

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 403

This Indenture Witnesseth, That George J. Breithaupt, unmarried Adult,

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Eight Thousand Three Hundred  
— — — — — (\$8,300.<sup>00</sup>) — — — — Dollars,

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

LOT 24 IN BROWN, KETCHAM AND FRANK'S SUBDIVISION OF A PART OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107, 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.

RECEIVED FOR RECORD  
1968 APR 15 AM 9:28  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION  
802674 APR 15 '68  
John T. Sutton  
COUNTY AUDITOR

Paid by Warrant No. A-201531  
Dated 3-27 1968

Land and improvements \$ 8,300.<sup>00</sup>; Damages \$ None; Total consideration \$ 8,300.<sup>00</sup>

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 Grantor

has hereunto set his hand and seal, this 5th day of February 1968  
George J. Breithaupt (Seal) \_\_\_\_\_ (Seal)  
George J. Breithaupt (unmarried adult) (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 5th  
day of February, A. D. 1968; personally appeared the within named.....

George J. Breithaupt (unmarried adult)  
..... Grantor..... in the above conveyance, and acknowl-  
edged the same to be his 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 August 12, 1920 Verle M. Williams Notary Public  
Verle M. Williams

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) **68 16637** ..... (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  
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**

27

INDIANA STATE HIGHWAY COMMISSION

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

March 29, 1968

19

To George Breithaupt

City

GENTLEMEN:

We enclose State Warrant No. A 201356 3/26/68

19

in settlement of the following vouchers:

68-517

Description	Amount
-------------	--------

For relocation expense on State Road

No. 49 in Marlon

County, Project I-70-3(52)

Parcel No. 403 as per Grant/Warranty  
Deed, Dated 2/28/68

235.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *George J. Breithaupt*

Date *2/28/68*

## INDIANA STATE HIGHWAY COMMISSION

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

Apr 2

1968

To George J. Breithaupt  
 1019 S. Alabama St  
 Indianapolis, Ind

## GENTLEMEN:

We enclose State Warrant No. A-201531 3-27 1968  
 in settlement of the following vouchers: **Transmittal #68-534**

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>403</u> as per Grant/Warranty Deed, Dated <u>2-5-68</u>	8300	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

*George J. Breithaupt*

Date

*4-5-1968*

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(54)

BUYER'S REPORT NUMBER: 30 COUNTY MADISON PARCEL NO. 403

NAME & ADDRESS OF OWNER WILLIAM SAMUEL SIMS & SALLY WILL SIMS  
209 W CLAUDE ST COMPTON CALIFORNIA PHONE # 632-1758

NAME & ADDRESS OF PERSON CONTACTED JOHN A YOUNG ATTORNEY 708 UNION  
FEDERAL BLDG. INDIANAPOLIS INDIANA PHONE # 639-6281  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-2-68 DATE OF CONTACT 8-5-69 TIME OF CONTACT 3:00 P.M.

OFFER \$ 2463.00 TYPE OF CONTACT: (  ) PERSONAL VISIT ( ) TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?  |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation |
| 3. <input type="checkbox"/> Any mortgage(s)?                  | Section. (thru Control Section)?                               |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                             |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                    |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                 |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?      |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax Memo (interim period)?        |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                  |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                     |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?         |

REMARKS: I called on the office of the above on this day.  
Left Xerox copy of claim voucher showing payment  
of \$2,010.96 to Ralph Smith to ~~John A Young~~ John A Young  
Ms. Young secretary told me that Ms Young  
must have the release in his brief case as she  
could not find it on his desk.  
I told he would call to morrow afternoon  
for the release.

Status of Parcel : (  )-Secured, ( )-Condemned, ( )-Other (Explain):

- Distribution Made  
(  ) Parcel (  ) Weekly Summary  
(  ) Owner ( ) Attorney  
( ) Broker ( ) Other, specify:

Lewis H Smith  
(Signature)

AFFIDAVIT

STATE OF INDIANA )  
                          ) SS  
Marion County )

George J. Breithaupt being duly sworn upon (his) (~~her~~)  
oath says that (he) (~~she~~) is over 21 years of age and says that (he) (~~she~~) is the  
owner of the following described real estate located in Marion  
County, State of Indiana, to wit:

Lot 24 in Brown, Ketcham, and Frank's Subdivision of a  
Part of Out lots 107 and 108 of The Donation lands of The  
City of Indianapolis, 95 per plat thereof, Recorded in  
Plat Book 6, page 107, in the Office of the Recorder  
of Marion County, Indiana.

Affiant further says that (he) (~~she~~) is the surviving husband  
of Agnes B. Breithaupt, who died intestate in the City of Indianapolis  
State of Indiana, on August 21, 1962  
that this affiant and the said Agnes B. Breithaupt lived together  
continuously as husband and wife from date of Nov. 19, 1923, and were so  
living together on said date, that no administration was had upon the Estate of the  
said Agnes B. Breithaupt, but that all funeral expenses and debts of  
every kind and character of said decedent were fully paid, that no Indiana Inheri-  
tance Taxes were due the State of Indiana by reason of the death of the said  
Agnes B. Breithaupt and that his Estate including interests in jointly  
owned property and the proceeds of Life Insurance was substantially less than the  
sum of \$60,000.00 and that no Federal Estate Taxes were due thereon.

And further affiant saith not.

Subscribed and sworn to before me the undersigned, a Notary Public, in and for said  
State and County this 5th day of February, 1968.  
My Commission Expires: Aug. 17, 1970.

George J. Breithaupt

Verle M. Williams  
Notary Public  
Verle M. Williams

\* This instrument prepared by Verle M. Williams.

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3 (54)

BUYER'S REPORT NUMBER: 28 COUNTY MARION PARCEL NO. 403

NAME & ADDRESS OF OWNER WILLIAM SAMUEL SIMS & SALLT WILL SIMS  
209 W CLAUDE ST COMPTON CALIFORNIA PHONE # 632-1758

NAME & ADDRESS OF PERSON CONTACTED RALPH W. SMITH 1662 NORTH TIBBS  
AVC INDIANAPOLIS IND PHONE # 632-9686  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-2-68 DATE OF CONTACT 7-31-69 TIME OF CONTACT 6:00 P.M

OFFER \$ 2463.00 TYPE OF CONTACT: () PERSONAL VISIT ( ) TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?  |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation |
| 3. <input type="checkbox"/> Any mortgage(s)?                  | Section. (thru Control Section)?                               |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                             |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                    |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                 |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?      |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax Memo (interim period)?        |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                  |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                     |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?         |

REMARKS: I called on the above on this date. Ms. Smith  
signed an affidavit of one of the same.

Status of Parcel : ( ) -Secured, ( ) -Condemned, ( ) -Other (Explain):

- Distribution Made
- (1) Parcel (1) Weekly Summary
  - ( ) Owner ( ) Attorney
  - ( ) Broker ( ) Other, specify:

Louis H. Smith  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 403

NAME & ADDRESS OF OWNER Geo. J. Breithaupt 1019 S. Alabama St.  
Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED Above owner Same address  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-1-68

OFFER \$ 8,300.<sup>00</sup> TIME OF CONTACT 3:15 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 above owner. He works during the day at  
Starfield Park owned by city. Set up an appointment for  
4 P.M. Monday. Mr. Breithaupt is a widower  
Will prepare papers

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

(  ) Other, awaiting what? appointment

Distribution Made

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

Wesley Williams  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 403

NAME & ADDRESS OF OWNER Geo. J. Breithaupt 1019 S. Alabama St.

PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED Subject property 1019 S. Alabama.

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 1-31-68

OFFER \$ 8,300.00 TIME OF CONTACT 3:45 PM

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: Studying abstract & appraisal preparing to contact owner. Drive to above address & inspected property.

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

Distribution Made

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

W. C. Williams  
(Signature)

403

# CHICAGO TITLE INSURANCE COMPANY

## INTERIM GUARANTY OF TITLE

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

Names on Plans George & Agnes B. Breithaupt

CTIC # 6500-167A -S

Name of Fee Owner George J. Breithaupt and Agnes B. Breithaupt, husband and wife.

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 February 1, 1967 to and including February 8, 1968 reveals no changes as to the real estate described under CTIC # 6500-167A except:

1. Taxes for 19 66 payable 19 67 in name of George J. and Agnes B. Breithaupt  
 Duplicate # 7025713 Parcel # 1008304 Township Center Code # 101  
 May \$ 95.89 (paid) (~~unpaid~~); November \$ 95.89 (paid) (~~unpaid~~)  
 Taxes for 19 67 payable 19 68 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. Binsley*  
President

*Robert Kratochvil*  
Secretary

ATTEST:

Countersigned and validated as of the 22nd day of February,  
19 68.

*J. M. 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 24 in Brown, Ketcham and Frank's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-167A

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated July 7, 1928 and recorded July 16, 1928 in Deed Record 822 page 113 as Instrument No. 29945 by Thomas A. Daily, Trustee. (No 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 \$89.49, assessed in the names of George J. and Agnes B. Breithaupt, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1008304, Duplicate No. 6009848.) May installment is paid. November installment is unpaid plus penalties, if any. (Assessed Value - Land \$330; Improvements \$1550; Exemptions None.)

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

Form 3296-15

g. Note: Contiguous Real Estate owned by the parties shown in title as disclosed by the Auditor's Deed dated July 6, 1950 and recorded July 10, 1950 in Deed Record 1382 page 4 as Instrument No. 43186 and subject of our Certificate No. 6500-167, as follows:

Lot 23 in Brown, Ketcham and Frank's Subdivision recorded in Plat Book 6 page 107.

# 403

# CHICAGO TITLE INSURANCE COMPANY

## GUARANTY OF TITLE

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

Names on Plans George & Agnes B. Breithaupt

CTIC # 6500-167A

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 1st day of February, 19 67

George J. Breithaupt and Agnes B. Breithaupt, husband and wife

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. Binkley*

ATTEST: President

*Robert Kratochvil*

Secretary

Countersigned and validated as of the 7th day of February  
19 67.

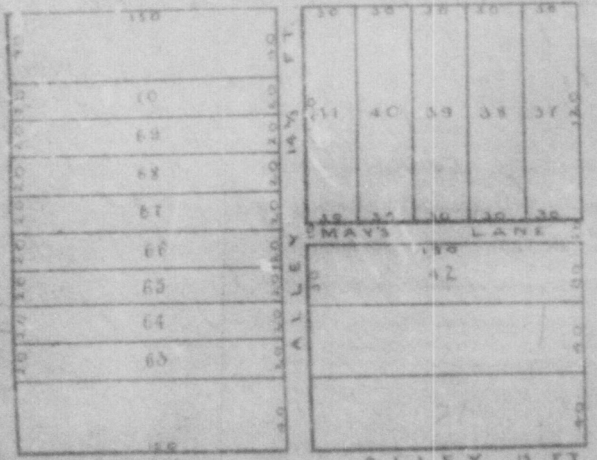
*J. M. Watson*

Authorized Signatory

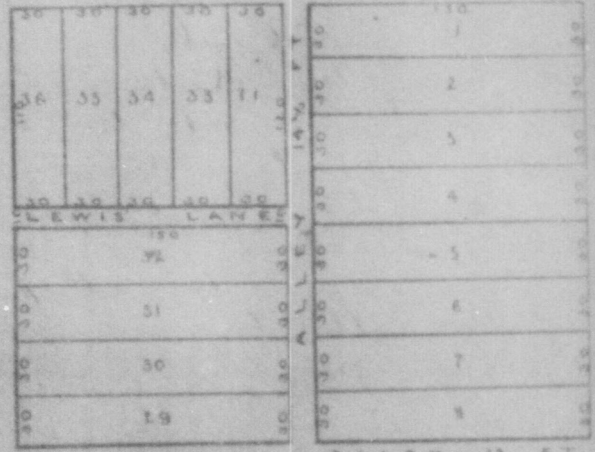
BICKING

STREET 60 FT

DELAWARE ST 30 FT

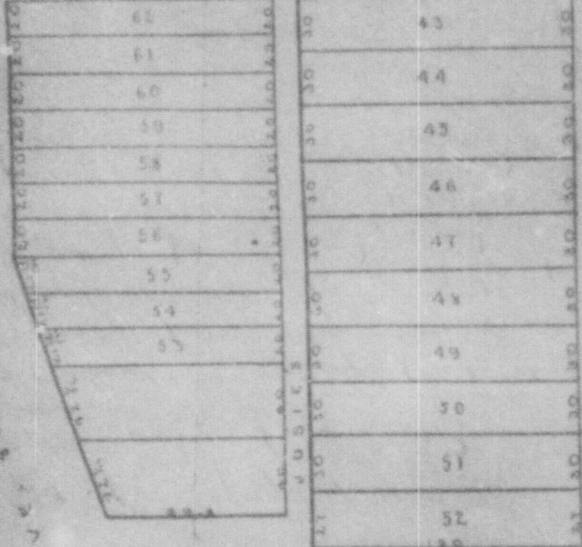


STREET 60 FT



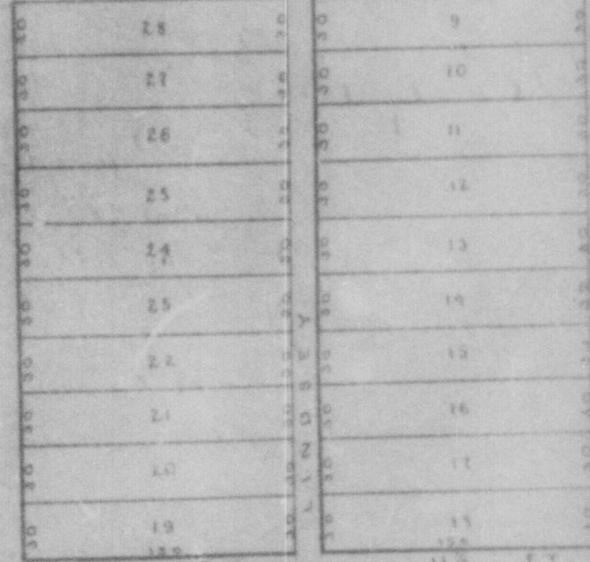
BROWNS

ALLEY 12 FT



DAVIS

ALLEY 12 FT



ADDITIONAL LOTS 1-35

FRAZER

ALLEY 12 FT

ALLEY 12 FT

403

**GUARANTY OF TITLE**

**Pioneer National Title Insurance Company**

Union Title Division

S.R. <b>I-70</b>	PROJECT <b>I-70-3 (52)</b>	COUNTY <b>Marion</b>	PNTIC # <b>66-15843-0</b>
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Names on Plans **George & Agnes B. Breithaupt**

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 **28th** day of **November**, 19**66**, **8 A.M.**

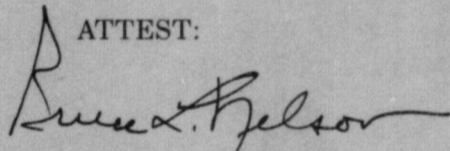
**George J. Breithaupt and  
Agnes B. Breithaupt, husband and wife  
1019 S. Alabama Street,  
Indianapolis, Indiana**

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".

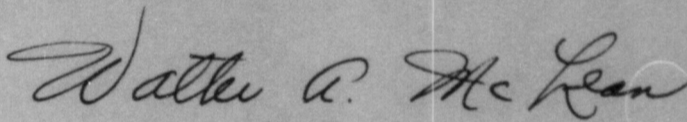
This Guaranty is issued for the use and benefit of the State of Indiana.

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

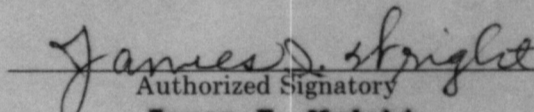
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:  
  
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

  
Vice President

Countersigned and validated as of the **7th** day of **Dec.**, 19**66**.

  
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 24 in Brown, Frank and Ketcham's Subdivision of Lots 2 to 5 inclusive, Lots 14 to 20 inclusive, Lots 23 to 52 inclusive of Cavens Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as shown by the plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.**

The Record Owner or Owners disclosed above acquired title by

**Deed from Thomas A. Daily, Trustee  
dated July 7, 1928 recorded July 16, 1928,  
in Deed Record 822, Instrument #29945. (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:

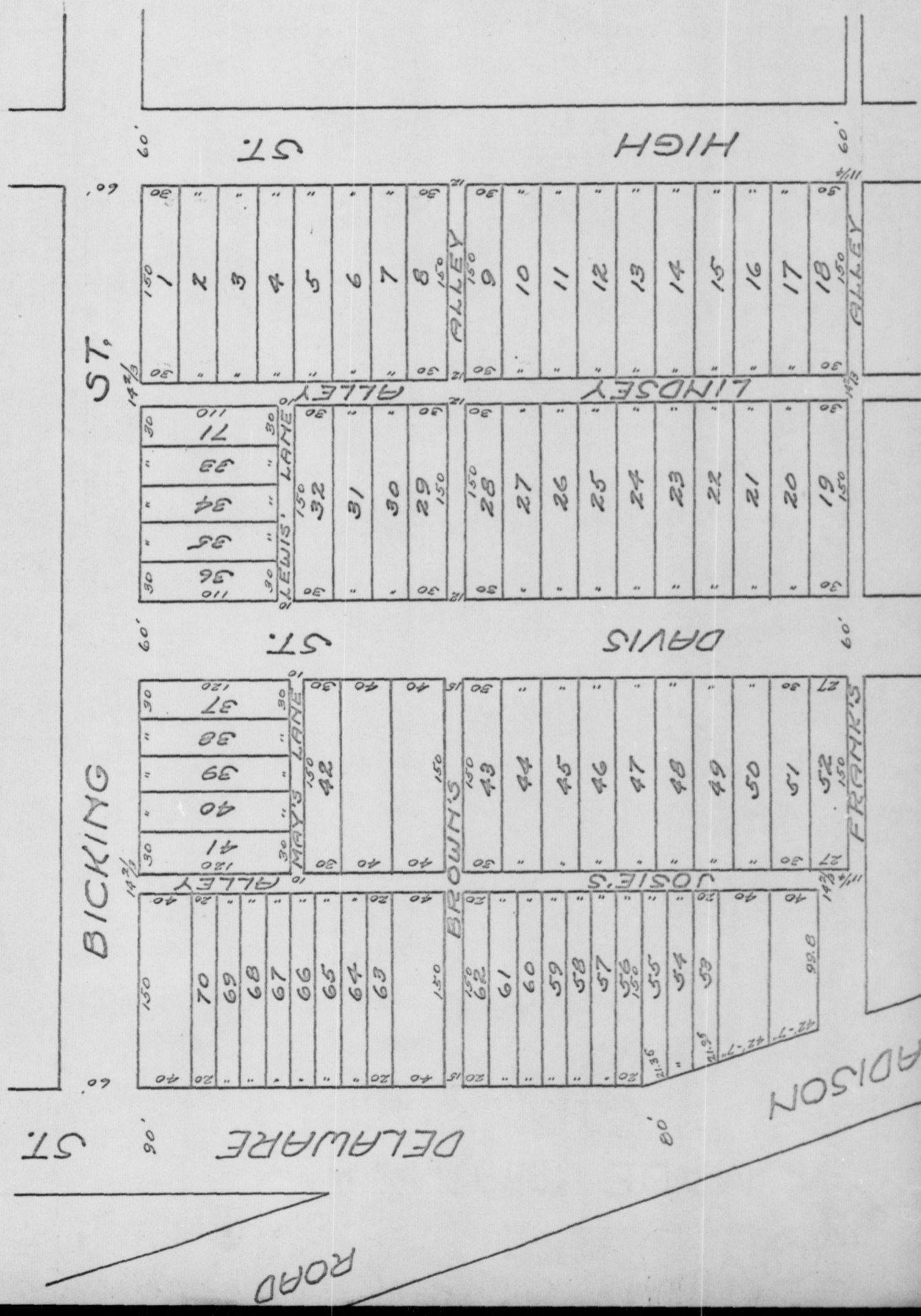
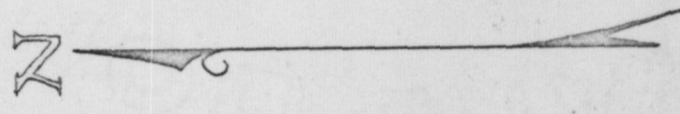
1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

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 George J. and Agnes B. Breithaupt  
Duplicate # 6009848 Parcel # 1008304 Township I-Center Code # 1-01  
May \$ 89.49 (paid) (~~xxxx~~); November \$ 89.49 (~~xxxx~~) (unpaid)  
Taxes for 19 66 payable 19 67 now a lien.  
**Assessed Valuation:**  
**Land \$330.00      Improvements \$1,550.00      Exemptions (None)**

KEY # 11067-5

PREPARED FOR  
UNION TITLE CO., INC.  
BY



BROWN, FRANK & KETCHAM'S

O.L. 107 & 108

MADISON



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 403

NAME & ADDRESS OF OWNER Geo. J. Breithaupt 1019 S. Alabama St.  
Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-6-68

OFFER \$ 8300.00 TIME OF CONTACT 10:00 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: Made report of 67 B tax Rec. & mailed original to  
owner. Prepared status report. mailed forms to  
Control section.

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

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

W. Williams  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 403

NAME & ADDRESS OF OWNER Rev. J. Breithaupt 1019 S. Alabama St. Indpls.

PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED Ms. Breithaupt and Mrs. Helen Wald (widow)

Same address

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-5-68

OFFER \$ 8300.<sup>00</sup> TIME OF CONTACT 4:30 P.M.

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

1. yes Checked abstract with owner? 2. yes 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. NA Secured Right of Entry? 11. NA 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 above made offer + left offer letter. offer was accepted. Mr. Breithaupt will give an affidavit that his wife is deceased. Prepared deed, affidavit, Claim voucher, Rec. for deed & tax memo. Left copy of signed deed, Claim voucher + Rec. for deed. Mr. Breithaupt gave me the 67B paid tax Rec. to year for parcel & will return his original. Left copy of Tax memo.

Status of Parcel: ( ) - Secured, ( ) - Bought, awaiting mortgage release, ( ) - Condemned  
() Other, awaiting what? prepare status report.

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

Merle Williams  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-354

BUYER'S REPORT NUMBER: 31 COUNTY MARION PARCEL NO. 403

NAME & ADDRESS OF OWNER WILLIAM SAMUEL SIMS & SALLY WILL SIMS  
209 W CLAUDE ST COMPTON CALIFORNIA PHONE # 632-1758

NAME & ADDRESS OF PERSON CONTACTED JOHN A YOUNG ATTORNEY 708  
UNION FEDERAL BLDG. INDIANAPOLIS IN PHONE # 639-6281  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-2-68 DATE OF CONTACT 8-6-69 TIME OF CONTACT 3:30 P.M

OFFER \$ 2463.00 TYPE OF CONTACT: () PERSONAL VISIT ( ) TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |  |
|---|--|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?  |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation |
| 3. <input type="checkbox"/> Any mortgage(s)?                  | Section. (thru Control Section)?                               |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                             |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                    |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                 |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?      |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax Memo (interim period)?        |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                  |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                     |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?         |

REMARKS: I called at the office of the above on this day.  
Mr. Young Secretary told me that Ms. Young was  
having some problems with the release at City County  
Building.  
I told her the xerox copy of the claim voucher  
shows that a check for 2000.96 will be mailed to  
Ms. Young office. The check will be made out to  
Ralph Smith in care of John a Young attorney  
708 Union Federal Bldg.  
She said to call tomorrow and she would have  
a copy of the release for me.

Status of Parcel : () - Secured, ( ) - Condemned, ( ) - Other (Explain):  
Distribution Made  
() Parcel () Weekly Summary  
() Owner ( ) Attorney  
( ) Broker ( ) Other, specify:

Louis H Smith  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(54)

BUYER'S REPORT NUMBER: 29 COUNTY MAKION PARCEL NO. 403

NAME & ADDRESS OF OWNER William Samuel Sims & Sally Will Sims  
209 W Claude St Compton California PHONE # 632-1758

NAME & ADDRESS OF PERSON CONTACTED John A Young Attorney 708 Union  
Federal Bldg. Indianapolis Indiana PHONE # 639-6281

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

DATE ASSIGNED 12-2-68 DATE OF CONTACT 8-4-69 TIME OF CONTACT 3:00 P.M.

OFFER \$ 2463.00 TYPE OF CONTACT: ( ) PERSONAL VISIT (  ) TELEPHONE CALL

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

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?                                   |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:  |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?   |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?  |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?                                       |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax Memo (interim period)?   |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?   |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?  |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?  |

REMARKS: I called the above on the phone this date.  
Mr. Young told me He had the release of judgment  
prepared and would have it recorded 8-5-69. He  
said I could pick it up to-morrow afternoon.  
I told Mr. Young I would prepare & send copy of  
the claim voucher for his records.

Status of Parcel : (  )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |  |  |
|--|--|
| ( <input checked="" type="checkbox"/> ) Parcel | ( <input checked="" type="checkbox"/> ) Weekly Summary |
| ( <input checked="" type="checkbox"/> ) Owner  | ( ) Attorney   |
| ( ) Broker                                     | ( ) Other, specify:                                    |

Lewis H. Smith  
(Signature)

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

*Control*

Project I-70-3(52) Road I-70 County Marion Owner G. Breithaupt Parcel # 403

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: N/A

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 1-16-68 is \$8,300<sup>00</sup>.

	Name: <u>Elder</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE .....	<u>\$8,300</u>		<u>\$8,300</u>
AFTER VALUE .....	<u>-0-</u>		<u>-0-</u>
DIFFERENCE .....	<u>\$8,300</u>		<u>\$8,300</u>
LAND &/OR IMPROVEMENTS .....	<u>\$8,300</u>		<u>\$8,300</u>
LOSS IN VALUE TO REMAINDER ...	<u>-0-</u>		<u>-0-</u>
ESTIMATED COMPENSATION .....	<u>\$8,300</u>		<u>\$8,300<sup>00</sup></u>
(DUE PROPERTY OWNER)			
NON-COMPENSABLE ITEMS .....	<u>-0-</u>		<u>-0-</u>

CORRELATION:

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: 1-22-68

Signed: Phillip D. York  
Review Appraiser

Approved: \_\_\_\_\_

Chief Review Appraiser