

67-49552

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 413

This Indenture Witnesseth, That William Lester Craig and Julia A. Craig, 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, one hundred dollars.

-----(\$3,100.00)----- Dollars,

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

LOT NUMBERED 13 IN FULMER'S SUBDIVISION OF LOTS 10 TO 18 AND 21 TO 30 INCLUSIVE, IN MEIKEL'S SUBDIVISION OF A PART OF OUT LOT 128, TOGETHER WITH VACATED ALLEY AND A PORTION OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS AS PER PLAT THEREOF IN PLAT BOOK 8, PAGE 118, IN THE RECORDER'S OFFICE 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, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.



Handwritten number '3' with a slash and '75'.

DULY ENTERED FOR TAXATION
RECEIVED FOR RECORD 086998 OCT 10 '67
1967 OCT 10 AM 9:41
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY
John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A-173628
Dated 9-27-67

Land and improvements \$3,100.00; Damages \$; Total consideration \$ 3,100.00

Handwritten initials 'WAB' and date '8-2-67'.

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 grantors

have hereunto set their hands and seal, this 1st, day of August 1967

Signatures and seals for Julia A. Craig, wife, and William Lester Craig, husband.

67-49552

Handwritten signature and date 'SEP 1 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 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

STATE OF INDIANA, _____ **Marion** _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st, _____ day of August, _____, A. D. 1967; personally appeared the within named _____

William Lester Craig and Julia A. Craig adult, husband and wife. Grantor s _____ 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 January 4th, 1971 Joseph Michael Morley Notary Public
Joseph M. Morley
Michael

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 _____ **67 49552** _____ Notary Public

WARRANTY DEED
FROM _____
TO _____
STATE OF INDIANA
Received for record this _____ day of _____, 19____ at _____ o'clock _____ m, and _____ page _____ Recorded in Book No. _____ 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

October 4, 1967

19

To William Lester & Julia A. Craig
1002 South Senate Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-173628 9-27 19 67
in settlement of the following vouchers:

Transmittal #68-140

| 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>413</u> as per Grant/Warranty Deed, Dated <u>8-01-67</u> | \$3100.00 |

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

William Lester Craig
Julia A. Craig

Date October 6, 1967

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70 3(52)
Parcel No. 413
Road I-70
County Marion
Owner William L. Craig
Address 1002 S. Senate
Address of Appraised Property:
306 W. Ray St.

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. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Yes</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>Yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 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. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Yes</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>6-13-67</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

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 June 13, 1967 (Date):

Estimate of Appraisers:

| | By: <u>M. Chase</u> | By: | Approved By Reviewer |
|--|---------------------|-----|----------------------|
| (a) The fair market value of the entire property before the taking is: | \$ 3,100 | \$ | \$ 3,100 |
| (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 | \$ 3,100 | \$ | \$ 3,100 |
| (1) Land and/or improvements | \$ 3,100 | \$ | \$ 3,100 |
| (2) Damages | \$ -0- | \$ | \$ -0- |
| (3) Less non-compensable items | \$ -0- | \$ | \$ -0- |
| (4) Estimated Total Compensation | \$ 3,100 | \$ | \$ 3,100 |

| Approved | Date | Signed |
|----------------------|---------|------------------------|
| Rev. Appr. | 6-13-67 | <u>Phillip J. York</u> |
| Asst. or Chief Appr. | 6/21/67 | <u>Frank Cochran</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. I-70-3-52

BUYER'S REPORT NUMBER: ✓ COUNTY Marion PARCEL NO. 413

NAME & ADDRESS OF OWNER William Lester and Jewel A Craig
1007 S. Senate Ave PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Treasurer Office City County Bldg
Indianapolis Ind PHONE # _____

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

DATE ASSIGNED 6-13-67 DATE OF CONTACT 8-1-67

OFFER \$ 3,100⁰⁰ TIME OF CONTACT 3:30 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. Plus Arranged for owner to pay taxes? (Explain how in remarks)
- 10. na 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: _____

Paid 67-3 taxes on above parcel with check from fee owner securing deed

Status of Parcel: (X) - Secured, () - Bought, awaiting mortgage release, () - Condemned

() Other, awaiting what? Reported Above

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

Joseph M. Malley
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3-(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 413

NAME & ADDRESS OF OWNER William Lester and Julia A Craig
1002 S Senate Ave Indianapolis Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED William Lester and Julia A Craig
1002 S Senate Ave Indianapolis Ind. PHONE # _____

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT 8-1-67

OFFER \$ 3,100.00 TIME OF CONTACT 11am

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

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

REMARKS: Meeting with fee owners of above parcel, proffered offer of Indiana State Highway to purchase. Explain placidness of State, and Rights of individual involved. offer accepted. instruments signed and copies left as required.

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

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

Joseph M Morley
(Signature)
633-4423

INTERIM CERTIFICATE OF TITLE

413

Pioneer National Title Insurance Company

Union Title Division

| S.R. | PROJECT | COUNTY | PNTIC # |
|------|-------------|--------|------------|
| I-70 | I-70-3 (52) | Marion | 66-13906-S |

Name on Plans Wm. Lester & Julia A. Craig

Name of Fee Owner William Lester Craig and Julia A. Craig, husband and wife

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 14, 1966, 8 A.M. to and including August 8, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13906-O except:

- Taxes for 19 66 payable 19 67 in name of William Lester and Julia A. Craig
 Duplicate # 7052117 Parcel # 1066137 Township I-Center Code # 1-01
 May \$ 26.01 (paid) (~~unpaid~~); November \$ 26.01 (~~paid~~) (unpaid)
 Taxes for 19 67 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

Russell Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 14th day of August, 19 67.

Ralph H. Fraker

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

| S.R. | PROJECT | COUNTY | PNTIC # |
|------|------------|--------|------------|
| I70 | I70-3 (52) | Marion | 66-13906-0 |

Names on Plans Wm. Lester & Julia A. Craig

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 14 day of November, 19 66, 8 A.M.

**William Lester Craig and Julia A. Craig,
husband and wife**

**1002 S. Senate Ave.
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

Bruce A. Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 30 day of Nov., 19 66

James I. Wright
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 numbered 13 in Fulmer's Subdivision of Lots 10 to 18 and 21 to 30 inclusive, in Meikel's Subdivision of a part of Out Lot 128, together with vacated alley and a portion of Out Lot 120 of the Donation Lands of the city of Indianapolis as per plat thereof in Plat Book 8, page 118, in the Recorder's office of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Tax Deed from E. Allen Hunter, Auditor of the County of Marion in the State of Indiana dated April 16, 1957 recorded April 26, 1957 in Deed Record 1660, Inst. #25139. (No U.S.R. shown)

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 65 payable 19 66 in name of William Lester and Julia A. Craig
Duplicate # 6019852 Parcel # 1066137 Township I. Center Code # 1-01
May \$ 24.27 (paid) ~~XXXX~~; November \$ 24.27 ~~(XXXX)~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation
Land \$310.00 Improvements \$200.00 Exemptions None

PB 2-118

2928-1

Falmer's Sub. AT LOT 128-120

Falmer's Sub. of Lots 10 to 18 & 21 to 30 incl.
of Mettels Sub. in Out Lot 128.

