

Charlie
13

WARRANTY DEED

Project I-70-3(52)
Code 0536
Parcel 161

This Indenture Witnesseth, That JESSE LEE NICHOLS AND HELEN MARIE NICHOLS
(ADULT HUSBAND AND WIFE)

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

THREE THOUSAND FIVE HUNDRED (\$3500.00) - - - - - Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in Marion
County in the State of Indiana, to wit:

Lot 121 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation
Lands in 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.

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 MAR 13 AM 8:51
HARPER M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

MAR 13 1967

John T. Sutton
COUNTY AUDITOR

70508

W.H.B.
1-6-67



Paid by Warrant No. A-138700

Dated 2-2-1967

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 4th day of January 1967
Jesse Lee Nichols (Seal) Helen Marie Nichols (Seal)
JESSE LEE NICHOLS (ADULT HUSBAND) (Seal) HELEN MARIE NICHOLS (ADULT WIFE) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

[Signature]
JAN 16 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 4TH
day of JANUARY, A. D. 1967; personally appeared the within named
JESSE LEE NICHOLS AND HELEN MARIE NICHOLS

Grantor 2 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 October 4, 1970 William J. Hamman Notary Public
WILLIAM T. HAMMAN JR.

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

67 9820

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 _____

(15) ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

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

March 8

19 67

To Jessie Lee Nichols
 842 South Kenwood
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-138700 2-2 1967
 in settlement of the following vouchers:
 Transmittal #67-256

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>161</u> as per Grant/Warranty Deed, Dated <u>January 4, 1967</u>	\$3150. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Jessie Lee NicholsDate March - 10 - 67

Nacow

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

BZ

March 8

19 67

To

Jessie Lee Nichols
 842 South Kenwood
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-138701 2-2 19 67
 in settlement of the following vouchers:
 Transmittal #67-256

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>161</u> as per Grant/Warranty Deed, Dated <u>January 4, 1967</u> Escrow	\$350. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Date

Jessie Lee Nichols
April 25, 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 161
Road I-70
County Marion
Owner Jessie Lee Nicholas
Address 842 S. Kenwood
Address of Appraised Property:
1050-52 S. Kenwood

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.
2. Planning and Detail Maps were supplied appraisers.
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered.
4. Necessary photos are enclosed.
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.
6. Plats drawn by the appraisers are attached.
7. I have personally inspected the Plans.
8. I have personally inspected the site and familiarized myself with the parcel on...
9. The computations of this parcel have been checked and reviewed.
10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

Yes - see supplement
Adv. Ag.
Yes
Yes
Yes
Yes
Yes
12-14-66
Yes
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 Dec. 14, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Griffin</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 4,050	\$	\$ 3,500
(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	\$ 4,050	\$	\$ 3,500
(1) Land and/or improvements	\$ 4,050	\$	\$ 3,500
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 4,050	\$	\$ 3,500

Approved	Date	Signed
Rev. Appr.	12-14-66	<u>Phillip D. York</u>
Asst. or Chief Appr.	12-23-66	<u>Jay D. Lusk</u>

A F F I D A V I T

I, JESSE LEE NICHOLS

BEING DULY SWORN UPON MY OATH SWEAR AND AFFIRM THAT I HAVE BEEN

KNOWN AS AND THAT I AM THE SAME PERSON AS:

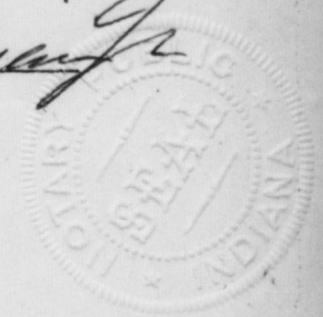
JESSIE LEE NICHOLAS

SIGNED Jesse Lee Nichols

SUBSCRIBED AND SWORN TO ME THIS 4TH DAY OF June 1967

William J. Kinnear Jr.
NOTARY PUBLIC

MY COMMISSION EXPIRES October 4 1967



INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: # 2 COUNTY MARION

PARCEL NO. _____

NAME & ADDRESS OF OWNER JESSE LEE NICHOLS AND HELEN MARIE NICHOLS

842 S. KENWOOD

PHONE # 634-7251

NAME & ADDRESS OF PERSON CONTACTED SAME

RA: 1050-52 S. KENWOOD

PHONE # _____

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

DATE ASSIGNED 12/29/66

DATE OF CONTACT JAN. 6, '67

OFFER \$ 350000

TIME OF CONTACT SEE ABOVE

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? (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:

Secured 3.85 in Doc Stamps, A copy of '66 1/2 Tax Receipt
& MAILED ORIGINAL BACK TO THE NICHOLS'.

MADE OUT STATUS REPORT.

TAX Secured the parcel.

Turned it in -

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

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

William J. Roman Jr.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3-52

BUYER'S REPORT NUMBER: #1 COUNTY MARION PARCEL NO. 161

NAME & ADDRESS OF OWNER JESSE LEE NICHOLS AND HELEN MAINE NICHOLS
842 S. KENWOOD PHONE # 6347251

NAME & ADDRESS OF PERSON CONTACTED SAME
RE 1050 S. KENWOOD PHONE # _____

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

DATE ASSIGNED Dec 29, 66 DATE OF CONTACT JAN 4, 64

OFFER \$ 3500⁰⁰ TIME OF CONTACT 11:15 A.M.

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

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (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? By myself)
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:

Mrs & Mrs Nichols accepted the offer.
Rec'd #385 for Fed. Documentary Stamps.
Also rec'd their 66's Tax Receipt to be
revised & returned.
Explained about new taxes payable in 67.

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

Distribution Made

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

[Signature]
(Signature)

Parcel 161

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Jessie Lee Nicholas

CTIC # 6500-74 -S

Name of Fee Owner Jessie Lee Nichols and Helen Marie Nichols, husband and wife,

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 April 20, 1966 to and including January 5, 1967 reveals no changes as to the real estate described under CTIC # 6500-74 except:

1. Taxes for 1965 payable 1966 in name of Jessie Lee and Helen Marie Nichols
 Duplicate # 6066694 Parcel # 1012056 Township Center Code # 101
 May \$ 49.03 (paid) (~~unpaid~~); November \$ 49.03 (paid) (~~unpaid~~)
 Taxes for 1966 payable 1967 now a lien.

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 13th day of January 1967.

J. M. Watson
Authorized Signatory

#161

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #161 COUNTY Marion

Names on Plans Jessie Lee Nicholas
1050-1052 S. KENWOOD AVE

CTIC # 6500-74

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 20th day of April, 19 66

Jesse Lee Nichols and Helen Marie Nichols, husband and wife

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 29th day of April
1966.

John W. Jagg
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 121 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in 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.

CTIC # 6500-74

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated May 21, 1957 and recorded May 21, 1957 in Book 1663, page 501. (No Federal documentary stamps attached)

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 \$49.03, assessed in the names of Jessie Lee and Helen Marie Nichols due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1012056, Duplicate No. 6066694) (Assessed Value - Land \$260; Improvements \$770; No Exemption)
- f. Taxes for the year 1966, due and payable in 1967.

