

WARRANTY DEED

Project 1-70-530
Code 0536
Parcel 146
14
Bar.

This Indenture Witnesseth, That

Joseph T. Shea and Mildred A. Shea (Adults Husband and Wife)

of Marion County, in the State of Indiana

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

Twenty Thousand Six Hundred + Forty two Dollars (\$20642.00 Dollars,)

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

A strip of ground of the uniform width, measured from North to South of 20 feet 2 inches, by parallel lines off the North side of Lot 22 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the Office of the Recorder of Marion County, Indiana.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above described real estate.

Paid by Warrant No. A-256936

Dated 4-2-1969

RECEIVED FOR RECORD
'69 APR 24 AM 10:26
MARCIA H. NAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION
9038 19 APR 24 '69
COUNTY AUDITOR

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 4th day of February 1969

X Joseph T. Shea (Seal) Married Adult Male (Seal)
Joseph T. Shea (Seal)
X Mildred A. Shea (Seal) Married Adult Female (Seal)
Mildred A. Shea (Seal)

djh

WMB
2-4-69

This Instrument Prepared by S. W. Burres 7/11/66
69 20653

MAR 14 1969

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 February, A. D. 1969; personally appeared the within named _____
Joseph T. Shea and Mildred A. Shea (Adults, 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 May 29th 1972 Charles Howland Bond Notary Public
Charles Howland Bond

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

69 20653

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 _____

(55)

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

6536

March 28, 1969 19

To
 Perkins Van & Storage Inc
 419 W. Merrill Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 255392 3/14/69¹⁹
 in settlement of the following vouchers: 69-458

Description	Amount
For <u>estimate for Shea's Tavern</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>146</u> as per Grant/Warranty Deed, Dated <u>2/18/69</u>	15. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Perkins Van & Storage by Party
 Date April 4-1969-

INDIANA STATE HIGHWAY COMMISSION

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

0536

March 28, 1969 19

To Joseph & Mildred Shea
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-255379 3-14-69 19
in settlement of the following vouchers:

69-463

Description	Amount
For <u>Business Relocation</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>146</u> as per Grant/Warranty Deed, Dated <u>2-18-69</u>	\$211 25

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Joseph Shea

Date 4/10/69

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

April 3 19 69

To Joseph T. Shea &
Mildred H. Shea
60 Jordon Drive
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-256936 4-2- 19 69
in settlement of the following vouchers:

Transmittal #69-505

Description	Amount
For <u> </u> Purchase <u> </u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>146</u> as per Grant/Warranty Deed, Dated <u>2-4-69</u>	\$20,642.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By Joseph T. Shea Mildred H. Shea

Date 4/9/69

STATE OF INDIANA)
) SS
COUNTY Mation)

A F F I D A V I T

I, Mildred A Shea


being duly sworn upon my oath swear and affirm that I have been known as

and that I am the same person as: Mildred Shea

Signature of Affiant: Mildred A Shea X

Subscribed and sworn to before me this 4th day of February 1969.

Charles Howard Bond
Notary Public
Charles Howard Bond



MY COMMISSION EXPIRES May 24th 1972

This instrument prepared by Charles H Bond

STATE OF INDIANA)
COUNTY Marion) SS

AFFIDAVIT

I, Joseph T. Shea

being duly sworn upon my oath swear and affirm that I have been known as

and that I am the same person as: Joseph Shea

Signature of Affiant:

Joseph T. Shea x

Subscribed and sworn to before me this 4th day of February 1969.

Charles Howland Bond
Notary Public
Charles Howland Bond

MY COMMISSION EXPIRES

May 24th 1972

This instrument prepared by

Charles H Bond

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-3(S2)

BUYER'S REPORT NUMBER: X 2 COUNTY Marion PARCEL NO. 146

NAME & ADDRESS OF OWNER Joseph T. Shea and Mildred A. Shea
60 Jordan Drive PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs. Shea and
Attorney (Alex Clark) PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12-2-68 DATE OF CONTACT 2-4-69 TIME OF CONTACT 9:30 AM

OFFER \$ 20,642.00 TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: _____

Met Mr Alex Clark at Sheastavern
1002 S. West St T. x dpls, where Mr + Mrs
Shea signed all of the papers.

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

- Distribution Made
- (1) Parcel (1) Weekly Summary
 - () Owner () Attorney
 - () Broker () Other, specify:

Charles H Bond
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY MADISON PARCEL NO. 146

NAME & ADDRESS OF OWNER _____

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Shea

PHONE # _____

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

DATE ASSIGNED 12-2-68 DATE OF CONTACT 2-3-69 TIME OF CONTACT 10:20 AM

OFFER \$ 20,747.00 TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

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

REMARKS: Mr Shea called and stated he wanted to retain one ILG 24" Wall Fan (3Blade) also Three door Closets in the Tavern, and asked this buyer to call on him as he also wanted to retain some small things in the restaurant, Met him at his tavern and added the above items to the ~~the~~ List of Retentions already listed consisting of One Tap Box and one Howard Upright Beer Cooler

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

- Distribution Made
- (1) Parcel (1) Weekly Summary
 - () Owner () Attorney
 - () Broker () Other, specify:

Charles H. Bond
(Signature)

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY MATION PARCEL NO. 146

NAME & ADDRESS OF OWNER _____

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Shea

PHONE # _____

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

DATE ASSIGNED 12-2-68 DATE OF CONTACT 2-3-69 TIME OF CONTACT 10:20 AM

OFFER \$ -20,747.00 TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
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| 11. <input checked="" type="checkbox"/> Secured Right of Entry? | |

REMARKS: Mr Shea called and stated he wanted to retain one ILG 24" Wall Fan (3Blade) also Three doot Closets in the Tavern, and asked this buyer to call on him as he also wanted to retain some small things in the restaurant, Met him at his Tavern and added the above items to the ~~the~~ List of Retentions already listed consisting of One Top Box and one Howard Upright Beer Cooler

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

- Distribution Made
- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Charles H. Bond
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 146

NAME & ADDRESS OF OWNER Joseph T. Shea and Mildred A. Shea
60 Jordan Drive PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr & Mrs. Shea and

Attorney (Alex Clark) PHONE # _____

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

DATE ASSIGNED 12-2-68 DATE OF CONTACT 2-4-69 TIME OF CONTACT 9:30 AM

OFFER \$ 20,642.00 TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
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| 11. <input checked="" type="checkbox"/> Secured Right of Entry? | |

REMARKS: _____

Met Mr Alex Clark at Sheastavern
1002 S. West St Indpls, where Mr & Mrs
Shea signed all of the papers.

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

Distribution Made

- | | |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Charles H Bond
(Signature)



COMMITMENT FOR TITLE INSURANCE

ISSUED BY

Pioneer National Title Insurance Company

a California corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate one hundred eighty (180) days after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

This Commitment shall not be valid or binding until countersigned below by a validating officer of the Company.

In Witness Whereof, Pioneer National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

Pioneer National Title Insurance Company

by *George B. Barber*
PRESIDENT

Attest: *Richard W. Howlett*
SECRETARY

Countersigned:

By *Thomas A. Withrow*
Thomas A. Withrow, Validating Signatory
Title Officer

Prepared by Joseph T. Shea

SCHEDULE A

Your No.

Commitment No. 68-10514-0

Inquiries should be directed
to Thomas A. Withrow

1. Effective date: January 13, 1969, 8 A. M.

2. Policy or Policies to be issued:

Amount(a) ALTA Owners Policy - Form B - 1962 \$3,000.00

Proposed Insured: Indiana State Highway

(b) ALTA Standard Loan Policy, Coverage - 1962 \$_____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple.

4. Title to said estate or interest in said land is at the effective date hereof vested in:

MILDRED A. SHEA

5. The land referred to in this Commitment is located in the County of Marion,
State of Indiana and described as follows:

A strip of ground of the uniform width, measured from north to south of 20 feet and 2 inches by parallel lines off the north side of lot numbered 22 in Simon Yandes Subdivision of the east part of Out Lot 129 of the Donation lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112 in the office of the Recorder of Marion County, Indiana.

SCHEDULE B

Commitment No. 68-10514-0

- I. The following are the requirements to be complied with:
1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.
- II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
 2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 3. Special Exceptions:
 - (a) Taxes for 1967 payable 1968 in name of Mildred A. Shea
 Duplicate #8916025, Code #1-01
 Township: I-Center, Parcel #1066458
 May \$192.93 paid; November \$192.93 unpaid
 Assessed Valuation: Land \$870.00, Improvements \$2,650.00
 Exemptions none
 - (b) Taxes for 1968 now a lien in name of Mildred A. Shea.

CONDITIONS AND STIPULATIONS

1. The term mortgage, when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to Paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.



Pioneer National Title Insurance Company

HOME OFFICE
433 South Spring Street
Los Angeles, California 90054

Prepared **Joseph T. Shea**

SCHEDULE A

Your No.

Commitment No. **68-10514-0**

Inquiries should be directed to **Thomas A. Withrow**

1. Effective date: **January 13, 1969, 8 A. M.**

2. Policy or Policies to be issued:

Amount

(a) ALTA Owners Policy — Form **B** — 1962 **\$3,000.00**

Proposed Insured: **Indiana State Highway**

(b) ALTA Standard Loan Policy, Coverage — 1962 \$ _____

Proposed Insured:

3. The estate or interest in the land described or referred to in this Commitment and covered herein is a Fee Simple.

4. Title to said estate or interest in said land is at the effective date hereof vested in:

MILDRED A. SHEA

5. The land referred to in this Commitment is located in the County of **Marion**, State of **Indiana** and described as follows:

A strip of ground of the uniform width, measured from north to south of 20 feet and 2 inches by parallel lines off the north side of lot numbered 22 in Simon Yandes Subdivision of the east part of Out Lot 129 of the Donation lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112 in the office of the Recorder of Marion County, Indiana.

SCHEDULE B

Commitment No. 68-10514-0

I. The following are the requirements to be complied with:

1. Instruments necessary to create the estate or interest to be insured must be properly executed, delivered and duly filed for record.

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Standard Exceptions:
 - (a) Rights or claims of parties in possession not shown by the public records.
 - (b) Easements, or claims of easements, not shown by the public records.
 - (c) Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
 - (d) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
3. Special Exceptions:
 - (a) Taxes for 1967 payable 1968 in name of Mildred A. Shea
 Duplicate #8916025, Code #1-01
 Township: I-Center, Parcel #1066458
 May \$192.93 paid; November \$192.93 unpaid
 Assessed Valuation: Land \$870.00, Improvements \$2,650.00
 Exemptions none
 - (b) Taxes for 1968 now a lien in name of Mildred A. Shea.

This Indenture Witnesseth, That Robert T. Reed and Cleo V. Reed, his wife

of Salem County and State of New Jersey

CONVEY AND WARRANT to Mildred A. Shea

of Marion County in the State of Indiana

for the sum of One dollar and other valuable considerations Dollars

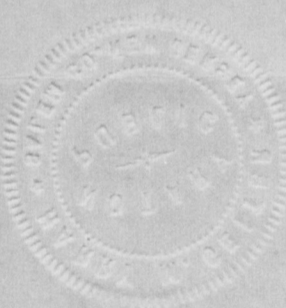
the receipt of which is hereby acknowledged, the following REAL ESTATE, in Marion

County, in the State of Indiana, to-wit:

A strip of ground of the uniform width, measured from north to south of 20 feet and 2 inches by parallel lines off the north side of lot numbered twenty two (22) in Simon Yandes Subdivision of the east part of Out Lot 129 of the Donation lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112 in the office of the Recorder of Marion County, Indiana.

Subject to all taxes and municipal assessments.

Subject also to all restrictions placed of record, if any.



In Witness Whereof, The said Robert T. Reed and Cleo V. Reed, his wife

have hereunto set their hands and seals this 20th day

of February 1930.

Robert T. Reed. [SEAL]
Cleo V. Reed [SEAL]
[SEAL]
[SEAL]

DULY ENTERED
FOR TAXATION
FEB 24 1930
Marion County, Indiana

6598

Warranty Deed

FROM

Robert J. Reed & w/f

TO

*Mildred A. Shea
1092 S. West St.*

RECEIVED FOR RECORD

The day of

A. D., 192, at o'clock M.

and recorded in Record *857*

pages *199*

County.



DULY ENTERED FOR TAXATION

FEB 24 1930

192

Auditor.

DULY ENTERED FOR TAXATION

THE KAUTZ STATIONERY CO.
116 NO. 4th PENNSYLVANIA STREET
INDIANAPOLIS, IND.

7M-2-28

Mary M. Geiter
Notary Public



RECORDED FEB 24 1930 AT 4:20 P.M. O'Clock

My Commission Expires *Jan. 3, 1933*

Witness my hand and Notarial Seal, this *20th* day of February, 1930

Notary Public

Mary M. Geiter
(Seal)

and deed.

who acknowledged the execution of the annexed Deed to be their voluntary act

Robert T. Reed and Cleo V. Reed, his wife

Notary Public

Mary M. Geiter
in and for said County, and State

Personally appeared before me the undersigned

SS: *Mary M. Geiter* Madison County

STATE OF INDIANA

#146

Can't locate abut 48

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans Mildred A. Shea

CTIC # 6500-2

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 27th day of June, 19 66

Mildred A. Shea

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 5th day of July

19 66

John H. Jagg
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Mildred A. Shea

CTIC # 6500-2 -S

Name of Fee Owner Mildred A. Shea

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 27, 1966 to and including February 6, 1969 reveals no changes as to the real estate described under CTIC # 6500-2 except:

1. Taxes for 1967 payable 19 68 in name of Mildred A. Shea
Duplicate # 8916025 Parcel # 1066458 Township Center Code # 101
May \$ 192.93 (paid) (~~unpaid~~); November \$ 192.93 (paid) (~~unpaid~~)
Taxes for 19 68 payable 19 69 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. Binkley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 5 day of March
19 69.

Ronald R. Evans
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:

A strip of ground of the uniform width, measured from North to South of 20 feet 2 inches, by parallel lines off the North side of Lot 22 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-2

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated February 20, 1930, recorded February 24, 1930, in Deed Record 857, page 199, from Robert T. Reed and Cleo V. Reed, his wife. (No Federal Documentary stamps affixed.)

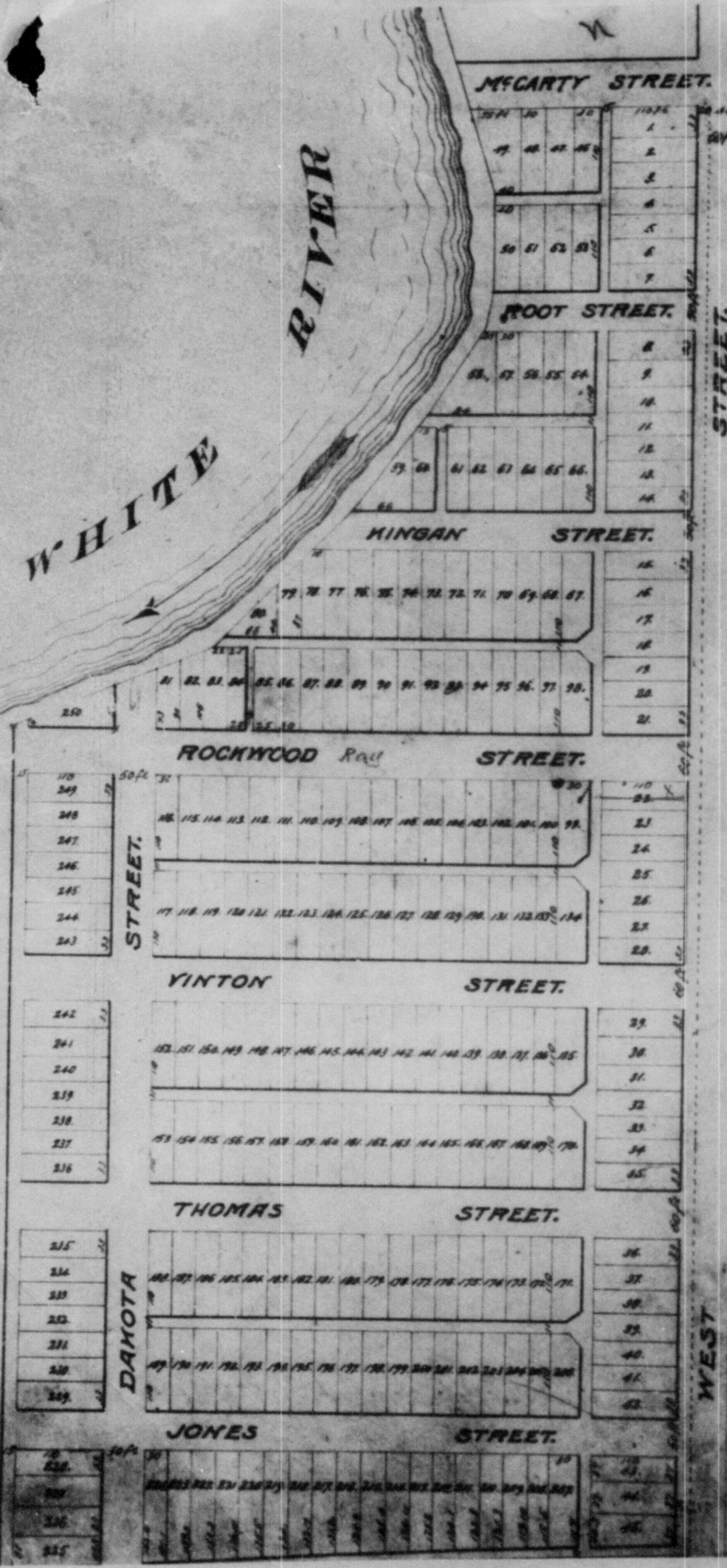
SCHEDULE "B"

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

- a. the rights of parties in possession
- b. matters that might be disclosed by an accurate survey
- c. statutory liens for labor or materials unless filed of record
- d. ordinances, laws or regulations enacted by governmental authority

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

- e. taxes for the year 1965, each half for \$167.55, assessed in the name of Mildred A. Shea, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1066458, Duplicate No. 6082132) The May installment has been paid. (Assessed Value - Land \$870; Improvements \$2650; Exemptions None)
- f. Taxes for the year 1966, due and payable in 1967.



From corner N. to corner S. of Jones St. at T. & R. 20. Page 28
 Block to the first alley west of Dakota St. at T. & R. 20.
 Block and alley in this section at T. & R. 20. Page 28.

Parts of Yinton St. McKinnis St. and Jones St. See S.D. 426 page 28.
 S.D. 426 page 28. McKinnis St. & Jones St. See S.D. 426 page 28.
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