORDED MARION COUNTY, INDIANA AUG 9 - 1962
Reard 1942 Page 550

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

August 2, 1962

To Emsley W. Johnson Jr. Guardian
of Lela Bragg
511 Indiana Bldg.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 091180-7/19/62 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 14, 1962 Parcel# 2 LA		\$700. 00

PLEASE RECEIPT AND RETURN

Received Payment: *Emsley W. Johnson Jr.*
Adm. of Lela Bragg

Date *August 6, 1962*

Conall

May 17, 1962

RE: Project I-65-3(17)
Marion County
Parcel # 2
Lela Bragg

APPRAISAL REVIEW

Appraiser uses 0.168 acre for R/W taken. However, R/W grant shows 0.473 acre being taken. I am revising appraisal to correspond to grant as follows:

0.473 acre @ \$1,500.00 =	\$709.00
Approved Compensation =	<u>\$700.00</u>

Glenn Grosse

 Glenn Grosse
 ASSISTANT CHIEF APPRAISER

GG:js
 cc: Renner
 Parcel
 File

** STATUS REPORT **

Proj. No. I-65-3-17-120

Parcel No. 2 L.A.

State Road No. I-65-

County of Marion

Date 6/13/1962

PROPERTY OF

NAME Lela Bragg, Emily Johnson, Guardian

ADDRESS 511 Ind. Bldg Indianapolis Indiana

Purchased as follows:

Land (in perm. R/W) 0.473 acres

\$700⁰⁰

Land (in temp. R/W)

Fence

Corner Posts & Braces

Buildings Taken

Proximity

Trees

Shrubs

Flowers

Crops

Water Supply

Severance

- Other Damages: 1.
- 2.
- 3.
- 4.

None

TOTAL DAMAGES\$ 700⁰⁰

Location of Buildings in Right-of-Way None

APPROVED J. L. Monree
Chief Negotiator

(Signed) Salvage Thompson
Land Agent

THIS SHEET FOR STATE HIGHWAY INFORMATION ONLY

PARCEL NO. 2 L.A.
 PROJECT NO. I-65-3(17) 120
 ROAD. I-65

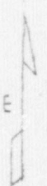
OWNER: LELA BRAGG
 DRAWN BY D.L.M. CHECKED BY
 DEED RECORD 1287 PAGE 244 DTD, 1-19-76



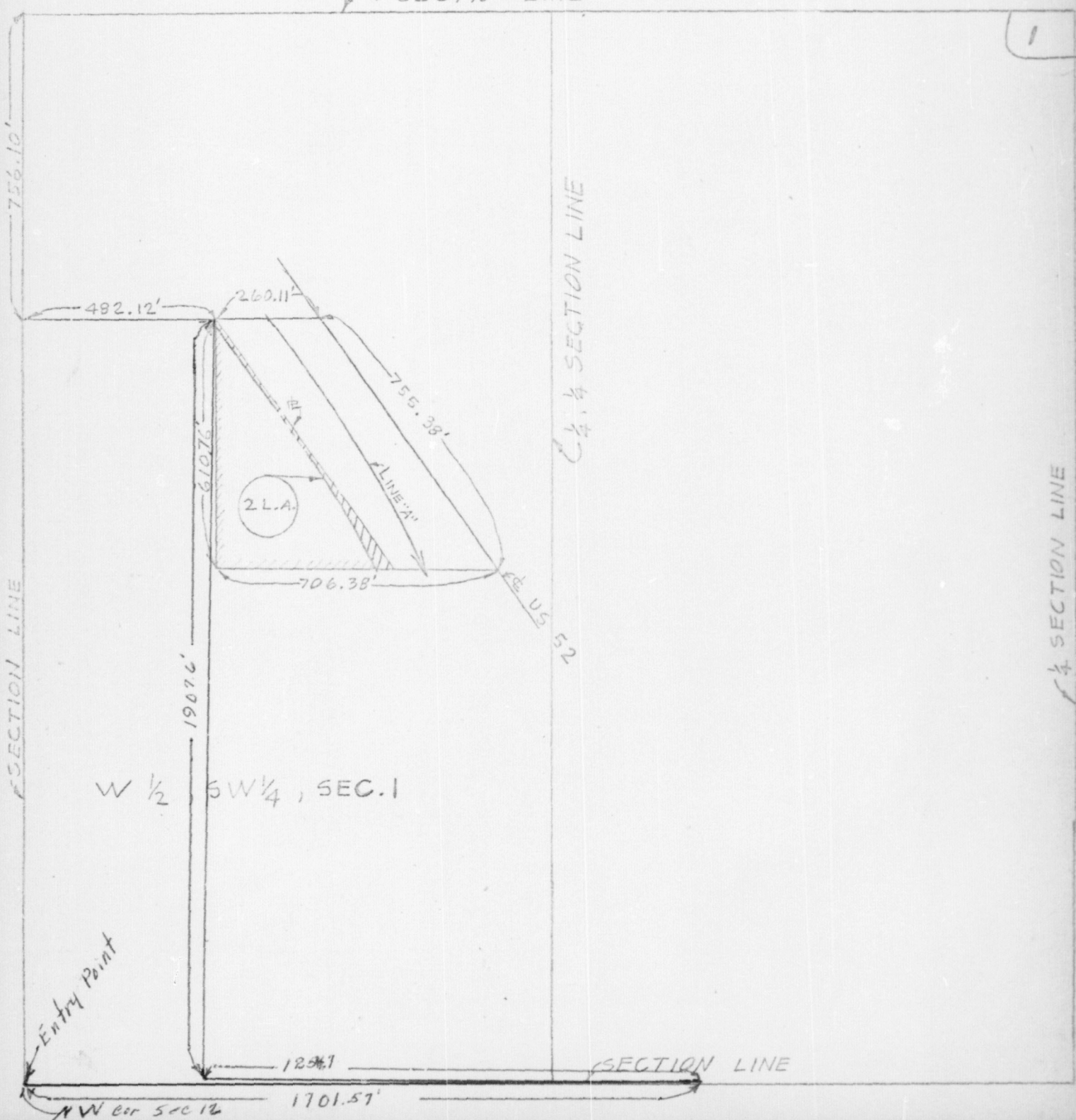
CROSSHATCHED
 AREA IS
 APPROX. TAKE

COUNTY : MARION
 TOWNSHIP : PIKE
 SECTION : 1
 T : 16N
 R : 2E

SCALE 1" = 330'



1/4 SECTION LINE



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)120 PARCEL # 2
OWNER Lela Bragg PHONE # Johnson phone, me. 22471
attorney Emshy Johnson legal guardian for
(Other interested parties and relationship)
Lela Bragg.
att. Johnson address Ind Bldg. Indianapolis
ADDRESS OF OWNER not known
DATE ASSIGNED 5/18/1962
DATE OF CONTACT 5/21/1962
TIME OF CONTACT 1:30 P.M.
DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Made appt With Mr Johnson for
11:30 Friday 25th May
appt kept and Mr Johnson agrees to
price and I will execute Grant and
Claim Vouchers after correction of legal
ACTION TAKEN** Description and process same
Secured but Not processed

SIGNED Telma Johnson

* 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-65-3-17-120 PARCEL # 2

OWNER Lela Bragg, Emaly Johnson PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 511 Ind. Bldg Indpolis Ind.

DATE ASSIGNED 5/15/1962

DATE OF CONTACT 5/25/1962

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ 700⁰⁰

DETAIL CONTACT* Received Copy of Court order from
Emaly Johnson Today 6/13/1962
Secured 6-13-62
Processed 6-14-62

ACTION TAKEN** _____

SIGNED Salvage Thompson

* 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.

FILED

P.C. JUN 8 1962

STATE OF INDIANA)
COUNTY OF MARION)
CLERK
THE PROBATE COURT OF MARION COUNTY
GUARDIAN DOCKET G-59
PAGE 7

IN THE MATTER OF THE GUARDIAN-
SHIP OF LELA L. BRAGG
EMSLEY W. JOHNSON, JR., GUARDIAN

ORDER AUTHORIZING GRANT OF
RIGHT-OF-WAY TO THE STATE
FOR HIGHWAY PURPOSES

Comes now Emsley W. Johnson, Jr., Guardian of Lela L. Bragg, incompetent, and files his duly verified petition for authority to grant right-of-way to the state for highway purposes, which petition is in the following words and figures

(H. I.)

And it appearing to the Court that said petition is now properly before the court for action thereon.

And the court being duly advised in the premises finds that the allegations contained in said petition are true and that the prayer thereof should be granted.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT that Emsley W. Johnson, Jr., as Guardian of Lela L. Bragg, incompetent, be and he hereby is authorized and directed to convey the following described real estate, to-wit:

Commencing at the northwest corner of Section 12, Township 16 North, Range 2 East, Pike Township, Marion County, Indiana; thence east, 1701.57 feet along the north line of said section; thence west, 1254.7 feet to a point; thence north 1907.6 feet to the point of beginning of Parcel No. 2 - limited access right-of-way:

Thence south 37 degrees 12 minutes east, 753.4 feet along the Eastern property line to the South property line of Grantor's lands; thence South 84 degrees 57 minutes West, 59.2 feet along said property line; thence Northwesterly 730.2 feet along an arc to the left and having a radius of 11,349.2 feet and subtended by a long chord having a bearing of North 34 degrees 15 minutes West and a length of 730.1 feet to the North property line of Grantor's lands; thence North 83 degrees 35 minutes East, 14.1 feet along said property line to the point of beginning and containing 0.473 acres, more or less,

to the State of Indiana for highway purposes for the sum of Seven hundred (\$700.00) Dollars cash, and to execute all claim vouchers, grants of right-of-way and other instruments in connection therewith.

IT IS FURTHER ORDERED that said Guardian make due report of his activities herein.

Dated this 8 day of June, 1962.

Joseph S. Goodwin
JUDGE, Probate Court of Marion County

TITLE AND ENCUMBRANCE REPORT

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. US #I-65 PROJ. I-65-3 (17) 107 COUNTY Marion

Names on Plans _____

Names in Trans. Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Pt W $\frac{1}{2}$ SW $\frac{1}{4}$	1	16	2		

LAST OWNER OF RECORD

Deed Record 1287 P. _____ Recorded 1/19/48 Dated 1/19/48 Deed

Grantor Roy Bragg, and Agnes his wife, et al.,

Grantee Lela L. Bragg

Address of Grantee _____

MORTGAGE RECORD

Mortgage Recrd _____ P. _____ Amount _____ Dated _____

Mortgagor _____

Mortgagee _____

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None

MISCELLANEOUS RECORD Yes None EASEMENT Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES Current Paid Delinquent

May inst. paid Nov. inst. unpaid 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 _____ day of _____ 1961

Abstractor _____
By _____
Deputy Attorney General

Prel. Approval of Title _____ Date _____

Final Approval of Title _____ Date _____

By _____
Deputy Attorney General

457535

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Abstract of Title from June 15, 1942 to June 15, 1962, inclusive, to A part of the west half of the Southwest Quarter of Section 1, Township 16, North, Range 2 East, more particularly described as follows:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section, 610.76 feet to a point; thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U. S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres, more or less.

Prepared for: Indiana State Highway.

CONVEYANCES

Esther J. Calvin, Warrantly Deed
widow,
to
James E. Bragg,

Beginning at a point in the West line of Section 1, Township 16 North, of Range 2 East, 13 rods South of the North West corner of the Southwest 1/4 of said Section, thence South along said Section 14 chains and 46 links, thence East 7 chains and 68 links; thence North to the center of Big Eagle Creek and White River Gravel Road 14 chains and 12 links, thence in a Northwesterly course along said road and along the center thereof 4 chains and 14 links, thence West 5 chains and 25 links to the place of beginning, to contain 13 acres of land.

Marthia J. McCollum and, Warrantly Deed
Joseph M. Collum,
her husband,
Mary M. Richardson,
(Formerly Smith)
Hiram Richardson,
her husband,
Annie E. Sellers and,
William R. Sellers,
her husband,
to
James E. Bragg,

Beginning 7 chains and 68 links East of the South West

1

2

3

Deed Record
Lands
27 page 183
May 1, 1893
Recorded
May 12, 1893

Deed Record
Lands
48 page 269
Apr. 25, 1901
Recorded
May 6, 1907

INDIANAPOLIS, INDIANA

corner of the North Half of the West Half of the South West Quarter of Section 1, Township 16 North, of Range 2 East, and running North 14 chains and 12 links to a point in the center of the White River and Big Eagle Creek Gravel Road, thence in a southeasterly direction along the center of said road 36 rods and 10 feet to a point; thence South 6 chains and 83 links to a point; thence West about 21 rods and 13 feet and 6 inches to the place of beginning, supposed to contain about 5 24/100 acres, more or less.

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James E. Bragg died, intestate, April 8, 1946.

PROBATE COURT OF MARION COUNTY

James E. Bragg,

Estate

Estate Docket
135 page 48899

5

April 20, 1946, Application for letters filed
Bond filed and Roy Bragg appointed Administrator.
Order Book 33, page 572.

May 10, 1945, Proof of Publication of Notice of
Appointment filed.

December 8, 1947, Final report filed.

Dec. 31, 1947, Proof of publication of final notice
filed.

Jan. 3, 1948, Proof of posting final notice filed,
Final report approved and estate closed.

Order Book 227 page 701.

Entry on final report recites: The court, having
examined said report, finds that more than one year
has elapsed since the granting of letters of Administration
in said estate and the giving of notice thereof;
that all of decedent's debts have been paid and discharged;
that said decedent left surviving the following and only
heirs; to wit:

- Bessie M. Daugherty, age 60, a daughter
- Lela L. Bragg age 58, a daughter
- Roy Bragg, age 56, a son, and
- Russell G. Bragg, age 53, a son.

Deed Record
1260 page 187
Inst. #27461
May 21, 1947
Recorded
May 23, 1947

Bessie M. Daugherty and,
Harry E. Daugherty,
her husband,

Quit Claim Deed
Revenue Stamps
Attached

to
Roy Bragg,
Russell G. Bragg, and,
Lela L. Bragg,

A portion of the Southwest Quarter of Section 1, Township
(Over)

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L. M. BROWN DIVISION - Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

16 North, Range 2 East, subject, however, to all legal highways and Rights of way, and being more particularly described as follows, to - wit:

Beginning at a point on the West line of the Southwest Quarter of Section 1, Township 16 North, Range 2 East, said point being 211.2 feet South of the Northwest corner thereof, thence running South on the West line of said Southwest Quarter a distance of 1157.4 feet to a point, thence deflecting 90 degrees 9 minutes to the right in an Eastwardly direction a distance of 1188.5 feet to a point on the center line of U.S. Highway #52; thence Northwestwardly on and along the center of said highway 1425.5 feet to a point thence deflecting 52 degrees 56 minutes to the left in a Westwardly direction a distance of 343 feet to the point of beginning.

It being the intention of the Grantor herein Bessie M. Daugherty, daughter of James E. Bragg, deceased, to convey by this deed, all her right, title and interest in and to the abovedescribed real estate, being a 1/4 interest therein, coming to her by descent from her deceased father, James E. Bragg.

James E. Bragg, Easement
to

State Highway Commission
of Indiana

RIGHT OF WAY.

THIS INDENTURE WITNESSETH: That the undersigned, as grantor 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 State Highway Commission of Indiana.

The description from said Plans of said right of way hereby granted as follows:-

Plans on State Road No. P.W. F.A. Project No. 619
Sec. B. Str. No.

Sec. 1- Twp 16 N.-R.2 E. .8 A. more or less

From Station to Station
Line S - 4.6 290 + 10 to 301 + 68
Left side of center line - feet,
Right side of center line 50 feet.

The above and foregoing grant is made in consideration of payment of the sum of \$317.00 which sum shall be paid to the order of James E. Bragg R.R. 1, New Augusta.

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
(Over)

Deed Record
1232 page 353
May 1, 1945
Recorded
Sept. 13, 1946

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INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

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.

No timber shall be cut or removed from said granted right of way, except that which from time to time is designated by the State Highway Commission, through its authorized representatives; wherever the State Highway Commission shall designate; any timber to be removed from said right of way, the grantors shall promptly remove the same from said right of way and failing to do so for five days after being notified, the State Highway - or its contractor may remove such timber from the right of way onto the adjoining lands of the grantors or successor or if he or they object, may sell or destroy such timber.

The undersigned grantor being duly sworn say that he is the sole owner 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 State Highway Commission of Indiana, to pay them the amount herein stipulated.

This grant is to be and become effective and binding from and after its approval by the Chairman of the State Highway Commission of Indiana.

James E. Bragg,
May 1, 1945.

The above grant is hereby accepted.

State of Indiana,
By John H. Laner,
Chairman State Highway Commission of Indiana,
(Duly Acknowledged) Oct. 20, 1945.

Bessie M. Daugherty and,
Harry E. Daugherty,
her husband,
to
Lela L. Bragg,
Roy Bragg,
and Russell G. Bragg

Quit Claim Deed
No Revenue Stamps
Attached

Part of the West half of the Southwest quarter of Section 1, Township 16 North, of Range 2 East, more particularly described as follows:

Beginning at a point in the West line of said half quarter Section distant 214.5 feet South of the Northwest corner thereof, thence South along and with said West line, 1152.36 feet to a point; thence in an easterly direction 1200.84 feet to a point in the middle line of the Big Eagle and White River Gravel Road (now U.S. Road No. 52); thence Northwesterly along and with said Road, as formerly established to a point distant 346.5 feet

(Over)

Deed Record
1283 page 30
Inst. #68598
Dec. 3, 1947
Recorded
Dec. 3, 1947

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

East of the place of beginning; thence West 346.5 feet to the place of beginning; containing in all 19.94 acres more or less. Subject to all legal highways and rights of way.

Grantors intend to convey all the right, title and interest they may have in said land by inheritance from the father of grantor, Bessie M. Daugherty, the said grantor having inherited an undivided one fourth interest in said real estate.

This deed also corrects the misdescription contained in a former deed by grantors to the same grantees mentioned herein.

Deed Record
1287 page 244
Jan. 19, 1948
Recorded
Jan. 19, 1948

Roy Bragg and,
Agnes Bragg, his wife,
Russell G. Bragg and,
Elsie Bragg, his wife;
Bessie M. Daugherty and,
Harry E. Daugherty, her
husband,

Quit Claim Deed
No Revenue Stamps
Attached

to
Lela Bragg

A part of the West half of the Southwest quarter of Section 1, Township 16, North, Range 2 East, more particularly described as follows, to wit:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section 610.76 feet to a point; thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U. S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less. Subject, however, to all legal highways and right-of-ways.

The grantors herein Roy Bragg, Russell G. Bragg and Bessie M. Daugherty, are all children and heirs at law of James E. Bragg, deceased, and by this deed to release and quit claim all their right, title and interest in said land which they, or either of them may have by reason of such inheritance.

STATE HIGHWAY DEPARTMENT OF INDIANA
STATE HOUSE ANNEX
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

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

(Over)

Deed Record
1751 page 602
Inst. #37926
Apr. 14, 1959
Recorded
May 29, 1959

INDIANAPOLIS, INDIANA
 L. M. BROWN DIVISION
 Lawyers Title Insurance Corporation

shown on plans on file in the office of the State Highway Department of Indiana. The description from said plans of said right of way hereby granted is as follows:

Plans on SR. No. 100 & 52 Sec. I Proj. No. Sec 11 Dated 1959
 Sec 1, T 16 N, R 2 E Perm. R/W 2.857 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.

FROM STATION TO STATION	LEFT SIDE OF CENTER-LINE	RIGHT SIDE OF CENTERLINE
ON CENTERLINE (C/L) "0"		

809 + 90+ 48 + SPL	NPL to 817 + PL	feet	100	feet
-----------------------	--------------------	------	-----	------

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 60 days from the date first payment is received, and \$1740.00 will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of \$18,740.00, which sum shall be paid or held in escrow as specified to the order of

Lela Bragg, \$17,000.00
 R.R. 17 Box 423
 Indianapolis, \$1,740.00 Escrow
 Ind.

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 highways 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 exception 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 State Highway Department of Indiana 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 State Highway Department of Indiana.

The undersigned Grantors being duly sworn, says that he, she (is) or they (are) the sole owners of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options or 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 State Highway Department of Indiana 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 Chairman of the State Highway Department of Indiana.

Lela Bragg (unmarried).

Dated 4/14/1959.

The above Grant is hereby accepted.

State of Indiana

By: John Peters

Chairman, State Highway Department
of Indiana

Date May 1, 1959.

PROBATE COURT OF MARION COUNTY

Lela L. Bragg

Guardianship

Guardian's Docket
59 page 7

11

July 6, 1959, Petition filed to appoint Guardian for Lela L. Bragg an aged and infirm person.

Summons issued returnable July 20, 1959. Return shows Lela L. Bragg served by copy July 7, 1959.

July 21, 1959, Clerk files answer.

July 21, 1959, Court appoints Emsley W. Johnson, Jr., temporary guardian of Lela L. Bragg, an incompetent person.

Order Book 466 page 757.

July 21, 1959, Guardian files bond in the penal sum of \$19,000.00.

August 12, 1959, Inventory filed appraising part of the West half of the Southwest Quarter of Section 1, Township 16 North, Range 2 East, more particularly described as follows, to wit:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence South parallel with the West line of said half quarter section, 610.76 feet to a point, thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U. S. Highway 52, as now located and established, thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less, except approximately 2.57 acres, thereof conveyed to the State of Indiana for highway purposes for \$4,000.00.

September 25, 1959, Clerk files answer in denial.

October 14, 1959, Court appoints Emsley W. Johnson, Jr. Guardian of Lela L. Bragg.

Order Book 473 page 508.

October 27, 1959, Guardian files bond in the penal sum of \$19,000.00.

Pending.

12

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

None found unsatisfied of record filed within the period of this search.

13

INDIANAPOLIS, INDIANA

MECHANICS' LIENS

14

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

15

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.

We find None.

L. M. BROWN DIVISION

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

16

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

17

Search is made and strictly limited, for judgments which may have been entered against the following party solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Lela L. Bragg, for 10 years last past.
None found unsatisfied.

ASSESSMENTS

18

None found unsatisfied of record which became a lien within the period of this search.

Lawyers Title Insurance Corporation

457535

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

TAXES

19
20
21

Taxes for the year 1960 and prior years, paid in full.

Taxes for the year 1961, assessed in the name of
Lela L. Bragg

ASSESSED VALUATION:

Land	\$ 810.00
Improvements	\$ 1170.00
Exemption	\$ - - - -
Net Valuation	\$ 1980.00

Parcel No. 3112
General Tax Duplicate No. 105354
Pike Township

are due and payable the first Monday in May and November,
1962.

May installment \$63.36 paid
Nov. installment \$63.36 unpaid

Taxes for the year 1962, became alien March 1st, and
are due and payable in May and November, of the year, 1963.

457535

CERTIFICATE

22

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is
from June 15, 1942 to and including
June 15, 1962 22

and covers Paragraphs No. 1 to
both inclusive, and Sheets No. 1
to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M L Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

457535

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including June 15, 1962
and all other Divisions of the State of Indiana down to and including June 8, 1962

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Lela L. Bragg

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated June 15, 1962

By

M L Sullivan

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 52 & 100

PROJ. I-03-3 (11)

COUNTY Marion

I-65-3(17) 120

Names on Plans _____

Names in Trans. Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Part W. 1/2 S.W. 1/4	1	16	2	6.76	\$1980.00

LAST OWNER OF RECORD

Deed Record 1287 p. 244 Recorded 1/19/48 Dated 1/19/48 Deed
 Grantor Roy Bragg and Agnes Bragg, his wife et al
 Grantee Lela Bragg
 Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____
 Mortgagor _____
 Mortgagee _____

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None
 MISCELLANEOUS RECORD Yes None EASEMENTS Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES Current Paid Delinquent

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth,

L. M. BROWN TITLE CO., INC.

Dated this 3rd day of Dec. 1958

BY Russell G. Lusk

Abstractor

Prel. Approval of Title _____
 Date _____

By _____
 Deputy Attorney General

Final approval of Abstract of Title _____
 Date _____

By _____
 Deputy Attorney General

1

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Abstract of Title from December 3, 1938 to December 3, 1958 inclusive to part of the West half of the Southwest quarter of Section 1, Township 16, North, Range 2 East, more particularly described as follows, to wit:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section, 610.76 feet to a point, thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U.S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less. Subject, however, to all legal highways and right-of-ways.

Prepared for: State Highway Department of Indiana

CONVEYANCES

Esther J. Calvin
Widow

Warranty Deed

to

James E. Bragg

Beginning at a point in the West line of Section 1, Township 16 North, of Range 2 East, 13 rods South of the North West corner of the Southwest 1/4 of said Section, thence South along said Section line 14 chains and 46 links, thence East 7 chains and 68 links, thence North to the center of Big Eagle Creek and White River Gravel Road 14 chains and 12 links, thence in a North Westerly course along said road and along the center thereof 4 chains and 14 links, thence West 5 chains and 25 links to the place of beginning, to contain 13 acres of land.

ABSTRACTER'S NOTE:

The previous conveyances of the real estate conveyed to James E. Bragg by deed recorded May 12, 1893 in Deed Record Lands 27 page 183 show the west line as 17 chains 46 links, upon inspection of the records we find no further conveyances describing this dimension as 17 chains 46 links.

L. M. Brown Abstract Co.,

Deed Record
Lands
27 page 183
May 1, 1893
Recorded
May 12, 1893

2

3

Deed Record
Lands
18 page 340
Aug. 28, 1886
Recorded
Sept. 25, 1886

4

INDIANAPOLIS

Sarah Calvin
Widow, (Signed
Sarah her X mark Calvin,
no witness to mark)

Warranty Deed

to
James E. Bragg
Commencing at a point 2 chains and 12 links
West of the North East corner of the Southwest Quarter
of the Southwest Quarter of Section 1, Township 16
North, of Range 2 East, and running West 5 chains and
6 links, thence North 6 chains, and 83 links to the
centre of the White River and Big Eagle Creek Gravel
Road, thence in a Sout-easterly direction in the
centre of said road to the place of beginning.

TITLE

OF

ABSTRACTS

Deed Record
Lands
48 page 269
Apr. 25, 1901
Recorded
May 6, 1907

5

Marthia J. McCollum and
Joseph M. McCollum
her husband,
Mary M. Richardson,
(formerly Smith),
Hiram Richardson,
her husband,
Annie E. Sellers, and
William R. Sellers
her husband,

Warranty Deed

to
James E. Bragg
Beginning 7 chains and 68 links East of the South
West corner of the North Half of the West half of the
South West Quarter of Section 1, Township 16 North of
Range 2 East, and running North 14 chains and 12 links
to a point in the center of the White River and Big
Eagle Creek Gravel Road, thence in a southeasterly
direction along the center of said road 36 rods and 10
feet to a point, thence South 6 chains and 83 links
to a point, thence west about 21 rods and 13 feet and
6 inches to the place of beginning, supposed to contain
about 5 24/100 acres, more or less.

L. M. Brown Abstract Co.,

6

James E. Bragg died, intestate, April 8, 1946.

Estate Docket
135 page 48899

7

PROBATE COURT OF MARION COUNTY

James E. Bragg Estate

April 20, 1946, Application for letters filed.
 Bond filed and Roy Bragg appointed Administrator.
 Order Book 33 page 572.
 May 10, 1945, Proof of Publication of Notice of
 Appointment filed.
 December 8, 1947, Final report filed.
 December 31, 1947, Proof of publication of final
 notice filed.
 January 3, 1948, Proof of posting final notice
 filed. Final report approved and estate closed.
 Order Book 227 page 701.
 Entry on final report recites: The court, having
 examined said report, finds that more than one year
 has elapsed since the granting of letters of adminis-
 tration in said estate and the giving of notice thereof;
 that all of decedent's debts have been paid and discharged;
 that said decedent left surviving, the following and only
 heirs, to wit:

- Bessie M. Daugherty, age 60, a daughter.
- Lela L. Bragg, age 58, a daughter.
- Roy Bragg, age 56, a son, and
- Russell G. Bragg, age 53, a son.

Deed Record
1283 page 30
Dec. 3, 1947
Recorded
Dec. 3, 1947

Bessie M. Daugherty and
 Harry E. Daugherty
 her husband
 to
 Lela L. Bragg
 Roy Bragg,
 Russell C. Bragg

Quit Claim Deed
No Revenue Stamps
Attached

Part of the West half of the Southwest quarter of
Section 1, Township 16 North, of Range 2 East, more
particularly described as follows:

Beginning at a point in the West line of said half
 quarter Section distant 214.5 feet South of the Northwest
 corner thereof; thence South along and with said West
 line, 1152.36 feet to a point; thence in an easterly
 direction 1200.84 feet to a point in the middle line
 of the Big Eagle and White River Gravel Road (now U.S.
 Road No. 52); thence Northwesterly along and with said
 Road, as formerly established to a point distant 346.5
 feet East of the place of beginning; thence West 346.5
 feet to the place of beginning, containing in all 19.94
 acres more or less. Subject, to all legal highways and
 rights of way.

L. M. Brown Abstract Co.,

8

INDIANAPOLIS
TITLE
OF
ABSTRACTS

INDIANAPOLIS
TITLES OF
ABSTRACTS
L. M. Brown Abstract Co.,

Grantors intend to convey all the right, title and interest they may have in said land by inheritance from the father of grantor, Bessie M. Daugherty, the said grantor having inherited an undivided one fourth interest in said real estate.

This deed also corrects the misdescription contained in a former deed by grantors to the same grantees mentioned herein.

Deed Record
1287 page 244
Jan. 19, 1948
Recorded
Jan. 19, 1948
Inst. #3476

Roy Bragg and
Agnes Bragg, his wife;
Russell G. Bragg and
Elsie Bragg, his wife;
Bessie M. Daugherty and
Harry E. Daugherty, her husband;
to
Lela Bragg

Quit Claim Deed
No Revenue Stamps
Attached

9

A part of the West half of the Southwest quarter of Section 1, Township 16, North, Range 2 East, more particularly described as follows, to wit:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section, 610.76 feet to a point; thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U.S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less. Subject, however, to all legal highways and right-of-ways.

The grantors herein Roy Bragg, Russell G. Bragg and Bessie M. Daugherty, are all children and heirs at law of James E. Bragg, deceased, and by this deed to release and quit claim all their right, title and interest in said land which they, or either of them may have by reason of such inheritance.

10

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

11

None found unsatisfied of record filed within the period of this search.

MECHANIC'S LIENS.

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS.

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.

We find none.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

JUDGMENTS.

Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Lela L. Bragg, for 10 years last past.

None found unsatisfied.

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

L. M. Brown Title Company, Inc.

INDIANAPOLIS, INDIANA

TAXES

17

Taxes for the year 1956 paid in full.

18

Taxes for the year 1957 assessed in the name of
Lela L. Bragg
Parcel No. 3112
General Tax Duplicate No. 95292
Pike Township
are due and payable the first Monday in May and November,
1958.
May installment \$42.77 paid
Nov. installment \$42.77 paid

19

Taxes for the year 1958 became a lien March 1st and
are due and payable in May and November of the year 1959.

CERTIFICATE

The undersigned, L. M. BROWN TITLE COMPANY, Inc., a corporation, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from December 3, 1938 to and including December 3, 1958

and covers Paragraphs No. 1 to 20 both inclusive, and Sheets No. 1

to 7 both inclusive.

L. M. BROWN TITLE COMPANY, Inc.

By *Russell A. Tuss* President



ESTABLISHED 1868

L. M. BROWN TITLE COMPANY, INC.

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET

PHONE MELROSE 8-6401

INDIANAPOLIS 4, INDIANA

427482

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

State Highway Department of Indiana

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned L. M. BROWN TITLE COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including **December 3, 1958** and all other Divisions of the State of Indiana down to and including **December 3, 1958**

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Lela L. Bragg

L. M. BROWN TITLE COMPANY, Inc.

Dated **December 3, 1958**

By

Russell A. Furr

President

453769

1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to part of the West half of the Southwest quarter of Section 1, Township 16 North, Range 2 East, more particularly described as follows, towit:

Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section, 610.76 feet to a point, thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U. S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less.

Prepared for: State Highway Department of Indiana
Since date of December 3, 1958.

L. M. BROWN DIVISION

CONVEYANCES

RIGHT OF WAY GRANT

Deed Record
1751 page 602
Inst. #37926
Apr. 14, 1959
Recorded
May 29, 1959

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 State Highway Department of Indiana. The description from said plans of said right of way hereby granted is as follows:

PLANS ON SR. NO. 100 & 52 SEC. I. PROJ. NO. 03-3 SEC. 11
DATED 1959.

SEC. 1, T 16 N, R 2 E. PERM. R/W-2.857 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.

2.

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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.

FROM STATION TO STATION ON CENTERLINE (C/L) "0"	LEFT SIDE OF CENTERLINE	RIGHT SIDE OF CENTERLINE
809 plus 90 \angle NPL to 817 plus 48 \angle SPL	PL	100 feet

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 60 days from the date first payment is received, and \$1740.00 will be held in escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of the payment of the sum of \$18,740 which sum shall be paid or held in escrow as specified to the order of Lela Bragg, 17,000 R.R. 17, Box 423, Indianapolis, Ind. 1,740, Escrow.

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.

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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 State Highway Department of Indiana 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 State Highway Department of Indiana.

The undersigned Grantors 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 State Highway Department of Indiana 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 Chairman of the State Highway Department of Indiana.

Lela Bragg (Unmarried)

Dated 4-14-1959

The above grant is hereby accepted.

State of Indiana
By John Peters,
Chairman, State Highway
Department of Indiana.
Date May 1, 1959.

PROBATE COURT OF MARION COUNTY

Lela L. Bragg

Guardianship

July 6, 1959, Petition filed to appoint Guardian for Lela L. Bragg an aged and infirm person.

Guardian's Docket
59 page 7

3.

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Summons issued returnable July 20, 1959. Return shows Lela L. Bragg served by copy July 7, 1959.
July 21, 1959, Clerk files answer.
July 21, 1959, Court appoints Emsley W. Johnson, Jr., temporary guardian of Lela L. Bragg, an incompetent person. Order Book 466 page 757.
July 21, 1959, Guardian files bond in the penal sum of \$19,000.00.
August 12, 1959, Inventory filed appraising part of the West half of the Southwest quarter of Section 1, Township 16 North, Range 2 East, more particularly described as follows, to wit:
Beginning at a point 756.10 feet south of the northwest corner of said half quarter section and 482.12 feet east of the west line of said half quarter section, running thence south parallel with the west line of said half quarter section, 610.76 feet to a point, thence in an easterly direction 706.38 feet to a point in the center line of the Lafayette Pike or U. S. Highway 52, as now located and established; thence in a northwesterly direction upon and along the center line of said road 755.38 feet to a point; thence west 260.11 feet to the place of beginning, containing 6.76 acres more or less, except approximately 2.57 acres, thereof conveyed to the State of Indiana for highway purposes for \$4,000.00.
September 25, 1959, Clerk files answer in denial.
October 14, 1959, Court appoints Emsley W. Johnson, Jr. Guardian of Lela L. Bragg.
Order Book 473 page 508.
October 27, 1959, Guardian files bond in the penal sum of \$19,000.00.
Pending.

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4.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

5.

None found unsatisfied of record filed within the period of this search.

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MECHANICS' LIENS

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

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.

We find none.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

JUDGMENTS

Search is made, and strictly limited, for judgments, which may have been entered against the following party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited:

Lela L. Bragg from December 3, 1958 to date.

None found unsatisfied.

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

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TAXES

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

12. Taxes for the year 1960 assessed in the name of:

Lela L. Bragg

ASSESSED VALUATION:

Land	\$ 810
Improvements	\$1170
Exemption	None
Net Valuation	\$1980

Parcel No. 3112

General Tax Duplicate No. 105342

Pike Township

are due and payable the first Monday in May and November 1961.

May installment \$59.22 paid.

Nov. installment \$59.22 unpaid.

13. Taxes for the year 1961 became a lien March 1st and are due and payable in May and November of the year 1962.

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CERTIFICATE

14.

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is from **December 3, 1958** to and including

October 10, 1961

and covers Paragraphs No. 1 to **14** both inclusive, and Sheets No. 1

to **7** both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M. A. Sullivan*



dd

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

453769

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

State Highway Department of Indiana

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including **October 10, 1961** and all other Divisions of the State of Indiana down to and including **October 10, 1961**

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

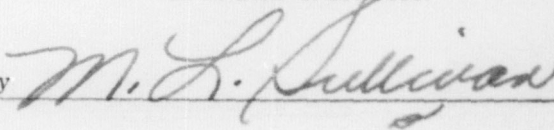
Lela L. Bragg

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated October 10, 1961

By



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