

67 57087

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 305

This Indenture Witnesseth, That **JOSEPH EVANS, ADULT UNMARRIED MALE**

of **MARION** County, in the State of **INDIANA**

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

**SEVEN HUNDRED FIFTY** — — — — — **(#750<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 120 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86 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.



Paid by Warrant No: **A-178246**  
**A-178245**  
Dated **10-27-1967**

RECEIVED FOR RECORD  
1967 NOV 16 AM 8:53  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

089997 NOV 16 '67

*John T. Sutton*  
COUNTY AUDITOR

Land and improvements \$ **750<sup>00</sup>**; Damages \$ **- 0 -**; Total consideration \$ **750<sup>00</sup>**

WAB  
8-15-67

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 **GRANTOR**

has hereunto set **HIS** hand and seal, this **15<sup>TH</sup>** day of **AUGUST** 19**67**

(Seal) \_\_\_\_\_ (Seal)  
(Seal) **Joseph Evans** (Seal)  
**JOSEPH EVANS, ADULT UNMARRIED MALE** (Seal)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)

67 57087

*John T. Sutton*  
SEP 21 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.

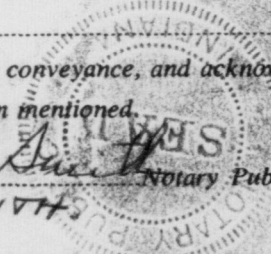
My Commission expires \_\_\_\_\_ Notary Public

STATE OF INDIANA, \_\_\_\_\_ MARION County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ 15<sup>th</sup> day of AUGUST, A. D. 1967; personally appeared the within named \_\_\_\_\_

JOSEPH EVANS, ADULT UNMARRIED MALE Grantor \_\_\_\_\_ in the above conveyance, and acknowledged 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 JUNE 24, 1970 William C. Smith 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 \_\_\_\_\_ } ss: 67 57087  
County of \_\_\_\_\_ }

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**

24



## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA 46209

Nov. 2 19 67

To Joseph Evans  
824 S. Senate Avenue  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-178245 10-27- 19 67  
in settlement of the following vouchers:

Transmittal #68-187

| Description  | Amount   |
|--|----------|
| For <u>Purchase</u> on State Road<br>No. <u>I-70</u> in <u>Marion</u><br>County, Project <u>I-70-3 (52)</u><br>Parcel No. <u>305</u> as per Grant/Warranty<br>Deed, Dated <u>August 15, 1967</u> | \$738.78 |

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

*Joseph Evans*  
 Date 12/11/67





Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I 70-3(52)  
Parcel No. 305  
Road I 70  
County Marion  
Owner Joseph Evans  
Address 1046 S. Kenwood  
Address of Appraised Property:  
1046 S. Kenwood

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. yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
- 4. Necessary photos are enclosed. yes
- 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. yes
- 6. Plats drawn by the appraisers are attached. yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 3/15/67
- 9. The computations of this parcel have been checked and reviewed. yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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 3/15/67 :  
(Date)

Estimate of Appraisers:

|  | By: <u>Snyder</u> | By: | Approved By Reviewer |
|--|-------------------|-----|----------------------|
| (a) The fair market value of the entire property before the taking is:                                     | \$ 750            | \$  | \$ 750               |
| (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  | \$ 750            | \$  | \$ 750               |
| (1) Land and/or improvements   | \$ 750            | \$  | \$ 750               |
| (2) Damages  | \$ -0-            | \$  | \$ -0-               |
| (3) Less non-compensable items   | \$ -0-            | \$  | \$ -0-               |
| (4) Estimated Total Compensation   | \$ 750            | \$  | \$ 750               |

| Approved             | Date    | Signed  |
|----------------------|---------|---|
| Acting Rev. Appr.    | 3/16/67 | <u>James R. Zink</u>                            |
| Asst. or Chief Appr. | 3/23/67 | <u>Philly G. York</u><br><u>Fred Wellington</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: 5 COUNTY MARION PARCEL NO. 305

NAME & ADDRESS OF OWNER JOSEPH EVANS  
824 S. SENATE AVE - INDIANAPOLIS, IND PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED THOS. MARSH - CHICAGO TITLE CO  
CITY-COUNTY BLDG - INDPLS, IND PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-9-67

OFFER \$ 750<sup>00</sup> TIME OF CONTACT 11:00 AM

- Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:
1. NA Checked abstract with owner? 2. \_\_\_\_\_ Any affidavits taken?
  3. NA Any mortgage(s)? 4. \_\_\_\_\_ Any other liens, judgements, etc.?
  5. NA Showed plans, explained take, made offer, etc.?
  6. NA Explained about retention of buildings, etc.? 7. \_\_\_\_\_ Any being retained?
  8. NA Walked over property with owner? (or with whom? \_\_\_\_\_)
  9. NA Arranged for owner to pay taxes? (Explain how in remarks)
  10. NA Secured Right of Entry? 11. \_\_\_\_\_ 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. \_\_\_\_\_ Filled out RAAP Form?

REMARKS:

Contacted Mr Marsh relative to objections G & H in Title Binder. A check of the Plat books in Center Twp Assessor's office revealed that lots 119-120, Parcel #94592 have no connection with lot #120 in our R/W take and are located in a different locality. Consequently, Mr. Marsh waived objections G & H and so noted and affixed his signature in the Title Binder. Owner can now be contacted and parcel secured.

Status of Parcel: ( ) - Secured, (X) - Bought, awaiting mortgage release, ( ) - Condemned  
( ) Other, awaiting what? Contact with owner to sign all papers

Distribution Made:  
 Parcel  
 Owner  
 Weekly Summary  
 Other, Specify

Joseph E Carroll  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY MARION PARCEL NO. 305

NAME & ADDRESS OF OWNER Joseph Evans  
824 S. Senate PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mr Evans  
723 S. Capitol PHONE # \_\_\_\_\_

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT AUG 15, 1967

OFFER \$ 750.00 TIME OF CONTACT 10:15 AM

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

- 1. NA Checked abstract with owner? 2. \_\_\_\_\_ Any affidavits taken?
- 3. ✓ Any mortgage(s)? 4. \_\_\_\_\_ Any other liens, judgements, etc.?
- 5. ✓ Showed plans, explained take, made offer, etc.?
- 6. ✓ Explained about retention of buildings, etc.? 7. \_\_\_\_\_ Any being retained?
- 8. ✓ Walked over property with owner? (or with whom? \_\_\_\_\_)
- 9. ✓ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. ✓ Secured Right of Entry? 11. \_\_\_\_\_ Secured Driveway Right of Entry?
- 12. ✓ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. ✓ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. ✓ Waivers, were any secured? 15. \_\_\_\_\_ Filled out RAAP Form?

REMARKS: Met with Mr Evans who accepted the  
status offer and all papers were signed and  
appropriate copies left with him.  
Mr Evans asked that Real Taxes for  
1967-B be vouchered to Marion County Treas.  
Vouchers enclosed in parcel  
Advised Mr Evans that he could expect  
his check in about 60 days.

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

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

DC Smith  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY MARION

PARCEL NO. 305

NAME & ADDRESS OF OWNER JOSEPH EVANS  
824 S. SENATE AVE, LADPLS

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

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

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-1-67

OFFER \$ 750.00 TIME OF CONTACT 8:30 A.M.

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

1. YES Checked abstract with owner? 2. ? Any affidavits taken? TAXES TO BE CK'D
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. NO Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: met with Mr Evans and made the  
States offer and explained same and CH 316  
as applicable for a bare lot.

There is a question as to why certain  
entries were made on Title Ins Binder  
regarding Taxes to another party - This will  
be sd with Chicago Title Co -

Status of Parcel: ( ) - Secured, (X) - Bought, awaiting mortgage release, ( ) - Condemned  
( ) Other, awaiting what? Check with Chicago title

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

D.A. Smith  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 305

NAME & ADDRESS OF OWNER Evans  
8245 SENATE AVE PHONE # NONE

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

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 7-20-67

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 2:30 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: Called at the above owners home, he was not there. Talked with his mother, who advised that her son worked odd hours and seldom was home. Left my card and asked that he call me at office

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

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

W.C. Smith  
(Signature)





INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(5a)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 305

NAME & ADDRESS OF OWNER JOSEPH EVANS  
1046 S. KENWOOD, INDIANAPOLIS PHONE # ---

NAME & ADDRESS OF PERSON CONTACTED JOSEPH EVANS  
824 S. SENATE AVE, INDIANAPOLIS PHONE # ---  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 3-28-67 DATE OF CONTACT May 8, 1967

OFFER \$ 750<sup>00</sup> TIME OF CONTACT 3:30 P.M.

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. ( ) ( ) ( N/A ) Checked abstract with owner? (Affidavit taken?: Yes \_\_\_ No \_\_\_)
- 2. ( ) ( ) ( N/A ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( N/A ) Any Mortgage? (Any other Liens, Judgements? Yes \_\_\_ No \_\_\_)
- 4. ( ) ( ) ( N/A ) Explained about retention of Bldgs. (any being retained? Yes \_\_\_ No \_\_\_)
- 5. ( ) ( ) ( N/A ) Filled out RAAP Form?
- 6. ( ) ( ) ( N/A ) Walked over property with owner? (or who? \_\_\_\_\_)
- 7. ( ) ( ) ( N/A ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( N/A ) Secured Right of Entry? (Secured Driveway R.O.E.? Yes \_\_\_ No \_\_\_ N/A \_\_\_)
- 9. ( ) ( ) ( N/A ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: After considerable checking found the above owner at 824 S. Senate, but not at home. Left my card with his mother and asked her to have him call me.

Status of Parcel: ( ) Secured ( ) Bought, awaiting mortgage release, ( ) Condemned  
(X) Other, awaiting what? Mr Evans call.

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

P.O. Smith  
(Signature)

305

# CHICAGO TITLE INSURANCE COMPANY

## INTERIM GUARANTY OF TITLE

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

Names on Plans Joseph Evans

CTIC # 6500-73 -S

Name of Fee Owner Joseph Evans

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 October 7, 1966 to and including August 17, 1967 reveals no changes as to the real estate described under CTIC # 6500-73 except:

1. Taxes for 1966 payable 1967 in name of Joseph Evans  
Duplicate # 7071138 Parcel # 1048698 Township Center Code # 101  
May \$ 11.22 (paid) (~~unpaid~~); November \$ 11.22 (~~paid~~) (unpaid)  
Taxes for 1967 payable 1968 now a lien.
2. Objection lettered g of our original Guaranty of Title regarding Special Taxes for the year 1963 has been waived.
3. Objection lettered h of our original Guaranty of Title Regarding Special Taxes for the year 1963 and the interest of James E. Acres, Sr. has been waived.

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 31st day of August 1967.

*J. M. Watson*  
Authorized Signatory



CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52) #305 COUNTY Marion

Names on Plans Joseph Evans

CTIC # 6500-73

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 7th day of October, 1966

Joseph Evans

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 18th day of October  
1966.

*J. 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 120 in McCarty's Subdivision of the east part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86 in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-73

The Record Owner or Owners disclosed above acquired title by County Commissioner's Deed dated October 25, 1957 and recorded August 11, 1959 in Deed Record 1747, page 137 as Instrument Number 29468 by Board of Commissioners of Marion County, Indiana. (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 \$10.47, assessed in the name of Joseph Evans, due and payable in May and November, 1966. (Center Township - Inside, Parcel Number 101-1048698, Duplicate Number 6027464) Note: May: Paid, November: Unpaid. (Assessed Value - Land \$220.00 - Improvements - none - Exemptions - none.)

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

g. <sup>3296-15</sup> Special Taxes for the year 1963 assessed in the name of James E. Acres, Sr., in the total amount of \$133.95 payable in or before the first Monday in November, 1965. Entered August 17, 1965 on Special Tax Duplicate Number S15002. Center Township Code # 1-01 Parcel Number 94592. Real Estate: "McCarty's S. Addition, Beginning 62.55 feet east of Northwest corner 32.5 feet North line by 66 feet Lot 119-120."

h. The Special Taxes noted above at Objection G was assessed in the name of James E. Acres, Sr., who had no apparent interest in the premises in question. Any interest of the said James E. Acres, Sr., in the premises in question should be explained and this report of title is subject to such additional objections as may then appear.

*Items G and H Waived as they do not affect premises in question. Chicago Title Insurance Company By Franklyn C. Marsh 8-9-67*



