

67 61800
WARRANTY DEED

Project 1-70-3(52)
 Code 0536
 Parcel 375

Wife

This Indenture Witnesseth, That **ALBERT L. ADKINS AND LETHA ADKINS**
 (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 THOUSAND (\$6000⁰⁰)**
 Dollars,

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

SOUTH HALF OF LOT 45 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND WEST PART OF OUT LOT 118 IN
 THE CITY OF INDIANAPOLIS, INDIANA, AS PER PLAT BOOK #1, PAGES 253 AND 254, 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, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT UTILIZED
 IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.



6.60

RECEIVED FOR RECORD
 1967 DEC 13 AM 8:31
 MARCIA M. HAWTHORNE
 RECORDER OF MARION COUNTY

Paid by Warrant No. A-183725
 Dated 12-1-1967

Land and improvements \$ 6000⁰⁰; Damages \$ — 0 —; Total consideration \$ 6000⁰⁰

*WHS
 10-3-67*

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 28 day of **SEPTEMBER** 1967
 _____ (Seal) Albert L. Adkins (Seal)
 _____ (Seal) ALBERT L. ADKINS (HUSBAND) (Seal)
 _____ (Seal) Letha Adkins (Seal)
 _____ (Seal) LETHA ADKINS (WIFE) (Seal)
 _____ (Seal) _____ (Seal)

John T. Suttles
 COUNTY AUDITOR
 NSW 3-15-67 **67 61800**

This Instrument Prepared by John W. Brassart
 ATTORNEY

John W. Brassart
 OCT 12 1967

00810 70

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, 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.....

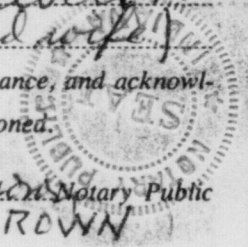
..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

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 28
day of September, A. D. 1967; personally appeared the within named Albert L.
Adkins and Letha Adkins (adult husband and wife)

..... Grantor S..... 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 April 20, 1967..... Melvin R. Brown Notary Public
MELVIN R BROWN



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 trans-
action, this..... day of....., 19.....

..... (Seal) (Seal)
..... (Seal) (Seal)

State of..... }
County of..... } ss: 67 - 61800

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	TO	STATE OF INDIANA	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

96

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Dec. 8 19 67

To Albert L. & Letha Adkins
1115 Union Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-183725 12-1- 19 67
in settlement of the following vouchers:

Transmittal #68-267

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>375</u> as per Grant/Warranty Deed, Dated <u>9-28-67</u>	\$6,000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Albert L. Adkins - Letha Adkins
Date 12-11-67

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70 (52)
Parcel No. 375
Road I-70
County Marion
Owner Albert L. Adkins et al
Address 1115 Union St.
Address of Appraised Property:
1115 Union 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>Adv. Ag.</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>9-19-67</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 Sept. 19, 1967 :
(Date)

Estimate of Appraisers:

	By: <u>Sullivan</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$6,000	\$	\$6,000
(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	\$6,000	\$	\$6,000
(1) Land and/or improvements	\$6,000	\$	\$6,000
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$6,000	\$	\$6,000

Approved	Date	Signed
Rev. Appr. Asst. or Chief Appr.	<u>9-19-67</u>	<u>Phillip D. York</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 375

NAME & ADDRESS OF OWNER Albert L Adkins & Letha Adkins
1115 Union St Judah Ind PHONE # 6364241

NAME & ADDRESS OF PERSON CONTACTED County Treasurer
PHONE # _____

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

DATE ASSIGNED 9-27-67 DATE OF CONTACT 9-29-67

OFFER \$ 6000⁰⁰ TIME OF CONTACT 9 AM

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: Obtained 67B tax duplicate, paid same,
made copy, mailed original & 67A Paid
Receipt to Mr & Mrs Adkins

Secured Parcel

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

Distribution Made

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

Michin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 375

NAME & ADDRESS OF OWNER Albert L Adkins and Letha Adkins
1115 Union St Indianapolis Ind PHONE # 6364241

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED 9-27-67 DATE OF CONTACT 9-28-67

OFFER \$ 6000⁰⁰ TIME OF CONTACT 3 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. yes Explained about retention of buildings, etc.? 7. no Any being retained?
- 8. yes Walked over property with owner? (or with whom? _____)
- 9. yes Arranged for owner to pay taxes? (Explain how in remarks)
- 10. no Secured Right of Entry? 11. no 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. no Waivers, were any secured? 15. no Filled out RAAP Form?

REMARKS: Received \$80⁰⁸ cash for 67B Taxes along with 67A Paid receipt.

Mr & Mrs Adkins signed all papers

Left relocation packet, relocation application, copy of deed, old form official offer, 180 day letter, sketch of property, receipt for deed

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

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

Melvin R Brown
(Signature)

for 377

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13928-S

Name on Plans Albert L. & Letha Adkins

Name of Fee Owner Albert L. Adkins and Letha Adkins, husband and wife

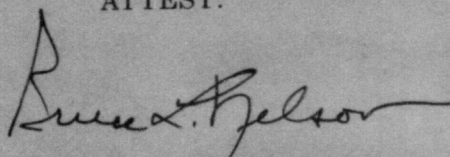
PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from November 17, 1966 8 A. M. to and including October 9, 1967 8 A. M. reveals no changes as to the real estate described under PNTIC # 66-13928-0 except:

1. Taxes for 19 66 payable 19 67 in name of Albert L. and Letha Adkins
 Duplicate # 1002354 Parcel # 1063715 Township I-Center Code # 1-01
 May \$ 80.08 (paid) ~~(unpaid)~~; November \$ 80.08 ~~(paid)~~ (unpaid)
 Taxes for 19 67 payable 19 68 now a lien.

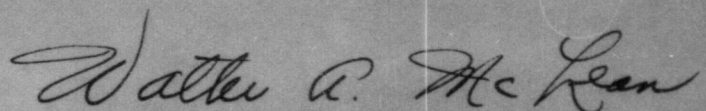
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

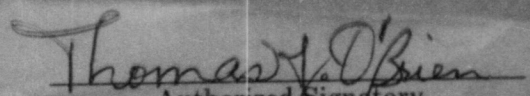


Assistant Secretary



Vice President

Countersigned and validated as of the 12th day of October, 19 67


 Authorized Signatory
 THOMAS J. O'BRIEN
 Attorney

3875-375

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13928-0

Names on Plans Albert L. & Letha Adkins

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 17th day of November, 1966, 8 A.M.

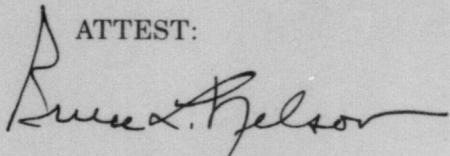
Albert L. Adkins and
Letha Adkins,
husband and wife
1115 Union Street,
Indianapolis, Indiana

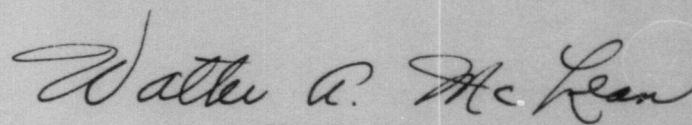
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

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

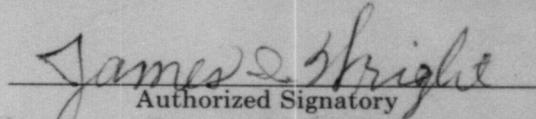
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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 1st day of Dec., 1966


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:

South Half of Lot 45 in Margaret McCarty's Subdivision of Out Lot 119 and West part of Out Lot 118 in the City of Indianapolis, Indiana, as per Plat Book #1, Pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by
Deed from Manuel Sandler and Teena Sandler, husband and wife;
Anna Hoffman and Saul Hoffman, husband and wife;
Ethel S. Barr and Morris D. Barr, husband and wife, and
Pauline Sandler, unmarried
dated September 3, 1954, recorded September 8, 1954,
in Deed Record 1543, page 219, Instrument #62160. (U.S.R. \$6.05)

SCHEDULE "B"

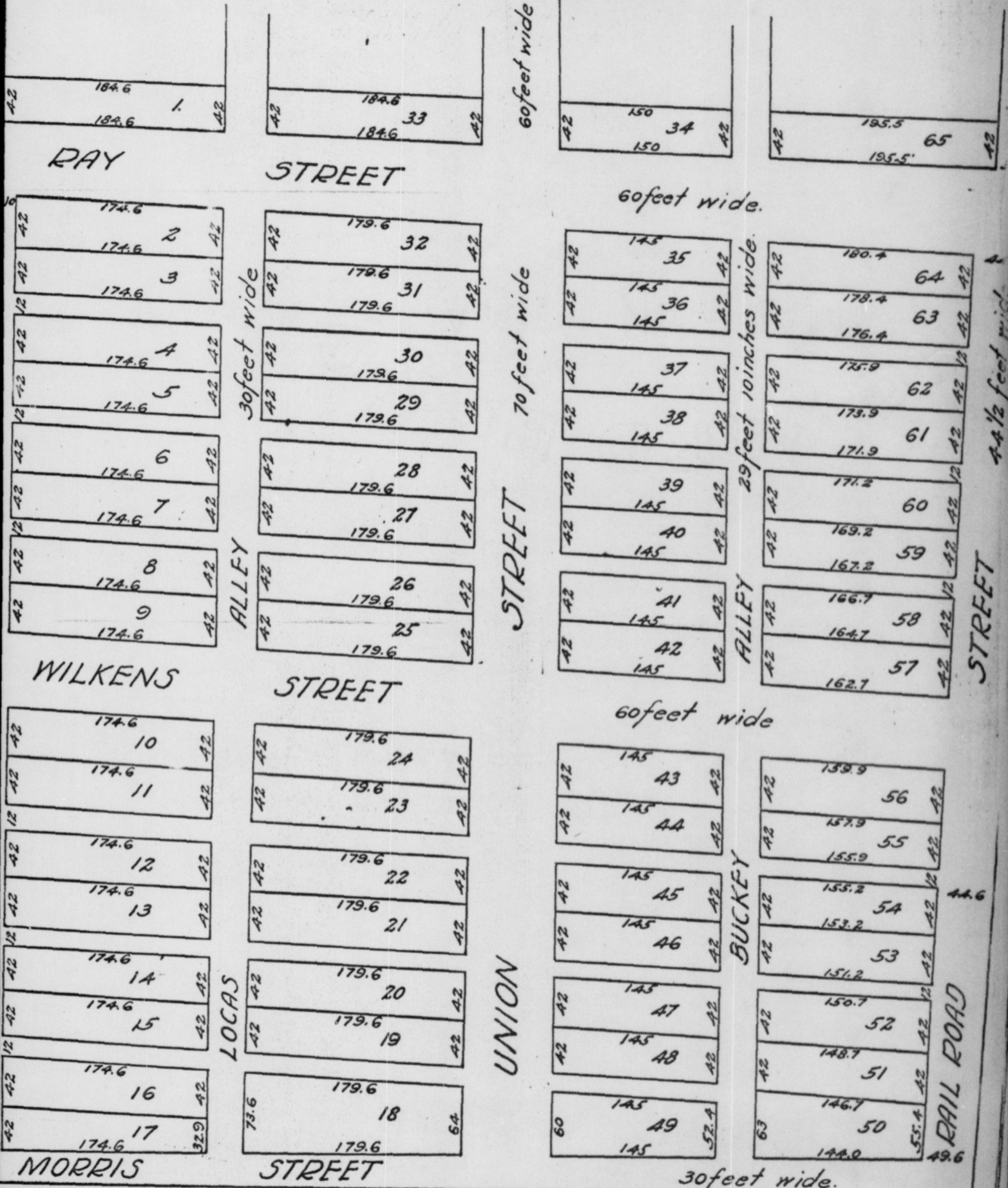
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

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 1965 payable 1966 in name of Albert L. and Letha Adkins
Duplicate # 6001463 Parcel # 1063715 Township I-Center Code # 1-01
May \$ 74.73 (paid) ~~(unpaid)~~; November \$ 74.73 ~~74.73~~ (unpaid)
Taxes for 1966 payable 1967 now a lien.
Assessed Valuation:
Land \$230.00 Improvements \$1,340.00 Exemptions (None)

MARGARET McCARTY'S SUBDIVISION
 OUT LOT 119 AND WEST PART OUT LOT 118.
 PLAT BOOK 1 PAGE 253.



Note:- A strip of ground 10 feet wide is given off the west side of Out Lot 119 to widen the Bluff Road as exhibited by the dotted line on the plat.