

67-37345

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 272

1272

This Indenture Witnesseth, That **WILLIAM J. OWENS AND ROGIE OWENS**
(ADULT HUSBAND AND WIFE)

of **MARION** County, in the State of **INDIANA** Convey and Warrant to

the STATE OF INDIANA for and in consideration of **SEVEN HUNDRED FIFTY (\$750⁰⁰/_{xx})** —
Dollars,

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

LOT 103 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120 OF THE DONATION LANDS IN 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.



1.10

RECEIVED FOR RECORD
1967 AUG 11 AM 9:23

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

081882 AUG 11 '67

Paid by Warrant No. A-164403
Dated 7-27-1967

John T. Sutton
COUNTY AUDITOR

Land and improvements \$ 750⁰⁰/_{xx}; Damages \$ —0—; Total consideration \$ 750⁰⁰/_{xx}

W.P.B.
6-19-67

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 13 day of JUNE, 1967

(Seal) William J. Owens (Seal)
WILLIAM J. OWENS (ADULT HUSBAND)
(Seal) Rogie Owens (Seal)
ROGIE OWENS (ADULT WIFE)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

67-37345

JHS

This Instrument Prepared by R. B. KING 8-4-66

M. H. King
JUL 5 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, Marion County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this Marion 13
 day of June 13, A. D. 1967; personally appeared the within named William
J. Owens and Royie Owens (adult husband and wife)
 Grantor S in the above conveyance, and acknowl-
 edged the same to be Theirs 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 April 20, 1971 Melvin R Brown Notary Public
MELVIN R BROWN

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage
 and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this trans-
 action, this..... day of, 19.....
 (Seal) (Seal)
 (Seal) (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..... 67 37345 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 (43)

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

August 2, 19 67

To William J. Owens
 Rogie Owens
 846 South Kenwood Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-164403 7-27- 19 67
 in settlement of the following vouchers:

Transmittal #68-29

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>272</u> as per Grant/Warranty Deed, Dated <u>June 13, 1967</u> <div style="text-align: right; font-size: 2em; font-family: cursive;">272</div>	\$750.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

William J. Owens
Rogie Owens

Date

8-7-67

CONTROL

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(2)
Parcel No. 272
Road I 70
County MARION
Owner WILLIAM J. OWENS
Address 1001-03 KENWOOD AV
Address of Appraised Property: 1013 KENWOOD AV INDIANAPOLIS

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. ACC.
- 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. ACC.
- 8. I have personally inspected the site and familiarized myself with the parcel on... YES 2/23/67
- 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 2/23/67 (Date):

Estimate of Appraisers:

- (a) The fair market value of the entire property before the taking is:
- (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
- (1) Land and/or improvements
- (2) Damages
- (3) Less non-compensable items
- (4) Estimated Total Compensation

By:	By:	Approved By Reviewer
<u>BOYCE</u>		
\$ 750 ⁰⁰	\$	\$ 750 ⁰⁰
\$ - 0 -	\$	\$ - 0 -
\$ 750 ⁰⁰	\$	\$ 750 ⁰⁰
\$ 750 ⁰⁰	\$	\$ 750 ⁰⁰
\$ - 0 -	\$	\$ - 0 -
\$ - 0 -	\$	\$ - 0 -
\$ 750 ⁰⁰	\$	\$ 750 ⁰⁰

Approved	Date	Signed
Acting Rev.	2/24/67	<u>John St. ...</u>
Rev. Appr.	2-24-67	<u>Phillip H. York</u>
Asst. or Chief Appr.	2/28/67	<u>Jay D. Luse</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. I70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 272

NAME & ADDRESS OF OWNER William J Owens and Rogie Owens
846 So. Kenwood Ave Indpls, Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 2-28-67 DATE OF CONTACT 6-16-67

OFFER \$ _____ TIME OF CONTACT 10: AM.

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

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

REMARKS: _____

Secured Parcel

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

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

Guy Johnson
Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY MARION PARCEL NO. 272

NAME & ADDRESS OF OWNER William J. OWENS AND ROGIE OWENS

846 So. KENWOOD AVE. INPLS. IND PHONE # 735 8892

NAME & ADDRESS OF PERSON CONTACTED SAME

PHONE # _____

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

DATE ASSIGNED 2-28-67 DATE OF CONTACT 6-13-67

OFFER \$ 750⁰⁰ ~~XX~~ TIME OF CONTACT 4:00 PM TO 6:00 P.M.

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

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

REMARKS: Mr & Mrs Owens signed, all papers left
180 day firm offer letter, receipt for warranty
deed, closing statement, copy of deed

Received tax receipt on 67A-

Vouchered tax for 67 B on form in Parcel
267

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

Distribution Made

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

Michael R. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)
 BUYER'S REPORT NUMBER: 4 A COUNTY Marion PARCEL NO. 2567-272-295
 NAME & ADDRESS OF OWNER William J Owens and Rosie Owens
846
1001-03 So Kenwood PHONE # me 58892
 NAME & ADDRESS OF PERSON CONTACTED same Bus me 40066

(List other interested parties on reverse side including nature of their interest)
 DATE ASSIGNED 2-27-67 DATE OF CONTACT 5-15-67
 OFFER \$ ~~8700⁰⁰~~ ~~750⁰⁰~~ ~~1900⁰⁰~~ TIME OF CONTACT 9:30 AM

- | 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. () | () | () | Filed 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: Mr & Mrs Owens said that part of the
tenants went out of town over mother
day and one of them would not be back
from Alabama for approx two weeks. He
will call me around 1st of June. He will
set an appt for me with all the tenants
at that time.

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

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

Malvin R. Brown
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: H COUNTY Marion PARCEL NO. 267-272-795

NAME & ADDRESS OF OWNER William J Owens and Rozie Owens
846 So Kenwood Indpls Ind PHONE # Me 40066

NAME & ADDRESS OF PERSON CONTACTED Mr O Connell and Mr Weber
PHONE # _____

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

DATE ASSIGNED 2-27-66 DATE OF CONTACT 5-9-67

OFFER \$ 8900⁰⁰ ~~#750⁰⁰~~ ~~#900⁰⁰~~ TIME OF CONTACT 2:30 PM

- | 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: Discussed the problem of awaiting until 1968 or 1969 to present the 180 day letters to the owner and the tenants of subject property.
Mr O'Connell and Mr Weber agreed that according to Chapter 316 it was necessary to present the 180 day letters now.

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

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

Mehin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marrison PARCEL NO. 17272

NAME & ADDRESS OF OWNER William J. Owens and Rozie Owens
846 So Kenwood Indianapolis Ind PHONE # Me 58892

NAME & ADDRESS OF PERSON CONTACTED June at 1001-03 So Kenwood
PHONE # me 40066

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

DATE ASSIGNED 2-27-67 DATE OF CONTACT 4-9-67

OFFER \$ ~~800~~ 750⁰⁰ TIME OF CONTACT 10 AM

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|--------------------------|--------------------------|--------------------------|--|
| <input 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: Called on Mr & Mrs Owens to explain the provisions of 1967 Chapter 316 and when I started to discuss the 180 day letter he interrupted to show me a letter he had received from Mr Hayes which stated we would not need this property until according to current scheduling until late 1968 or early 1969. Called Mr. Bilby to get a decision and he said not to present the 180 day letter until we had discussed it with the heads of the department. I am to call Mr Owens when a decision is reached.

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

(.) Other, awaiting what? _____

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

Melvin R. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Maries PARCEL NO. 272

NAME & ADDRESS OF OWNER William J Owens and Regie Owens 115 W
Ray St Indianapolis Ind PHONE # me 40066

NAME & ADDRESS OF PERSON CONTACTED Mr Owens

PHONE #

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

DATE ASSIGNED 2-27-67 DATE OF CONTACT 5-5-67

OFFER \$ 950⁰⁰ TIME OF CONTACT 11:30 AM

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: Stopped to see Mr Owens re appointment
set same for 10 AM Tues May 9 1967
Mr Owens is to inform all his tenants
so that I may see them Tuesday also.

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

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

Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. ~~207-272~~

NAME & ADDRESS OF OWNER William J Owens and Rosie Owens
115 W Ray St. Indianapolis Ind PHONE # ME 40066

NAME & ADDRESS OF PERSON CONTACTED Mr Owens

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

DATE ASSIGNED 2-27-67 DATE OF CONTACT _____

OFFER \$ 8700⁰⁰ - \$750⁰⁰ - 900⁰⁰ TIME OF CONTACT _____

- \$10350 total
- YES NO N/A (Circle N/A if all questions are not applicable)
1. () () Checked abstract with owner? (Affidavit taken?: need! Yes No)
 2. () () Showed plans, explained take, made offer, etc.? shown - not one Yes No
 3. () () Any Mortgage? (Any other Liens, Judgements? Yes No none)
 4. () () Explained about retention of Bldgs. (any being retained? Yes No none)
 5. () () Filled out RAAP Form?
 6. () () Walked over property with owner? (or who? _____)
 7. Explained () () 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: Mr Owens feels our offer on business building much too low. Is satisfied with offer on the vacant lots but does not wish to sell those at present time because he needs these for operation of his car wash.

Mr Owens plans to have an appraisal made and will call me.

Am placing parcel in inactive file.

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

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

Melvin R Brown
(Signature)

272

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Nancy Strange

CTIC # 6500-77 -S

Name of Fee Owner William J. Owens

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 July 8, 1966 to and including June 15, 1967 reveals no changes as to the real estate described under CTIC # 6500-77 except:

1. Taxes for 1966 payable 1967 in name of William J. Owens
 Duplicate # 6068358 Parcel # 1014794 Township Center Code # 101
 May \$ 11.22 (paid) (~~unpaid~~); November \$ 11.22 (~~paid~~) (~~unpaid~~)
 Taxes for 1967 payable 19 68 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 30th day of June
19 67.

John H. Jagg
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 # 272 COUNTY Marion

Names on Plans Nancy Strange

CTIC # 6500-77

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 8th day of July, 19 66

William J. Owens

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 July, 19 66.

J. All 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 103 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in 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 # 6500-77

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated January 2, 1962, recorded January 15, 1962, in Deed Record 1905, page 425, from Kelly Strange and Nancy Strange, husband and wife. (\$.55 Federal documentary stamps affixed.)

SCHEDULE "B"

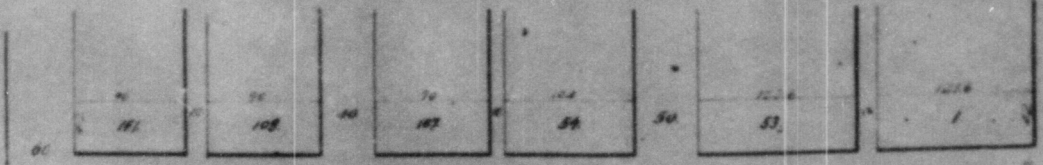
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

- 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

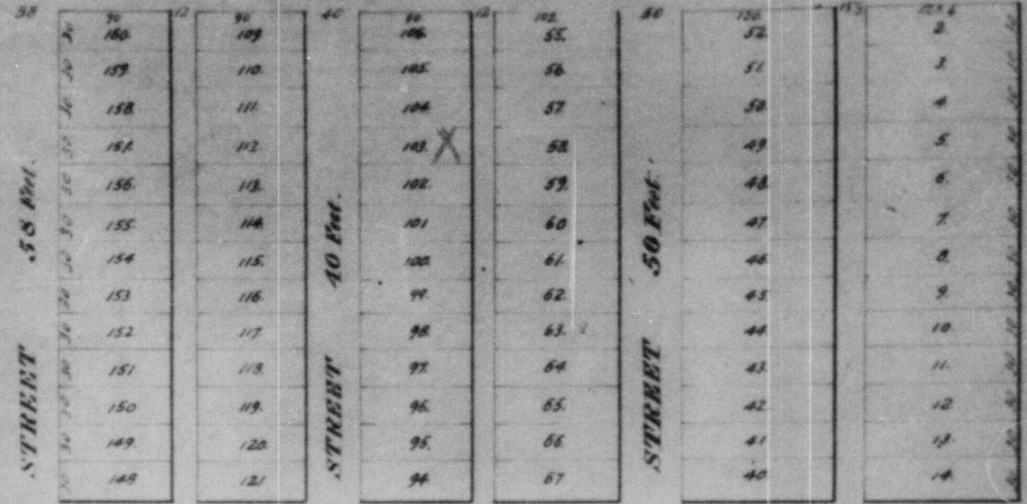
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

- e. taxes for the year 1965, each half for \$10.47, assessed in the name of William J. Owens due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1014794, Duplicate No. 6068358) The May installment has not been paid. (Assessed Value - Land \$220; Improvements None; Exemptions None.)
- f. Taxes for the year 1966, due and payable in 1967.
- g. Judgment for \$355.04 and costs entered September 9, 1958 in Municipal Court, Cause R9699, versus William Owens and in favor of Interstate Finance, Inc.
- h. Note: Contiguous Real Estate owned by party in title:

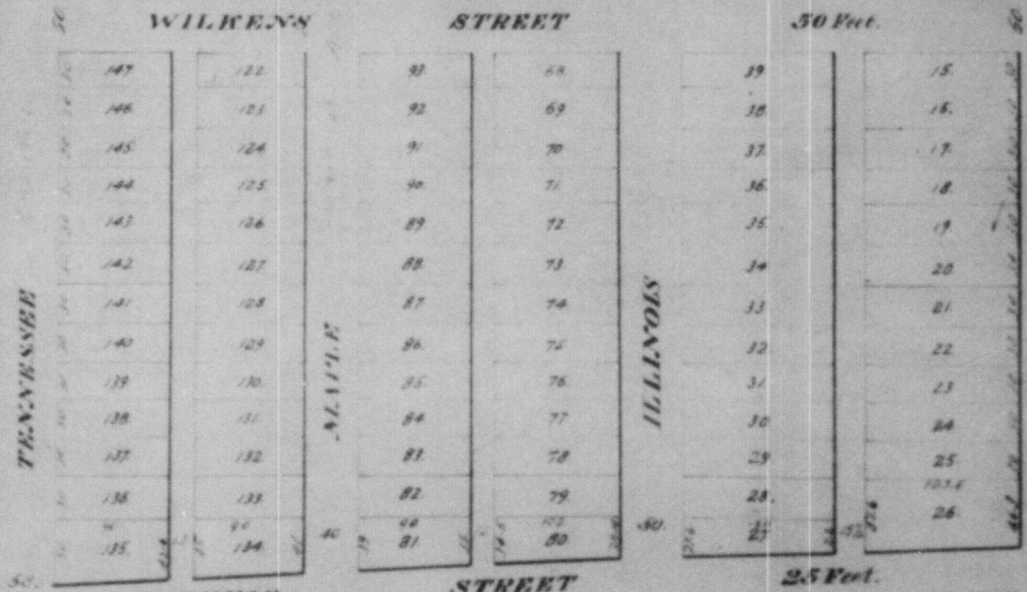
Lot 106 and North 24 feet of Lot 105, also West 61 feet Lot 107 in McCarty's Subdivision of East part of Out Lot 120, as per plat recorded in Plat Book 2, page 86.



RAY STREET 50 Feet



ROAD 80 Feet



MORRIS STREET 25 Feet

BLUFF