

107 Fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 294

This Indenture Witnesseth, That *AMERICAN FLETCHER NATIONAL BANK AND TRUST COMPANY*

of *MARION* County, in the State of *INDIANA* Convey and Warrant to

the STATE OF INDIANA for and in consideration of *TEN THOUSAND TWO HUNDRED* ---
--- (*\$10,200.⁰⁰*) --- Dollars,

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

LOT 13 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGES 253 AND 254, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, EXCEPT 53 FEET TAKEN BY PARALLEL LINES OFF THE EAST END OF SAID LOT 13.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.

The undersigned persons executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

815149 SEP 11 '68
DULY ENTERED FOR TAXATION
John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. *A-227007*
Dated *8-28* 19*68*

RECEIVED FOR RECORD
'68 SEP 11 AM 9:20
MARCIA H. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$ *10,200.⁰⁰*; Damages \$ *NONE*; Total consideration \$ *10,200.⁰⁰*

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 Paul L. Boardman, Senior Vice President, and G. David Blue, Assistant Cashier have hereunto set their hands and seals, this *11th* day of *June* 19*68*

(Seal) American Fletcher National Bank (Seal)
(Seal) and Trust Company (Seal)
(Seal) By *Paul L. Boardman* (Seal) SEN
Paul L. Boardman, Senior Vice President (Seal)
Attest: *G. David Blue* (Seal)
G. David Blue, Assistant Cashier (Seal)

WATS
6-25-68

JUL 28 1968

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 11th day of June, A. D. 1968; personally appeared the within named Paul L. Boardman, Senior Vice President, and G. David Blue, Assistant Cashier

Grantors in the above conveyance, and acknowledged 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 June 23, 1970 Lucile R. Friedel Notary Public "Lucile R. Friedel, Notary Public"

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

68 45477

Grantor in the above conveyance, and acknowledged 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, 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 acknowledged 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

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 transaction, this day of 19

(Seal) (Seal) (Seal) (Seal)

State of County of ss:

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 STATE OF INDIANA TO 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

INDIANA STATE HIGHWAY COMMISSION

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

Sept 3

19 68

To American Fletcher National Bank & Trust Co
 Attn: Frank B. Rogers
 101 Monument Circle
 Indianapolis, Ind

GENTLEMEN:

We enclose State Warrant No. A-227007 8-28 1968
 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>294</u> as per Grant/Warranty Deed, Dated <u>6-11-68</u>	10200	00

PLEASE RECEIPT AND RETURN (Do not detach)

AMERICAN FLETCHER
 NATIONAL BANK AND TRUST COMPANY

Payment Received: By Frank B. RogersDate Sept 5, 1968

APPRAISAL REVIEW

Project I-70-3(52) Road I-70 County MARION Parcel # 294
 Appraiser JERRY R. SPEEDY Address 514 CHAMBER OF COMMERCE BLDG
INDIANAPOLIS, INDIANA

Type of Appraisal

Partial Taking

Total Taking

Review Check List

Yes See
Remarks

(1) Are all pages and sections of report complete?	<input checked="" type="checkbox"/>	
(2) Is parcel number, project name, and number correct?	<input checked="" type="checkbox"/>	
(3) Is property owner's name and address correct?	<input checked="" type="checkbox"/>	
(4) Is five year sales record shown?	<input checked="" type="checkbox"/>	
(5) Is area or size correctly shown?	<input checked="" type="checkbox"/>	
(6) Are photos, or sketches, included and properly identified? ..	<input checked="" type="checkbox"/>	
(7) Is appraisal data, signature, and certification complete? ...	<input checked="" type="checkbox"/>	

Value of Property Before and After Taking

(1) Is description and highest and best use shown and clearly set out?	<input checked="" type="checkbox"/>	
(2) Are proper approaches to value used?	<input checked="" type="checkbox"/>	
(3) Is reason for approaches NOT used shown?	<input checked="" type="checkbox"/>	
(4) Is justification of value and correlation complete?	<input checked="" type="checkbox"/>	

Value of Taking

(1) Is description and highest and best use given?	<input checked="" type="checkbox"/>	
(2) Is tabulation of right-of-way and easements correct?	<input checked="" type="checkbox"/>	
(3) Is the recapitulation and summary of salient facts shown correctly?	<input checked="" type="checkbox"/>	
(4) Is this appraisal acceptable for review?	<input checked="" type="checkbox"/>	
(5) Do you recommend payment of fee (if staff, indicate)?	<input checked="" type="checkbox"/>	

REMARKS:

Date 12-11-67

Signed Robert C. Bommer
Review Appraiser

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 8 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.

101 MONUMENT CIRCLE - INDIANAPOLIS, INDIANA PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED NO CONTACT.

PHONE # _____

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

DATE ASSIGNED DEC. 14, 1968 DATE OF CONTACT JUNE 14, 1968

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: _____

THIS REPORT RELATES TO ATTEMPT TO LOCATE ONE
KATIE GREENBERG, WIDOW OF HENRY GREENBERG, (DECEASED)
DATE OF DEATH JAN. 29, 1944.

NO INFORMATION HAS BEEN OBTAINED AS TO HER WHEREABOUTS.

THIS REPORT REFERS TO ITEM "G" ON TITLE GUARANTEE

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

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

Ernest A. Bond
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
101 MONUMENT CIRCLE - INDIANAPOLIS, INDIANA PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED MR. FRANK B. ROGERS, ASST. VICE PRES.
SAME PHONE # SAME

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

DATE ASSIGNED DEC. 14, 1968 DATE OF CONTACT JUNE 14, 1968

OFFER \$ 10,200.⁰⁰ TIME OF CONTACT 9:30 A.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 MR. ROGERS AND RECEIVED WARRANTY DEED, VOUCHER,
RECEIPT FOR WARRANTY DEED AND XEROX COPY OF 1968 B TAX
RECEIPT WITH XEROX COPY OF CASHIERS CHECK IN AMT. OF \$2,96
PAYABLE TO MARION COUNTY TREASURER.

LEFT COPY OF WARRANTY DEED AND RECEIPT FOR SAME
WITH MR. ROGERS. ALSO DELIVERED COPIES OF BUYERS REPORTS.

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

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

Emory A. Bond
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
101 MONUMENT CIRCLE - INDIANAPOLIS, INDIANA PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED MR. HENN (ATTORNEY)
525 FIDELITY BLDG. - INDIANAPOLIS, INDIANA PHONE # 633-2569.
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT JUNE 10, 1968

OFFER \$ 10,200.⁰⁰ 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: _____

CONTACTED MR. HENN AND LEFT WARRANTY DEED, VOUCHER AND RECEIPT FOR WARRANTY DEED WITH HIM. HE WILL REVIEW AND APPROVE SAME AND HAVE PROPER AUTHORITY SIGN THE DOCUMENTS CONVEYING TO THE STATE OF INDIANA.

MR. HENN STATED HE WOULD HANDLE THE MATTER IMMEDIATELY WITH MR. ROGERS, ASS'T. VICE PRES. AND WILL CALL IN THE NEAR FUTURE.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? CALL FROM BANK.

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

Emily A. Bond.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 5 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
INDIANAPOLIS, INDIANA - 101 MONUMENT CIRCLE PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED MR. FRANK B. ROGERS, ASST. VICE PRES.
SAME PHONE # SAME

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

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT JUNE 3, 1968

OFFER \$ 10,200.⁰⁰ TIME OF CONTACT 3:00 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:

RECEIVED CALL FROM MR. ROGERS WHO ADVISED
THE BANK WAS READY TO CONCLUDE THE CONVEYANCE
OF THE PROPERTY LOCATED AT 1121 S. MERIDIAN ST.
INDIANAPOLIS, INDIANA.

MR. ROGERS ADVISED THIS BUYER TO CONTACT MR. HENN,
525 FIDELITY BLDG. - PHONE 633-2569 WHO WILL APPROVE THE
NECESSARY DOCUMENTS PRIOR TO FINAL SIGNATURES BY PROPER
BANK AUTHORITY.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? APPROVAL OF DOCUMENTS BY MR. HENN. ATTORNEY.

Distribution Made

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

Elmer H. Cord.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
INDIANAPOLIS, INDIANA PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED FRANK B. ROGERS. ASST. VICE PRES.
SAME PHONE # SAME.

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

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT APRIL 9, 1968

OFFER \$ 10,200.⁰⁰ TIME OF CONTACT 2:15 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 MR. ROGERS TO DETERMINE IF DECISION
HAD BEEN REACHED. LAST CONTACT HAD BEEN MADE ON
JAN. 9, 1968 AT WHICH TIME THE BANK OFFICERS ADVISED
THE OFFER WOULD BE CONSIDERED AND A DECISION REACHED.
MR. ROGERS ADVISED THAT THE OFFER WILL BE ACCEPTED AND
HE WILL NOTIFY THIS BUYER WHEN THE BANK IS READY TO
EXECUTE THE NECESSARY DOCUMENTS.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? CALL FROM MR. ROGERS. ASST. VICE PRES. AFNB.

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

Ernest H. Bond.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
INDIANAPOLIS, INDIANA. PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED FRANK B. ROGERS + PAUL BOARDMAN - AFNB.
SAME PHONE # SAME

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

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT JAN. 9, 1968

OFFER \$ 10,200.⁰⁰ TIME OF CONTACT 2:00 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 ABOVE NAMED OFFICERS OF AFNB AND PRESENTED
COPY OF PLAN SHEET IN ACCORDANCE WITH PREVIOUS REQUEST.
EXPLAINED THAT PORTION OF HIGHWAY INVOLVING THIS PARCEL WAS
ELEVATED HIGHWAY OVER S. MERIDIAN ST., EXPLAINED LIMITED ACCESS
RIGHT OF WAY AND SEWER CONSTRUCTION. ALSO ADVISED ALLEY WAY
~~WAS~~ ON SOUTH SIDE OF PROPERTY WOULD STILL PERMIT ACCESS TO
REAR OF BRANCH BANK BLDG. MR. BOARDMAN ADVISED HE WOULD PRESENT
PLAN TO PROPER AUTHORITY ALSO COPY OF LEGAL DESCRIPTION OF PARCEL TO
BE REVIEWED BY THE BANK'S LEGAL DEPARTMENT. LEFT CORPORATE
AUTHORITY AFFIDAVIT TO BE EXECUTED. MR. SMILEY TO BE CONSULTED RE: POSSIBLE LEASE.
MR. BOARDMAN OR MR. ROGERS WILL CALL WHEN DECISION IS REACHED.

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

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

Eric H. Cord
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
INDIANAPOLIS, INDIANA PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED FRANK B. ROGERS (ASST. VICE PRES.)
SAME PHONE # SAME

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

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT JAN. 4, 1968

OFFER \$ 10,200.⁰⁰ TIME OF CONTACT 10:00 A.M.

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. NA Explained about retention of buildings, etc.? 7. NA Any being retained?
8. YES Walked over property with owner? (or with whom? SELF)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. YES Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. YES Was 180 Day Notice Letter delivered or mailed to all parties?
14. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS:

CONTACTED MR. ROGERS AND MR. BOARDMAN AT AFNB, 108 N. PENN ST.
INDIANAPOLIS, INDIANA. EXPLAINED CHAP. 316 AND DELIVERED 180 DAY LETTER
WITH FIRM OFFER. NO BUILDINGS INVOLVED - NO RETENTION AS THIS IS A
TOTAL ACQUISITION OF A VACANT LOT USED AS COMMERCIAL PARKING LOT.
BANK OFFICIALS REQUESTED INFORMATION WITH REF. TO THE PLANS AS
TO ELEVATION, FENCE, CLOSING OF ALLEY BETWEEN LOT AND BRANCH BANK
BLDG. ALL INFORMATION PERTINENT TO CONSTRUCTION AND TO THEIR
BUSINESS OPERATION. MR. ROGERS SIGNED OCCUPANCY AND RELOCATION PAPERS. (NA)
THIS INFORMATION TO BE PROCURED AND PRESENTED AT NEXT MEETING.
OWNER INDICATES WILLINGNESS TO COOPERATE.

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

Distribution Made

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

Emory H. Bond.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 294

NAME & ADDRESS OF OWNER AMERICAN FLETCHER NATIONAL BANK AND TRUST CO.
101 MONUMENT CIRCLE
INDIANAPOLIS, INDIANA. PHONE # 633-2200

NAME & ADDRESS OF PERSON CONTACTED FRANK B. ROGERS (ASSY. VICE PRES.)

SAME PHONE # SAME

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

DATE ASSIGNED DEC. 14, 1967 DATE OF CONTACT JAN. 3, 1968

OFFER \$ _____ TIME OF CONTACT 10: A.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: _____

ORIGINAL CONTACT MADE WITH FRANK B. ROGERS
ASSY. VICE PRES. OF AMERICAN FLETCHER NATIONAL BANK AND
TRUST CO. WITH REFERENCE TO NEGOTIATING AND ACQUIRING
A COMMERCIAL PARKING LOT OWNED BY ABOVE AND LOCATED
AT 1121 S. MERIDIAN ST., INDIANAPOLIS, INDIANA.

MR. ROGERS STATED HE COULD MEET WITH THIS BUYER AT
10:00 A.M. JAN. 4, 1968 TO DISCUSS THE PROPOSITION.

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

Distribution Made

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

James H. Bond
(Signature)

An 294

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Fletcher Trust Co.

CTIC # 6500-110 -S

Name of Fee Owner Fletcher Trust Company

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 September 20, 1966 to and including June 27, 1968 reveals no changes as to the real estate described under CTIC # 6500-110 except:

1. Taxes for 19 67 payable 19 68 in name of Fletcher Trust Company
 Duplicate # 8775612 Parcel # 1025487 Township Center Code # 101
 May \$ 82.76 (paid) (~~unpaid~~); November \$ 82.76 (~~unpaid~~) (paid)
 Taxes for 1968 payable 19 69 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. Binkley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 18 day of July
19 68

Ronald R. Brown
Authorized Signatory

294

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans Fletcher Trust Co.

CTIC # 6500-110

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 September, 19 66

Fletcher Trust Company

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. Binsley

ATTEST: President

Robert Kratochvil

Secretary

Countersigned and validated as of the 29th day of September
19 66

JR 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 13 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana, except 53 feet taken by parallel lines off the East end of said Lot 13.

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The Record Owner or Owners disclosed above acquired title by **Warranty Deed dated November 28, 1950 and recorded November 28, 1950 in Deed Record 1398 page 633 as Instrument No. 78744 by Katie Greenberg, unmarried widow of Henry Greenberg who died intestate on January 29, 1944. (\$16.50 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 \$71.87, assessed in the name of Fletcher Trust Company due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1093813, Duplicate No. 6034239) May installment is paid. November installment is unpaid. (Assessed Value - Land \$1180; Improvements \$330; Exemptions None.)

f. Taxes for the year 1966, due and payable in 1967.

Form 3296-15

g. It is indicated (note record owner above) that Henry Greenberg, who held title to the premises in question with Katie Greenberg, as tenants by the entireties, died intestate on January 29, 1944. An affidavit in recordable form should be secured attesting to the continuance of the marital relationship between the said Katie Greenberg and the said Henry Greenberg from the date they acquired the premises in question, October 3, 1917, until the date of death of the said Henry Greenberg, January 29, 1944.

Indiana Jones

Bluff Road 90 feet wide

33	33
32	32
31	31
30	30
29	29
28	28
27	27
26	26
25	25

Street 70 feet wide

60	60
59	59
58	58
57	57
56	56
55	55
54	54
53	53
52	52

Wells Street

10	31
11	32
12	33
13	34
14	35
15	36
16	37
17	38

Street 60 feet wide

43	56
44	57
45	58
46	59
47	60
48	61
49	62
50	63

Howe Street

30 feet wide

Bluff Road 90 feet wide