

70 36313

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 572

This Indenture Witnesseth, That EDITH CAPE, ADULT, UNMARRIED FEMALE

of MARION County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of

FOUR THOUSAND FIVE HUNDRED (\$4500⁰⁰) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION
County in the State of Indiana, to wit:

LOT 55 IN JOHN H. VAJEN'S SUBDIVISION OF OUT LOT 108 OF THE DONATION LANDS AND OF THE NORTHEAST
CORNER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 3 EAST, IN THE CITY OF INDIANAPOLIS,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 23, IN THE OFFICE OF THE RECORDER OF MARION COUNTY,
INDIANA.

011062 AUG 21 70
DULY ENTERED
FOR TAXATION
COUNTY RECORDER

Paid by Warrant No. A-320758
A-320757
Dated 8-7-1970

RECEIVED FOR RECORD
70 AUG 21 PM 7:27
MARCIA H. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$4500⁰⁰; Damages \$-0-; Total consideration \$4500⁰⁰

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 1ST day of JULY 1970
..... (Seal) (Seal)
..... (Seal) (Seal)
X Edith Cape (Seal) (Seal)
EDITH CAPE, ADULT UNMARRIED (Seal) (Seal)
FEMALE (Seal) (Seal)

WHL
MB
SCD 2-18-70

A. Perry
JUL 23 1970 70 36313

This Instrument Prepared by John W. Brossard

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 1st
day of July, A. D. 1970; personally appeared the within named
Edith Cape, adult, unmarried female
..... 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 July 25-1971 Joseph E. Carroll Notary Public
JOSEPH E CARROLL

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 }
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. **70 36313**

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

**Division of Land Acquisition
Indiana State Highway Commission**

State of Indiana)
) SS
County of MARION)

AFFIDAVIT

I, EDITH CAPE,
the undersigned affiant, being duly sworn upon my oath, hereby swear and
affirm that I have been known as and that I am one and the same person as
EDITH MAE CAPE.

Further affiant sayeth not.

Edith Cape
(Affiant's Signature)
EDITH CAPE

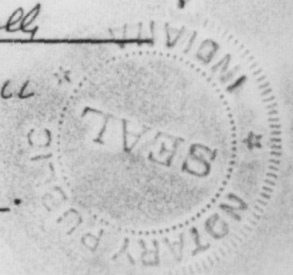
Subscribed and sworn to before me this 1ST day of July 1920;

Joseph E Carroll
(Notary Public)
JOSEPH E CARROLL

My commission expires on July 25 1971.

This instrument was prepared by Joseph E Carroll
JOSEPH E CARROLL

70 36313



INDIANA STATE HIGHWAY COMMISSION

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

Aug. 14 1970

To Treasurer, Marion County
 City-County Building
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-320758 8-7- 1970
 in settlement of the following vouchers:

Transmittal #71-49

Description	Amount
Edith Cape 1970-B Real Taxes 377 E. Morris Street Parcel #1017211 Indianapolis, Indiana	
For _____ Taxes _____ on State Road	
No. _____ in Marion _____	
County, Project <u>I-70-3 (52)</u>	
Parcel No. <u>572</u> as per Grant/Warranty	
Deed, Dated <u>7-1-70</u>	
	\$66.86

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By B. J. S.

Date 8-18-70

INDIANA STATE HIGHWAY COMMISSION

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

0536

August 20 1970

To Edith Mae Cape
377 East Morris
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A321895 8/10/70 19
in settlement of the following vouchers: 71-69

Description	Amount	
For <u>Moving Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>572</u> as per Grant/Warranty Deed, Dated <u>6/2/70</u>	\$208	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Edith Mae Cape
Date 10-23-70-Q

INDIANA STATE HIGHWAY COMMISSION

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

Aug. 14 19 70

To Edith Cape
 377 E. Morris Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-320757 8-7- 19 70
 in settlement of the following vouchers:

Transmittal #71-49	
Description	Amount
For <u>Purchase</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>572</u> as per Grant/Warranty Deed, Dated <u>7-1-70</u>	\$4,433.14

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Edith Cape
 Date 8-19-70

Revised Form of (Revised April 1970)

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3-(52) Road I-70 County Marion Owner Edith Cape Parcel 572

Contingent

	Name: <u>Dennison</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE.....	4,500.00		4,500.00
AFTER VALUE.....	-0-		-0-
DIFFERENCE	4,500.00		4,500.00
LAND &/OR IMPROVEMENTS.....	4,500.00		4,500.00
LOSS IN VALUE TO REMAINDER.....	-0-		-0-
ESTIMATED COMPENSATION (DUE PROPERTY OWNER).....	4,500.00		4,500.00
NON-COMPENSABLE ITEMS.....			

REVIEWER'S COMMENTS:

The appraisal was prepared on a Total Taking form and is well prepared. The values estimated appear to represent the Fair Market Value of the property. The comparable sales with the applicable adjustments seem logical and within reason.

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal(s). I also certify 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 estimate 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.

It is my understanding that the value estimate may be used in connection with a Federal-aid highway project and whereas the Indiana State Highway Commission at its duly scheduled meeting held on February 27, 1969 delegated the authority to estimate fair market value of properties to be acquired for the Commission to the Chief Review Appraiser, and who with authority has re-delegated such authority to the undersigned, I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 4/2/70 is \$ 4,500.00.

Date: 5/19/70

Signed Daniel L. Fisher
Review Appraiser

Date: _____

Approved: _____
Chief Review Appraiser

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 572

NAME & ADDRESS OF OWNER EDITH CAPE

377 E. MORRIS ST PHONE # 637-5707

NAME & ADDRESS OF PERSON CONTACTED SAME AS ABOVE

PHONE # _____

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

DATE ASSIGNED 6-25-'70 DATE OF CONTACT 7-6-'70 TIME OF CONTACT 5:30 PM

OFFER \$ 4500⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section. |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgments, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Transfer of Property Letter? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You?" |
| 11. <u> </u> Secured Right of Entry? | |

REMARKS: _____

The re-location agent had failed to insert the two forms of acceptance of supplemental housing assistance in the parcel making it necessary to return to the Cape residence for her signatures.

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

Distribution Made

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

Joseph E. Carroll
(Signature)
Eugene Hamilton

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 572

NAME & ADDRESS OF OWNER EDITH CAPE

377 E. MORRIS ST INDIANAPOLIS PHONE # 637-5707

NAME & ADDRESS OF PERSON CONTACTED SAME AS ABOVE

PHONE # _____

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

DATE ASSIGNED 6-25-70 DATE OF CONTACT 7-1-70 TIME OF CONTACT 5:30 PM

OFFER \$ 4,500.00 TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>YES</u> Checked Abstract with owner? | 12. <u>NO</u> Secured driveway right of entry? |
| 2. <u>YES</u> Any affidavits taken? | 13. <u>YES</u> Sent Daily Notice to Relocation Section. |
| 3. <u>NO</u> Any mortgage(s)? | |
| 4. <u>NO</u> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u>YES</u> Showed plans? Explained take? | 14. <u>YES</u> Written offer? |
| 6. <u>YES</u> Explained about retentions? | 15. <u>NO</u> Retention Letter? |
| 7. <u>NO</u> Any major item retained? | 16. <u>NO</u> Transfer of Property Letter? |
| 8. <u>NO</u> Any minor items retained? | 17. <u>NO</u> Tax memo (interim period)? |
| 9. <u>YES</u> Walked over property? | 18. <u>YES</u> Receipt of Deed? |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 19. <u>YES</u> Copy of Deed? |
| 11. <u>NO</u> Secured Right of Entry? | 20. <u>NO</u> Private appraisal letter? |
| | 21. <u>NA</u> Brochure, "Relocation & You?" |

REMARKS: Mr Carrace and myself met with Mrs. Cape. When the acquisition was discussed she was agreeable and signed all the necessary documents except the two acceptance of supplemental housing assistance papers which the re-location agent failed to put in parcel. Her signature will have to be obtained later on these two papers.

Two vouchers were necessary as raising cash to pay the 70 B Tax would bring hardship to the owner

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: |

Joseph E Carroll
(Signature)
Eugene Hamilton

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 572

NAME & ADDRESS OF OWNER EDITH CAPE

377 E. MORRIS ST INDIANAPOLIS PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Clerk - Treasurer's office

PHONE # _____

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

DATE ASSIGNED 6-25-70 DATE OF CONTACT 7-1-70 TIME OF CONTACT 10:00 AM

OFFER \$ 4500⁰⁰ TYPE OF CONTACT: -PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)? | 14. _____ Written offer? |
| 4. _____ Any other liens, judgments, etc.? | 15. _____ Retention Letter? |
| 5. _____ Showed plans? Explained take? | 16. _____ Transfer of Property Letter? |
| 6. _____ Explained about retentions? | 17. _____ Tax memo (interim period)? |
| 7. _____ Any major item retained? | 18. _____ Receipt of Deed? |
| 8. _____ Any minor items retained? | 19. _____ Copy of Deed? |
| 9. _____ Walked over property? | 20. _____ Private appraisal letter? |
| 10. <u>✓</u> Arranged for owner to pay taxes? | 21. <u>✓</u> Brochure, "Relocation & You?" |
| 11. <u>✓</u> Secured Right of Entry? | |

REMARKS:

Mr. Carroll and myself have an appointment with Edith Cape at 5:00 P.M. to-day to discuss the acquisition.

We went to City County Bldg to check on her taxes and obtained tax duplicate in case we have to voucher her taxes.

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

Distribution Made

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

Eugene Hamilton
(Signature)
Joseph E Carroll

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 572

NAME & ADDRESS OF OWNER EDITH CAPE

377E. MORRIS ST. INDIANAPOLIS PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs BELLS

371 E. MORRIS ST INDIANAPOLIS PHONE # _____

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

DATE ASSIGNED 6-25-70 DATE OF CONTACT 6-30-70 TIME OF CONTACT 4:00 PM

OFFER \$ 4500⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. <input checked="" type="checkbox"/> Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. <input checked="" type="checkbox"/> Secured Right of Entry? | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You?" |

REMARKS:

Went to the Cape residence to try and contact the owner since she had not acknowledged our card left previously and learned through a neighbor (Mrs Bells) that the Cape lady works in a laundry and comes home around 5:30 PM. Mrs Bells said she would tell her neighbor that we had been to see her and that we would return to-morrow July 1, around 5:30 PM

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

Distribution Made

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

owner contact

Joseph E. Carole
(Signature)
 Eugene Hamilton

PROJECT NO. T-70-3(52)

COUNTY Marion PARCEL NO. 572

NAME & ADDRESS OF OWNER Edith Cape

377 E Morris St Indpls PHONE # 637-5707

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 6-25-70 DATE OF CONTACT 6-26-70 TIME OF CONTACT PM

OFFER \$4500⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section. |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgments, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Transfer of Property Letter? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You?" |
| 11. <u> </u> Secured Right of Entry? | |

REMARKS: _____

I studied this Parcel and assembled all papers for presentation to owner.

I then drove to the area and viewed the premises. Nobody was home. I left my card and will try to effect a contact early next week.

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

Distribution Made

- | | |
|----------------------|------------------------------|
| (<u> </u>) Parcel | (<u> </u>) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

owner contact

Joseph E Carroll
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

Page 512

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	70-840-S

Name on Plans

Name of Fee Owner Edith Cape

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 February 10, 1970, 8 AM to and including July 16, 1970, 8 AM reveals no changes as to the real estate described under PNTIC # 70-840-0 except:

Lot 55 Va Jens Sub.

- Taxes for 19 69 payable 19 70 in name of Edith Cape
Duplicate # 0304266 Parcel # 1017211 Township I-Center Code # 1-01
May \$ 66.86 unpaid (~~XXXXXXXXXX~~); November \$ 66.86 unpaid (~~XXXXXXXXXX~~)
Taxes for 19 70 payable 19 71 now a lien, in name of Edith Cape.
Assessed Valuation: Land \$300.00, Improvements \$870.00,
Exemptions None

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 21st day of July, 19 70.

Greg S. Quizon
Authorized Signatory

GREG S. QUIZON, TITLE OFFICER

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

572

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3 (52)	Marion	70-840-0

Names on Plans _____

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 10th day of February, 19 70, 8 A.M.

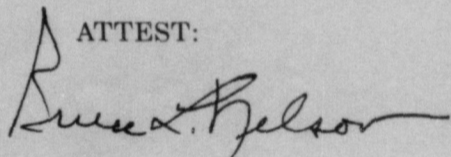
EDITH CAPE

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".

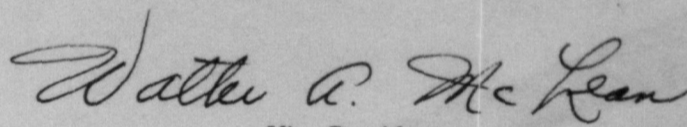
This Guaranty is issued for the use and benefit of the State of Indiana.

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

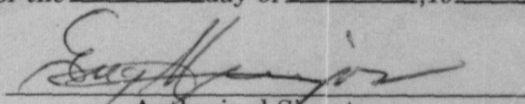
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

 Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY


 Vice President

Countersigned and validated as of the 13th day of Feb., 19 70.


 Authorized Signatory
 Greg S. Quizon
 Title Officer

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 55 in John H. Vajen's Subdivision of Out Lot 108 of the Donation Lands and of the Northeast corner of the Northwest Quarter of Section 13, Township 15 North, Range 3 East, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, page 23, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Deed from Mary H. Mitchell, an unmarried woman, George E. Mitchell and Frances M. Mitchell, his wife, dated October 26, 1959, recorded October 26, 1959 in Town Lot Record 1777 as Instrument #79691.

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___ payable 19___ in name of _____
Duplicate # _____ Parcel # _____ Township _____ Code # _____
May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.~~

5. Taxes for 1968 payable 1969 in name of Edith Cape
Duplicate No. 9734269, Code No. 1-01
Township: I-Center, Parcel No. 1017211
May \$61.66 Paid; November \$61.66 Paid
Assessed Valuation-Land \$300.00, Improvements \$820.00
Exemptions None
Taxes for 1969 payable 1970 in name of Edith Cape.