

Revised 3-53
Form I.C.-120-BP
Purchase Grant

FILED

STATE HIGHWAY DEPARTMENT OF INDIANA

STATE HOUSE ANNEX
INDIANAPOLIS 9, INDIANA

FUND F I

PROJECT No. 69

SECTION (28)

MAY 5 - 1954

RIGHT OF WAY GRANT

STR. No.

William E. Triplett
JOHN M. CONNELL PARCEL 10

This indenture witnesseth that the undersigned, as grantors and sole owners of land in Newton 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:

(NAME) U.S. 41 ROAD, FROM Kentland, Ind. TO Schneider, Ind.
PLANS ON SR. NO. 41 SEC. F I PROJ. No. 69 SEC. (28) DATED 1953
SEC. 15, T. 29 N., R. 9 W. 5.67 SQ. FT. ACRES, MORE OR LESS, ACQUIRED

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

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

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

FROM STATION to STATION ON CENTERLINE (C/L) <u>B</u>	LEFT SIDE OF CENTERLINE	RIGHT SIDE OF CENTERLINE
1175+38 PL to 1177+00	feet	87 feet
1177+00 to 1178+00	feet	87 to 90 feet
1178+00 to 1181+00	feet	90 feet
1181+00 to 1183+00	feet	90 to 95 feet
1183+00 to 1187+00	feet	95 to 100 feet
1187+00 to 1189+00	feet	100 feet
1189+00 to 1191+00	feet	100 to 87 feet
1191+00 to 1197+00	feet	87 feet
1197+00 to 1197+19 PL	feet	87 to 88 feet
1175+38 PL to 1197+19 PL	PL feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet
to	feet	feet

The above and foregoing grant is made in consideration of payment of the sum of Four Thousand One Hundred Seventy Four Dollars (\$ 4,174.00), which sum shall be paid to the order of

NAME William E. Triplett

ADDRESS R # 4 Morocco, Indiana

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 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 for Highway purposes and shall be binding until specifically vacated by resolution by the State Highway Department of Indiana.

The undersigned Grantor 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.

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.

(Grantor)

William E. Triplett

(Grantor)

Carrie Ann Triplett

(Grantor)

(Grantor)

(Grantor)

(Grantor)

Dated January 25, 1954

CHECKED WITH PROJECT PLANS DATED BY

AMOUNT APPROVED MAR 26 '54 BY W. J. ...

THE ABOVE GRANT IS HEREBY ACCEPTED. STATE OF INDIANA Albert Wedeking BY Albert J. Wedeking Chairman, STATE HIGHWAY DEPARTMENT OF INDIANA DATE 7/8, 1954

DESCRIPTION MAR 1 2 1954 & FORM OK'D BY S. C. Skaffas

PAID BY WARRANT No. 953046 DATED April 14, 1953

T-m
D-m
MAR 1 2 1954

State of Indiana, County of Newton ss:

HIS WIFE

Personally appeared before me William E. Triplett & Carrie Ann Triplett and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 25 day of February, 1954.

Witness my hand and official seal.

My Commission expires Jan. 18, 1958

Wilbur L. Rust

Howard Notary Public.

Wilbur L. Rust

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 _____

RECEIVED FOR RECORD
At 9:30 o'clock P.M. Recorded
In Deed Record No. 84 Page 438
2551

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.

MAY 5 1954
CLARICE HUFTY
Recorder, Newton County, Indiana

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.

STATE HIGHWAY COMMISSION OF INDIANA
3rd FLOOR STATE HOUSE ANNEX
INDIANAPOLIS, INDIANA

April 15 1954

To WILLIAM E. TRIPLETT
R. R. 1
Morocco, Indiana

GENTLEMEN:

We enclose State Warrant No. A-530461 Apr 14 1954
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
<p><i>For the purchase of Right of Way on State Road</i> No. <u>41</u> in <u>Newton</u> County <u>FI</u> Project <u>69</u> Section <u>28</u> as per Grant dated <u>January 25, 1954</u></p>	<p>4,174 00</p>

PLEASE RECEIPT AND RETURN

Yours truly,

CONTROLLER

Received Payment

William E. Triplett

APR 17 1954

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TITLE AND ENCUMBRANCE REPORT



RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S.R. 41 PROJ. PI 69 SEC. (34) Beaver TWP. Newton CO.

Name on Plans William C. Triplett

Name in Trans. Book _____

DESCRIPTION OR ADDITION	SEC.	TWP.	RGE.	ACREAGE		ASSESSED VAL.	
	BLK.	LOT	LOT	TOWN		LAND	IMP.
<u>Rt. W 1/2 of NW, NW, S.W.</u>	<u>15</u>	<u>29N</u>	<u>9W</u>	<u>119</u>	<u>28</u>	<u>2600</u>	<u>2260</u>

DEED RECORD: _____

DEED RECORD 62 P. 133 Recorded May 12, 1925 Admrs. Deed.

To William C. Triplett

From Edgar W. Timmons administrator

Subject to _____

DEED RECORD 62 P. 133 Recorded May 12, 1925 Quit-Claim Deed.

To William C. Triplett

From Edgar W. Timmons & Alice M. Timmons H. & W.

Subject to _____

DEED RECORD _____ P. _____ Recorded _____ Deed.

To _____

From _____

Subject to _____

MORTGAGE RECORD: _____

MORTGAGE RECORD _____ P. _____ Amount _____ Date _____

Mortgagor _____

Mortgagee _____

Street Address _____ City _____ State _____ County _____

MORTGAGE RECORD _____ P. _____ Amount _____ Date _____

Mortgagor _____

Mortgagee _____

Street Address _____ City _____ State _____ County _____

JUDGMENT RECORD: _____

JUDGMENT DOCKET _____ P. _____ Amount _____ Rendered _____

Judg. Defendant _____ Cause No. _____

Judg. Plaintiff _____ O. B. _____ P. _____

MISCELLANEOUS RECORD: _____

Record _____ P. _____ Amount _____ Date _____

TAXES:

TAXES PAID Taxes Delinquent Year _____ Amount _____

(See reverse of sheet for deed description, mortgage description, explanations, etc.)

Title checked by Morris Unger Jr. Date 2-19-1954

The Northwest 1/4 of the Southeast 1/4 of Section 15 and
 all that part of the north half of Section 15 lying
 west of the right of way of The Chicago, Indiana and
 Southern Railroad Company running North and South
 through said Section, all in Twp 29 North, Range
 9 West, containing 134 acs. more or less.
 This Indenture witnessed that Edgar W. Timmons,
 Administrator by order Book 36 at page 242 County
 of Indiana, for the sum of \$7500.⁰⁰

STATE HIGHWAY COMMISSION OF INDIANA

RIGHT OF WAY REPORT

F.I. Proj. 69 Sec. (34) Sta. 1204+08PL to Sta. 1213+00PL R & L

Property of William E. Triplett

Length of widening 892 feet Left 892 feet Right

Length of relocation Lengths and types of existing fence

Total acres in farm 54 rods 6" stay

Assessed valuation per acre

Fair market value per acre \$200.00

Type of existing road

Estimate of Damage	Damage Estimated by	Damage Estimated by
	F. Konneramen	
Rods 54 fence to be moved \$2.50	Rod \$135.00	\$
Rods fence to be constructed	Rod \$	\$
Land in right of way 2.13 acres \$200.00	\$426.00	\$
Buildings to be moved (kind, size, etc.)	\$	\$
Trees, shrubbery, etc. (kind)	\$	\$
Drainage	\$	\$
Well	\$	\$
Proximity to buildings	\$	\$
Consequential damage due to	\$	\$
Other damage	\$	\$
	561.00	
Total	\$	\$
Probability of an early and definite increase in value	\$	\$
Net damage	\$ 561.00	\$
(Sketch on other side)	N. T.	

STATE HIGHWAY COMMISSION OF INDIANA

RIGHT OF WAY REPORT

U.S. 41 Proj. R.T. 69 Sec. (34) Sta. 1204+08 Pk to Sta. 1213+00 Pk ^{and} R or L

Property of William E. Triplett

Length of widening 892 feet Left 892 feet Right

Length of relocation _____ Lengths and types of existing fence _____

Total acres in farm 119.28 _____

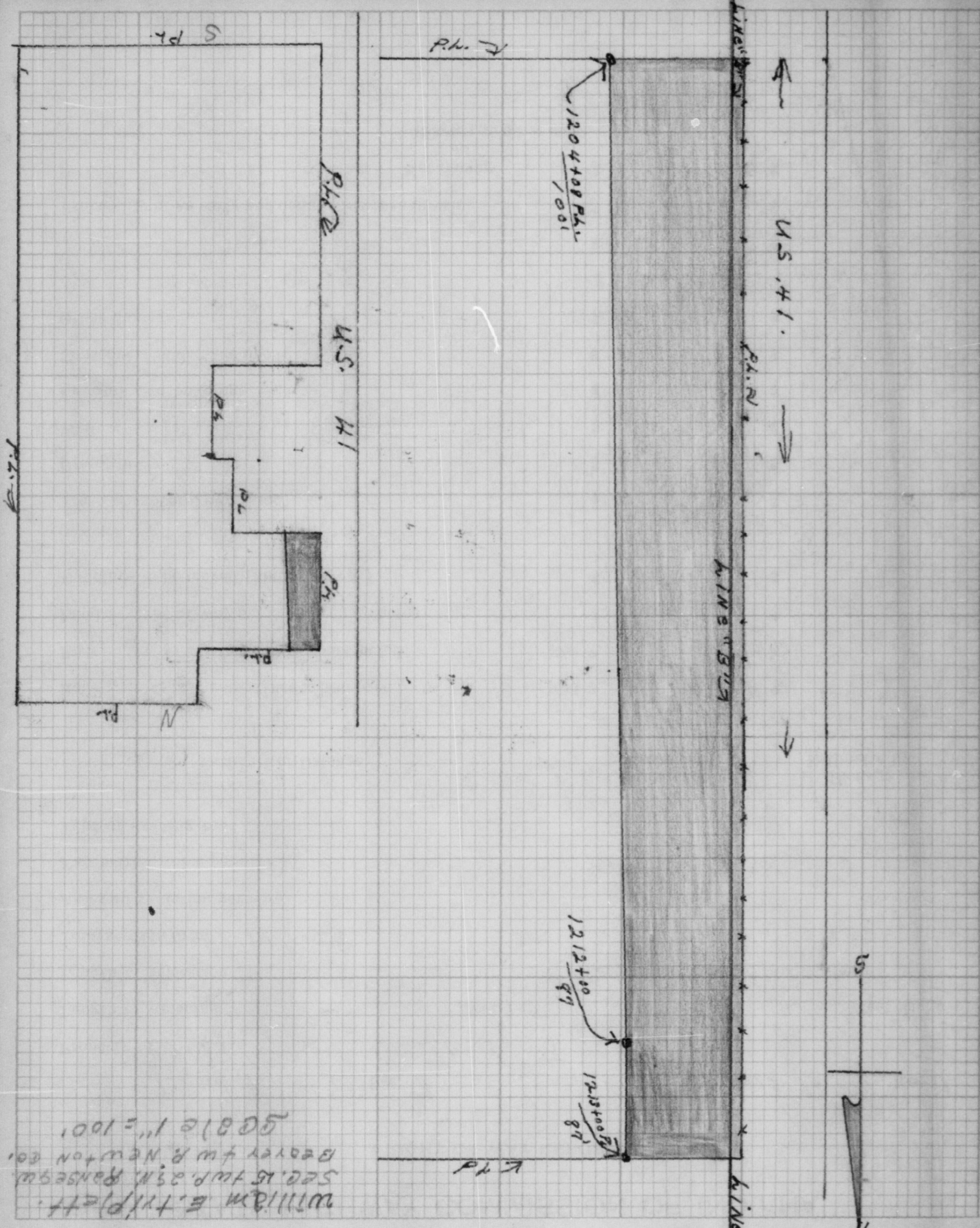
Assessed valuation per acre _____

Fair market value per acre _____

Type of existing road _____

Estimate of Damage	Damage Estimated by	Damage Estimated by
Rods _____ fence to be moved _____	Rod \$ _____	\$ _____
Rods _____ fence to be constructed _____	Rod \$ _____	\$ _____
Land in right of way _____ acres _____	\$ _____	\$ _____
Buildings to be moved (kind, size, etc.) _____	\$ _____	\$ _____
_____	_____	_____
Trees, shrubbery, etc. (kind) _____	\$ _____	\$ _____
Drainage _____	\$ _____	\$ _____
Well _____	\$ _____	\$ _____
Proximity to buildings _____	\$ _____	\$ _____
Consequential damage due to _____	\$ _____	\$ _____
Other damage _____	\$ _____	\$ _____
_____	_____	_____
Total _____	\$ _____	\$ _____
Probability of an early and definite increase in value _____	\$ _____	\$ _____
Net damage _____	\$ _____	\$ _____

(Sketch on other side)



William E. Tryplett.
 See. 15 Twp. 23 N., Range 9 W.
 Beaver & W. R. Newton Co.
 5081 @ 1" = 100'

SKETCH OF THE ENTIRE FARM OR PLAT OF GROUND TO SCALE SHOWING
 SIZE AND SHAPE, LOCATION OF BUILDINGS, EXISTING ROADS, AND NEW
 D. AND ANY OTHER MAJOR INFLUENCING ITEMS.