

Free

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 551

This Indenture Witnesseth, That **ROBERT ANTHONY WILSON AND VIVIAN C. WILSON**
(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

SIX HUNDRED AND SIXTY ONE - - - - (\$661⁰⁰/₁₀₀) Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION**
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 I-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 H. HAWTHORNE
RECORDER OF MARION COUNTY.

Paid by Warrant No. A-227014
Dated 8-28 1968

816140 SEP 23 '68
COUNTY AUDITOR
John T. Sutton
DUPLICATE
FOR TAXATION

Land and improvements \$ 636⁰⁰/₁₀₀; Damages \$ 25⁰⁰/₁₀₀; Total consideration \$ 661⁰⁰/₁₀₀

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 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**

has hereunto set their hands and seal, this 12th day of JULY 1968
Robert Anthony Wilson (Seal) Vivian C. Wilson (Seal)
ROBERT ANTHONY WILSON ADULT HUSBAND (Seal) **VIVIAN C. WILSON ADULT WIFE** (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

This Instrument Prepared by John W. Brossard
68 47921

WAB
7-23-68

M. H. ...
AUG 1 1968

INDIANA STATE HIGHWAY COMMISSION

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

Sept 3

19⁶⁸

To Robert A. Wilson
 Standard Federal S&L Assn
 1119 S. West St
 Indianapolis, Ind

GENTLEMEN:

We enclose State Warrant No. A-227014 8-28 19 68
 in settlement of the following vouchers: Transmittal #69-103

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>551</u> as per Grant/Warranty Deed, Dated <u>7-12-68</u>	661	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Robert A. Wilson

Date

9-10-68

CONTROL

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(52) Road I-70 County MARION Owner ROBERT A 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.

I further certify that the appraisals are fully documented and supported as required by the Indiana State Highway Commission and the requirements of the current policies and procedures of the Federal Bureau of Roads, and it is my opinion that the values as set out in the appraisals represent fair market values, except: NO EXCEPTIONS.

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 \$ 661.

	Name: <u>PHILLIP G YORK</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE	4000		4000
AFTER VALUE	3339		3339
DIFFERENCE	661		661
LAND &/OR IMPROVEMENTS	636		636
COST-TO-CURE ITEMS LOSS IN VALUE TO REMAINDER ...	25		25
ESTIMATED COMPENSATION	661		661
(DUE PROPERTY OWNER)			
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: Robert C. Bonner
Review Appraiser

Approved: _____
Chief Review Appraiser

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Macon

PARCEL NO. 551

NAME & ADDRESS OF OWNER Robert A Wilson
1119 D. West St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Standard Federal Savings & Loan Assn
10 E. Ohio St PHONE # _____

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

DATE ASSIGNED 6-26-68

DATE OF CONTACT 7-15-68

OFFER \$ 661

TIME OF CONTACT 2:30 PM

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

- 1. no 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 Standard Federal Savings & Loan Assn and had Voucher signed.

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

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

Patrick P. Henderson
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 24 COUNTY Macon PARCEL NO. 551

NAME & ADDRESS OF OWNER Robert A. Wilson
1119 S. West St PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same 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 \$ 661 TIME OF CONTACT 6:30 AM

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

- 1. na Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. na 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:

Met with Mr & Mrs Wilson in their home. The offer was accepted and all of the necessary papers were signed.

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

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

Patrick J. Stender
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion

PARCEL NO. 551

NAME & ADDRESS OF OWNER Robert Wilson

1119 Q. West St

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 6-26-68

DATE OF CONTACT 7-11-68

OFFER \$ 661⁰⁰/₁₀₀

TIME OF CONTACT 2:00 Pm

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

- 1. na 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 Mrs. Wilson in her home. Mrs. Wilson stated that her husband had consulted with the mortgage holder and that they had decided to accept the state's offer. She asked me to call at 6:30 Pm. (7-11-68) for the signing of the papers by her and her husband

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

Distribution Made

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

Patricia P. Sheehan
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Mason PARCEL NO. 551

NAME & ADDRESS OF OWNER Robert Wilson
1119 S. West PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED 6-26-68 DATE OF CONTACT 7-8-68

OFFER \$ 661⁰⁰/₁₀₀ TIME OF CONTACT 1:00 PM

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

1. yes Checked abstract with owner? 2. no Any affidavits taken?
3. no Any mortgage(s)? 4. no Any other liens, judgements, etc.?
5. yes Showed plans, explained take, made offer, etc.?
6. no Explained about retention of buildings, etc.? 7. no Any being retained?
8. no Walked over property with owner? (or with whom? myself)
9. no Arranged for owner to pay taxes? (Explain how in remarks)
10. no Secured Right of Entry? 11. no Secured Driveway Right of Entry?
12. no Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. no Was 180 Day Notice Letter delivered or mailed to all parties?
14. no Waivers, were any secured? 15. no Filled out RAAP Form?

REMARKS: met with Mr & Mrs Wilson in their home
explained the acquisition and made the offer.
Mr Wilson stated that he could not make
a decision at this time

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

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

Patrick P. Alexander
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 551

NAME & ADDRESS OF OWNER Robert Wilson

1119 Q. West St PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 6-26-68 DATE OF CONTACT 7-3-68

OFFER \$ 661 TIME OF CONTACT 3:30 PM

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

- 1. no 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 Mrs. Wilson at her home. Mrs Wilson made appointment with me for Mon eve at 6:30 PM. 7-8-68

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

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

Patrick P. Skendon
(Signature)

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

551

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

Names on Plans None Given

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, 1968 8 A.M.

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

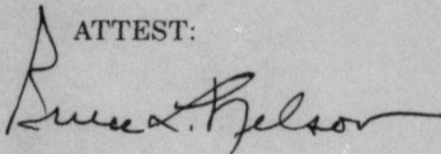
c/o Standard Federal Savings and Loan Association
9 E. Ohio St., Indianapolis, Ind.

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".

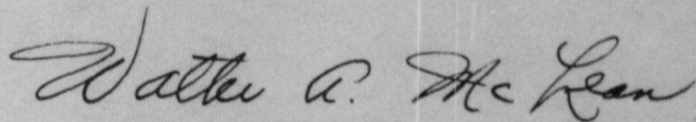
This Guaranty is issued for the use and benefit of the State of Indiana.

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

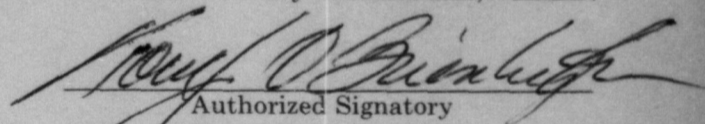
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY


Vice President

Countersigned and validated as of the 25 day of March, 1968.


Authorized Signatory
Tom J. O'Brien
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:

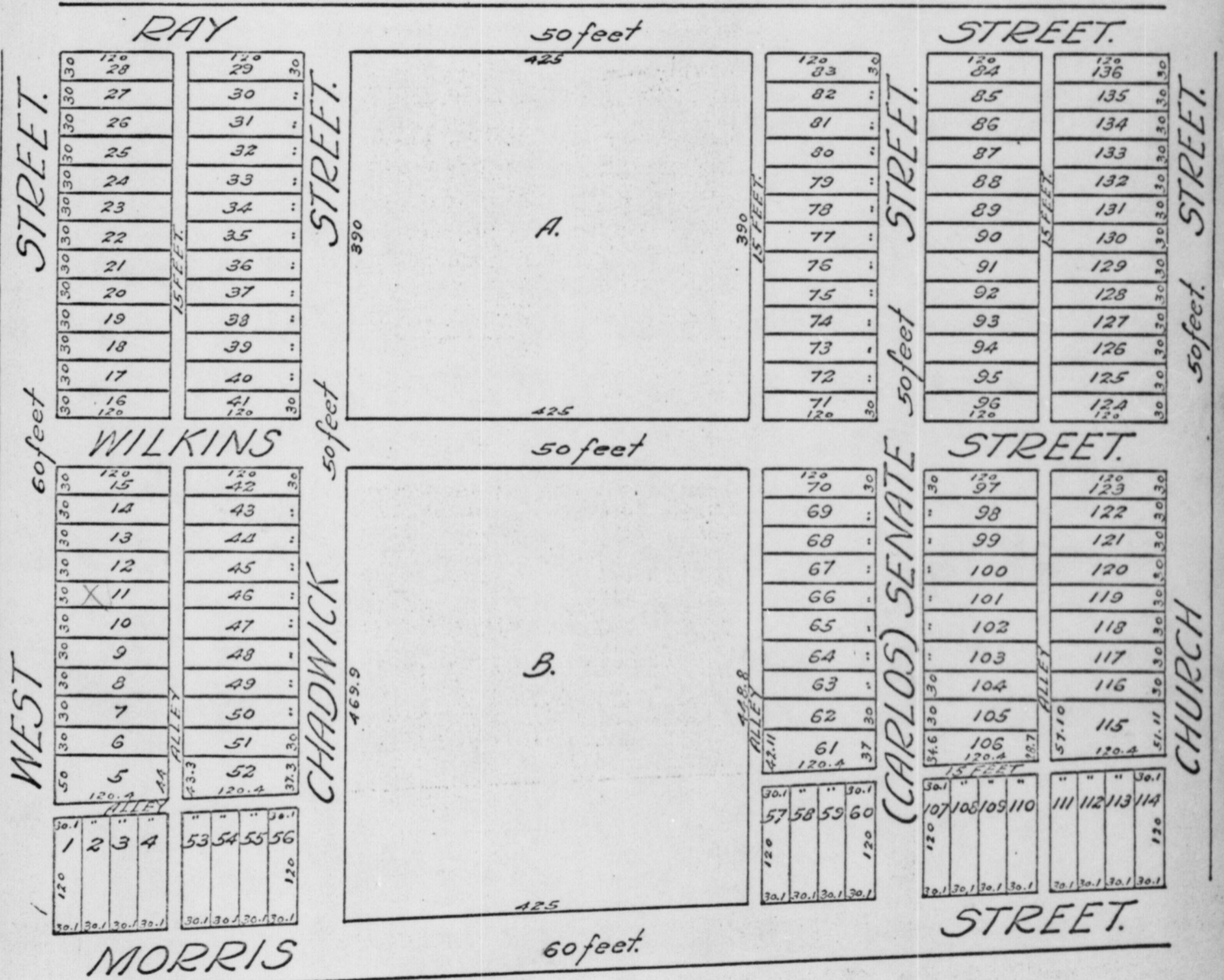
Lot 11 in McCartys Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

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)

603107 - 10 printed

M^CCARTY'S SUBDIVISION OF PART OF OUT LOT 120.

PLAT BOOK 7 PAGE 7A.



UNION TITLE COMPANY
UNION TITLE BUILDING
155 EAST MARKET STREET
INDIANAPOLIS, INDIANA