

B

67 59476

no fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 330

This Indenture Witnesseth, That

BURNETT A. STROHM - adult ~~husband~~ ^{male} & WIFE
of CHRISTINE STROHM - ~~adult~~
MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of

THREE THOUSAND FIVE HUNDRED 3500⁰⁰ 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 JACOB KLINGENSMITH'S, JR'S. CORRECTED SUBDIVISION OF OUT LOT 128 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 27, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO THE NORTH HALF OF VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOT.

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 NOV 30 AM 8:29
MARIA M. HAWTHORNE
RECORDER OF MARION COUNTY

3.85

FOR TAXATION

090980 NOV 30 '67 Paid by Warrant No. A-181601

John T. Sutton Dated 11-17-67
COUNTY AUDITOR

Land and improvements \$ 3500⁰⁰; Damages \$ _____; Total consideration \$ 3500⁰⁰

WNB
8-17-67

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 GRANTOR
has hereunto set ~~his~~ hand and seal, this 14th day of August 1967
(Seal) _____ (Seal)
(Seal) Burnett A. Strohm (Seal)
(Seal) BURNETT A. STROHM, adult ~~husband~~ (Seal)
(Seal) Christine Strohm (Seal)
(Seal) CHRISTINE STROHM - adult ~~Wife~~ (Seal)

OCT 5 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, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 14th
day of AUGUST, A. D. 1967; personally appeared the within named.....

BURNETT A. STROHM
..... 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 June 9-1971 Arle R May Notary Public
ARLE R MAY

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 18th
day of SEPTEMBER, A. D. 1967; personally appeared the within named.....

CHRISTINE STROHM
..... Grantor..... in the above conveyance, and acknowl-
edged the same to be her 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 June 9-1971 Arle R May Notary Public
ARLE R MAY

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage
and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this trans-
action, this..... day of....., 19.....

..... (Seal) (Seal)
..... (Seal) (Seal)

State of..... }
County of..... } ss: **67 59476**

Personally appeared before me.....

..... above named and duly acknowledged the execution of the above release
the..... day of....., 19.....

Witness my hand and official seal.

My Commission expires..... Notary Public

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.....
Endorsed NOT TAXABLE this.....
day of....., 19.....
Auditor..... County.....
Division of Land Acquisition
Indiana State Highway Commission

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INDIANA STATE HIGHWAY COMMISSION

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

November 21, 1967 19

To Burnett A. & Christine Strohm
 1149 Fredrick South Drive
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-181601 11-17 19 67
 in settlement of the following vouchers:

Transmittal #68-255

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>330</u> as per Grant/Warranty Deed, Dated <u>8-14-67</u>	\$3500.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Burnett A Strohm

Date

Dec 14 1967

CONTROL

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I70-3(52)
Parcel No. 330
Road I-70
County MARION
Owner BURNETT A. STROMM
Address 1149 FREDRICK SOUTH DR. INDIANAPOLIS
Address of Appraised Property:
942 S. MISSOURI

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... 5/25/67
- 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 5/25/67 (Date):

Estimate of Appraisers:

	By: <u>R. YORK</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>3,500⁰⁰</u>	\$	\$ <u>3,500⁰⁰</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>3,500⁰⁰</u>	\$	\$ <u>3,500⁰⁰</u>
(1) Land and/or improvements	\$ <u>3,500⁰⁰</u>	\$	\$ <u>3,500⁰⁰</u>
(2) Damages	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
(3) Less non-compensable items	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
(4) Estimated Total Compensation	\$ <u>3,500⁰⁰</u>	\$	\$ <u>3,500⁰⁰</u>

Approved	Date	Signed
Rev. Appr. <u>Acting</u>	<u>5/26/67</u>	<u>John L. Kiraga</u>
Rev. Appr.		<u>Robert B. Blumberg</u>
Asst. or Chief Appr.	<u>6/6/67</u>	<u>James W. Schley</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

PROJECT NO. T 70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Martin PARCEL NO. 330

NAME & ADDRESS OF OWNER Strohm Burnett

1149 Friedrich Drive S - Indpls. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Strohm Christine

Home address. PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT _____

OFFER \$ _____ TIME OF CONTACT _____

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: Buyer went to 1149 Friedrich Drive S - Indpls.
to secure signature of Mrs Strohm on
deed and Vendor -

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

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

Alan May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 330

NAME & ADDRESS OF OWNER Strohm - Burnett
1149 Fredrick Drive S. Indpls. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Strohm - Whisenand
PHONE # 787-8281

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

DATE ASSIGNED 6/9/67 DATE OF CONTACT Sept 5 - 1965

OFFER \$ 3500 TIME OF CONTACT 10:00

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: Called Mr Strohm to secure his wife's
signature on sub. Mrs Strohm is not in
for today and buyer will have to call for
appointment for next Monday - July 11 - 67

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

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

Bill May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 330

NAME & ADDRESS OF OWNER Stolms - Burnett
1149 Fredrick Drive - Indpls Ind. PHONE # 787-8281

NAME & ADDRESS OF PERSON CONTACTED _____
Stolms - Burnett PHONE # _____

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

DATE ASSIGNED 6/9/67 DATE OF CONTACT 9/11/67

OFFER \$ 3500 TIME OF CONTACT 2:10 P.M.

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: Called Mr Stolms about having his
wife sign deed & voucher.
Buyer will have to make call tomorrow
9/12/ for appointment with his wife for her
signature. If not available will make appointment
for next week.

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

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

Alan May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion

PARCEL NO. 330-349

NAME & ADDRESS OF OWNER Strohman -

1149 Fredrick Sdr. Indpls Ind.

PHONE # 787-8281

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 6/9/67 DATE OF CONTACT _____

OFFER \$ 3500 TIME OF CONTACT _____

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: Went to City County Building to pay
later for 67B on properties at 938-940
South Missouri and 942 South Missouri
Indpls.

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

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

Rae May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3/52
PARCEL NO. 330

BUYER'S REPORT NUMBER: 2 COUNTY Martin

NAME & ADDRESS OF OWNER Oyie Conyer
842 South Missouri St. Supt. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Oyie Conyer
PHONE # _____

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

DATE ASSIGNED 8/9/67 DATE OF CONTACT 8/14/67

OFFER \$ 3500⁰⁰ TIME OF CONTACT 3:30 P.M.

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: Contacted renter Oyie Conyer at their residence at 842 South Missouri St and gave them an 180 day letter. Explained morning. Took room count and gave renter copy

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

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

Carl May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 330

NAME & ADDRESS OF OWNER Burnett Strohm
1149 French South Dr. Ind. PHONE # Row-787-9381

NAME & ADDRESS OF PERSON CONTACTED Burnett Strohm
1149 French South - Ind. PHONE # _____

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT 6-22-67

OFFER \$ 3500.00 TIME OF CONTACT 2:30 P.M.

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: Called Mr. Strohm about his property at
924 South Missouri St. Checked with him
for an appointment and he informed buyer
that he also owns a house at 94 S-
South Missouri St. He wished to be contacted
on the two parcels at the same time. Buyer
checked the office about the other parcel and
was notified that it was in agreement.
Parcel will be assigned to this buyer whenever
it is ready and informed the owner that he
would be contacted at a later date.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? Acquiring another parcel belonging to the
same owner.

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

Al May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(54)

BÜYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 330-349

NAME & ADDRESS OF OWNER Strohman - Bennett
1147 Franklin St. Indianapolis Ind. PHONE # 787-8381

NAME & ADDRESS OF PERSON CONTACTED Strohman
PHONE # _____

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

DATE ASSIGNED 6/9/67 DATE OF CONTACT 8/10/67

OFFER \$ _____ TIME OF CONTACT 11:00 AM

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: Called Mrs. Strohman on phone to
make appointment with owner on Paul's
330-349.
Appointment made for Monday Aug 14
at 11:30 P.M.

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

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

Carl May
(Signature)

Par 330

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 66-13901-S
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Name on Plans Burnett A. Strohm

Name of Fee Owner Burnett A. Strohm

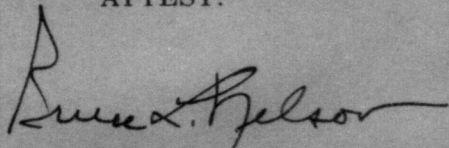
PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from November 9, 1966 8 A. M. to and including September 15, 1967 8A.M reveals no changes as to the real estate described under PNTIC # 66-13901-0 except:

1. Taxes for 1966 payable 19 67 in name of Burnett A. Strohm
Duplicate # 7232156 Parcel # 1027498 Township I-Center Code # 1-01
May \$ 39.28 (paid) (~~unpaid~~); November \$ 39.28 (paid) (~~unpaid~~)
Taxes for 1967 payable 19 68 now a lien.

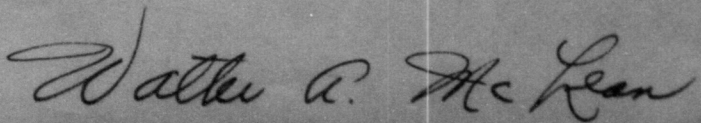
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

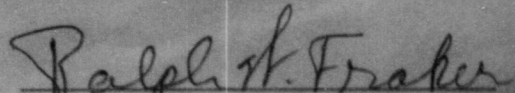


Assistant Secretary



Vice President

Countersigned and validated as of the 20th day of September, 19 67



Authorized Signatory
RALPH W. FRAKER
Attorney

330

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.#	PROJECT	COUNTY	PNTIC #
I-70	I-70-3(52)	Marion	66-13901-0

Names on Plans Burnett A. Strohm

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 9th day of November, 1966, 8 A.M.

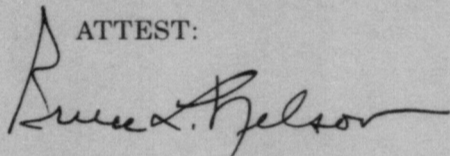
Burnett A. Strohm
1149 Frederick Street,
Indianapolis 8, Indiana

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".

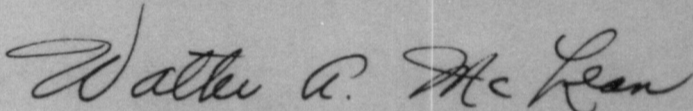
This Guaranty is issued for the use and benefit of the State of Indiana.

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

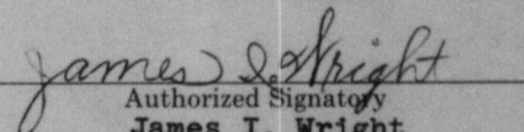
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY


Vice President

Countersigned and validated as of the 17th day of Nov., 1966.


Authorized Signatory
James I. Wright
Attorney

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 44 in Jacob Klingensmith's, Jr's. Corrected Subdivision of Out Lot 128 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, page 27, in the office of the Recorder of Marion County, Indiana.

Also the North Half of vacated alley lying South of and adjoining said Lot.

The Record Owner or Owners disclosed above acquired title by

Deed from Etta Van Stan and John T. Van Stan, her husband dated Oct. --, 1948 (Ack. Oct. 14, 1948) recorded Oct. 14, 1948, in Deed Record 1316, Instrument #61059. (U.S.R. \$2.20)

SCHEDULE "B"

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

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

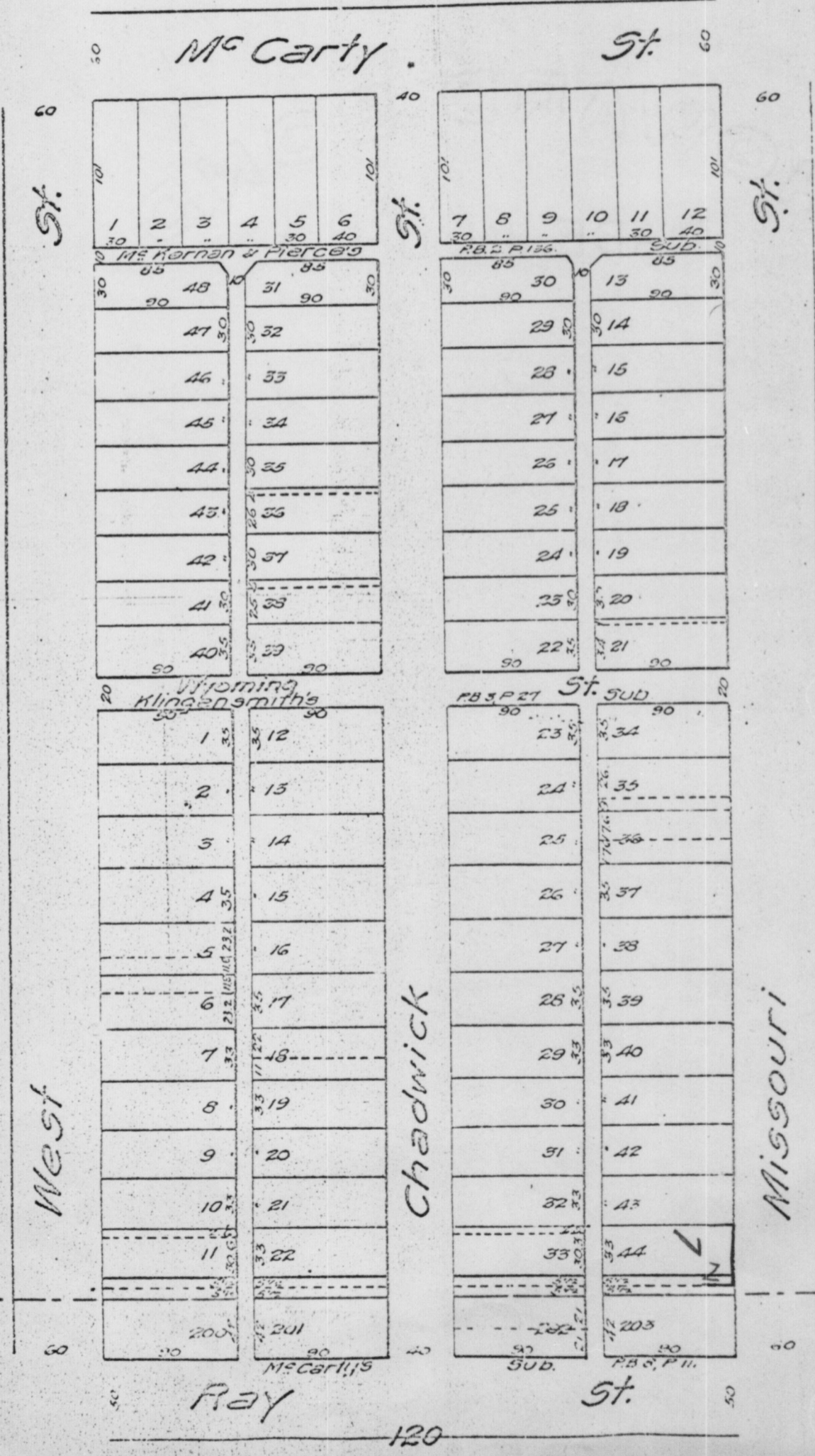
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

5. Taxes for 1965 payable 1966 in name of Burnett A. Strohm
Duplicate # 6087927 Parcel # 1027498 Township I-Center Code # 1-01
May \$ 36.65 (paid) ~~(unpaid)~~; November \$ 36.65 ~~(unpaid)~~
Taxes for 1966 payable 1967 now a lien.

Assessed Valuation:

Land \$310.00 Improvements \$460.00 Exemptions (None)

W. Pt. O.L. 126 & N. Pt. O.L. 120.



W. Pt. O.L. 126