

1-70-3(52)77

Code 0536 Parcel 551

This Indenture Witnesseth, That ROBERT ANTHONY WILSON AND VIVIAN C. WILSON (A DULT HUSBAND AND WIFE)

of MARION

County, in the State of

INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

- (\$66100) SIX HUNDRED AND SIXTY ONE - - -Dollars.

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

THE EAST 20.00 FEET OF LOT 11 IN McCARTYS SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF 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 LIMITED ACCESS FACILITY (TO BE KNOWN AS 1-70 AND AS PROJECT 1-70-3(52)77) TO AND FROM THE OWNERS' ABUTTING LANDS ALONG THE EAST LINE OF SAID LOT 11. THIS RESTRICTION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE TO THE SAID ABUTTING LANDS.

> RECEIVED FOR RECORD 68 SEP 23 AM 9: 40

MARCIA M. HAWTHORNE RECORDER OF HARION COUNTY

Paid by Warrant No A- 227014 Dated ..... 8 - 2 8 \_\_\_ 1967\_

Land and improvements \$ 636 50

Damages S. 25 100 Total consideration S. b. 61 100

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 civizenship 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

/	and seal, this 12th day of July Dilson (Seal) Zweden C Wilson	The state of the s
ROBERT ANTHONY WILS	N ADULT HUSBANDSeal) VIVIAN C. WILSON ADUL	T. W. J. E. E. (Seal)
	(Seal)	(Seal)
	(Seal)	(Seal)
	(Seal)	(Seal)
	This Instrument Prepared by W. Bro	ssart 111
SCD 4-19-68	WARB ( 68 47921	1 10

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Division c	Shepherd	1. '	at)	tached state, ed in day		om said mortgage ected in this trans-	nce, and acknowl- ned.  Lackotary Public	Se collection	and acknowl-	County, ss:	and ack	tty, ss:
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		grace	113	9	0	PNI	31	3,				

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To Robert A. Wilson

### INDIANA STATE HIGHWAY COMMISSION

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

Sept 3

1968

	68
Amount	
561	00
	ر ا
-	19 9-103 Amount

CONTROL

## CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

				ROBERTA	
Project I-70-3(52) Road I-70	County	MARION	Owner	VIVIAN	Parcel # 551

I, the undersigned, certify that I have made a visual inspection of the subject, the last one being on the date of my determination of fair market value, and that the determination of fair market value is to be used in connection with a Federal Aid highway project. I further certify that I have personally inspected the comparables used by the appraisers in their determination of fair market value; that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my determination of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 6-6-68 is \$ 66/

	PHILLIP G		
	Name: York Appraiser	Name: Appraiser	Review Appraiser
BEFORE VALUE	4000		4000
AFTER VALUE	3339		3339
DIFFERENCE	661		661
LAND &/OR IMPROVEMENTS LOSS IN VALUE TO REMAINDER	636		636
LOSS IN VALUE TO REMAINDER	25		25
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	661		661
NON-COMPENSABLE ITEMS	-0-		-0-

CORRELATION:

ONE APPRAISAL ONLY

The undersigned assumes that the statements made by the appraiser and certified by him are true and accurate, and therefore, assumes no responsibility except as may be noted above.

Date: 6-6-68 Signed: Robut C. Bonumer
Review Appraiser

Chief Review Appraiser

Approved: \_

INDIANA STATI IGHWAY COMMISSION Land Acquisition Division

\*

	PROJECT NO. <u>T-70-3(52)</u>
BUYER'S REPORT NUMBER: 5 COUNTY MOLION	PARCEL NO. 55/
NAME & ADDRESS OF OWNER Robert a Wilson	
1/19 D. West St.	PHONE #
NAME & ADDRESS OF PERSON CONTACTED Standard Jen	
14 6 60 (+	PHONE #
(List other interested parties on reverse side including	ng nature of their interest)
DATE ASSIGNED 6 -26-68 DATE OF CONTA	ACT 7-15-68
OFFER \$ 661 TIME OF CONTA	ACT 2:30PM
Write YES, NO, or NA (for Not Applicable), as appropriate,  1 Checked abstract with owner? 2 Any af	fidavits taken?
Any mortgage(s)? 4. Any other liens, j 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)
Secured Right of Entry? 11. Secured Dr Was Chapter 316, Acts of 1967 Indiana General A	riveway Right of Entry?
13 Was 180 Day Notice Letter delivered or mailed t	o all parties?
14 Waivers, were any secured? 15 Filled	out RAAP Form?
REMARKS:	
West to Strendard Federal Aceois	ug & down (essu and
West to Strendard Federal Delois	7
The free of the same of the sa	
Status of Parcel: ( > Secured, ( )- Bought, awaiting	mortgage release, ( )- Condemned
( ) Other, awaiting what?	
Distribution Made (1) Parcel (1) Weekly Summary	-1010
() Owner () Other, Specify	trick of Shewson
	(Digitature)

INDIANA STAT GIGHWAY COMMISSION Land Acquisition Division PROJECT NO.  $T \cdot 20 \cdot 3(52)$ PARCEL NO. 55/ BUYER'S REPORT NUMBER: NAME & ADDRESS OF OWNER NAME & ADDRESS OF PERSON CONTACTED PHONE # (List other interested parties on reverse side including nature of their interest) DATE ASSIGNED 6-26-68 DATE OF CONTACT 7-12-68 OFFER \$ 66/ OFFER \$ TIME OF CONTACT 6, 3 W/h
Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space: 1. Checked abstract with owner? 2. \_\_\_\_ Any affidavits taken? Any mortgage(s)? 4.\_\_\_\_ Any other liens, judgements, etc.? Showed plans, explained take, made offer, etc.? Explained about retention of buildings, etc.? 7.\_\_\_\_\_ Any being retained? Walked over property with owner? (or with whom?

Arranged for owner to pay taxes? (Explain how in remarks) Secured Right of Entry? 11. \_\_\_\_\_ Secured Driveway Right of Entry? 10.\_\_\_ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained? Was 180 Day Notice Letter delivered or mailed to all parties? 14. Waivers, were any secured? 15. Filled out RAAP Form? mis Wilson in their bor accepted and all of Status of Parcel: ( )- Secured, ( )- Bought, awaiting mortgage release, ( )- Condemned ( ) Other, awaiting what?

Distribution Made

(1) Parcel (1) Weekly Summary ( ) Other, Specify

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INDIANA STAT HIGHWAY COMMISSION Land Acquisition Division

	PROJECT NO.	1-10-3(54)
BUYER'S REPORT NUMBER: 3 COUNTY Marion	PARCEL NO	551
NAME & ADDRESS OF OWNER Poleut Wilson		
1119 Q. West ST	PHONE #	**
NAME & ADDRESS OF PERSON CONTACTED Suml		
au.	PHONE #	
(List other interested parties on reverse side including nat	ure of their i	nterest)
DATE ASSIGNED 6-26-68 DATE OF CONTACT	7-11-	68
OFFER \$ 66/100 TIME OF CONTACT	2100 Pm	1 .
1. Checked abstract with owner? 2. Any affidav 3. Any mortgage(s)? 4. Any other liens, judgem	its taken?	lank space:
5. Showed plans, explained take, made offer, etc.? 6. Explained about retention of buildings, etc.? 7.	Any bein	ng retained?
8. Walked over property with owner? (or with whom?		
9. Arranged for owner to pay taxes? (Explain how in re 10. Secured Right of Entry? 11. Secured Drivewa		ry?
12. Was Chapter 316, Acts of 1967 Indiana General Assemb	ly, explained	
Was 180 Day Notice Letter delivered or mailed to all Waivers, were any secured? 15. Filled out R		
REMARKS:	2 7	, ,
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A. B. C.		
Status of Parcel: ( )- Secured, ( )- Bought, awaiting mort	gage release,	( )- Condemned
( ) Other, awaiting what?		
Distribution Made (1) Parcel (1) Weekly Summary ( ) Owner ( ) Other, Specify	il P	Aleusa.

629**%** 

INDIANA STATE IGHWAY COMMISSION Land Acquisition Division PROJECT NO. I - 70 -3(52) BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 55/ NAME & ADDRESS OF OWNER PHONE # NAME & ADDRESS OF PERSON CONTACTED (List other interested parties on reverse side including nature of their interest) DATE ASSIGNED 6-26-68 DATE OF CONTACT 7-8-68 OFFER \$ 6 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. No Any other liens, judgements, etc.?

5. Showed plans, explained take, made offer, etc.? as appropriate 6. Explained about retention of buildings, etc.? 7. Wo Any being retained? 8. Walked over property with owner? (or with whom? Myelf

9. Arranged for owner to pay taxes? (Explain how in remarks) No Secured Right of Entry? 11. No 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. W Filled out RAAP Form? REMARKS: met with m & mis Wilson in their how the arguestin and made the of - Othered that he doned not me gt thus Time Status of Parcel: ( )- Secured, ( )- Bought, awaiting mortgage release, ( )- Condemned ( ) Other, awaiting what?\_\_

Distribution Made

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

Satura P Stienden (Signature)

	PROJECT NO. <u>I - 70 - 3 (52)</u>
BUYER'S REPORT NUMBER: COUNTY Marion	PARCEL NO. 55/
NAME & ADDRESS OF OWNER Wobert Wilson	
1119 Q. West Ot	PHONE #_
NAME & ADDRESS OF PERSON CONTACTED Seml	
	PHONE #
(List other interested parties on reverse side including na	ture of their interest)
DATE ASSIGNED 6-26-68 DATE OF CONTACT	7-3-68
OFFER \$ 661 TIME OF CONTACT	3:30 Dm
Write YES, NO, or NA (for Not Applicable), as appropriate, in Checked abstract with owner? 2. Any affida	each numbered blank space:
3 Any mortgage(s)? 4 Any other liens, judge	
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10. Secured Right of Entry? 11. Secured Drivew 12. Was Chapter 316, Acts of 1967 Indiana General Assem	bly, explained?
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mon goe at 6:30 Pm. 7	-8-68
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( ) Other, awaiting what?	
Distribution Made	
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify	- 0. (PAL.
() owner () other, specify	(Signature)

**GUARANTY OF TITLE** 

# Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	68-2188-0

None Given Names on Plans\_

> 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 19 day of March , 19 68 8 A.M.

> > Robert Anthony Wilson and Vivian C. Wilson, husband and wife

c/o Standard Federal Savings and Loan Association 9 E. Ohio St., Indianapolis, Ind.

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:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Walter a. The

Countersigned and validated as of the 25 \_day of March 19 68

> Authorized Signatory Tom J. O'Brien

Attorney SCHEDULE "A

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

> Lot 11 in McCartys Subdivision of the west part of Out Lot 120 of the Donation Lands of 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.

The Record Owner or Owners disclosed above acquired title by Deed from Louise E. Vosloh, unmarried dated March 23, 1961, recorded March 23, 1961 in Deed Record 1854 page 382. (U.S.R. \$6.05) Guaranty Number

68-2188-0

#### 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 19.66 payable 1967 in name of Robert Anthony and Vivian C. Wilson Duplicate # 7260724 Parcel # 1052290 Township I-Center Code # 1-01 May \$ 20.91 (paid) (Paid

- 6. Taxes for 1967 payable in 1968 unpaid in name of Robert Anthony and Vivian C. Wilson.
- 7. Taxes for 1968 payable in 1969 now a lien in name of Robert Anthony and Vivian C. Wilson.
- 8. Mortgage for \$2500.00 from Robert Anthony Wilson and Vivian C. Wilson, husband and wife to Standard Saving and Loan Association dated February 14, 1962, recorded February 15, 1962 in Mortgage Record 2132 page 302, in the Office of the Recorder of Marion County, Indiana.

602107 - 10 printo

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