

INDIANA STATE HIGHWAY COMMISSION  
STATE OFFICE BUILDING  
INDIANAPOLIS 4, INDIANA  
**RIGHT OF WAY GRANT**

FUND 5  
PROJECT No. 778  
SECTION (1)

PARCEL No. 14, & 14 A

Sheet 1 of 2 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in HENRY 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. 38 SEC.           , S PROJ. No. 778 SEC. (1) DATED 1962  
SEC. 23 & 14, T. 17 N, R. 11 E PERM. R/W 0.276 ~~ACRES~~ ACRES, MORE OR LESS, ACQUIRED

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

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

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

*Above explanation is applicable only if centerline description is used.*

STATION TO STATION ON CENTERLINE "C"

		LEFT	RIGHT
375+44±PL	TO 376+00	90 TO 50	
376+00	TO 378+00±PL	50	
375+44.3±PL	TO 376+00		90 TO 50
376+00	TO 378+00±PL		50

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 14 PERMANENT RIGHT OF WAY:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 11 EAST, HENRY COUNTY, INDIANA; THENCE NORTHERLY 86.6 FEET±; THENCE EASTERLY 18.1 FEET± TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 54 DEGREES 04 MINUTES EAST, 68.2 FEET; THENCE EASTERLY 200.1 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 171,937.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 89 DEGREES 57 MINUTES EAST, AND A LENGTH OF 200.1 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES WEST, 19.0 FEET TO THE NORTH BOUNDARY OF STATE ROAD 38; THENCE NORTH 89 DEGREES 30 MINUTES WEST, 250.1 FEET ALONG SAID BOUNDARY; THENCE NORTH 40 DEGREES 12 MINUTES WEST, 7.9 FEET TO THE EAST BOUNDARY OF A PUBLIC ROAD; THENCE NORTHERLY 51.0 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.130 ACRES, MORE OR LESS.

ALSO:

PARCEL 14A PERMANENT RIGHT OF WAY:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 23, TOWNSHIP 17 NORTH, RANGE 11 EAST, HENRY COUNTY, INDIANA; THENCE SOUTHERLY 32.4 FEET±; THENCE EASTERLY 16.9 FEET± TO THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE SOUTH 89 DEGREES 44 MINUTES EAST, 255.9 FEET ALONG THE SOUTH BOUNDARY OF STATE ROAD 38; THENCE SOUTH 00 DEGREES 05 MINUTES WEST, 20.0 FEET; THENCE WESTERLY 199.9 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 171,837.5 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 57 MINUTES WEST, AND A LENGTH OF 199.9 FEET; THENCE SOUTH 54 DEGREES 23 MINUTES WEST 68.7 FEET TO THE EAST BOUNDARY OF A PUBLIC ROAD; THENCE NORTH 00 DEGREES 11 MINUTES EAST, 61.0 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.146 ACRES, MORE OR LESS.

#2689  
Recorded 3-19-1963  
9:00 AM., Book 131A P. 200  
Raydon Gordon  
Recorder Henry County Indiana

Richard C. Cooley  
Auditor Henry County

MAR 19 1963  
DULY ENTERED  
FOR TAXATION

V.E. J.  
J.S.J.  
1-31-63

RECEIVED FOR RECORD  
THE 19 DAY OF March  
A.D. 1963 9:00 O'CLOCK A.M.  
AND RECORDED IN RECORD 131A  
PAGE 202  
FEE \$ -0-

2689

R.F.W.  
11-19-62  
A.H. 2-12-63

PARCEL NO. 14 & 14 A PROJECT NO. S-778(1) SHEET 2 of 2 SHEETS.

It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within \_\_\_\_\_ days from the date first payment is received, and \$ \_\_\_\_\_ will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of ONE THOUSAND TWENTY ONE <sup>AND NO</sup>/<sub>110</sub> Dollars (\$ 1021.00 ), which sum shall be paid or held in escrow as specified to the order of  
JYLE S JONES  
CITIZEN'S STATE BANK  
TRR 4  
NEW CASTLE IND.

(Give address of Payee)

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.

Mortgagee: CITIZENS STATE BANK OF NEW CASTLE, INDIANA.

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

Land and improvements 111.00 ; Damages 910.00 ; Total consideration 1021.00

(Grantor)	<u>Jyle S. Jones</u>	(Grantor)
(Grantor)	<u>JYLE S. JONES</u>	(Grantor)
(Grantor)	<u>ADULT</u>	(Grantor)
(Grantor)	<u>HUSBAND</u>	(Grantor)
(Grantor)	<u>Vera E. Jones</u>	(Grantor)
(Grantor)	<u>ADULT</u>	(Grantor)
(Grantor)	<u>WIFE</u>	(Grantor)
(Grantor)	<u>VERA E. JONES</u>	(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)
(Grantor)		(Grantor)

2-4-63  
9.20

Dated January 29, 1963

This instrument prepared and checked with project plans for Division of Land Acquisition.  
 BY R. F. Wexler  
11-19-62 Date

AMOUNT APPROVED FEB 26 1963  
 BY Charles D. Shurt  
 Chief Clerk

THE ABOVE GRANT IS HEREBY ACCEPTED.  
 STATE OF INDIANA

DESCRIPTION & FORM OK'D 2-12-63  
 BY Ab Shisley

PAID BY WARRANT NO A125251  
 DATED Mar. 5, 1963

BY David Cohen  
 Title  
 Indiana State Highway Commission  
 DATE \_\_\_\_\_, 19\_\_\_\_

208  
2-21-63





INDIANA STATE HIGHWAY COMMISSION  
Division of Land Acquisition  
ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

March 14, 1963

To Jyle S. Jones and  
Citizens State Bank  
R. R. # 4  
New Castle, Indiana

GENTLEMEN:

We enclose State Warrant No. A 125251 3/5 1963  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase of Right of Way  <i>For the purchase of Right of Way on State Road</i> <i>No. 38 in Henry</i> <i>County S Project 778</i> <i>Section (1) as per Grant dated</i> <i>January 29, 1963</i>  Parcel 14 and 14A	\$1,021.00

PLEASE RECEIPT AND RETURN

Received Payment: *Jyle S. Jones*

Date: *April 6 1963*

Control

APPRAISAL REVIEW

Project S-778 (1) Road SR 38 County Henry Parcel No. 14  
Property Owner Lyle S. Jones Address RR 4, New Castle, Ind.  
Address of Appraised Property Same

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers including any comments by the property owner along with any recent awards by condemnation juries, that have been brought to my attention, that is relevant to this matter.

I have reviewed this parcel and appraisal for the following items:

1. I have personally checked all Comparables and concur in the determinations made. ✓
2. Planning and Detail Maps were supplied appraisers. L
3. The three approaches required (Income, Market Data and Cost Replacement) were considered. L
4. Necessary Photos (3 prints of each) are enclosed. L
5. The appraisal is fully documented and supported as required by the State Highway Commission and the Federal Bureau of Roads. L
6. Plats drawn by the appraisers are attached. L
7. I have personally inspected the Plans. ✓
8. I have personally inspected the site and familiarized myself with the Parcel. ✓
9. I have carefully reviewed and checked the computations of this parcel and attest to their correctness. ✓

Comments \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

It is my opinion as of \_\_\_\_\_: (date)

- (a) The fair market value of the entire property is: \$ 135,734.
- (b) The fair market value of the property after the taking, assuming the completion of the improvement, is: \$ 134,713.

The total value of taking is: (a minus b) Total \$ 1021

- (1) Land and/or improvements \$ 111.
- (2) Damages \$ 910.

J. E. Gallagher  
Reviewing Appraiser  
Date: 1-22-63

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 5778-1 PARCEL # 14

OWNER Jyle Jones PHONE # \_\_\_\_\_

(Other interested parties and relationship)

ADDRESS OF OWNER RR New Castle Ind

DATE ASSIGNED 1-22

DATE OF CONTACT 1-31

TIME OF CONTACT 11AM

DATE OF PREVIOUS CONTACT 1-29

OFFER \$ Secured

DETAIL CONTACT\* Returned copy of grant to Owners for initials.

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

SIGNED Chris Speicher

\* 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 S 778-1 PARCEL # 14

OWNER Joyce Jones PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER RR 4 New Castle Ind

DATE ASSIGNED 1-22

DATE OF CONTACT 1-29

TIME OF CONTACT 2 PM

DATE OF PREVIOUS CONTACT -

OFFER \$ 1021<sup>00</sup>

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

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

SIGNED Chris Specker

\* 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 9 778-1 PARCEL # 14  
OWNER JYLE JONES PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER RN NEW CASTLE 1AD  
DATE ASSIGNED 1-22  
DATE OF CONTACT 1-28 3PM  
TIME OF CONTACT 3PM  
DATE OF PREVIOUS CONTACT —

OFFER \$ 1021<sup>00</sup>

DETAIL CONTACT\* Explained situation  
said to come back Thursday  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

SIGNED Chris Specker

\* 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 S 778-1 PARCEL # 14

OWNER Jyle Jones PHONE # \_\_\_\_\_

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

ADDRESS OF OWNER RR. New Castle Ind

DATE ASSIGNED 1-22

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

TIME OF CONTACT No Contact

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

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

DETAIL CONTACT\* No contact

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_


SIGNED Chris Speck

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

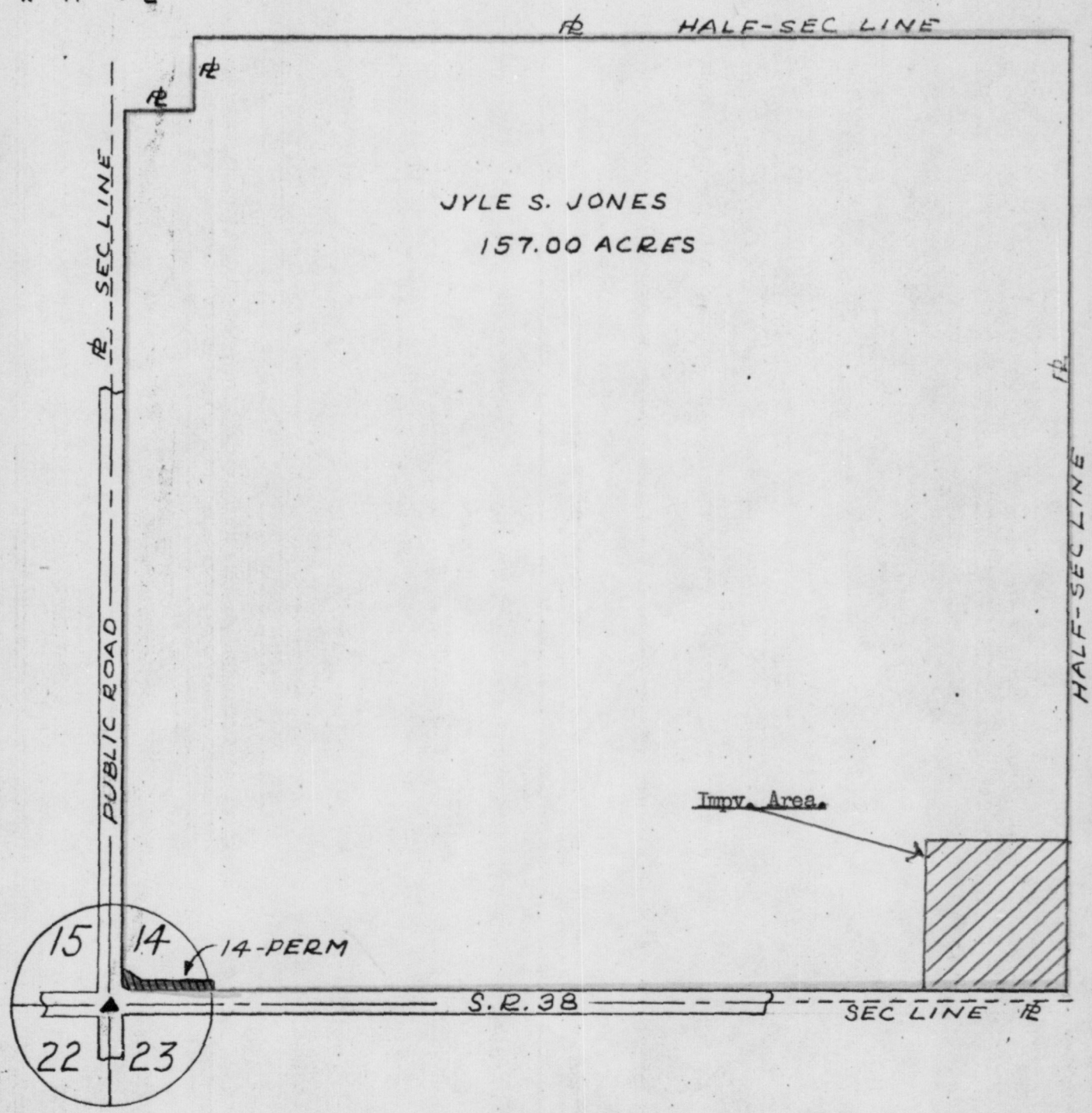
PARCEL NO. 14-PERM  
PROJECT NO. S-778(1)  
ROAD S.R. 38

OWNER: JYLE S. JONES DRAWN BY WIXOM, R.F.  
CHECKED BY *Best*  
DEED RECORD 133 PAGE 306-7 DTD., 5-21-47

COUNTY : HENRY  
SECTION : 14  
T 17 : N  
R 11 : E

 CROSSHATCHED  
AREA IS  
APPROX. TAKE

SCALE: NORTH  
1"=400'



PARCEL NO. 14A-PERM

OWNER: JYLE S. JONES

DRAWN BY WIXOM, R.F.

PROJECT NO. S-778(1)

CHECKED BY *Red*

ROAD S.R. 38

DEED RECORD  
138

PAGE  
306-7

DTD.,  
5-21-47

COUNTY : HENRY



CROSSHATCHED  
AREA IS  
APPROX. TAKE

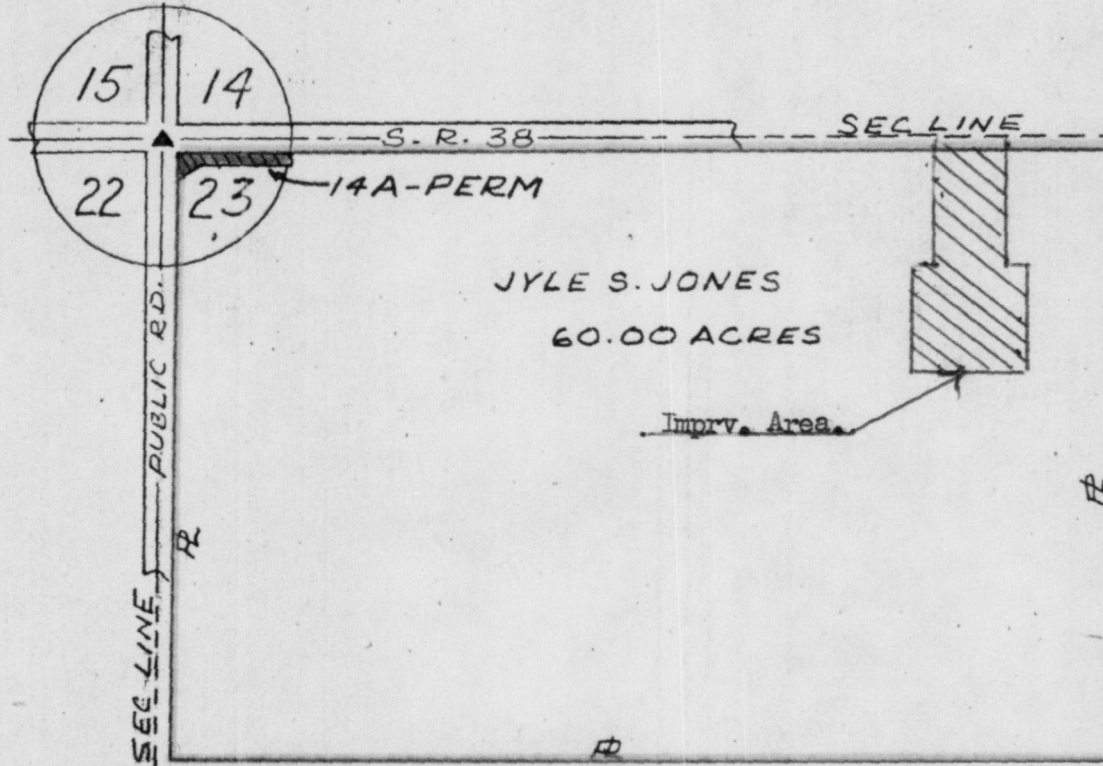
SCALE:  
1"=400'

NORTH

SECTION : 23

T 17 : N

R 11 : E





TITLE AND ENCUMBRANCE REPORT

45574

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 38 PROJ. S-778(1) COUNTY Henry

Names on Plans Jyle Jones

Names in Trans. Book Jule Jones

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
SW 1/4	14	17	11	157	\$8990 \$3000

Liberty Township

LAST OWNER OF RECORD

Deed Record 138 P. 306-7 Recorded 5-21-47 Dated 5-21-47 Deed

Grantor Marjorie Mathes

Grantee Jyle S. Jones

Address of Grantee R R #4, New Castle, Indiana

MORTGAGE RECORD

Mortgage Record 150 P. 202 Amount \$14000.00 Dated 8-31-1948

Mortgagor Jyle S. Jones

Mortgagee Citizens State Bank

JUDGMENT RECORD Yes (X) None ( ) LIS PENDENS RECORD Yes ( ) None (X)

MISCELLANEOUS RECORD Yes (X) None ( ) EASEMENT Yes ( ) None (X)

\* See Entries Nos. 9 & 13 of the attached Title Search herewith. 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.

HENRY COUNTY ABSTRACT COMPANY, INC.

Dated this 26th day of June 1962

Nelson Stigg  
Abstractor President.

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General

Final Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General

TITLE SEARCH

No. 45536-4

Prepared for Indiana State Highway Commission.

Project S-778 (i), Liberty Township, Henry County, Indiana.

Names on Plans: Jyle Jones

1. Names on Transfer Book: Jyle Jones

Description

The Southwest Quarter of Section Fourteen (14) Township Seventeen (17) North, Range Eleven (11) East, except One (1) acre heretofore conveyed to James A. Stafford on the Northwest corner thereof and containing one hundred fifty seven (157) acres more or less.

SECURITY DOCUMENT

2. John M. Worl and Sarah J. Worl, his wife  
 to  
 Nellie Worl Jones and Jyle Jones, her husband  
 Warranty Deed for \$1.00 and Love and Affection dated March 5,  
 1910 and recorded March 8, 1910 in Deed Record 83, page 354.  
 Acknowledged before Charles B. Thompson, Notary Public, Henry  
 County, Indiana. (LS)  
 The Southwest quarter of Section fourteen (14) Township Seven-  
 teen (17) North, Range Eleven (11) East, except one (1) acre  
 heretofore conveyed to James A. Stafford on the Northwest corner  
 thereof and containing one hundred fifty seven (157) acres more  
 or less.

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3. Nellie Worl Jones and J.S. Jones, her husband,  
 to  
 The Ohio Oil Company  
 Oil and Gas Lease for 1.00 dated October 4, 1944 and recorded  
 November 16, 1944 in Miscellaneous Record 28, page 73. Acknowled-  
 ged before Orange D. Hall, Notary Public, Henry County, Indiana.  
 (LS)  
 South 1/2 of Section 14, except 1 acre in the form of a square  
 in the Northwest corner; Also all that part of the West 1/2 of  
 Section 13 lying South of the Pennsylvania Railroad Company's  
 right of way; Also the West 60 acres of the North 1/2 of the  
 Northwest 1/4 of Section 23, all in Township 17 North, Range 11  
 East of the Second Principal Meridian, containing 544 acres more  
 or less.

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4.

RELEASE

KNOW ALL MEN BY THESE PRESENTS:  
 THAT, WHEREAS, THE OHIO OIL COMPANY, an Ohio Corporation  
 of Findlay, Ohio is the present owner of the following described  
 oil and gas leases covering certain lands as therein described,  
 situated in the County of Henry, State of Indiana, to-wit:  
 11497 - That certain oil and gas lease dated October 4, 1944  
 from Nellie Worl Jones and J.S. Jones, her husband, lessors to  
 The Ohio Oil Company, lessee recorded in Book 28 at page 73,  
 covering the South half (S $\frac{1}{2}$ ) except 1 acre in the form of a square  
 in the Northwest corner of Section 14, Also all that part of the  
 West half (W $\frac{1}{2}$ ) lying South of the Pennsylvania Railroad Company's  
 right of way of Section 13; Also the West 60 acres of the North  
 Half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 23, T 17N R 11  
 E, containing in all 544 acres, more or less.  
 AND, WHEREAS, said THE OHIO OIL COMPANY desires to terminate  
 the said leases and release the same of record.  
 NOW, THEREFORE, as to each of the said described leases, said  
 THE OHIO OIL COMPANY does hereby release, surrender and relinquish  
 to the lessor or lessors therein and their successors all rights  
 whatever in and to the lands therein described, acquired or held  
 by said Company under said oil and gas lease, and each and all of  
 the said leases are by these presents cancelled and annulled and  
 held for naught.

5.

IN WITNESS WHEREOF, THE OHIO OIL COMPANY has caused this instrument to be executed and its corporate seal to be affixed this 13th day of December, A.D. 1945.

WITNESS: (CORP SEAL) THE OHIO OIL COMPANY  
L.P. Leonard By G.E. McCullough  
L.P. Leonard G.E. McCullough  
Vice President

D.L. Dorsey Attest: P.V. Barrett  
D.L. Dorsey P.V. Barrett  
Assistant Secretary

State of Ohio,  
County of Hancock, SS:

Before me, C.E. Buffington, a Notary Public, duly commissioned qualified and acting in and for the county and state aforesaid, on this day personally appeared G.E. McCullough to me personally known and known to me to be the identical person whose name is subscribed to the foregoing instrument as Vice President of The Ohio Oil Company, the corporation which executed the same, who, being by me duly sworn, did say that he is Vice President of the said corporation, that he subscribed the name of the said corporation to the foregoing instrument as the maker thereof, affixed the corporate seal of said corporation thereto subscribed his name to said instrument as Vice President of said corporation, and that the said instrument was so signed and sealed for and on behalf of said corporation by authority of its Board of Directors and he did acknowledge the same to be his free and voluntary act and deed in the capacity therein stated, and the free and voluntary corporate act and deed of said corporation, for the uses, purposes and consideration in said instrument set forth and expressed.

6.

Given under my hand and seal of office this 13 day of December, A.D. 1945.

(LS) C.E. Buffington  
Notary Public  
Hancock County, Ohio

My commission expires July 13, 1948  
Recorded May 24, 1946  
Release Record 11, pages 395 to 404 inc.

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7. Jyle S. Jones and Nellie W. Jones, husband and wife  
to

Marjorie Mathes, unmarried

Warranty Deed for \$1.00 and for the purpose of dividing real estate between the grantors herein, dated May 21, 1947 and recorded May 21, 1947 in Deed Record 138, page 306. Acknowledged before Franklyn George, Notary Public, Henry County, Indiana. (LS)

The north half of the west half and the north half of the west half of the east half of the northwest quarter of section twenty three, township seventeen north, range eleven east containing sixty acres more or less, and more particularly described as follows: Commencing at the northwest corner of said section twenty three, thence east one hundred twenty two and ninety hundredths rods, thence south eighty one and sixty two hundredths rods, thence west one hundred twenty two and ninety hundredths rods, thence north eighty one and sixty two hundredths rods to the place of beginning.

Also, The Southwest quarter of Section Fourteen (14) Township Seventeen (17) North, Range Eleven (11) East, except one (1) acre heretofore conveyed to James A. Stafford on the northwest corner thereof; and containing One Hundred fifty seven (157) acres more or less. Including all growing crops now on said real estate.

Subject to all liens, taxes and incumbrances thereon

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8. Marjorie Mathes, unmarried and of legal age  
to

Jyle S. Jones

Warranty Deed for \$1.00 dated May 21, 1947 and recorded May 21, 1947 in Deed Record 138, page 306 and 307. Acknowledged before Franklyn George, Notary Public, Henry County, Indiana. (LS)

The North half of the west half and the north half of the west half of the east half of the northwest quarter of section twenty three, township seventeen north, range eleven east containing sixty acres more or less, and more particularly described as follows, Commencing at the northwest corner of said section twenty three, thence east one hundred twenty two and ninety hundredths rods, thence south eighty one and sixty two hundredths rods, thence west one hundred twenty two and ninety hundredths rods, thence north eighty one and sixty two hundredths rods to the place of beginning.

Also The Southwest quarter of Section Fourteen (14) Township Seventeen (17) North, Range Eleven (11) East, except One (1) acre heretofore conveyed to James A. Stafford on the northwest corner thereof, and containing one hundred fifty seven (157) acres more or less.

Including all growing crops now on said real estate.

Subject to all liens, taxes and incumbrances thereon.

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11.

Satisfaction

On the margin of Mortgage Record 150, page 202 is written the following satisfaction, to wit:

The debt secured by the annexed mortgage having been fully paid this mortgage is hereby released this 9 day Nov, 1951.

CITIZENS STATE BANK OF NEW CASTLE  
By L. Edward Clift, A. Cashier

Attest: Horace L. Allison  
Recorder of Henry County, Indiana

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12.

Jyle S. Jones (unmarried)

to

Citizens State Bank of New Castle, Indiana

Mortgage for \$7,000.00 dated November 17, 1952 and recorded November 18, 1952 in Mortgage Record 167, page 168. Acknowledged before Joyce Elaine Barlow, Notary Public, Henry County, Indiana (LS)

The Southwest quarter of Section Fourteen (14) Township Seventeen (17) North, Range eleven (11) East, except One (1) acre heretofore conveyed to James A. Stafford in the Northwest corner thereof, containing One Hundred Fifty seven (157) acres more or less.

The north half of the west half, and the north half of the half of the east half of the northwest quarter of section 23, Township 17 north, range 11 east, 60 acres more or less.

To secure the payment when the same shall become due of a loan of \$7,000.00 evidenced by one promissory note for a like amount dated at New Castle, Indiana, November 17, 1952 due 5 years after date with interest at the rate of four (4) per cent.

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13.

Jyle S. Jones

vs

Earl Holmes

Henry Circuit Court  
September Term, 1959  
# 32630

EJECTION

Judgment vs plaintiff for costs on dismissal. Costs taxed at \$17.10 of which \$10.00 was paid leaving unpaid \$7.10.

September 9, 1959

Civil Order Book 134, page 539

Fee Book 76, page 312.

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### Planning Commission Ordinance

A printed copy of the Henry County, Indiana, Planning Commission Ordinance No. 1, Revised, consisting of pages numbered 1 to 54 inclusive, certified to by the Auditor of Henry County, Indiana, was recorded June 5th, 1956, and appears of record in Miscellaneous Record 38, pages 170 to 198 inclusive, all of which is made a part of this abstract by reference.

14. Said Ordinance affects all rural area of Henry County, Indiana, all unincorporated communities and such incorporated communities as may be placed under the administration of the Henry County Planning Commission.

For details of this Ordinance and how the same affects Caption Real Estate, if within such jurisdiction, attention is directed to such record and to The Building Commissioner of Henry County, Indiana, who is the Administrative Officer of said Planning Commission.

Attention is likewise directed to the New Castle Planning Commission as to Land Use, Zoning, etc. of Real Estate within the jurisdiction of said Planning Commission.

This Abstract and the subsequent Certificate does not Cover Zoning or Land Use of any tract or lot in Henry County, Indiana; for such information it is necessary to contact the proper administrative officer of the Planning Commission having jurisdiction of Caption Real Estate.

This Abstract and the subsequent Certificate does not cover any governmental limitation or regulation respecting access to abutting streets, roads or highways.

### Taxes

An examination has been made and is limited to the Current Tax Duplicate of Henry County, Indiana, for taxes, both delinquent and current, against the Caption Land of this Abstract, (assessed in some instances with other Real Estate.) Such examination does not cover taxes on personal property, Auditor's Assessments, nor future taxes which may be a lien but not computed and extended on the Current Tax Duplicate.

Such examination reveals taxes against caption land assessed in the Name, Taxing Unit, Description and Amount or Amounts, as follows:

15. Jyle Jones R#4 New Castle  
Liberty Township

In SW $\frac{1}{4}$ 14-17-11	159 Acres	\$8990.00	\$3000.00
Exemptions		None	
Delinquent Taxes		None	

1961 Taxes payable May, 1962; 220.15: Paid May 7, 1962  
1961 Taxes payable Nov, 1962; 220.15:

## Judgment Examination

Judgment Examination, as covered by the attached Certificate, made as against the following name or names, only, to-wit:

16. Jyle Jones and Jyle S. Jones, individually, for the period of ten years last past.

-----

17.

Note

We limit the judgment search covered by this certificate to the date of June 15, 1962 at 7:00 A.M. this being the last date on which orders have been placed in the Civil Order Books in the Henry Circuit Court.

Abstracter.

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## Old Age Assistance Lien Search

Search has been made for Old Age Assistance Liens filed and recorded in the "Recorder's Abstract of Old Age Assistance Certificates Filed," of Henry County, Indiana, pursuant to the "Welfare Act of 1936," as amended by Chapter 144, Acts of 1947, approved March 12th, 1947, and said Search shows no assistance has been granted and no Old Age Assistance Liens filed against the person or persons hereinafter named, except and unless set out at prior entry or entries in this abstract. Said Search being made and is expressly limited to the following name or names, and not otherwise, viz.

18.

Jyle Jones  
Jyle S. Jones

C E R T I F I C A T E

The Henry County Abstract Company, Inc., hereby Certifies that the above and foregoing Search includes all transfers of the Real Estate described at Entry No. One herein as shown by the records in the office of the Recorder of Henry County, Indiana, and likewise all liens and mortgages executed by or filed against the owners shown herein of said real estate within the period of Twenty years immediately prior to the date of this Search, and judgments rendered by the Henry Circuit Court of said County and State, against the record owners as set forth in the Judgment Examination in this Search.

This Certificate and Search covers Entries No. One (1) to Eighteen (18) inc., and the period of Twenty years last past; any entries shown prior to that time are hereby certified as correct.

Dated at New Castle, Indiana, this the 26 day of June A.D. 1962 at Seven O'clock A.M.

HENRY COUNTY ABSTRACT COMPANY, INC.  
By *Nelson D. Higgs*  
President

TITLE AND ENCUMBRANCE REPORT

14 A PERM  
45536-

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. 38 PROJ. S-778-1 COUNTY Henry

Names on Plans Jyle Jones

Names in Trans. Book Jyle Jones

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value	
E E W NW	23	17	11	20	\$1100	None
NW cor NW	23	17	11	30	\$1650	None
W E NW	23	17	11	10	\$500	\$2550

Liberty Township

LAST OWNER OF RECORD

Deed Record 138 P. 307-7 Recorded 5-21-1947 Dated 5-21-47 Deed

Grantor Marjorie Mathew

Grantee Jyle S. Jones

Address of Grantee R R #4, New Castle, Indiana

MORTGAGE RECORD

Mortgage Recrd 167 P. 168 Amount \$7000.00 Dated 11-17-52

Mortgagor Jyle S. Jones

Mortgagee Citizens State Bank of New Castle, Ind.

JUDGMENT RECORD Yes  None  LIS PENDENS RECORD Yes  None

MISCELLANEOUS RECORD Yes  None  EASEMENT Yes  None

\* Judgment for costs shown at Entry 12 of attached Search.  
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.

HENRY COUNTY ABSTRACT COMPANY, INC.

Dated this 12th day of July 1962

Nelson Dugg  
Abstractor President.

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General

Final Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General

TITLE SEARCH

NO. 45536-1

Prepared for Indiana State Highway Commission

Project S-778(i) Liberty Township, Henry County, Indiana

1.

Names on Plans: Jyle Jones

Names on Transfer Book: Jyle Jones

Description:

The North half of the West half and the North half of the West half of the East half of the Northwest quarter of Section 23, Township 17 North, Range 11 East, 60 acres more particularly described as follows: Commencing at the Northwest corner of said Section 23, thence east 122.90 rods; thence South 81.62 rods; thence West 122.90 rods; thence North 81.62 rods to the place of beginning, containing Sixty (60) acres, more or less.



Frank Nichols and Hannah Nichols, his wife  
to

Nellie Jones

2. Warranty Deed for \$9000.00, dated July 5, 1928 and recorded July 7, 1928 in Deed Record 109 page 36. Acknowledged before Ruby Norris, Notary Public, Henry County, Indiana.(LS)

The north half of the west half and the north half of the west half of the east half of the northwest quarter of section twenty three, township seventeen north, range eleven east, containing sixty acres more or less, and more particularly described as follows; Commencing at the northwest corner of said section twenty three thence east one hundred twenty two and ninety hundredths rods, thence south eighty one and sixty two hundredths rods, thence west one hundred twenty two and ninety hundredths rods, thence north eighty one and sixty two hundredths rods to the place of beginning.

Subject to a mortgage to the Union Central Life Insurance Company for \$3,000.00 due June 1, 1930 which the grantee assumes and agrees to pay.

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Nellie Worl Jones and J.S. Jones, her husband  
to

The Ohio Oil Company

3. Oil and Gas Lease for \$1.00, dated October 4, 1944, and recorded November 16, 1944 in Miscellaneous Record 28, page 73. Acknowledged before Orange D. Hall, Notary Public, Henry County, Indiana.(LS)

South 1/2 of Section 14, except 1 acre in the form of a square in the northwest corner; also all that part of the West 1/2 of Section 13 lying south of the Pennsylvania Railroad Company's right of way; also the west 60 acres of the North 1/2 of the Northwest 1/4 of Section 23, all in Township 17 North, Range 11 East of the Second Principal Meridian, containing 544 acres more or less.

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#### RELEASE

KNOW ALL MEN BY THESE PRESENTS:

THAT, WHEREAS, THE OHIO OIL COMPANY, an Ohio Corporation of Findlay, Ohio is the present owner of the following described oil and gas leases covering lands as therein described, situated in the County of Henry, State of Indiana, towit:

4.

11497- That certain oil and gas lease dated October 4, 1944 from Nellie Worl Jones and J.S. Jones, her husband, lessors to The Ohio Oil Company, lessee recorded in Book 28 at page 73, covering the South half (S $\frac{1}{2}$ ) except 1 acre in the form of a square in the Northwest corner of Section 14, also all that part of the West half (W $\frac{1}{2}$ ) lying South of the Pennsylvania Railroad Company's right of way of Section 13; also the west 60 acres of the north half (N $\frac{1}{2}$ ) of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 23, T 17 N R 11 E, containing in all 544 acres, more or less.

AND, WHEREAS SAID THE OHIO OIL COMPANY desires to terminate the said leases and release the same of record.

NOW, THEREFORE, as to each of the said described leases, said THE OHIO OIL COMPANY does hereby release, surrender and relinquish to the lessor lessors therein and their successors all rights, whatever in and to the lands therein described, acquired or held by said Company under said oil and gas lease, and each and all of the said leases are by these presents cancelled and annulled and held for naught.

Henry County Abstract Company, Inc.

New Castle, Indiana

IN WITNESS WHEREOF, THE OHIO OIL COMPANY has caused this instrument to be executed and its corporate seal to be affixed this 13th day of December A.D. 1945.

5.

(CORP. SEAL) THE OHIO OIL COMPANY  
By G.E. McCullough  
G.E. McCullough

WITNESS  
L.P. Leonard  
L.P. Leonard

D.L. Dorsey  
D.L. Dorsey

Attest: P.V. Barrett  
P.V. Barrett  
Assistant Secretary

State of Ohio  
County of Hancock, SS:

6.

Before me, C.E. Buffington, a Notary Public, duly commissioned qualified and acting in and for the county and State aforesaid, on this day personally appeared G.E. McCullough to me personally known and known to me to be the identical person whose name is subscribed to the foregoing instrument as Vice President of The Ohio Oil Company, the corporation which executed the same, who, being by me duly sworn, did say that he is Vice President of the said corporation, that he subscribed the name of the said corporation to the foregoing instrument as the maker thereof, affixed the corporate seal of said corporation thereto subscribed his name to said instrument as Vice President of said corporation, and that the said instrument was so signed and sealed for and on behalf of said corporation by authority of its Board of Directors and he did acknowledge the same to be his free and voluntary act and deed in the capacity therein stated, and the Free and voluntary corporate act and deed of said corporation, for the uses, purposes and consideration in said instrument set forth and expressed.

Given under my hand and seal of office this 13 day of December A.D. 1945.

(LS) C.E. Buffington  
Notary Public  
Hancock County, Ohio

My commission expires July 13, 1948

Recorded May 24, 1946  
Release Record 11 pages 395 to 404 inc.

- - - - -

Jyle S. Jones and Nellie W. Jones, husband and wife  
to

Marjorie Mathew, unmarried

7. Warranty Deed for \$1.00 and for the purpose of dividing real estate between the grantors herein, dated May 21, 1947 and recorded May 21, 1947 in Deed Record 138 page 306. Acknowledged before Franklyn George, Notary Public, Henry County, Indiana.(LS)

The north half of the west half of the north half of the west half of the east half of the northwest quarter of section twenty three, township seventeen north, range eleven east containing sixty acres, and more particularly described as follows, commencing at the northwest corner of said section twenty three, thence east one hundred twenty two and ninety hundredths rods, thence south eighty one and sixty two hundredths rods, thence west one hundred twenty two and ninety hundredths rods, thence north eighty one and sixty two hundredths rods to the place of beginning.

Also, the southwest quarter of Section fourteen (14) township Seventeen (17) North range eleven (11) east, except one (1) acre heretofore conveyed to James A. Stafford on the northwest corner thereof; and containing one hundred fifty seven (157) acres more or less. Including all growing crops now on said real estate.

Subject to all liens, taxes and incumbrances thereon.

- - - - -

Marjorie Mathew, unmarried and of legal age  
to

Jyle S. Jones

8. Warranty Deed for \$1.00, dated May 21, 1947 and recorded May 21, 1947 in Deed Record 138 pages 306-307. Acknowledged before Franklyn George, Notary Public, Henry County, Indiana.(LS)

The North half of the west half, and the north half of the west half of the east half of the northwest quarter of section twenty three, township seventeen north, range eleven east containing sixty acres more or less, and more particularly described as follows, Commencing at the northwest corner of said section twenty three, thence east one hundred twenty two and ninety hundredths rods, thence south eighty one and sixty two hundredths rods, thence west one hundred twenty two and ninety hundredths rods, thence north eighty one and sixty two hundredths rods to the place of beginning.

Also the Southwest quarter of Section fourteen (14) township Seventeen (17) North, Range eleven (11) east, except one (1) acre heretofore conveyed to James A. Stafford on the northwest corner thereof, and containing one hundred fifty seven (157) acres more or less.

Including all growing crops now on said real estate.

Subject to all liens, taxes and incumbrances thereon.

- - - - -

Jyle S. Jones, unmarried

to

Citizens State Bank

9. Mortgage for \$14,000.00, dated August 31, 1948 and recorded August 31, 1948 in Mortgage Record 150 page 202. Acknowledged before Margaret Marie Sutton, Notary Public, Henry County, Indiana. (LS)

The north half of the west half and the north half of the west half of the east half of the northwest quarter of section 23 township 17 north, range 11 east, 60 acres, more or less, and more particularly described as follows: Commencing at the north west corner of said section 23, thence east 122.90 rods; thence south 81.62 rods; thence west 122.90 rods; thence north 81.62 rods to the place of beginning, containing sixty (60) acres more or less.

The Southwest quarter of Section fourteen (14), Township Seventeen (17) North, Range eleven (11) east, except One (1) acre heretofore conveyed to James A. Stafford in the Northwest corner thereof, containing one hundred fifty seven (157) acres more or less.

- - - - -

Satisfaction

On the margin of Mortgage Record 150 page 202 is written the following satisfaction, towit:

10. The debt secured by the annexed mortgage having been fully paid this mortgage is hereby released this 9 day of Nov. 1951.

CITIZENS STATE BANK OF NEW CASTLE  
By L. Edward Clift, A. Cashier

Attest: Horace L. Allison  
Recorder of Henry County, Indiana.

- - - - -

11.

Jyle S. Jones (unmarried)  
to

Citizens State Bank of New Castle, Indiana

Mortgage for \$7,000.00, dated November 17, 1952 and recorded November 18, 1952 in Mortgage Record 167 page 168. Acknowledged before Joyce Elaine Harlow, Notary Public, Henry County, Indiana. (LS)

The Southwest quarter of Section Fourteen (14) Township Seventeen (17) North, Range eleven (11) east, except one (1) acre heretofore conveyed to James A. Stafford in the Northwest corner thereof, containing One Hundred Fifty seven (157) acres more or less.

The north half of the west half and the north \_\_\_ of the half of the east half of the northwest quarter of section 23, township 17 north, range 11 east, 60 acres more or less.

To secure the payment when the same shall become due of a loan of \$7,000.00 evidenced by one promissory note for a like amount dated at New Castle, Indiana, November 17, 1952, due 5 years after date with interest at the rate of four (4) per cent.

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Jyle S. Jones  
vs  
Earl Holmes

Henry Circuit Court  
September Term 1959  
No. 32630  
Ejection

12.

Judgment vs Plaintiff for costs on dismissal. Costs taxed at \$17.10 of which \$10.00 was paid leaving unpaid \$7.10.

September 9, 1959  
Civil Order Book 134 page 539  
Fee Book 76 page 312.

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## Planning Commission Ordinance

A printed copy of the Henry County, Indiana, Planning Commission Ordinance No. 1, Revised, consisting of pages numbered 1 to 54 inclusive, certified to by the Auditor of Henry County, Indiana, was recorded June 5th, 1956, and appears of record in Miscellaneous Record 38, pages 170 to 198 inclusive, all of which is made a part of this abstract by reference.

13.

Said Ordinance affects all rural area of Henry County, Indiana, all unincorporated communities and such incorporated communities as may be placed under the administration of the Henry County Planning Commission.

For details of this Ordinance and how the same affects Caption Real Estate, if within such jurisdiction, attention is directed to such record and to The Building Commissioner of Henry County, Indiana, who is the Administrative Officer of said Planning Commission.

-----

Attention is likewise directed to the New Castle Planning Commission as to Land Use, Zoning, etc. of Real Estate within the jurisdiction of said Planning Commission.

This Abstract and the subsequent Certificate does not Cover Zoning or Land Use of any tract or lot in Henry County, Indiana; for such information it is necessary to contact the proper administrative officer of the Planning Commission having jurisdiction of Caption Real Estate.

This Abstract and the subsequent Certificate does not cover any governmental limitation or regulation respecting access to abutting streets, roads or highways.

## Taxes

An examination has been made and is limited to the Current Tax Duplicate of Henry County, Indiana, for taxes, both delinquent and current, against the Caption Land of this Abstract, (assessed in some instances with other Real Estate.) Such examination does not cover taxes on personal property, Auditor's Assessments, nor future taxes which may be a lien but not computed and extended on the Current Tax Duplicate.

Such examination reveals taxes against caption land assessed in the Name, Taxing Unit, Description and Amount or Amounts, as follows:

14.

Jyle Jones  
Liberty Township

EEWNW	23-17-11	20A	\$1100.00	None
NW cor NW	23-17-11	30A	1650.00	"
WE NW	23-17-11	10A	500.00	\$2550.00

Exemptions           None  
Delinquent Taxes None

1961 taxes payable May 1962 \$107.86 paid 5/7/1962  
1961 taxes payable Nov. 1962 \$107.86

## Judgment Examination

Judgment Examination, as covered by the attached Certificate, made as against the following name or names, only, to-wit:

15. Jyle Jones and Jyle S. Jones (separately and individually)  
for the period of ten years last past.
- 

## Old Age Assistance Lien Search

Search has been made for Old Age Assistance Liens filed and recorded in the "Recorder's Abstract of Old Age Assistance Certificates Filed," of Henry County, Indiana, pursuant to the "Welfare Act of 1936," as amended by Chapter 144, Acts of 1947, approved March 12th, 1947, and said Search shows no assistance has been granted and no Old Age Assistance Liens filed against the person or persons hereinafter named, except and unless set out at prior entry or entries in this abstract. Said Search being made and is expressly limited to the following name or names, and not otherwise, viz.

16. Jyle Jones  
Jyle S. Jones

C E R T I F I C A T E

The Henry County Abstract Company, Inc., hereby Certifies that the above and foregoing Search includes all transfers of the Real Estate described at Entry No. One herein as shown by the records in the office of the Recorder of Henry County, Indiana, and likewise all liens and mortgages executed by or filed against the owners shown herein of said real estate within the period of Twenty years immediately prior to the date of this Search, and judgments rendered by the Henry Circuit Court of said County and State, against the record owners as set forth in the Judgment Examination in this Search.

This Certificate and Search covers Entries No. One (1) to Sixteen (16) inc., and the period of Twenty years last past; any entries shown prior to that time are hereby certified as correct.

Dated at New Castle, Indiana, this the 12<sup>th</sup> day of July  
A.D. 19 62 at Seven O'clock A.M.

HENRY COUNTY ABSTRACT COMPANY, INC.  
By *Nelson Higgs* President  
(Nelson Higgs)