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C/167

THIS INDENTURE WITNESSES, That Realty Investment Company, a general partnership existing under the laws of the State of Indiana, of Marion County, Indiana, in consideration of Four Thousand Seven Hundred Fifty Dollars, (\$4,750.00) paid the Grantors, the receipt of which the Grantors hereby acknowledge, hereby conveys and warrants unto the State of Indiana the following described real estate in Marion County, Indiana, viz:

Lot 4 in Ballweg & Company's Ray Street Subdivision in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the Office of the Recorder of Marion County, Indiana.

The undersigned person who has executed this deed in the name of Realty Investment Company represents and certifies that he is a general partner in Realty Investment Company, a general partnership, said partnership being the same Realty Investment Company that was the Grantee in the deed recorded in Deed Record 1772, page 509, and referred to in instruments recorded February 27, 1956, in Firm Names and Partnership Record M-Z; April 10, 1957, in Miscellaneous Record 577, page 530; May 7, 1957, in Miscellaneous Record 579, page 649; January 22, 1962, in Miscellaneous Record 695, page 127; and October 4, 1962, in Miscellaneous Record 715, page 206, Instrument Number 92138; that as such general partner he has full power and authority to execute and deliver this deed; that the undersigned person is not only a general partner with authority to execute and deliver this deed, but said Realty Investment Company is operated by a Board of Managers, the undersigned person is a member of said Board of Managers and also the Chairman thereof; and that Realty Investment Company is not dissolved and is a going concern.

IN WITNESS WHEREOF, the said Carl Lee Compton, a general partner in Realty Investment Company, a general partnership existing under the laws of the State of Indiana, has executed this deed in the name of such partnership on this 24th day of January, 1966.

REALTY INVESTMENT COMPANY

RECEIVED FOR RECORD  
1966 APR 15 AM 9:38  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

BY Carl Lee Compton  
Carl Lee Compton, General Partner and  
Chairman of Board of Managers

STATE OF INDIANA )  
COUNTY OF MARION ) ss:

On this 24th day of January, 1966, before the undersigned, a Notary Public in and for said county and state, personally appeared Carl Lee Compton, who stated on his oath that he is a general partner and Chairman of the Board of Managers of Realty Investment Company, a general partnership existing under the laws of the State of Indiana, and acknowledged his execution of the foregoing deed in the name of such partnership, and who, having been duly sworn, stated that the representations therein contained are true.

900  
1-25-65

Witness my hand and Notarial Seal.

DULY ENTERED  
FOR TAXATION

APR 15 1966

Loretta Renick  
Loretta Renick, Notary Public  
Marion County, Indiana

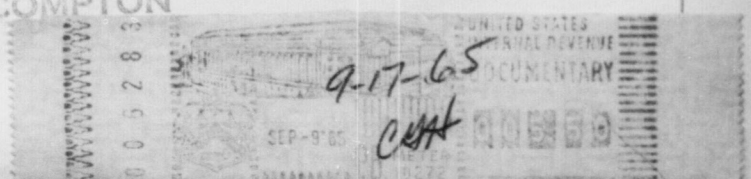
My Commission Expires  
April 6, 1969

John T. Sutton  
COUNTY AUDITOR

This instrument was prepared by  
CARL LEE COMPTON

Paid by Warrant No. A 92581  
A 92582  
Dated 4-6-66 1966  
66 18721

5.50



6

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

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4-12 1966

To Realty Investment Co.  
Room 301  
Union Federal Building  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A92582 4-6-1966  
in settlement of the following vouchers: Transmittal #94

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road	
No. <u>I-70</u> in <u>Marion</u>	
County <u>I</u> Project <u>70-3</u>	
Section <u>(52)</u> as per Grant dated	
<u>January 24, 1966</u>	
Parcel #19	
Escrow	\$750.00

PLEASE RECEIPT AND RETURN

Received Payment:

Date

*Realty Investment Co.*  
4-19-66

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

4-12 1966

To Realty Investment Co.  
Room 301  
Union Federal Building  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 92581 4-6 1966  
in settlement of the following vouchers: Transmittal #94

DESCRIPTION	AMOUNT
<p>Purchase</p> <p>For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated January 24, 1966</p> <p>Parcel #19</p>	<p>\$4,000.00</p>

PLEASE RECEIPT AND RETURN

Received Payment: Realty Investment Co.  
Date: 4-15-66 by Carole Conroy



R E S O L U T I O N

( 19 )

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 8-18-65 executed by THE STATE OF INDIANA and Realty Investment Company

including trees, shrubs and fence, if any, on Road # I-70 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:

Lot 4 in Ballwee & Co's Ray St. Subdivision in McCartys Subdivision of W. Part of Outlot 120 of the Donation Lands of City of Indianapolis.

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission for construction of Road I-70 through the County, and

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I-70-3 (52) and

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the INDIANA STATE HIGHWAY COMMISSION of INDIANA, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided and



BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 28<sup>th</sup> day of October, 19 65

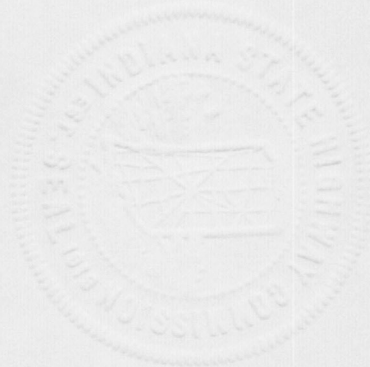
Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 28<sup>th</sup> day of October, 19 65

Roy P. Whitton  
Secretary

SEAL:



APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Sales Contract Purchaser: Hannibal Cox et. ux.  
1519 S. State St.  
Pk#: 576-5590

Project I-70-3 (02)  
Parcel No. 19  
Road I-70  
County Marion  
Owner Realty Investment Co.  
Address 1203 West Federal Bldg  
Address of Appraised Property: 1037 S. Chadwick

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

1. I have personally checked all Comparables and concur in the determinations made. yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on May 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. see attachment
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of March 26, 1965 :  
(Date)

- (a) The fair market value of the entire property before the taking is: \$ 4,750.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b) TOTAL \$ 4,750.00

(1) Land and/or improvements	\$ <u>4,750.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>4,750.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-7-65	<i>[Signature]</i>
Asst. or Chief Appr.	JUN 8 1965	<i>[Signature]</i>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 19 COUNTY \_\_\_\_\_

NAME & ADDRESS OF OWNER REALTY INVESTMENT CO.  
1203 FIRST FED BLDG PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 1-20-66

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

- | YES    | NO  | N/A | (Circle N/A if all questions are not applicable)   |
|--------|-----|-----|--|
| 1. ( ) | ( ) | ( ) | Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No                             |
| 2. ( ) | ( ) | ( ) | Showed plans, explained take, made offer, etc.?  |
| 3. ( ) | (X) | ( ) | Any mortgage? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. _____?) |
| 4. ( ) | (X) | ( ) | Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)            |
| 5. ( ) | ( ) | ( ) | Filled out RAAP Form?  |
| 6. ( ) | ( ) | ( ) | Walked over property with owner ( or who? _____ )  |
| 7. ( ) | ( ) | ( ) | Arranged for payment of taxes? (Explain how in remarks)                                  |
| 8. ( ) | ( ) | ( ) | Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A                  |
| 9. ( ) | ( ) | ( ) | Explained Eminent Domain Procedures?   |

REMARKS: PREPARED NEW VOUCHERS AND NEW AGREEMENT FOR  
POSSESSION AND RETURNED OLD DEED FOR  
EXECUTION OF NEW DEED SINCE CONTRACT WITH  
THE HANNIBARS HAS NOW BEEN LEGALLY TERMINATED  
REC'D ALL PAPERS 1-25-66 Hall  
SECURED 1-25-66

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? \_\_\_\_\_

Distribution Made  
(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify: \_\_\_\_\_

Chadwick Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I-70-3-(52) PARCEL # 19 COUNTY Marion

NAME & ADDRESS OF OWNER Realty Investment Co, by Carl Compton  
Chairman, 1203 First Fed Bldg, Indpls PHONE # ME 26473

NAME & ADDRESS OF PERSON CONTACTED Same - Compton phoned me  
PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 11-1-65

OFFER \$ \$4750.00 TIME OF CONTACT 4:20 p.m.

YES NO  N/A (Circle N/A if all questions are not applicable)

1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed.Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
5. ( ) ( ) ( ) Filled out RAAP Form?
6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: Compton phoned and stated the Cox's were in arrears on contract payments since 8-18-65, that they went through bankruptcy about 2 years ago, are floaters, are in Florida, and he has decided not to risk sending the check to them as he may never see it again. Effective today he has cancelled the contract with them. I advised him that that was up to him and that we would appreciate a quiet title action completion by him if he desired to renegotiate. He said he will get it, that this is one of his specialties. I told him that I would stop the processing of this parcel and when he was ready to contact Buyer Hall.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned

( ) Other, awaiting what? Action by Realty Investment Co to cancel contract and quiet title.

Distribution Made

- (1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

Wm H. Bellmy  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

9

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3 (52) PARCEL # 19 COUNTY MARION

NAME & ADDRESS OF OWNER REALTY INV (6/FEE) HANNIBAL GENEVA COX (CONTRACT)

SUB PROP AT 1037 CHADWICK ST PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 9-17-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (Is it VA\_\_\_\_, FHA\_\_\_\_, FNMA\_\_\_\_, Fed.Ld. Bk.\_\_\_\_, Conv'l.\_\_\_\_?)
- 4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
- 5. ( ) ( ) ( ) Filled out RAAP Form?
- 6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
- 7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
- 9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: ALL CURATIVE PAPERS WERE WITH  
RAAP TURNED OVER TO CRAWFORD  
XEROX'd TAX REC & MAILED ORIGINAL TO 1203 POST OFFICE  
PARCEL SECURED

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
 ( ) Other, awaiting what? \_\_\_\_\_

Distribution Made  
 (1) Parcel (1) Weekly Summary  
 ( ) Owner ( ) Other, Specify:

Chadwick H Hall  
 (Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

6

BUYERS REPORT #

PROJECT # I 703-(52) PARCEL # 19 COUNTY MARION

NAME & ADDRESS OF OWNER RE COMPTON FOR REALTY CO - REALTY INVESTMENT CO.  
FEE AND

HANNIBAL COX + WIFE CONTRACT PHONE #

NAME & ADDRESS OF PERSON CONTACTED CARL LEE COMPTON ATTY + GEN MGR OF PARTNERSHIP.

SUB PROP AT 1037 CHADWICK ST PHONE #

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED DATE OF CONTACT 9-7-65

OFFER \$ TIME OF CONTACT 12:30 PM.

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (Is it VA, FHA, FNMA, Fed.Ld. Bk., Conv'l.?)
- 4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
- 5. ( ) ( ) ( ) Filled out RAAF Form?
- 6. ( ) ( ) ( ) Walked over property with owner ( or who? )
- 7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
- 9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: MET WITH MR COMPTON AT 1203 FIRST FID BLDG.  
HE GAVE ME SIGNED PARTNERSHIP DEED - ESCROW - AND  
2 VOUCHERS.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? DEED STAMPS - XEROX OF AFFIDAVIT MAKING  
COMPTON GEN MGR FROM RECORDERS  
OFFICE

Distribution Made  
(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

Chadwick J Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 5

PROJECT # I 70-3 (52) PARCEL # 19 COUNTY MARION

NAME & ADDRESS OF OWNER REALTY INVESTMENT CO AND HANNIBAL COX  
SUB PROP AT 1037 CHADWICK ST PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-14-65 DATE OF CONTACT 9-7-65

OFFER \$ 4750<sup>00</sup> TIME OF CONTACT 10:25 AM.

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (Is it VA, FHA, FNMA, Fed.Ld. Bk., Conv'l.?)
- 4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
- 5. ( ) ( ) ( ) Filled out RAAP Form?
- 6. ( ) ( ) ( ) Walked over property with owner ( or who? )
- 7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
- 9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: PREPARED TWO VOUCHERS - RAAP - TAX REC REQUEST -  
KEY LETTER - AGREEMENT FOR POSSESSION AND WITH  
A REQUEST FROM MR COMPTON (PRINCIPAL IN PARTNERSHIP)  
AND FRIE OWNERS SHOWING AUTHORITY FOR HIM TO  
SIGN FOR THE PARTNERSHIP. IT IS MY UNDERSTANDING  
THAT THE PROPER PARTNERSHIP DEED HAS BEEN  
EXECUTED AND THE ABOVE TRANSMITTED PAPERS PROPERLY  
EXECUTED WILL COMPLETE THE PARCEL PURCHASE

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? \_\_\_\_\_

Distribution Made  
(1) Parcel (1) Weekly Summary  
( ) Owner ( ) Other, Specify:

Chadwick Hall  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

(4)

BUYERS REPORT # \_\_\_\_\_

PROJECT # I70-3 (52) PARCEL # 19 COUNTY MARION

NAME & ADDRESS OF OWNER REALTY INVESTMENT CORP (FEE)  
HANNIBAL & GENEVA COX (CONTRACT)

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mrs CARL LEE COMPTON PARTNER OF REALTY INV CO

SUBJECT PROP AT 1037 CHAOWICK ST

PHONE # \_\_\_\_\_

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 8-17-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

YES NO N/A (Circle N/A if all questions are not applicable)

1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed.Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
5. ( ) ( ) ( ) Filled out RAAP Form?
6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: PREPARED AND MAILED KEY LETTER - 2 VOUCHERS -

AGREEMENT FOR POSSESSION - TAX REQUEST - RAAP FORM

MAILED TO MR COMPTON AT 1203 FIRST FED BLDG.

I DID NOT MAIL DEED SINCE MR COMPTON IS

PREPARING A MANAGERIAL DEED ~~RETURN TO~~ PROPER

FOR THEIR FORMATION AS A MANAGERIAL - PARTNERSHIP

ASSOCIATION.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? \_\_\_\_\_

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify: \_\_\_\_\_

\_\_\_\_\_  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I 70-3 (52) PARCEL # 14 COUNTY MARION

NAME & ADDRESS OF OWNER REALTY INVESTMENT CORP (FEE)

HANNIBAL & GENEVA T. COX 1519 SO STATE ST PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED HANNIBAL & GENEVA T. COX

SUB PROP RT 1037 CHADWICK STREET PHONE # 576-5590

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-14-65 DATE OF CONTACT 7-2-65

OFFER \$ 4750<sup>00</sup> TIME OF CONTACT 8:55 AM

YES NO N/A (Circle N/A if all questions are not applicable)

1. ( ) ( ) (X) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. (X) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any mortgage? (Is it VA\_\_\_\_, FHA\_\_\_\_, FNMA\_\_\_\_, Fed.Ld. Bk.\_\_\_\_, Conv'l.\_\_\_\_?)
4. (X) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, (X) No)
5. (X) ( ) ( ) Filled out RAAP Form?
6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_)
7. (X) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: LEFT RAAP FORM WITH MR COX TO HAVE SIGNIFY SENT IN.

MET WITH MRY MRS COX - MADE OFFER - THE COX'S WOULD LIKE  
MORE TIME TO CONSIDER

65<sup>B</sup> TAXES WOULD ~~BE~~ PAID ~~AND~~ REC GO TO REALTY INV  
PROCURE SAME FROM THEM IF THE COX'S SELL.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? A

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify:

Hannibal Cox  
Geneva C. Cox  
Chadwick N Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # \_\_\_\_\_

PROJECT # I70-3 (52) PARCEL # 19 COUNTY MARION

NAME & ADDRESS OF OWNER REALTY INVESTMENT CORP (MR COMPTON)

1203 FIRST FEDERAL BLDG PHONE # ME 2-6473

NAME & ADDRESS OF PERSON CONTACTED MR COMPTON

SUB PROP AT 1037 CHADWICK ST.

SUB PROP SOLD ON CONTRACT TO HANNIBAL & GENEVA COX

PHONE # ST 6-5590

(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-30-65

OFFER \$ 4750<sup>00</sup> TIME OF CONTACT 1 PM

YES NO N/A (Circle N/A if all questions are not applicable)

1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed.Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) No)
5. ( ) ( ) ( ) Filled out RAAP Form?
6. ( ) ( ) ( ) Walked over property with owner ( or who? \_\_\_\_\_ )
7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
8. ( ) ( ) ( ) Secured Right of Entry? Secured Driveway Permit? ( ) Yes ( ) No ( ) N/A
9. ( ) ( ) ( ) Explained Eminent Domain Procedures?

REMARKS: MET WITH MR COMPTON AT HIS OFFICE GEN PARTNER AND  
CHAIRMAN OF BOARD OF MANAGERS. BALANCE ON THIS  
CONTRACT IS \$3638.81 AS OF 6-15-65 THERE WILL BE SOME  
MORE INTEREST. I WILL NOW CALL ON CONTRACT BUYERS  
THEY WILL CONTACT ONE WEEK LATER RE ADPT.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? \_\_\_\_\_

STATE OFF 1105 (RM)

ME 3-6630

Distribution Made

- (1) Parcel (1) Weekly Summary
- ( ) Owner ( ) Other, Specify:

Chadwick G Hall

(Signature)

CHADWICK HALL

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 64-26229-0

Amount \$ 10,000.00

Mortgage Policy No. \_\_\_\_\_

Amount \$ \_\_\_\_\_

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of October 30, 1964, 8:00 A. M.

*James I. Wright*

James I. Wright, *Authorized Officer or Agent*  
Attorney

Name of party or parties in whom title is vested:

REALTY INVESTMENT COMPANY,  
a partnership

Description of Premises:

State of Indiana, County of Marion:

Lot 4 in Ballweg & Company's Ray Street Subdivision  
in McCarty's Subdivision of the West part of Out Lot  
120 of the Donation Lands of the City of Indianapolis,  
as per plat thereof, recorded in Plat Book 10 page  
175, in the Office of the Recorder of Marion County,  
Indiana.

*1037 Chadwick, 10/30/64*



Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964 in name of Realty Investment Co. Duplicate #419182, I-Center Township, Code #1-01, Parcel #52162. May \$54.61 paid; November \$54.61 paid; Taxes for 1964 payable 1965 in name of same.

Note: Real Estate herein is Zoned I-3-U according to maps of the Zoning Ordinance of City of Indianapolis.

INFORMATION GIVEN ON TITLE INSURANCE  
 CERTIFICATE INDICATES A CONTRACT  
 BUYER WITH THE NAME OF HANNIBAL & GENEVA COX,  
 HOWEVER NO PROOF IS PROVIDED

G. W. KING  
 12-14-64

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.



PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street  
Indianapolis, Indiana

Owners Policy No. 64-26229-0

Amount \$ 10,000.00

Mortgage Policy No. \_\_\_\_\_

Amount \$ \_\_\_\_\_

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175, in the Office of the Recorder of Marion County,  
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*1037 Chadwick, 10/31/64*

SCHEDULE B 64-26229-0

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Realty Investment Co.

Manahat + Geneva Co.  
(Contract Buyers)

1037 Chadwick

2-70-3(52)

Parcel #19

Realty Investment  
1205 E. 1st Federal Bldg  
me 2-6473