

67 61794

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 80

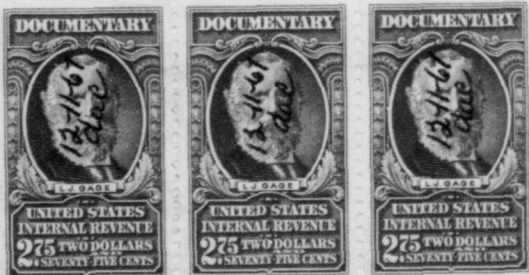
This Indenture Witnesseth, That *NORMA C.S. RENNIGARBE*
(ADULT FEMALE UNMARRIED)

of *MARION* County, in the State of *INDIANA* Convey and Warrant to
the STATE OF INDIANA for and in consideration of

SEVEN THOUSAND TWO HUNDRED AND 00/100 (\$7200.00) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION*
County in the State of Indiana, to wit:

LOT 44 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF PART OF OUT LOTS 107 AND 108 OF THE DONATION
LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107, IN THE
OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO,
FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.



8.25

RECEIVED FOR RECORD
1967 DEC 13 AM 8:31
MARCIA M. HAYTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *A-183723*

Dated *12-1-1967*

with
9.27.67

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 *NORMA C.S. RENNIGARBE (ADULT FEMALE UNMARRIED)*
has hereunto set ~~her~~ hand, and seal, this *26th* day of *SEPTEMBER* 19*67*

(Seal) *Norma C.S. Rennigarbe* (Seal)
(Seal) *NORMA C.S. RENNIGARBE (ADULT FEMALE UNMARRIED)* (Seal)
(Seal) *John T. Sutton* (Seal)
(Seal) _____ (Seal)

891903 DEC 13 67

FAS

67 61794

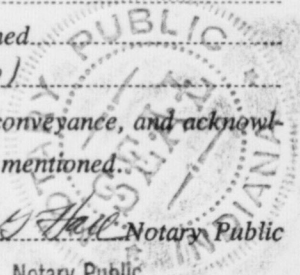
This Instrument Prepared by *S. W. BURRES* 8/31/65

[Handwritten signature]
OCT 13 1967

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 26th
 day of SEPTEMBER, A. D. 1967; personally appeared the within named
NORMA CS PENNECOCKE (ADULT FEMALE UNMARRIED)
 _____ Grantor _____ in the above conveyance, and acknowl-
 edged the same to be THEIR 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 29, 1969 Chadwick G. Hall Notary Public



67-61794

CHADWICK G. HALL, Notary Public
 My Commission Expires January 29, 1969

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 _____ County _____

Duly entered for taxation this _____

day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County _____

26

Division of Land Acquisition
 Indiana State Highway Commission

A.D. 107-A-P

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Dec. 8, 19 67

To Norma C.S. Rennegarbe
1006 South Alabama Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-183723 12-1- 19 67
in settlement of the following vouchers:

Transmittal #68-267

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>89</u> as per Grant/Warranty Deed, Dated <u>9-26-67</u>	\$7,200.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Norma C.S. Rennegarbe

Date December 12, 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 80
Road I-70
County Marion
Owner Norma Renegarbe
Address 1006 S. Alabama
Address of Appraised Property:
1006 S. Alabama

I have reviewed this parcel and appraisal report 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. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 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. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... March 2, 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. 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 2, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 7,200	\$	\$ 7,200
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 7,200	\$	\$ 7,200
(1) Land and/or improvements	\$ 7,200	\$	\$ 7,200
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 7,200	\$	\$ 7,200

Approved	Date	Signed
Rev. Appr.	3-2-66	<u>Phillip J. York</u>
Asst. or Chief Appr.	MAR 3 1966	<u>[Signature]</u>

(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

1027

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY MARION PARCEL NO. 80

NAME & ADDRESS OF OWNER NORMA CS KENNEDY
1006 So ALABAMA PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE WITH HER ATTORNEY
Subrick Kotne at 1500 Flat Trust Bldg PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 3-4-66 DATE OF CONTACT 10 Am

OFFER \$ 7200⁰⁰ TIME OF CONTACT 9-26-67

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

- 1. (X) () () Checked abstract with owner? (Affidavit taken?: Yes ___ No X)
- 2. (X) () () Showed plans, explained take, made offer, etc.?
- 3. () (X) () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
- 4. (X) () () Explained about retention of Bldgs. (any being retained? Yes ___ No X)
- 5. () () (X) Filled out RAAP Form?
- 6. (X) () () Walked over property with owner? (or who? BU MUSILE)
- 7. (X) () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? Prior

REMARKS: # 7- MR KOTNE GAVE ME A CHECK FOR 107.11 FOR 6713 TAXES
180 Da NOTICE SENT PRIOR TO THIS TIME

GAVE ATTY KOTNE RESUME' BENEFITS UNDER CH 316 ACT 1347
MISS KENNEDY SIGN STATEMENT OCCUPANTS -

ROOM COUNT - VOUCHER FOR 276⁰⁰ FOR MOVING/DISLOCATION -
VOUCHER FOR PROPERTY 7200 AND DEED TO STATE.

BUYER LEFT COPY DEED - SENT BUYERS REPORT -
RECEIPT FOR DEED AND VITROX OF OTHER PAPERS TO
ATTORNEY KOTNE.

BUYER TO CITY COUNTY - PAID TAXES - RETURNED RECEIPTS TO
ATTY KOTNE 9-26-67

Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? SECURED 9-26-67

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner (X) Other, Specify: TO ATTY KOTNE

Chadwick H. Han
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. IN-3(57)

BUYER'S REPORT NUMBER: _____ COUNTY Madison

PARCEL NO. 80

NAME & ADDRESS OF OWNER Norma C. S. R. ...

1006 South ...

PHONE # 631-3136

NAME & ADDRESS OF PERSON CONTACTED Tele. Room

PHONE # _____

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

DATE ASSIGNED 3-4-66

DATE OF CONTACT 3-29-66

OFFER \$ 7200⁰⁰

TIME OF CONTACT 1:20 PM

- | 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. () | (X) | () | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. (X) | () | () | Explained about retention of Etdgs. (any being retained? Yes ___ No <u>X</u>) |
| 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 R.O.E.? Yes ___ No ___ N/A ___) |
| 9. (X) | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: #7 - 6512 ...

Met with About - 11:00 AM. Discussed all phases.
Was Ronda Gueber wants about with offer to
take it over.

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

PROJECT NO. I70-3-5X

BUYER'S REPORT NUMBER: _____ COUNTY Madison PARCEL NO. 80

NAME & ADDRESS OF OWNER Norman R. Bunch
1006 South Adams PHONE # 631-3136

NAME & ADDRESS OF PERSON CONTACTED The Above
PHONE # _____

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

DATE ASSIGNED 3-4-66 DATE OF CONTACT 11-14-66

OFFER \$ 7200⁰⁰ TIME OF CONTACT 7 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. () | (x) | () | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. (x) | () | () | Explained about retention of Bldgs. (any being retained? Yes ___ No <u>X</u>) |
| 5. () | () | (x) | Filled out RAAP Form? |
| 6. (x) | () | () | Walked over property with owner? (or who? <u>By M... ..</u>) |
| 7. (x) | () | () | Arranged for payment of taxes? (Explain how in remarks) |
| 8. () | () | () | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. () | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Met. Discussed all phases.
664 and 665 are paid. Mrs. Bunch says man
next door got "700" (this address would be 1110 So Adams)
Mrs. Bunch owns this property at one time
and says it is not as good as she has at 1106 So Adams.
Mrs. Bunch says this deal is "very unflattering"
Mrs. Bunch would like more time to consider.

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

Distribution Made

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

Chadwick M Hall
(Signature)

633-4423

Distribution Made

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

Chadwick M Hall
(Signature)

COPY TO DTY4
KOTW 9-14-67

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

10017

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY MARIAN PARCEL NO. 80

NAME & ADDRESS OF OWNER NORMA RENNEGARBE
1006 SOUTH ALABAMA ST INDIANAPOLIS IND PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED STY SNUBRICK KOTHE
FLETCHER TRUST BLDG PHONE # MR 8-3593

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

DATE ASSIGNED 3-4-66 DATE OF CONTACT 9-13-67

OFFER \$ 7200⁰⁰ TIME OF CONTACT PM BY TELEPHONE

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: ~~BY~~ BUYER CALLED MR KOTHE WHO ASKED THAT SOMETHING FURTHER BE DONE ON THIS OFFER - BUYER STATED THAT THIS PARCEL HAD BEEN REVIEWED COMPLETELY AND APPRAISAL REVIEW RESULTED IN NO CHANGE. BUYER STATED THAT HE WOULD TAKE IT UP FURTHER AND CONTACT MR KOTHE OF THE RESULTS. ACCORDINGLY BUYER DISCUSSED THE WHOLE CASE, INCLUDING WHAT THE STATE HAD PAID FOR THE HOUSE NEXT DOOR, WITH THE CHIEF OF THE DIVISION AND THE ASST CHIEF BUYER WHO CONCURRED IN THE FINDINGS OF THE PRIOR REVIEW THE REVIEWERS BEST COMPARABLE SOLD JUST BEFORE THE DATE OF APPRAISAL FOR ⁴7250⁰⁰. REVIEWER ALSO CONSIDERED PROP NEXT DOOR.

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

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

633-4423

COPY TO STY KOTHE 9.14.67

Chadwick S Hall
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

2017

PROJECT NO. I70-3-52

BUYER'S REPORT NUMBER: _____ COUNTY MARION

PARCEL NO. 80

NAME & ADDRESS OF OWNER NORMA RENNEGARBE

1006 SOUTH ALABAMA

PHONE # 631-3136

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE

PHONE # _____

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

DATE ASSIGNED 3-4-66

DATE OF CONTACT 11-14-66

OFFER \$ 7200⁰⁰

TIME OF CONTACT 9 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. () (X) () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
- 4. (X) () () Explained about retention of Bldgs. (any being retained? Yes ___ No X)
- 5. () () (X) Filled out RAAP Form?
- 6. (X) () () Walked over property with owner? (or who? BY MYSELF)
- 7. (X) () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: M.T. DISCUSSED ALL PHASES.

66B AND PRIOR ARE PAID - MRS RENNEGARBE SAYS MAN
NEXT DOOR GOT \$700⁰⁰ (THIS ADDRESS WOULD BE 1010 SO ALABAMA)
MRS RENNEGARBE OWNED THIS PROPERTY AT ONE TIME
AND SAYS IT IS NOT AS GOOD AS HERS AT 1006 SO ALABAMA.
MRS RENNEGARBE SAYS THIS DEAL IS "VERY UNFAIR"
MRS RENNEGARBE WOULD LIKE MORE TIME TO CONSIDER.

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

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

Chadwick H. Hall
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

1027

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY MARION

PARCEL NO. 80

NAME & ADDRESS OF OWNER NORMA C. S. RENNEGARBE

1006 SOUTH ALABAMA

PHONE # 631-3136

NAME & ADDRESS OF PERSON CONTACTED THE ABOUT

PHONE # _____

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

DATE ASSIGNED 3-4-66

DATE OF CONTACT 3-29-66

OFFER \$ 7200⁰⁰

TIME OF CONTACT 1:20 PM.

- | | <u>YES</u> | <u>NO</u> | <u>N/A</u> | (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. | () | (X) | () | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. | (X) | () | () | Explained about retention of Bldgs. (any being retained? Yes ___ No <u>X</u>) |
| 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 R.O.E.? Yes ___ No ___ N/A ___) |
| 9. | (X) | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: #7 - 650 HERE WITH.

MET WITH ABOUT - MAJOR OFFER. DISCUSSED ALL PHASES.

MRS RENNIGARBE WANTS ABOUT UNTIL AFTER LENT TO
THINK IT OVER.

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)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	65-11138-S

Name on Plans Norma Rennegarbe

Name of Fee Owner Norma Rennegarbe

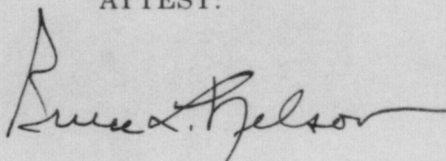
PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from June 11, 1965 8 A. M. to and including October 2, 1967 8 A. M. reveals no changes as to the real estate described under PNTIC # 65-11138-0 except:

1. Taxes for 1966 payable 1967 in name of Hattie and Norma C. S. Rennegarbe
 Duplicate # 7198115 Parcel # 1061122 Township I-Center Code # 1-01
 May \$ 107.11 (paid) (~~unpaid~~); November \$ 107.11 (~~unpaid~~) (unpaid)
 Taxes for 1967 payable 1968 now a lien.

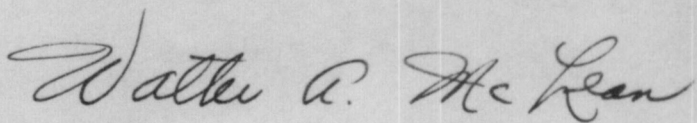
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

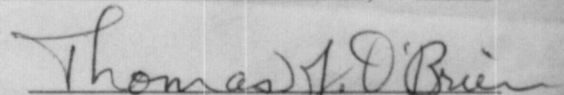


Assistant Secretary



Vice President

Countersigned and validated as of the 11th day of October, 19 67.


 Authorized Signatory
THOMAS J. O'BRIEN
 Attorney

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 65-11138-0

Amount \$ 8,000.00

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, joined by their respective spouses; 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 title evidence furnished certifying same, 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 is paid.

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

Dated as of June 11, 1965, 8 A. M.

Ralph W. Fraker
Authorized Officer or ~~Agent~~

RALPH W. FRAKER,
Attorney

Name of party or parties in whom title is vested:

NORMA C. S. RENNEGARBE

Ph. ME 1. 3136

Description of Premises:
State of Indiana, County of Marion:

Lot 44 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

I-70-3(52)
Parcel #80

Union Title Company Policy number 65-11138-0

SCHEDULE B

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 1964 payable 1965 in name of Hattie & Norma C.S. Rennegarbe. Duplicate #335605, I-Center Township, Code #1-01, Parcel #61122. May \$97.92 unpaid; November \$97.92 unpaid; Taxes for 1965 payable 1966 in name of same.

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.