

67. 6919

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 183

ch Fee
B

This Indenture Witnesseth, That WALTER HARTING & VIRGIE HARTING (ADULTS - HUSBAND & WIFE) (CONTRACT BUYERS), KATHERINE E. KIRCH & NICHOLAS F. KIRCH (ADULTS - HUSBAND & WIFE) AND LEO N. KIRCH (UNMARRIED - ADULT - MALE) Fee Owners of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of FIVE THOUSAND FIVE HUNDRED --- (\$5,500.00) --- Dollars,

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

LOT 34 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, 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.

RECEIVED FOR RECORD

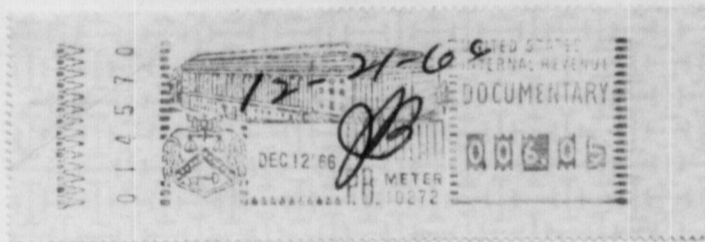
1967 FEB 21 AM 9:06

MARCIA M. HANTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

FEB 21 1967

John T. Sutton
COUNTY AUDITOR



6.05

Paid by Warrant No.

A-136295
A-136294

Dated

1-19-67

W.H.B
12-21-66

LAND & IMPROVEMENTS \$5,500.00 DAMAGES NONE TOTAL \$5,500.00

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 GRANTORS

have hereunto set their hands and seal, this

day of

1966

CONTRACT BUYER INTEREST ONLY:

(Seal)

Katherine E. Kirch

(Seal)

Walter Harting
WALTER HARTING (ADULT - HUSBAND)

(Seal)

Nicholas F. Kirch
NICHOLAS F. KIRCH (ADULT - HUSBAND)

(Seal)

Virgie Harting
VIRGIE HARTING (ADULT - WIFE)

(Seal)

Leo N. Kirch

(Seal)

(Seal)

LEO N. KIRCH (UNMARRIED - ADULT - MALE)

(Seal)

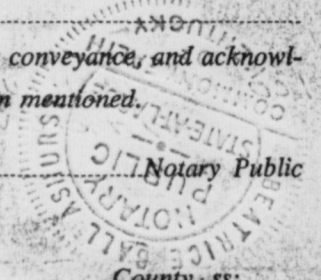
JAF

67. 6919

This Instrument Prepared by S. W. BURRELL 6-7-66

Handwritten signatures and date 1967

STATE OF ~~INDIANA~~ Kentucky Harlan County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 19th
 day of December, A. D. 1966; personally appeared the within named
 LEO N. KIRCH (UNMARRIED - ADULT)
 Grantor in the above conveyance, and acknowl-
 edged the same to be HIS 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 20, 1969
Beatrice Ball Ashurst, Notary Public



STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 12th
 day of December, A. D. 1966, personally appeared the within named
 NICHOLAS F. KIRCH & KATHERINE E. KIRCH (ADULTS - H & W)
 Grantors 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 Nov. 29, 1969
James B. Bergman, Notary Public

James B. Bergman, Notary Public
 JAMES B. BERGMAN, Notary Public
 My Commission expires Nov. 29, 1969

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 8th
 day of December, A. D. 1966; personally appeared the within named
 WALTER HARTING & VIRGIE HARTING (ADULTS - HUSBAND & WIFE)
 Grantors 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
James B. Bergman, Notary Public
 JAMES B. BERGMAN, Notary Public
 My Commission expires Nov. 29, 1969

67 6919

Division of Land Acquisition
 Indiana State Highway Commission

28 ENVELOPE

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 _____

WARRANTY DEED
 FROM _____
 TO _____
 STATE OF INDIANA

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

October 20, 1967

To

Walter and Virgie Harting

Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-176032 10-16 19 67
 in settlement of the following vouchers: 68-163

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>183</u> as per Grant/Warranty Deed, Dated <u>9-21-67</u>	\$202 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By x Virgie HartingDate 10/25/67

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

February 16, 1967 19

Walter Harting and
 To Katherine E. Kirch
 1319 Leonard Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-136294 1-19-67 19
 in settlement of the following vouchers: Transmittal #67-241

Description	Amount
For Purchase _____ on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>#183</u> as per Grant/Warranty Deed, Dated <u>December 21, 1966</u>	\$ 4950.00 558 00 <i>We expect another check for</i>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Walter Harting Katherine Kirch
 Date March 15 1967

INDIANA STATE HIGHWAY COMMISSION
 Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

February 16, 1967 19

To Walter Harting and
 Katherine E. Kirch
 1319 Leonard Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-136295 1-19-67 19
 in settlement of the following vouchers:

Transmittal #67-241

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>#183</u> as per Grant/Warranty Deed, Dated <u>December 21, 1966</u> Escrow	\$ 550.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Walter Harting
 Date 5-24-67

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3 (52)
Parcel No. 183
Road I-70
County Marion
Owner Katherine E. Kirch et al
Address 1319 Leonard St.
Address of Appraised Property: 1022 Chadwick St.

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. App
- 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. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 11-29-66
- 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 Nov. 29, 1966:
(Date)

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$5,500	\$	\$5,500
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - -	\$	\$ - -
The Total Value of Taking Is: (a minus b) TOTAL	\$5,500	\$	\$5,500
(1) Land and/or improvements	\$5,500	\$	\$5,500
(2) Damages	\$ - -	\$	\$ - -
(3) Less non-compensable items	\$ - -	\$	\$ - -
(4) Estimated Total Compensation	\$5,500	\$	\$5,500

	Approved	Date	Signed
Rev. Appr.		11-29-66	Phillip G. York
Asst. or Chief Appr.	<u>Acting</u>	12-2-66	Jay D. Tuse

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Mason PARCEL NO. 183

NAME & ADDRESS OF OWNER KATHERINE KIRCH & LEON N. (SON)

1314 LEONARD ST., INDIANAPOLIS, IND. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same as above but not Leo.

PHONE # _____

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

DATE ASSIGNED 12-5-66 DATE OF CONTACT _____

OFFER \$ 5500⁰⁰ 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 X)
2. () () Showed plans, explained take, made offer, etc.?
3. () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () Explained about retention of Bldgs. (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 R.O.E.? Yes ___ No ___ N/A ___)
9. () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: #1 checked abstract and see son Leo N. KIRCH, M.D. Lives
HARLAN, Ky. Phone 606-573-3864 573-400-106 and Boone
606-573-4520 Clinch

#7 Told them that the Hartings own fall Taxes and that
they (the Kirchs) should pay the Taxes and send the Tax Receipt
to me and I will mail it back to them. I told them that
both names will appear on the checks and that they should
make arrangements to get their money back for the taxes from
them.

#9 Show them the Firm Offer Letter and had them
sign all necessary papers. Rec'd 6¹⁵ for Fed Doc STAMPS

Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned
 Other, awaiting what? Send Papers to Kentucky to Leo N.
for signature

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

James B. Buzman
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Multon PARCEL NO. 183

NAME & ADDRESS OF OWNER KATHERINE KIRCH & Leo N.
1319 LEONARD ST., Indianapolis, IND PHONE # 632-5695

NAME & ADDRESS OF PERSON CONTACTED WALTER HARTING & VIRGIE HARTING
1077 CHADWICK ST., Indianapolis, IND. PHONE # None

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

DATE ASSIGNED 12-5-66 DATE OF CONTACT 12-8-66

OFFER \$ 5500⁰⁰ TIME OF CONTACT 10:15 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 ___)
5. () (X) () Filled out RAAP Form?
6. (X) () () Walked over property with ~~owner~~? (or who? Observed Person only)
7. (X) () () Arranged for payment of taxes? (Explain how in remarks)
8. () () (X) Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. (X) (X) () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: #7 - Some Tax Memo - They pay the Taxes (Holdings) and they have not paid the Fuel Sales Taxes as yet. Give them the tax memo.

#9 - No - They are Cashier Buyers. Told them that I would ask the Fee Owner to pay the fuel taxes and that the Holdings would have to pay the Fee Owners its cost of paying the taxes when the 90% 1st check is received. I told them that they would be responsible for this year Taxes payable next year. I explained the appraisal procedure and how payment is made and that they could rent back on a 30 day lease arrangement with the State. Agreed to sign and had all papers executed.

Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned
(X) Other, awaiting what? See Fee Owner for their signatures

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

James B. Bergman
(Signature)

N
#183

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #183 COUNTY Marion

Names on Plans Katherine & Leo Kirch

CTIC # 6500-40

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 12th day of May, 1966

Katherine E. Kirch and Leo N. Kirch, as joint tenants with right of survivorship

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$ 5,000.00.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binkley

ATTEST:

President

Robert Kratochvil

Secretary *

Countersigned and validated as of the 23rd day of May
1966.

John W. Jagge
Authorized Signatory

Parcel 183

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52) COUNTY Marion

Names on Plans Katherine & Leo Kirch

CTIC # 6500-40 -S
Name of Fee Owner Katherine E. Kirch and Leo N. Kirch, as joint tenants with right of survivorship.

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from May 12, 1966 to and including December 20, 1966 reveals no changes as to the real estate described under CTIC # 6500-40 except:

1. Taxes for 19.65 payable 19.66 in name of Katherine E. and Leo N. Kirch
 Duplicate # 6051403 Parcel # 1072622 Township Center Code # 101
 May \$ 49.98 (paid) ~~X~~; November \$ 49.98 ~~X~~ (unpaid)
 Taxes for 19.66 payable 19.67 now a lien. plus penalties, if any.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 28th day of December 1966.

J. M. Watson
Authorized Signatory

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion
in the State of Indiana and is described as follows:

Lot 34 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-40

The Record Owner or Owners disclosed above acquired title by Executrix deed dated September 26, 1956, recorded September 26, 1956, in Book 1636, page 110, from Florence Maron, as Executrix of the Estate of Louise Tanner, deceased. (\$2.75 Federal documentary stamps affixed)

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

- a. the rights of parties in possession
- b. matters that might be disclosed by an accurate survey
- c. statutory liens for labor or materials unless filed of record
- d. ordinances, laws or regulations enacted by governmental authority

The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

- e. taxes for the year 1965, each half for \$49.98, assessed in the names of Katherine E. and Leo N. Kirch due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1072622, Duplicate No. 6051403) (Assessed Value - Land \$280; Improvements \$770; Exemptions None)
- f. Taxes for the year 1966, due and payable in 1967.

