

67-35759

257 22

WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 366

This Indenture Witnesseth, That **HAROLD H. MILLER**  
**HELEN I. MILLER (ADULT HUSBAND & WIFE)**  
of **Marion** County, in the State of **INDIANA** Convey and Warrant to  
the STATE OF INDIANA for and in consideration of

**THREE THOUSAND SIX HUNDRED (\$360000) - - - Dollars,**  
the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION**  
County in the State of Indiana, to wit:

LOT 40 IN MCKERNAN AND PIERCE'S SUBDIVISION OF A PART OF OUT LOT 128, IN THE CITY OF INDIANAPOLIS,  
RECORDED IN PLAT BOOK 2, PAGE 136, IN THE OFFICE OF THE RECORDER, MARION COUNTY, INDIANA, EXCEPT 17 FEET  
BY PARALLEL LINES OFF OF THE ENTIRE SOUTH SIDE OF SAID LOT 40.

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  
1967 AUG -3 AM 9:38  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

Paid by Warrant No. **A-159357**  
Dated **6-28-1967**



DULY ENTERED  
FOR TAXATION

<sup>40</sup>081216 AUG-3 '67

*John T. Sutton*  
COUNTY AUDITOR

WHB  
5-16-67

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 **4<sup>th</sup>** day of **May** 19**67**  
*Harold H. Miller* (Seal) *Helen I. Miller* (Seal)  
**HAROLD H. MILLER (ADULT HUSBAND)** (Seal) **HELEN I. MILLER (ADULT WIFE)** (Seal)  
67-35759 (Seal)

*John W. Brossant*  
MAY 17 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 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 4TH  
 day of MAY, A. D. 1967; personally appeared the within named.....  
BARBARA H. MILLER - HELEN I. MILLER  
 ..... Grantor..... 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 OCTOBER 4, 1970 William S. Hagan Jr. Notary Public  
William T. Hagan Jr.

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

67 35759

**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.....  
 Duly entered for taxation this.....  
 day of....., 19.....  
 Auditor's fee \$.....  
 Auditor..... County.....

(38)

**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

July 5 19 67

To Harold H. and Helen I. Miller  
 909 S. West Street  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-159357 06-28 19 67  
 in settlement of the following vouchers:  
 Transmittal # 67-384

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>366</u> as per Grant/Warranty Deed, Dated <u>May 4, 1967</u>	\$ 3600 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Helen I. Miller

Date July 8, 1967



Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 366  
Road I-70  
County Marion  
Owner Harold H. Miller  
Address 905 S. West St.  
Address of Appraised Property:  
909 S. West 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. 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. yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 3-31-67
- 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 March 31, 1967 :  
(Date)

Estimate of Appraisers:

	By: <u>Boyce</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$3,600	\$	\$3,600
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - - -	\$	\$ - - -
The Total Value of Taking Is: (a minus b) TOTAL	\$3,600	\$	\$3,600
(1) Land and/or improvements	\$3,600	\$	\$3,600
(2) Damages	\$ - - -	\$	\$ - - -
(3) Less non-compensable items	\$ - - -	\$	\$ - - -
(4) Estimated Total Compensation	\$3,600	\$	\$3,600

Approved	Date	Signed
Rev. Appr.	3-31-67	Phillip G. York
Asst. or Chief Appr.	4/20/67	James C. [Signature]

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

Parcel

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 366

NAME & ADDRESS OF OWNER HAROLD H. & HELEN I. MILLER  
909 S. WEST ST. INDIANAPOLIS, IND. PHONE # 638-2783

NAME & ADDRESS OF PERSON CONTACTED SAME

PHONE #

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

DATE ASSIGNED 4/25/67 DATE OF CONTACT 5/8/67

OFFER \$ 3600<sup>00</sup> TIME OF CONTACT

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

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

REMARKS: SECURED SIGNATURE OVERLOOKED. IN REFERENCE TO  
ITEM 6 ON PIONEER TITLE REGARDING DIVORCE ACTION FILED  
NOV 2, 1966 IN SUPERIOR COURT, CAUSE NO. 566-1004, THE MILLERS  
MADE THE FOLLOWING STATEMENT: "WE ARE HUSBAND AND WIFE,  
AND SAID DIVORCE ACTION IS CURRENTLY DORMANT."

Harold H. Miller Helen I. Miller  
HAROLD H. MILLER HELEN I. MILLER

67 B TAXES HAVE BEEN PAID. THIS SECURES THE PARCEL AND IT  
IS BEING TURNED IN 5/12/67

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

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

William J. Kaman Jr.  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. 366 T-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 366

NAME & ADDRESS OF OWNER HAROLD H. MILLER & ALLEN T. MILLER  
909 S. WEST ST. INDIANAPOLIS, IND - PHONE # 638-2783

NAME & ADDRESS OF PERSON CONTACTED SAME

PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 4/25/67 DATE OF CONTACT 5/4/67

OFFER \$ 3600.00 TIME OF CONTACT 10 AM -

- YES NO N/A (Circle N/A if all questions are not applicable)
- ( ) ( ) Checked abstract with owner? (Affidavit taken?: Yes \_\_\_ No \_\_\_)
  - ( ) ( ) Showed plans, explained take, made offer, etc.?
  - ( )  ( ) Any Mortgage? (Any other Liens, Judgements? Yes \_\_\_ No )
  - ( ) ( ) Explained about retention of Bldgs. (any being retained? Yes \_\_\_ No \_\_\_)
  - ( ) ( )  Filled out RAAP Form?
  - ( ) ( ) Walked over property with owner? (or who? By Myself)
  - ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
  - ( ) ( )  Secured Right of Entry? (Secured Driveway R.O.E.? Yes \_\_\_ No \_\_\_ N/A \_\_\_)
  - ( ) ( ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: REC'D A CHECK TO MARION COUNTY TREASURER FOR \$19.39.  
180 DAY LETTER AND FIRM OFFER LETTER DELIVERED. COMPLETED  
STATEMENT OF OCCUPATION & RELOCATION APPLICATION, LIST OF OCCUPANCY,  
AND EXPLAINED ALL ITEMS IN HOUSE TEMPLATES ACT No 1347 APPLICABLE  
TO THEM. ALL NECESSARY PAPERS IN CONNECTION WITH THE  
SALE OF THE PROPERTY TO THE STATE WERE COMPLETED.  
FEEDBACK: WILL SECURE AFFIDAVIT THAT NOTHING HAS BEEN  
COMPLETED IN DIVORCE ACTION AS OF MAY 4, 1967 -

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

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

*William J. Adams Jr*  
 (Signature)

Par 366

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13871-S

Name on Plans Clarence Miller

Name of Fee Owner Harold H. Miller and Helen I. Miller, 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 May 17, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13871-0 except:

1. Taxes for 19 66 payable 19 67 in name of Harold H. and Helen I. Miller  
Duplicate # 7165938 Parcel # 1096755 Township I-Center Code # 1-01  
May \$ 19.39 (~~paid~~) (unpaid); November \$ 19.39 (~~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

*Bruce Nelson*  
Assistant Secretary

*Walker A. McLean*  
Vice President

Countersigned and validated as of the 24th day of May, 19 67.

*Ralph W. Fraker*  
Authorized Signatory

RALPH W. FRAKER, Attorney



366

**GUARANTY OF TITLE**

**Pioneer National Title Insurance Company**

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13871-0

Names on Plans Clarence Miller

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 14th day of November, 1966, 8 A.M.

**Harold H. Miller and Helen I. Miller, husband and wife**

909 S. West 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:

PIONEER NATIONAL TITLE INSURANCE COMPANY

*Bruce A. Nelson*  
Assistant Secretary

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 29th day of Nov., 1966

*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 40 in McKernan and Pierce's Subdivision of a part of Out Lot 128, in the City of Indianapolis, recorded in Plat Book 2, page 136, in the Office of the Recorder, Marion County, Indiana, except 17 feet by parallel lines off of the entire South side of said Lot 40.

The Record Owner or Owners disclosed above acquired title by **Warranty Deed from Happy Homes, Inc., dated September 1, 1959, recorded September 3, 1959 in Deed Record 1768 page 345. (U.S.R. \$2.75)**



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.

on Ex. 17 ft. S Side

5. Taxes for 19 65 payable 19 66 in name of Harold H. and Helen I. Miller  
Duplicate # 6062733 Parcel # 1096755 Township I-Center Code # 1-01  
May \$ 18.09 (paid) ~~(unpaid)~~; November \$ 18.09 (paid) ~~(unpaid)~~  
Taxes for 19 66 payable 19 67 now a lien.  
Assessed Valuation: Land \$210.00, Improvements \$170.00  
Exemptions none

6. Suit pending for Divorce, Helen I. Miller vs. Harold H. Miller filed November 2, 1966 in the Superior Court, Cause #S66-1004.



W. Pt. O.L. 128 & N. Pt. O.L. 120.

