

67-27509

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 261

Mr. Fox

This Indenture Witnesseth, That Nancy Presswood, unmarried adult,

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Three Thousand Dollars.

-----(\$3,000.00)----- Dollars,

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

LOT 99 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.



John T. Sutton
COUNTY AUDITOR

077868 JUN 23 '67

DULY ENTERED
FOR TAXATION

3.30

Paid by Warrant No. A-156612

Dated 6-13 1967

RECEIVED FOR RECORD
1967 JUN 23 AM 10:35
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

*WMB
5-5-67*

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said grantor

has hereunto set her hand and seal, this 17th day of April 1967

(Seal) _____ (Seal)
(Seal) Nancy Presswood (Seal)
(Seal) Nancy Presswood, unmarried adult. (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

67-27509

This Instrument Prepared by S. W. BURRES 7-13-66

M. J. Jones
MAY 15 1967

67-27509

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 261

10722

This Indenture Witnesseth, That Nancy Presswood, unmarried adult,

of Marion County, in the State of Indiana Convey and Warrant to the STATE OF INDIANA for and in consideration of Three Thousand Dollars.

-----(\$3,000.00)----- Dollars,

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TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.



077868 JUN 23 '67
DULY ENTERED FOR TAXATION
John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A-156612
Dated 6-13 1967

RECEIVED FOR RECORD
1967 JUN 23 AM 10:35
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

WAB 5-5-67

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said grantor

has hereunto set herhand and seal, this 17th day of April 1967

(Seal) Nancy Presswood (Seal)
Nancy Presswood, unmarried adult. (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

67-27509

This Instrument Prepared by S. W. BURRELL 7-13-66

MAY 19 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

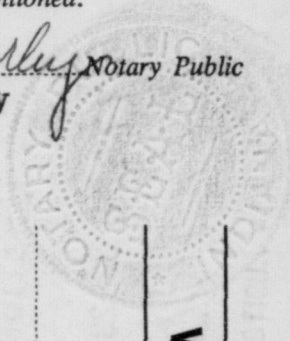
STATE OF INDIANA,Marion.....County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 27th
day of April, A. D. 1967; personally appeared the within named.....

Nancy Presswood, unmarried adult.
.....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 January 4th, 1971.....Notary Public

Joseph Michael Morley
Joseph Michael Morley



WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of....., 19.....

.....o'clock.....m, and

Recorded in Book No. 27509.....page.....

Recorder.....County

67 Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor.....County

(29)

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

June 19 19 67

Nancy Presswood
 To ~~XXXX~~ 1029 South Kenwood Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-156612 6-13 19 67
 in settlement of the following vouchers:
 Transmittal #67-373

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>261</u> as per Grant/Warranty Deed, Dated <u>4-27-67</u>	\$3000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Nancy Presswood

Date

June 21 67

Control -

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(52)
Parcel No. 261
Road I 70
County Union
Owner Wendy Presswood
Address 1029 S. Kenwood
Address of Appraised Property:
1029 S. Kenwood

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

Estimate of Appraisers:

	By: <u>Bunn</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 3,000	\$	\$ 3,000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 3,000	\$	\$ 3,000
(1) Land and/or improvements	\$ 3,000	\$	\$ 3,000
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 3,000	\$	\$ 3,000

Approved	Date	Signed
<u>Victory Rev. Appr.</u>	<u>2-9-67</u>	<u>James R. Zink</u>
<u>Asst. or Chief Appr.</u>	<u>2/14/67</u>	<u>Phillip G. Ford</u>
		<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. I-70-3-52

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 261

NAME & ADDRESS OF OWNER Nancy S. Messersmith
1029-31 S Kenwood Ave Hndps PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Chicago Title Insurance Co
City County Bldg Hndps PHONE # _____

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

DATE ASSIGNED 2-16-67 DATE OF CONTACT 4-27-67

OFFER \$ 3000⁰⁰ TIME OF CONTACT 10am

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: Called on Chicago Title Insurance Co for
Release of Mortgage assessed against above Parcel.
which was noted as Released and so initialed on
the title binder.

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

() Other, awaiting what? Explained Above

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

Joseph M. Mollay
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: ✓ COUNTY Marion

PARCEL NO. 261

NAME & ADDRESS OF OWNER Nancy Presswood

1029.31 S Kenwood Indpls PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Nancy Presswood

1029-31 S Kenwood Ave Indpls PHONE # _____

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

DATE ASSIGNED 2-16-67

DATE OF CONTACT april 27th 1967

OFFER \$ 3000.00

TIME OF CONTACT 1030am

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: Meeting with Nancy Presswood fee owner of above parcel for signing of all documents required in selling property to Ind. State Highway Comm. which was accomplished. filled out and had signed Relocation and relocation forms

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

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

Joseph M. Mullay
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

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

BUYER'S REPORT NUMBER: I COUNTY Marion PARCEL NO. 261

NAME & ADDRESS OF OWNER Nancy Presswood 1029 S Kenwood Ave
Indianapolis Indiana PHONE # 634-7009

NAME & ADDRESS OF PERSON CONTACTED Nancy Presswood 1029 S Kenwood Ave
Indianapolis Indiana PHONE # 634-7009

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

DATE ASSIGNED 2-16-67 DATE OF CONTACT 2-24-67

OFFER \$ 3,000⁰⁰ TIME OF CONTACT 10:30am

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

REMARKS: Meeting with Miss Nancy Presswood fee owner of
above parcel, proposed offer of Indiana State
Highway to purchase property. Left formal offer letter.
Explained procedure of State also rights of individuals
involved - owner very unhappy with amount offered.
Income from retail store in one side of double. Net income
of about 1200⁰⁰ per year according to owner. pay income tax
on gross receipt from store - she reports, also has purchased
retail store license for the operation for the 20 years
operation. she says

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

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify:

Mel-3-4385
Joseph M. Marley
(Signature) Negotiator

AFFIDAVIT

STATE OF INDIANA

COUNTY OF Martin

Project: I-70-3. (52)

Parcel: 261

The undersigned, an agent of the Indiana State Highway Commission, having been duly sworn, says on his oath that he has personally delivered ~~present by~~ ~~First Class U.S. Mail~~, at their ~~last~~ known address, notice of possession to those persons named in the attached notice, in accordance with the Relocation Assistance Act as passed by the 1967 General Assembly.

This affidavit is given in compliance with Section 11 (b) of that Act.

Joseph M. Malley

Subscribed and sworn to before me this 27th day of April, 1967.

William G. Kramer
Notary Public
WILLIAM G. KRAMER

My commission expires

June 28 1970

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

Pa 261

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

Names on Plans Nancy Presswood

CTIC # 6500-81 -S

Name of Fee Owner Nancy Presswood

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 May 3, 1967 reveals no changes as to the real estate described under CTIC # 6500-81 except:

1. Taxes for 19 66 payable 19 67 in name of Nancy Presswood
Duplicate # 7191526 Parcel # 1024967 Township Center Code # 101
May \$ 0.00 (paid) ~~XXXXXXX~~; November \$ 0.00 (paid) ~~XXXXXXX~~
Taxes for 19 67 payable 19 63 now a lien.

2. Objection lettered g of our original Guaranty of Title has been waived.

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 16th day of May
19 67.

J. Watson
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #261 COUNTY Marion
Names on Plans Nancy Presswood
CTIC # 6500-81

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

Nancy Presswood

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 7th day of July
19 66.

John W. Jagg
Authorized Signatory

SCHEDULE "A"

I-70-3(52)
0536
PARCEL 261

The property covered by this Guaranty is situated in the County of Marion
in the State of Indiana and is described as follows:

Lot 99 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 # 6500-81

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated July 12, 1945, recorded July 31, 1945, in Book 1183, page 526, from William Gorenstein and Sarah Gorenstein, husband and wife, as to an undivided 1/2 (\$1.65 Federal Documentary stamps affixed); and by Warranty Deed dated November 21, 1958, recorded November 25, 1958, in Book 1729, page 74, from Betty Finney, **SCHEDULE "B"** unmarried, (\$1.10 Federal Documentary stamps affixed.) to an undivided 1/2.

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

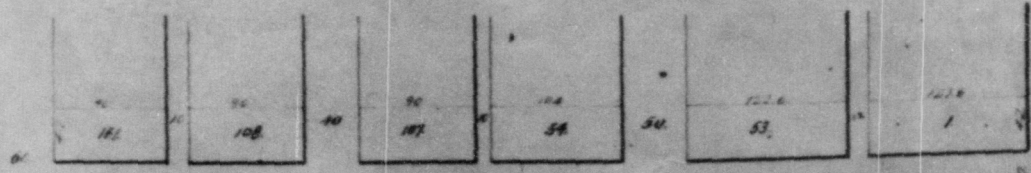
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

- e. taxes for the year 1965, each half for \$0.00, assessed in the name of Nancy Presswood, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1024967, Duplicate No. 6072628) (Assessed Value - Land \$260; Improvements \$740; Exemptions \$1000.)
- f. Taxes for the year 1966, due and payable in 1967.

g. Mortgage dated January 7, 1958, recorded January 8, 1958 in Mortgage Record 1922, page 321 as Instrument No. 1444 for \$1,920.00 by Nancy Presswood, an unmarried adult and Betty Finney, an unmarried adult to Max J. Dworkus and Rose Dworkus, husband and wife.

Item 7 released in full 7-18-1966

Chicago Title Ins Co
By Franklyn C. Marsh
4-27-67



RAY STREET		STREET		50 Feet.	
STREET	58 Feet.	40 Feet.	STREET	50 Feet.	STREET
161	108	107	54	53	1
160	109	106	55	52	2
159	110	105	56	51	3
158	111	104	57	50	4
157	112	103	58	49	5
156	113	102	59	48	6
155	114	101	60	47	7
154	115	100	61	46	8
153	116	99	62	45	9
152	117	98	63	44	10
151	118	97	64	43	11
150	119	96	65	42	12
149	120	95	66	41	13
148	121	94	67	40	14

WILKENS STREET		STREET		50 Feet.	
STREET	58 Feet.	40 Feet.	STREET	50 Feet.	STREET
147	122	93	68	39	15
146	123	92	69	38	16
145	124	91	70	37	17
144	125	90	71	36	18
143	126	89	72	35	19
142	127	88	73	34	20
141	128	87	74	33	21
140	129	86	75	32	22
139	130	85	76	31	23
138	131	84	77	30	24
137	132	83	78	29	25
136	133	82	79	28	26
135	134	81	80	27	27

MORRIS STREET		STREET		25 Feet.	
STREET	58 Feet.	40 Feet.	STREET	50 Feet.	STREET
135	134	81	80	27	27

RO. 111 80 Feet.

BLUFF

DONATION LINE.