

70 34895

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 560

This Indenture Witnesseth, That CHARLES W SOLTAU, ADULT, UNMARRIED MALE,
AND OPAL M SOLTAU, ADULT, UNMARRIED FEMALE

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

TWO THOUSAND (\$2000⁰⁰) Dollars,

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

LOT 1 IN VAN BLARICUM'S SECOND SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121 OF THE DONATION LANDS
OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, 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

70 AUG 13 AM 7: 14

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

010495 AUG 13 70
DULY ENTERED
FOR TAXATION
COUNTY AUDITOR

Paid by Warrant No. A-318000
Dated 7-14-1970

Real Estate Transfer
Valuation Affidavit Filed
Edward G. Hoffmann Jr.
Auditor Marion County

Land and improvements \$ 2,000⁰⁰; Damages \$ -0-; Total consideration \$ 2,000⁰⁰

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 seals, this 27th day of MAY 1970

(Seal) (Seal)
x Charles W. Soltan (Seal) (Seal)
CHARLES W SOLTAU-ADULT UNMARRIED MALE (Seal) (Seal)
x Opal M. Soltan (Seal) (Seal)
OPAL M SOLTAU-ADULT UNMARRIED FEMALE (Seal) (Seal)

John W. Brassard

This Instrument Prepared by

JAF 1-21-70

A. Perry
JUN 1 8 1970

70 34895

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, BROWN County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th
day of MAY, A. D. 1970; personally appeared the within named CHARLES W. SOLTAV,

ADULT, UNMARRIED MALE AND OPAL M SOLTAV, ADULT, UNMARRIED FEMALE

..... Grantor S..... in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires 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 trans-
action, this..... day of....., 19.....

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

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

70 34895

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 (3)

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

July 23 19 70

To Opal M. Soltau
Charles W. Soltau
R.R. 4
Nashville, Indiana

GENTLEMEN:

We enclose State Warrant No. A-318000 7-14- 1970
in settlement of the following vouchers:

Transmittal #71-2

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>560</u> as per Grant/Warranty Deed, Dated <u>5-27-70</u>	\$2,000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Opal M. Soltau
Charles W. Soltau

Date

July 29, 1970

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Central

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3-(52) Road I-70 County Marion Owner Opal M. Soltau, etal Parcel # 560

Name: P. York Name: _____ Review Appraiser

	Appraiser	Appraiser	Review Appraiser
BEFORE VALUE.....	2,000.00		2,000.00
AFTER VALUE.....	-0-		-0-
DIFFERENCE	2,000.00		2,000.00
LAND &/OR IMPROVEMENTS.....	2,000.00		2,000.00
LOSS IN VALUE TO REMAINDER.....	-0-		-0-
ESTIMATED COMPENSATION (DUE PROPERTY OWNER).....	2,000.00		2,000.00
NON-COMPENSABLE ITEMS.....			

REVIEWER'S COMMENTS:

The correlation based on the Market Data approach to value is with the most logic and reason in the final estimate of value. Comparables with almost identical properties, as to construction and exposures were used in the development. While the appraiser has presented a Cost and Income approach in his report it is quite apparent that they have less weight due to the age and economic factors surrounding the subject properties.

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 3/12/70 is \$ 2,000.00.

Date: 4/22/70

Signed Daniel L. Fisher
Review Appraiser

Date: _____

Approved: _____
Chief Review Appraiser

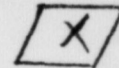
Project I-70-3-(52) Road I-70 County Marion Parcel # 560
 Appraiser Phillip G. York Address 4514 E. 16th St. Indianapolis, Indiana

Type of Appraisal

Partial Taking



Total Taking



LEGENDS: ✓ ACCEPTABLE
 x NOT ACCEPTABLE

O-OMITTED BUT APPLICABLE
 N/R NOT REQUIRED DUE TO APPRAISAL FORM

GENERAL

1. PROJECT & PARCEL NO.
2. OWNER'S NAME
3. LOCATION: ADDRESS
 LEGAL DESC.
4. TOTAL AREA IN PROPERTY
5. AREA TO BE ACQUIRED
6. 5-YEAR RECORD OF SALES
 - A. PARTIES TO TRANACT.
 - B. DATE OF PURCHASE
 - C. PURCHASE PRICE VERIF.
 - D. DEED BOOK REFERENCE

STATEMENT OF PURPOSE

1. VALUE TO BE ESTIMATED
2. RIGHTS - INT. APPRAISED

DESCRIPTION OF PROPERTY

1. LOCATION
2. PRESENT USE
3. ZONING
4. ACCESS
5. LAND
 - A. AREA
 - B. DIMENSIONS & SHAPE
 - C. OTHER PHYS. FEATURES
6. BUILDINGS
 - A. TYPES
 - B. SIZE
 - C. AGE
 - D. CONDITION
 - E. QUALITY OF CONST.
7. PHOTOGRAPHS (IDENTIFIED)
8. SKETCH
 - A. DIMENSIONS & BLDGS.
 - B. LAND AREAS

HIGHEST AND BEST USE

1. STATED
2. JUSTIFIED

COMPARABLE SALES USED

1. DATE
2. SELLER & BUYER
3. CONSIDERATION
4. FINANCING

	BEFORE	AFTER		BEFORE	AFTER
5. CONDITION OF SALE	✓			✓	
6. VERIFIED & SOURCE	✓			✓	
7. LOCATION	✓			✓	
8. TOTAL AREA	✓			✓	
9. TYPE OF IMPROVEMENT	✓			✓	
10. HIGHEST AND BEST USE	✓			✓	
11. ZONING	✓			✓	
12. PHOTOGRAPHS (IDENTIFIED)	✓			✓	
MARKET DATA APPROACH:					
1. IF NOT APPLICABLE - EXP'D.				NA	
2. DIR. COMPARISON TO SUBJECT				✓	
3. EACH ADJUSTMENT EXPLAINED				✓	
4. SEVER, DAMAGE STUDIES				NA	
COST APPROACH					
1. IF NOT APPLICABLE EXP'D				✓	
2. COST DATA SOURCE				✓	
3. ALL DEPRECIATION EXPLAINED				✓	
4. PERTINENT CALCULATIONS				✓	
INCOME APPROACH					
1. IF NOT APPLICABLE EXP'D				NA	
2. INCOME				NA	
3. EXPENSE				NA	
4. INTEREST & CAP RATES				NA	
5. ECONOMIC LIFE				NA	
6. ECON RENT AND CONTRACT RENT DIFFERENCE SUPPORTED				NA	
CORRELATION AND CONCLUSION OF VALUE					
1. EACH VALUE ESTIMATE SHOWN				✓	
2. REASONABLE EXPLANATION				✓	
CERTIFICATION OF VALUE					
1. SIGNED AFFIDAVIT				✓	
2. DATE OF APPRAISAL				✓	
3. INDEPENDENT APPRAISAL				✓	
4. PERSONAL PROPERTY EXCL'D				NA	
5. NONCOMPENSIBLE ITEMS EXCL'D				NA	

G.R.M.

REMARKS: (Reviewer shall comment as to why the appraisal is acceptable or not acceptable, ie, are the State's appraisal specifications followed; are items specified in the P.P.M.-80-3, paragraph 5F (1) through (5) taken into consideration, etc.).

Comparable Sales Used:

10: While the highest and best uses are not indicated on the comparable sheets, the highest and best use of the various comparables are set out in the documentation section of the docket.

7: Comparable No. 16 the address on the comparable sheet indicates 422-24 it is actually 1422-24 due to a typographical error.

After Value Column:

This column is not applicable in this instance since the property is a total taking.

Date: 4/22/70

Signed: Darrell H. Fisher
 Review Appraiser

PROJECT NO. I-70-3-(52)

COUNTY MARION PARCEL NO. 560

NAME & ADDRESS OF OWNER OPAL SOLTAN (ETAL)

R.R. #4 NASHVILLE INDIANA PHONE # 1-317-988-4417

NAME & ADDRESS OF PERSON CONTACTED FRED HOFFMARK (SOLTAN'S ATTORNEY)

CONSOLIDATED BLDG. INDIANA PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 5-1-'70 DATE OF CONTACT 5-28-'70 TIME OF CONTACT 2:00 PM

OFFER \$ 2,000⁰⁰ 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)? | |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. _____ Showed plans? Explained take? | 14. _____ Written offer? |
| 6. _____ Explained about retentions? | 15. _____ Retention Letter? |
| 7. _____ Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. _____ Any minor items retained? | 17. _____ Tax memo (interim period)? |
| 9. _____ Walked over property? | 18. _____ Receipt of Deed? |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. _____ Secured Right of Entry? | 20. <input checked="" type="checkbox"/> Private appraisal letter? |
| | 21. _____ Brochure, "Relocation & You?" |

REMARKS:

Mr. Carroll and I went to Mr. Fred Hoffmark's office in The consolidated Bldg. He is the Soltans attorney. We received copy of judgment which canceled Mr. Crawford's contract with the Soltans.

We then went to the City County Bldg and paid 1970 B. Taxes with owners certified check

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 Hamelton

PROJECT NO. I-70-3(52)

COUNTY Marion PARCEL NO. 560

NAME & ADDRESS OF OWNER Charles W Soltan and Opal M Soltan

RR 4 - Nashville, Ind. PHONE # 317-988-4417

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-27-70 TIME OF CONTACT 11:45 AM

OFFER \$ 2000⁰⁰ TYPE OF CONTACT: (x)-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>Na</u> Secured driveway right of entry? |
| 2. <u>No</u> Any affidavits taken? | 13. <u>Yes</u> Sent Daily Notice to Relocation Section. |
| 3. <u> </u> Any mortgage(s)? | |
| 4. <u> </u> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u> </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> </u> Transfer of Property Letter? |
| 8. <u> </u> Any minor items retained? | 17. <u> </u> Tax memo (interim period)? |
| 9. <u>Yes</u> Walked over property? (<u>on 5/18/70</u>) | 18. <u>Yes</u> Receipt of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 19. <u> </u> Copy of Deed? |
| 11. <u>No</u> Secured Right of Entry? | 20. <u>No</u> Private appraisal letter? |
| | 21. <u>Yes</u> Brochure, "Relocation & You?" |

REMARKS: agent Gene Hamilton and I met with owners at their home. We discussed the acquisition. I made offer and gave them Firm offer letter. The offer was acceptable, and all papers to convey were signed. Miss Soltan gave me check for 70B taxes & pd receipt for 70A taxes. Charles Soltan and Opal Soltan are brother and sister and hold the title to subject property as tenants in common.

Status of Parcel : ()-Secured, ()-Condemned, (x)-Other (Explain):
needs pd 70B tax receipt

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

Joseph E Carroll
(Signature)

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 560

NAME & ADDRESS OF OWNER OPAL SOLTAN (ETAL)

P.R. 4 NASHVILLE INDIANA PHONE # 1-317-988-4417

NAME & ADDRESS OF PERSON CONTACTED SAME AS ABOVE

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-27-70 TIME OF CONTACT 8:00 AM

OFFER \$ _____ 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"/> NO Checked Abstract with owner? | 12. <input checked="" type="checkbox"/> NO Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)? | 14. _____ LEFT FOLLOWING PAPERS WITH OWNERS: 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. _____ Arranged for owner to pay taxes? | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You?" |
| 11. <input checked="" type="checkbox"/> Secured Right of Entry? | |

REMARKS: _____

after several attempts to locate Mrs. Soltan finally reached her by phone and made an appointment for 11:30 AM 5-27-70 to discuss the acquisition

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)
Gregory Hamilton

PROJECT NO. 7-70-3(52)

COUNTY Marion PARCEL NO. 560

NAME & ADDRESS OF OWNER Charles W Soltan and Opal M Soltan
RR 4 Nashville, Ind. PHONE # 988-4417

NAME & ADDRESS OF PERSON CONTACTED Fred Hoffmark, atty
Consolidated Bldg - Indpls PHONE # 632-9448
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-18-70 TIME OF CONTACT 3:00 PM

OFFER \$ 2000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-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)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. <u> </u> Any other liens, judgments, etc.? | 14. <u> </u> Written offer? |
| 5. <u> </u> Showed plans? Explained take? | 15. <u> </u> Retention Letter? |
| 6. <u> </u> Explained about retentions? | 16. <u> </u> Transfer of Property Letter? |
| 7. <u> </u> Any major item retained? | 17. <u> </u> Tax memo (interim period)? |
| 8. <u> </u> Any minor items retained? | 18. <u> </u> Receipt of Deed? |
| 9. <u> </u> Walked over property? | 19. <u> </u> Copy of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 20. <u> </u> Private appraisal letter? |
| 11. <u> </u> Secured Right of Entry? | 21. <u> </u> Brochure, "Relocation & You?" |

REMARKS: _____

I talked to Mr Hoffmark regarding Sales Contract on subject property. He stated that contract had been voided, and he had a Q6 Deed from contract buyer. I told him I needed a copy. He agreed to furnish one.

He also stated Fed. Estate Taxes were all paid and final decree in closing the estate was of record in Brown County.

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

Distribution Made

(X) Parcel	() Weekly Summary
() Owner	() Attorney
() Broker	() Other, specify:

Joseph E Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 560

NAME & ADDRESS OF OWNER Opal Soltaw, et al 988

RR Nashville, Ind. PHONE # 877-4417

NAME & ADDRESS OF PERSON CONTACTED (see below)

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-15-70

OFFER \$ 2000⁰⁰ TIME OF CONTACT 10:00 AM

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

1. NA 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:

I contacted the office of atty Fred Hoffmark - Consolidated Bldg - 632-9448. Mr Hoffmark's secretary told me that Mr Hoffmark had been on vacation but was due to return to his office Monday 5/18. I will contact him on that date and get nego on this Parcel going.

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

() Other, awaiting what? Contact with owner's atty Mon 7/18

Distribution Made

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

Joseph E Carroll
(Signature)

PROJECT NO. I-70-3-(52)

COUNTY MARION PARCEL NO. 560

NAME & ADDRESS OF OWNER OPAL SOLTAN (ETAL)

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED FRED HOFFMARK (ATTORNEY)

CONSOLIDATED BLDG INDIAN'S PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-29-70 TIME OF CONTACT 2:00 PM

OFFER \$ 2,000⁰⁰ 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>YES</u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You?" |
| 11. <u>NA</u> Secured Right of Entry? | |

REMARKS: _____

Mr. Carroll and I went to Mr. Fred Hoffmarks (Soltan's attorney) office in Consolidated Bldg where we obtained quit claim deed from John Crawford and copy of Judgment which cancelled Mr. Crawford's contract.

We ~~then~~ then went to City County Bldg, and paid 1970 B. Taxes with owners certified checks.

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 MADISON PARCEL NO. 560

NAME & ADDRESS OF OWNER OPAL SOLTAN

E.P. 4 NASHVILLE IND PHONE # 1-317-988-4417

NAME & ADDRESS OF PERSON CONTACTED OPAL SOLTAN + CHARLES SOLTAN

E.P. 4 PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-27-70 TIME OF CONTACT 11:45 AM

OFFER \$ 2,000 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>NO</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>NA</u> Retention Letter? |
| 7. <u>NO</u> Any major item retained? | 16. <u>NA</u> Transfer of Property Letter? |
| 8. <u>NO</u> Any minor items retained? | 17. <u>YES</u> Tax memo (interim period)? |
| 9. <u>NA</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>YES</u> Brochure, "Relocation & You?" |

REMARKS:

Mr. Carroll and I went to the Soltans home, E.P. 4 Nashville Ind. where the necessary documents were signed. We have to take a check the Soltans gave us for their face taxes to the City County bldg. and get receipt. The parcel will then be secured

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 Hamelin
(Signature)

#560

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-6253-S

Name on Plans _____

Name of Fee Owner Opal M. Soltau and Charles W. Soltau

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 July 31, 1969 8 AM to and including June 4, 1970 8 AM reveals no changes as to the real estate described under PNTIC # 69-6253-0 except:

- Lot 1 Van Blaricum's Second Sub.
1. Taxes for 19 69 payable 19 70 in name of Pearl and Opal M. and Charles W. Soltau
 Duplicate # 0498914 Parcel # 1024806 Township I-Center Code # 1-01
 May \$ 42.29 ~~paid~~ (unpaid); November \$ 42.29 ~~paid~~ (unpaid)
 Taxes for 19 70 payable 19 71 now a lien, in the name of Pearl and Opal M. and Charles W. Soltau.
 Assessed Valuation: Land \$260.00, Improvements \$480.00 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 9th day of June, 19 70.

Greg S. Quizon
Authorized Signatory
GREG S. QUIZON, TITLE OFFICER

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

560

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-6253-0

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 31 day of July, 19 69,

OPAL M. SOLTAU AND CHARLES W. SOLTAU

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

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

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Bruce A. Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 13 day of August, 19 69.

Greg S. Quizon
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 1 in Van Blaricum's Second Subdivision of the middle part of Out Lot 21 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 26, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Inheritance from William A. Soltau, deceased, and from Pearl Soltau, deceased.

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 68 payable 19 69 in name of Pearl Soltau
Duplicate # 9926731 Parcel # 1024806 Township I-Center Code # 1-01
May \$ 40.74 (paid) ~~xxxxxx~~; November \$ 40.74 ~~xxxxxx~~ (unpaid)
Taxes for 19 69 payable 19 70 now a lien.
Assessed Valuation: Land \$260.00, Improvements \$480.00
Exemptions None.
Taxes for 1969 payable 1970 in name of Pearl Soltau.

6. Subject to Federal Estate Tax against the estate of Pearl Soltau, deceased, relative to the undivided 1/3 interest on the caption real estate.

7. Possible right, title and interest of the unnamed conditional purchase under a conditional sales contract of caption realty as disclosed in the estate of Pearl Soltau, being cause No. 1030, in the Circuit Court for Brown County, final decree of which was recorded May 5, 1969 as Instrument #69-22920, in the Marion County, Recorder's Office.