

Chris Lee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 34

This Indenture Witnesseth, That *SIRLESTEEN DOZIER (ADULT FEMME SOLE)*

of *MARION* County, in the State of *INDIANA*

Convey and Warrant to

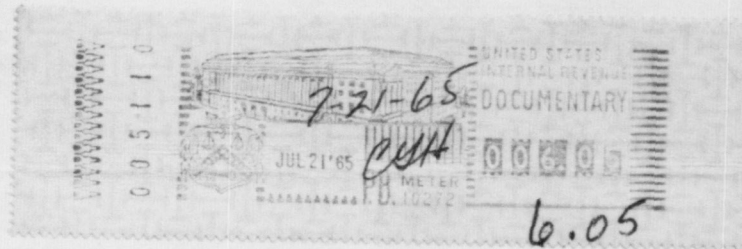
the STATE OF INDIANA for and in consideration of

FIVE THOUSAND THREE HUNDRED AND 00/100 (\$5300 00) Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION* County in the State of Indiana, to wit:

LOT 157 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.



RECEIVED FOR RECORD
1965 OCT 28 PM 1:39
MARCIA M. HAYTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

OCT 28 1965

John T. Sutton
COUNTY AUDITOR

A 063273

Paid by Warrant No. A063272

Dated 9-9-65 1965

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said *SIRLESTEEN DOZIER (ADULT FEMME SOLE)*

has hereunto set her hand and seal, this *20th* day of *JULY* 1965

(Seal) _____ (Seal)
(Seal) *Sirlesteen Dozier* (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

(Seal) _____ (Seal)

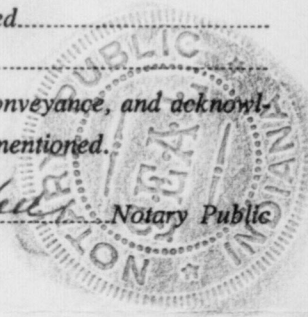
FAR *905*
8-25-65

Chris Lee
AUG 15 1965

STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named.....
..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires..... Notary Public

STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named.....
..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires..... Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 20th
day of JULY, A. D. 1965; personally appeared the within named.....
SIRLESTERN DOZIER (ADULT FEMME SOLE)
..... Grantor..... in the above conveyance, and acknowl-
edged the same to be H.E.R. voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires JANUARY 1969 Chadwick G. Hall Notary Public
Chadwick G. Hall



65 56349

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of, 19.....

at o'clock m, and

Recorded in Book No..... page.....

Recorder **DULY ENTERED**..... County

Duly entered for taxation this.....

day of OCT 28 1965, 19.....

Auditor's fee, \$ 7.00

Auditor..... COUNTY AUDITOR..... County

State Highway
Division of Land Acquisition
Indiana State Highway Commission
(23)

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

September 16, 1965

19.....

ToSirlesteen Dozier
1013 South Capitol
Indianapolis, Indiana**GENTLEMEN:**We enclose State Warrant No. A 063273 9/9/65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
<p><i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>July 20, 1965</i></p> <p>Parcel 34</p> <p style="text-align: right;">esc.</p>	500	00

PLEASE RECEIPT AND RETURN

Received Payment:

Sirlesteen Dozier

Date:

10-18-65

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

.....September 16, 1965.....19.....

To Sirlesteen Dozite² and
Oxford Finance Companies, Inc.
1013 South Capitol
Indianapolis, Indiana

GENTLEMEN: A 063272 9-9-65
We enclose State Warrant No.....19.....
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
<p><i>For the purchase of Right of Way on State Road</i> I-70 Marion No. in</p> <p>County I Project 70-3 (52)</p> <p>Section as per Grant dated July 20, 1965</p> <p>Parcel 34</p>	4800	00

PLEASE RECEIPT AND RETURN

Received Payment: *Sirlesteen Dozite*
OXFORD FINANCE CO, INC
Date: *9-20-65* BY *Murray D. Sewell atty.*

65-47746

RELEASE OF MORTGAGE

This is to certify that the following described property:

Lot 157 McCarty's Subdivision of the East Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, per plat of, recorded in plat book 2, page 86, in the office of the Recorder of Marion County, Indiana.

is hereby released from a certain mortgage executed by ARCHIE DOZIER and SIRLESTEEN DOZIER, Husband and Wife, to NORTHEAST MORTGAGE ASSOCIATES, INC., a Pennsylvania corporation, on the 22nd day of January, 1964 and recorded on the 30th day of January, 1964 in Volume 2244, Page 606 in the office of the Recorder of Marion County, Indiana and duly assigned by NORTHEAST MORTGAGE ASSOCIATES, INC. to THE OXFORD FINANCE COMPANIES, INC., a Pennsylvania corporation, on the 22nd day of January, 1964 and recorded in the office of the Recorder of Marion County, Indiana on the 30th day of January, 1964 in Volume 296, Page 509, for the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, dated this 4th day of August, 1965.

THE OXFORD FINANCE COMPANIES, INC.

By:

Joseph B. Wood
Joseph B. Wood, Vice President

Attest:

E. M. DiProspero
E. M. DiProspero, Assistant Secretary

RECEIVED FOR RECORD

1965 SEP 20 AM 10:38

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

COMMONWEALTH OF PENNSYLVANIA)

) ss:

COUNTY OF PHILADELPHIA)

Before me, the undersigned, a Notary Public in and for Philadelphia County, Pennsylvania this 4th day of August, 1965 personally appeared Joseph B. Wood, Vice President, for The Oxford Finance Companies, Inc. and acknowledged the execution of the annexed Release of Mortgage.

WITNESS my hand and notarial seal.

[Signature]
Notary Public
Notary Public, Philadelphia, Philadelphia Co.
My Commission Expires November 18, 1968

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 34
Road I-70
County Marion
Owner Archie Dapier et ux
Address 1013 S. Capital
Address of Appraised Property: same

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
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 and familiarized myself with the Parcel. June 28, 1965
9. The computations of this parcel have been checked and reviewed. yes
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 April 6, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 5,300.00
- (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 \$ 5,300.00

(1) Land and/or improvements	\$ <u>5,300.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>5,300.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-29-65	<u>[Signature]</u>
Asst. or Chief Appr.	6-30-65	<u>[Signature]</u>

NGS

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

AFFIDAVIT

STATE OF INDIANA)
MARION COUNTY) SS

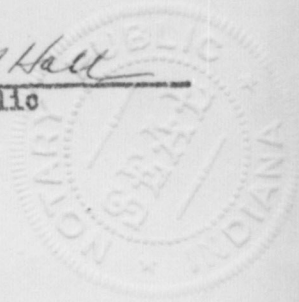
SIRLESTEEN DOZIER being duly sworn upon ~~(his)~~
(her) oath says that ~~(he)~~ (she) is OVER 21 years of age and knew in
~~(his)~~ (her) lifetime ARCHIE DOZIER, deceased,
and knows that said decedent died MAY 12, 1965 AND THAT SHE IS
THE SURVIVOR OF A JOINT TENANCY HERD WITH ARCHIE DOZIER
AS HUSBAND AND WIFE IN LOT 157 IN McCARTY'S SUBDIVISION OF
THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE
CITY OF INDIANAPOLIS AS PER ~~THE~~ PLAT THEREOF RECORDED IN PLAT BOOK 2 P 86.
AND THE PROPERTY IS 1013 SOUTH CAPITOL AVE INDIANAPOLIS INDIANA

Sirlesteen Dozier
SIRLESTEEN DOZIER (WIDOW)

Subscribed and sworn to before me this 20th day of JULY, 1965

Chadwick M. Hall
Notary Public

My commission expires JANUARY 1969



INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

Check Del.

PROJECT #

I-70-3-52

PARCEL #

34

COUNTY

Marion

NAME & ADDRESS OF OWNER

Sir Lester Jozice

1013 South Capital

PHONE #

Me 5-8949

NAME & ADDRESS OF PERSON CONTACTED

Mrs Jozice

PHONE #

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

DATE ASSIGNED

DATE OF CONTACT

9-20-65

OFFER \$

TIME OF CONTACT

10:00 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:

*Check Del. - Receipt sign - Rec Mort release
which was needed.*

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 # _____

PROJECT # I70-3 (52) PARCEL # 34 COUNTY MARION

NAME & ADDRESS OF OWNER SIRLESTEEN DOZIER

1013 SOUTH CAPITOL

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 7-23-65

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: RE ITEM No 3 TITLE INSURANCE POLICY ORDER NO 5070
SEE ATTACHED "SATISFACTION OF INDEMNIFYING MORTGAGE BY ARNOLD (NON-DELETED)

AND SIRLESTEEN DOZIER TO MODERN HOME IMPROVEMENTS REALTY CO MORTGAGE P103

THIS WAS SOLD AND ASSIGNED TO AFNB WHO TOOK A BALANCE OF \$500.00 INTO AN
"ASSIGNMENT OF RIGHTS" AGREEMENT WHICH WAS SATISFIED (SEE COPY)

JULY 21, 1965 AT WHICH TIME AFNB SHOULD HAVE PROCURED FROM MODERN HOME
IMPROVEMENTS CO A SATISFACTION PAPER WHICH THEY (AFNB) DID NOT DO. THEY

HAVE 7-21-65 SENT OUT SUCH A SATISFACTION PAPER TO MODERN HOME TO BE
EXECUTED AND A COPY FOR WHICH IS ATTACHED AND THE ORIGINAL WITH 2.20

OF WHICH WILL BE SENT TO US.

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 # 34 COUNTY MARION
NAME & ADDRESS OF OWNER ADULT WIDOW
SIRLESTEEN DOZIER (ARCHIE DECEASED MAY 12, 1965)
1013 SOUTH CAPITOL PHONE # ME 5-8949

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE PHONE # _____

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

DATE ASSIGNED 7-6-65 DATE OF CONTACT 7-20-65
OFFER \$ 5,300⁰⁰ TIME OF CONTACT 8:30 AM.

SEE ATTACHED SHEET

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

1. (X) () () Checked abstract with owner? Affidavit taken? (X) Yes () No
2. (X) () () 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, (X) No)
5. (X) () () Filled out RAAP Form?
6. () (X) () 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: #3 SEE TITLES AND MINUTE AND SUPPORTING PAPERS
RECONCATENATE PHILA MORT WITH PAYOFF NOTE - GET SATISFACTION
OF AFNB NOTE BOUGHT FROM HOME IMP CO WHICH WAS PAID
OF ~~THE~~ WITH CREDIT LIFE AT DEATH OF ARCHIE.
#7 6SA TAXES PAID - RECEIPT HERE WITH - THEY WILL MAIL IN 6SB REC.
MRS DOZIER SIGNED WARRANTY DEED - RAAP - AGREE FOR POSS -
AND 2 VOUCHERS ONE FOR \$400⁰⁰ AND ONE FOR \$500⁰⁰
MRS DOZIER GAVE ME \$605 CASH FOR FEDERAL DEED STAMPS.

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

Distribution Made

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

x Sirlesteen Dozier
Chadwick Hall
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # _____

PROJECT # I 70-3(52) PARCEL # 34 COUNTY MARION

NAME & ADDRESS OF OWNER SIRLESTEEN DOZIER
1013 So CAPITOL PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT _____

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: AS TO ITEM # 4 IN TITLE INSURANCE POLICY
SEE ATTACHED PAPERS SHOWING ORIGINAL OBLIGATION OF
DOZIER TO NORTHEAST MORT ASSOC INC AND ASSIGNMENT TO
OXFORD FINANCE COMPANIES INC (SEE CERTIFIED RECORDERS COPY ATTACHED)

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

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

(Signature)

STATE OF INDIANA)
COUNTY OF MARION)

A F F I D A V I T

I/We, the undersigned do hereby aver and swear that there are no liens, judgements or encumbrances against me/us other than first mortgage (AMERICAN FLETCHER NATIONAL BANK)

I/We further aver and swear that we have signed no papers for collateral purposes nor pledged real or personal property as security for a loan or loans either for myself/ourselves or for anyone else, and do so state in order to induce NORTHEAST MORTGAGE ASSOCIATES, INC. to grant us a mortgage in the amount of \$ 4,627.00 payable in 60 consecutive monthly installments of \$ 88.88 each until paid in full.

I/We agree that I/We will not contract any additional debt obligations without the prior permission of the obligee.

I/We hereby authorize and direct NORTHEAST MORTGAGE ASSOCIATES, INC. to disburse to the following enumerated creditors from the proceeds of this loan the amounts hereinafter set forth:

Guardian Loan	\$	910.00
First Banccredit	\$	300.00
American Fletcher National Bank	\$	295.00
Beneficial Finance	\$	935.00
Sears Roebuck & Co.	\$	260.49
Marion County Treasurer	\$	25.00
Liberty Loan	\$	125.00

I/We further aver and swear that there are no exceptions, defenses, set-offs or counterclaims now asserted or hereafter to be asserted against NORTHEAST MORTGAGE ASSOCIATES, INC. their successors or assigns.

Should I/We violate this agreement, I/We agree to repay the entire obligation still due within thirty (30) days.

Archie Dozier LS
Archie Dozier

Sirlesteen Dozier LS
Sirlesteen Dozier

Sworn to and subscribed _____ LS

before me this 22nd

day of January 196 4. _____ LS

Donald F. Curfman
Notary Public
Donald F. Curfman
3/1/64

CHICAGO TITLE INSURANCE COMPANY

11 N. PENNSYLVANIA ST. • TELEPHONE AREA CODE 317, 639-4481 • INDIANAPOLIS, INDIANA 46204

PRELIMINARY REPORT ON TITLE

Mr. Archie Dozier
1013 South Capitol Avenue
Indianapolis, Indiana

and

Highway Commission
State of Indiana
Department of Land Acquisition

ORDER NO.	TITLE DATE	OWNERS POLICY	MORTGAGE POLICY
5070	February 5, 1965 8 a.m.	\$ 1,000.00 or amount <i>part</i> To Be Determined upon Closing	\$None

In connection with your application for a title insurance policy or policies, we are pleased to report that we are prepared to issue such policy or policies, on the premises hereinafter described subject to the usual terms, conditions, stipulations and exceptions contained in said policies, insuring against loss or damage not exceeding the amount set forth in the policies, which the assured may sustain by reason of defects in the title of:

ARCHIE DOZIER AND SIRLESTEEN DOZIER, Husband and Wife

on the title date shown above, to the following described premises:

Lot 157 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

~~I-70-3(52)~~
I-70-3(52)
Parcel #34,
1013 So. Capitol
Me 5-8949

Unless proof satisfactory to the Company is furnished which will permit their modification or elimination, said policies will be subject further to the following:

(1) Taxes for the year 1963, each half for \$49.68, assessed in the name of Archie and Sirlesteen Dozier, have been paid. (Center Township, Code #101-063473, Duplicate #348510)

2. Taxes for the year 1964 due and payable in 1965.

(X) 3. Mortgage dated May 22, 1963, recorded May 24, 1963, in Volume 2202, page 703, for \$1,392.60 by Archie and Sirlesteen Dozier, to Modern Home Improvements & Realty Co.

4. Mortgage recorded January 30, 1964 for \$4,627.00 as Instrument No. 64-4818, by Archie Dozier and Sirlesteen Dozier, husband and wife, to Northeast Mortgage Associates, Inc., a Pennsylvania Corporation.

5. Upon execution and recording of a deed in insurable form by parties in title to the State of Indiana, satisfactory disposition of exceptions 3 and 4, continuation of our searches to cover said recording and furnishing of regular closing affidavits, our policy will issue in amount to be determined.

Unless proof satisfactory to the Company is furnished which will permit their elimination, items shown below at (a) to (d) inclusive will appear as exceptions in the owner's policy and items (a) to (c) will be shown as special exceptions in the mortgage policy:

- (a) Rights or claims of parties in possession not shown of record;
- (b) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; also easements and claims of easement not shown of record;
Note: A survey prepared in accordance with the Company's rules is needed to waive item (b), whereupon exception will be made only to such matters as are disclosed by such survey.
- (c) Mechanics' and materialmen's liens or other statutory liens for labor or material not shown of record;
Note: Where an A.L.T.A. Mortgage Policy is to issue, evidence must be furnished that all improvements have been completed and that all amounts due for work and material have been paid.
- (d) Taxes or special assessments which are not shown as existing liens by the public records.

Note: All policies are subject to an exception relating to building and zoning ordinances.

Note: The liability of Chicago Title Insurance Company under this preliminary report terminates if the premium for the policies to be issued pursuant hereto is not paid and the policy or policies issued within six months.

CHICAGO TITLE INSURANCE COMPANY

By.....
John W. Jagge
Validating signatory

CHICAGO TITLE INSURANCE COMPANY

11 N. PENNSYLVANIA ST. • TELEPHONE AREA CODE 317, 639-4481 • INDIANAPOLIS, INDIANA 46204

PRELIMINARY REPORT ON TITLE

Mr. Archie Dozier
1013 South Capitol Avenue
Indianapolis, Indiana

and

Highway Commission
State of Indiana
Department of Land Acquisition

ORDER NO.	TITLE DATE	OWNERS POLICY	MORTGAGE POLICY
5070	February 5, 1965 8 a.m.	\$ 1,000.00 or amount To Be Determined upon Closing	\$None

In connection with your application for a title insurance policy or policies, we are pleased to report that we are prepared to issue such policy or policies, on the premises hereinafter described subject to the usual terms, conditions, stipulations and exceptions contained in said policies, insuring against loss or damage not exceeding the amount set forth in the policies, which the assured may sustain by reason of defects in the title of:

ARCHIE DOZIER AND SIRLESTEEN DOZIER, Husband and Wife

on the title date shown above, to the following described premises:

Lot 157 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

~~I-70-3(52)~~
I-70-3(52)
Parcel #34,
1013 So. Capitol
McS-8947

Unless proof satisfactory to the Company is furnished which will permit their modification or elimination, said policies will be subject further to the following:

(1) Taxes for the year 1963, each half for \$49.68, assessed in the name of Archie and Sirlesteen Dozier, have been paid. (Center Township, Code #101-063473, Duplicate #348510)

2. Taxes for the year 1964 due and payable in 1965.

(3) Mortgage dated May 22, 1963, recorded May 24, 1963, in Volume 2202, page 703, for \$1,392.60 by Archie and Sirlesteen Dozier, to Modern Home Improvements & Realty Co. AFNB

(4) Mortgage recorded January 30, 1964 for \$4,627.00 as Instrument No. 64-4818, by Archie Dozier and Sirlesteen Dozier, husband and wife, to Northeast Mortgage Associates, Inc., a Pennsylvania Corporation.

5. Upon execution and recording of a deed in insurable form by parties in title to the State of Indiana, satisfactory disposition of exceptions 3 and 4, continuation of our searches to cover said recording and furnishing of regular closing affidavits, our policy will issue in amount to be determined.

Unless proof satisfactory to the Company is furnished which will permit their elimination, items shown below at (a) to (d) inclusive will appear as exceptions in the owner's policy and items (a) to (c) will be shown as special exceptions in the mortgage policy:

- (a) Rights or claims of parties in possession not shown of record;
- (b) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises; also easements and claims of easement not shown of record;
Note: A survey prepared in accordance with the Company's rules is needed to waive item (b), whereupon exception will be made only to such matters as are disclosed by such survey.
- (c) Mechanics' and materialmen's liens or other statutory liens for labor or material not shown of record;
Note: Where an A.L.T.A. Mortgage Policy is to issue, evidence must be furnished that all improvements have been completed and that all amounts due for work and material have been paid.
- (d) Taxes or special assessments which are not shown as existing liens by the public records.

Note: All policies are subject to an exception relating to building and zoning ordinances.

Note: The liability of Chicago Title Insurance Company under this preliminary report terminates if the premium for the policies to be issued pursuant hereto is not paid and the policy or policies issued within six months.

CHICAGO TITLE INSURANCE COMPANY

By John W. Maggi Validating signatory