

67-13701

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 205

This Indenture Witnesseth, That
LENA A. SCOTT, Adult unmarried woman
of **MARION** County, in the State of **INDIANA** Convey and Warrant to
the STATE OF INDIANA for and in consideration of
SEVENTHOUND FIVE HUNDRED (\$7,500.00) Dollars,

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

LOT 9 IN JOHN ROSET'S SUBDIVISION (ALSO KNOWN AS JOHN ROSET'S SECOND SUBDIVISION) OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 80, 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
1967 APR -6 AM 8:49
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

APR 6 1967

John T. Sutton
COUNTY AUDITOR
72151

Paid by Warrant No. **A-144599**
Dated **3-21-67**

17-144600

Land and improvements \$ **7,500.00**; Damages \$ _____; Total consideration \$ **7,500.00**

W.A.B.
2-6-67 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 *Her* hand and seal, this **3rd** day of **FEBRUARY** 19**67**

(Seal) _____ (Seal)
(Seal) *Lena a Scott* (Seal)
(Seal) **LENA A. SCOTT-Adult unmarried woman** (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

JAF 2-1-67 **67-13701**

This Instrument Prepared by *John W. Brassart*
ATTORNEY
FEB 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 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, MARIONCounty, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 3RD
day of FEBRUARY, A. D. 1967; personally appeared the within named.....

LENA A. SCOTT
.....Grantor.....in the above conveyance, and acknowl-
edged the same to be HER.....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 DEC 9-1967 Warren L. Hooten Notary Public
WARREN L. HOOTEN

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.....

67 13701

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

State of..... }
County of..... } ss:

Personally appeared before me.....
.....above named and duly acknowledged the execution of the above release
the.....day of....., 19.....

Witness my hand and official seal.
My Commission expires..... 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.....
ENVELOPE (8)
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

April 3, 1967

19

To Lena A. Scott
1005 South High Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-144600 3-21-67 19
in settlement of the following vouchers: Transmittal #67-291

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>#205</u> as per Grant/Warranty Deed, Dated <u>February 3, 1967</u> Escrow	\$ 750.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lena A. ScottDate May 15 1967

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

7-21-67 1967

To Lena Scott
1055 Windymer
City 46227

GENTLEMEN:

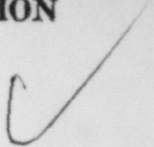
We enclose State Warrant No. A 163249 7/21 1967
 in settlement of the following vouchers: 68-21

Description	Amount
For <u>Relo Expense</u> on State Road No. _____ in <u>Marion</u> County, Project <u>S-70-3(52)</u> Parcel No. <u>205</u> as per Grant/Warranty Deed, Dated <u>7-21-67</u>	<u>17 05</u>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lena Scott
 Date July 31 1967

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



July 6 1967

To Lena Scott
1055 E. Windermill
Indianapolis, Indiana

46227

GENTLEMEN:

We enclose State Warrant No. 159340-6-24 1967
in settlement of the following vouchers: 67-396

Description	Amount
For <u>Relocation Exp</u> on State Road No. _____ in <u>Marion</u> County, Project <u>9-70-3(52)</u> Parcel No. <u>205</u> as per Grant/Warranty Deed, Dated <u>June 2, 1967</u>	<u>235.⁰⁰</u>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lena Scott
Date July 13 1967

INDIANA STATE HIGHWAY COMMISSION ✓

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

April 3, 1967

19

To Lena A. Scott
 1005 South High Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-144599 3-21-67 19
 in settlement of the following vouchers:

Transmittal #67-291

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>#205</u> as per Grant/Warranty Deed, Dated <u>February 3, 1967</u>	\$ 6750.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lena a Scott

Date April 6th 1967

CONTROL

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3 (J2)
Parcel No. 205
Road I-70
County MARION
Owner WM. A. & ELSIE BALTUS
Address 5017 N. PENN. AV. INDPLS.
Address of Appraised Property:
1005 HIGH ST. INDPLS.

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 - SEE ATTACHMENT</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>ADV. ACQ.</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>ADV. ACQ.</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>YES 12/16/66</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 12/16/66 (Date):

Estimate of Appraisers:

	By: <u>BOWEN</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 8725.00	\$	\$ 7500.00
(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	\$ 8725.00	\$	\$ 7500.00
(1) Land and/or improvements	\$ 8725.00	\$	\$ 7500.00
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$ 8725.00	\$	\$ 7500.00

Approved	Date	Signed
Acting Rev. <u>1/12/67</u>	<u>1-12-67</u>	<u>John L. Bregg</u>
Rev. Appr.		<u>Phillip J. York</u>
Asst. or Chief Appr.	<u>1-13-67</u>	<u>Jay D. Lusk</u>

AFFIDAVIT

STATE OF INDIANA)
MARION County) S.S.

LENA A. SCOTT

being duly sworn upon

~~(he)~~ (her) oath says that ~~(he)~~ (she) is OVER 21 years of age and knew
in ~~(his)~~ (her) lifetime CHARLES W. SCOTT, deceased,
and knows that said decedent died on or about JUNE 10, 1964,

~~(with)~~ (without) a will and left surviving (him) ~~(her)~~ _____

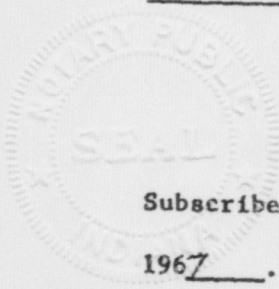
LENA A. SCOTT

~~(widower)~~ (widow) _____

~~(her) (his) children~~ as (his) ~~(her)~~ sole and only heirs at law and that
the gross estate of the deceased was (less than) ~~(more than)~~ \$60,000.00

Lena A. Scott
LENA A. SCOTT

Subscribed and sworn to before me this 16th day of January,
1967.



Warren L. Hooten
Notary Public WARREN L. HOOTEN

My commission expires DEC. 9-1967.

This instrument prepared by Warren L. Hooten

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T 70-3 (52)

BUYER'S REPORT NUMBER: 9 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Lena A. Scott

1005 S. High St - Ludpls., Ind.

PHONE # 638 6161

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 2-3-67

OFFER \$ 7500.⁰⁰

TIME OF CONTACT 3 P.M.

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

1. (✓) () () Checked abstract with owner? (Affidavit taken?: Yes X 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: Mrs. Lena A. Scott signed the Warranty Deed and Claim Voucher and was given copies of, Warranty Deed - Receipt for Warranty Deed - Agreement for Possession of Real Estate - Tax Memo letter - and Property Surrender form. She gave this agent tax receipts 66A and 66B, and Co. Recorder's receipt for her new Warranty Deed from Elsie A. Baltus, which is in process of recording. These shall be copied and returned to Mrs. Scott.

She was told that payment of first check will be made in 2 to 3 months, and the second check as soon thereafter as she moves from property. She knows she may have up to 30 days to move after receiving the first check. Rec'd. \$8.25 for Documentary Stamps

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

() Other, awaiting what? _____

Distribution Made

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

Warren Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 205

NAME & ADDRESS OF OWNER Lena Scott
1005 S. High St - Judpls. Ind. PHONE # 638 6161

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 1-13-67 DATE OF CONTACT 2-3-67

OFFER \$ _____ TIME OF CONTACT 1:30 p.m.

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|--|--------------------------|--------------------------|---|
| 1. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| 2. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Showed plans, explained take, made offer, etc.? |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form? |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____) |
| 7. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Arranged for payment of taxes? (Explain how in remarks) |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Talked to Mrs. Scott who reported she had
closed her deal this morning - left her Warranty Deed at
the Records office for recording, and has a receipt for
same.

This agent agreed to call around 3pm for signing
papers.

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

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

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Elsie A. Baltus

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Lena A. Scott

1005 S. High St - Judpls., Ind.

PHONE # 638 6161

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 2-1-67

OFFER \$ 7500.⁰⁰

TIME OF CONTACT 11:30 A.M.

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: Phoned Mrs. Scott and learned that she has an appointment with Mrs. Baltus to close her purchase and take title, Friday A.M., February 3, 1967.

She was reminded again to have her deed recorded, and to get copies of paid tax receipts.

Mrs. Scott will contact this agent as soon as she has completed her transaction.

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

Distribution Made

(1) Parcel (1) Weekly Summary
(~~1~~) Owner (~~1~~) Other, Specify: _____

Warren Hosten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 52

BUYER'S REPORT NUMBER: 6 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Elaine G. Baltus

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Lena Scott - Contract purchaser
1005 S. High St - Juds Ind. PHONE # 638 6161

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 1-19-67

OFFER \$ 7500⁰⁰

TIME OF CONTACT 10:45 A.M.

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: Mrs. Scott phoned this agent and reported that she had ~~phoned~~ talked to Mr. Weidman at Merchants National Bank, who promised her that he would have a Warranty Deed prepared from Mrs. Baltus and should be ready to close their transfer around Jan. 25 or 26, 1967.

Mrs. Scott said she would call again as soon as she had title. This agent reminded her to also pick up Paid 66B tax receipt

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

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

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Elsie A. Baltus - fee owner

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Lena A. Scott - Contract Purchaser

1005 S. High St Judpls, Ind.

PHONE # 638 6161

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 1-18-67

OFFER \$ 7500.00

TIME OF CONTACT 3:45 P.M.

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: Phoned Mrs. Scott and reported that the papers she signed, were not signed by Mrs. Baltus and that the determination reached by Mrs. Baltus & the Trust Dept was for a pay off of the Contract balance whereby Mrs. Baltus would then give title to Mrs. Scott.

Mrs. Scott said she would contact Mrs. Baltus and make some arrangement to close — after which Mrs. Scott will call this agent.

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

Distribution Made

(1) Parcel (1) Weekly Summary

~~() Owner~~ ~~() Other, Specify:~~ _____

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Elsie A. Baltus

5017 N. Penn. — Judpls, Ind.

PHONE # 283 7993

NAME & ADDRESS OF PERSON CONTACTED Mrs. Baltus and Mr. Weidman at Merchants Natl Bank, Trust Dept

Subject property
1005 S. High St - Judpls, Ind.

PHONE # _____

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 1-18-67

OFFER \$ 7500.⁰⁰

TIME OF CONTACT 1-130 P.M.

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: Met in office of Mr. Weidman, Trust Officer, also with Mrs. Baltus.

After examining Warranty Deed and Claim Vouchers, Mr. Weidman and Mrs. Baltus decided not to sign the instruments along with Contract Purchaser, Lena Scott. Mrs. Baltus explained that she has filed income taxes yearly on that portion received from Mrs. Scott and does not choose to sign the Deed for \$7500.⁰⁰ as the records would show her receiving this figure in 1967.

She and Mr. Weidman report that the Contract balance is only about \$100.⁰⁰, and desire that Mrs. Scott pay in full, whereby ^{Mrs. Baltus} ~~she~~ will then pass title directly to Lena Scott

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

(✓) Other, awaiting what? Notify Mrs. Scott

Distribution Made

(1) Parcel (1) Weekly Summary

() Owner () Other, Specify: _____

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 205

NAME & ADDRESS OF OWNER Elsie A. Baltus - fee owner

1005 S. High St - Judpls, Ind. PHONE # 283 7993

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 1-13-67 DATE OF CONTACT 1-17-67

OFFER \$ 7,500.⁰⁰ TIME OF CONTACT 11 AM

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|-------------------------------------|--------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Showed plans, explained take, made offer, etc.? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Filled out RAAP Form? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Walked over property with owner? (or who? _____) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Arranged for payment of taxes? (Explain how in remarks) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Mrs. Baltus phoned this agent, reporting that she had made an appointment for me to meet her at the Merchants Nat'l Bank - Rental & Trust Dept, 3rd floor of Mr Weidman for Wednesday - Jan 18, 1967 - 1 P.M.

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

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

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70.3 (52)

BUYER'S REPORT NUMBER: 2

COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER

1005 S. High St -

Ludpls Ind

Elsie A. Baltus - fee owner

PHONE # 283 7993

NAME & ADDRESS OF PERSON CONTACTED

PHONE #

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 1-16-67

OFFER \$ 7,500.⁰⁰

TIME OF CONTACT 7 P.M.

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: Phoned and talked with Mrs. Baltus, informing her

that Mrs. Lena Scott had agreed to States offer and signed
the necessary Conveying papers - but that she (Mrs. Baltus)
being fee owner, must also sign, and will be named on pmnt.

Check with Mrs. Scott. Mrs. Baltus replied that she will

Contact the Mer. Natl Bank, Rental Dept., for an appointment that
papers may be examined by them as they are her managers in
land dealings.

This agent shall phone again, after
5 PM ~~Monday~~ Tuesday, '17, to learn of appointment time
at M.N.B for sometime Wed or Thurs, '18 or '19

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

Distribution Made

(1) Parcel (1) Weekly Summary

() Owner () Other, specify _____

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 205

NAME & ADDRESS OF OWNER Lena P. Scott (Elsie A. Baltus - fee owner)

1005 S. High St - Judpls., Ind.

PHONE # 638 6161

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 1-13-67

DATE OF CONTACT 1-16-67

OFFER \$ 7,500.⁰⁰

TIME OF CONTACT 2:30 - 3:45 P.M.

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|--------|-----|-----|---|
| 1. (✓) | () | () | Checked abstract with owner? (Affidavit taken?: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>) |
| 2. (✓) | () | () | Showed plans , explained take, made offer, etc.? |
| 3. () | (✓) | () | Any Mortgage? (Any other Liens, Judgements? Yes <input type="checkbox"/> No <input type="checkbox"/>) |
| 4. (✓) | () | () | Explained about retention of Bldgs. (any being retained? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>) |
| 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 <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>) |
| 9. (✓) | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Met with Mrs. Scott in the above residence. She explained that her Contract balance with Elsie A. Baltus is \$141.14 as of Jan 1, 1967, and that she may pay off this balance in full before conveying her property to the State of Indiana. This agent will contact Mrs. Scott again, after she has had an opportunity to discuss problem with her family. Mrs. Scott agreed offer was fair, signed the Warranty Deed and Claim Vouchers. She was informed that Mrs. Elsie Baltus must sign also, after which the first check will be sent in 2 to 3 months.

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

() Other, awaiting what? signature of title holder

Distribution Made

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

Warren Hobson
(Signature)

Mrs. Lena Scott

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 205 COUNTY Marion

Names on Plans Wm. A. & Elsie A. Baltus

CTIC # 6500-138

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 2nd day of June, 1966

Elsie A. Baltus

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. Binsley

ATTEST:

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 9th day of June
19 66.

John W. Jagge
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 9 in John Roset's Subdivision (also known as John Roset's Second Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-138

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated February 9, 1950, recorded February 24, 1950, in Deed Record 1366, page 222, from L. William Curry and Louise K. Curry, his wife, and Charles E. Curry, unmarried (\$4.40 Federal documentary stamps affixed) and as surviving tenant by the entireties as **SCHEDULE "B"** disclosed by proceedings in Inheritance Tax Determination IT 7527, on November 21, 1958.

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 \$74.73, assessed in the names of William A. and Elsie A. Baltus due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1015679, Duplicate No. 6005118) The May installment has been paid. (Assessed Value - Land \$430; Improvements \$1140; Exemptions None)
- f. Taxes for the year 1966, due and payable in 1967.
- g. Interest of Charles W. Scott and Lena A. Scott, or the survivor, under a conditional sales contract for the purchase of premises in question, as disclosed by proceedings to determine Inheritance tax in IT 7527 dated November 21, 1958, Box 6162.
- h. Note: Contiguous real estate owned by party in title:

Part of Lots Numbered 45 and 46 in Subdivision of Out Lots 175 and 176 of the Donation Lands of the City of Indianapolis, made by Rev. Edward Siron, the plat of which is recorded in Plat Book 1, pages 55 and 56, in the Office of the Recorder of Marion County, Indiana.

(continued)

25 feet off the North side of Lot 25 and 25 feet off the South side of Lot 26 of McIlvain's East Meridian Heights, an Addition to the Town of Broad Ripple, now a part of the City of Indianapolis, as per plat thereof, recorded in Plat Book 14, page 19, in the Office of the Recorder of Marion County. Also, 7 1/2 feet East of and adjoining said parts of Lots 25 and 26, being a part of first alley East of Pennsylvania Street vacated.

The North 1/2 of Lot Numbered 10 in Out Lot Numbered 42 in John Wood's Subdivision of Out Lots 1, 40, 41 and 42 in the City of Indianapolis, the plat of which is recorded in Deed Record G, page 563.

The North 1/2 of Lot Numbered 11 in Wood's Subdivision of Out Lot 42 of Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Land Record G, page 563.

Lot Numbered 32 in Timothy R. Fletcher's Subdivision of Out Lot 51 and the North part of Out Lot 54, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 38, in the Office of the Recorder of Marion County.

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CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Wm. A. & Elsie A. Baltus

CTIC # 6500-138 -S

Name of Fee Owner Charles W. Scott and Lena A. Scott, 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 June 2, 1966 to and including February 7, 1967 reveals no changes as to the real estate described under CTIC # 6500-138 except:

1. Taxes for 1965 payable 1966 in name of William A. and Elsie A. Baltus
 Duplicate # 6005118 Parcel # 1015679 Township Center Code # 101
 May \$ 74.73 (paid) (~~unpaid~~); November \$ 74.73 (paid) (~~unpaid~~)
 Taxes for 1966 payable 1967 now a lien.
2. Objection lettered g in our original Guaranty of Title has been waived.
3. Objection lettered h in our original Guaranty of Title has been waived.
4. The Record Owners acquired title to the premises in question by Warranty Deed dated February 3, 1967 and recorded February 3, 1967 as Instrument No. 67-4540 by Elsie A. Baltus, an unmarried adult. (\$5.50 Federal Documentary stamps affixed.)

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 17th day of February 1967.

J. Watson
Authorized Signatory

EAST

STREET.

60

197

197

56. 55. 54. 53. 52. 51. 50. 49. 48. 47. 46. 45. 44. 43.

STREET.

15

29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42.

ALLEY.

60

ROSET

STREET.

60

28. 27. 26. 25. 24. 23. 22. 21. 20. 19. 18. 17. 16. 15.

GROVE

15

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14.

X

SOUTH

60

19

19

19

60

HIGH

STREET.

60