

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 526

This Indenture Witnesseth, That **ELSA LOUISE WAMPNER, UNMARRIED ADULT FEMALE**

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

the STATE OF INDIANA for and in consideration of **SEVEN THOUSAND FIVE HUNDRED - ^{xx}/_{xx}**
\$ 7,500⁰⁰ - Dollars,

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

LOT 19 IN JOHN ROSET'S SUBDIVISION (ALSO KNOWN AS JOHN ROSET'S SECOND SUBDIVISION) OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 80, 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

'69 FEB 13 AM 9:45

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

827100 FEB 13 '69

Edmund L. Hoffmann, Jr.
COUNTY AUDITOR

Paid by Warrant No. A-249065
Dated 1-31-1969

Land and improvements \$ 7,500⁰⁰; Damages \$ 0; Total consideration \$ 7,500⁰⁰

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 6th day of NOVEMBER 1968

..... (Seal) (Seal)
* Elsa Louise Wampner (Seal) (Seal)
ELSA LOUISE WAMPNER UNMARRIED ADULT (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

John W. Brassart
JAN 1969

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

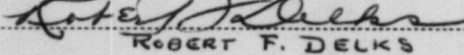
STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named.....

..... 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 6th
day of NOVEMBER, A. D. 1968; personally appeared the within named ELSA
LOUISE WAMPNER

..... 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 Nov. 3, 1969  Notary Public
ROBERT F. DELKS

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..... 69 7435 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.....



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

Feb. 7 19 69

To Elsa L. Wampner
 Crestwood Apts.
 8805 Madison Avenue
 Bldg. 3 Apt. 207B
 Indianapolis, Indiana 46227

GENTLEMEN:

We enclose State Warrant No. A-249065 1-31-1969
 in settlement of the following vouchers:

Transmittal #69-369

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>526</u> as per Grant/Warranty Deed, Dated <u>11-6-68</u>	\$7,500.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Elsa L. Wampner
 Date February 12, 1969

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Feb. 19, 1968 19

To
 Marguerite & Elsa Wampher
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-194721 2-9- 19 68
 in settlement of the following vouchers:

68-436

Description	Amount	
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>526</u> as per Grant/Warranty Deed, Dated <u>1-10-68</u>		\$262 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Elsa L. WampherDate 5-2-69

Control

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE
Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(52) Road I-70 County Marion Owner Wampner, et al Parcel # 526

I, the undersigned, certify that I have made a visual inspection of the subject, the last one being on the date of my determination of fair market value, and that the determination of fair market value is to be used in connection with a Federal Aid highway project. I further certify that I have personally inspected the comparables used by the appraisers in their determination of fair market value; 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 determination 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.

I further certify that the appraisals are fully documented and supported as required by the Indiana State Highway Commission and the requirements of the current policies and procedures of the Federal Bureau of Roads, and it is my opinion that the values as set out in the appraisals represent fair market values, except: see statement in attachment.

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 1-2-68 is \$ 7,500.00.

Name: Sullivan Name: _____
Appraiser Appraiser Review Appraiser

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

	<u>\$6,500</u>		<u>\$7,500</u>
	<u>-0-</u>		<u>-0-</u>
	<u>\$6,500</u>		<u>\$7,500</u>
	<u>\$6,500</u>		<u>\$7,500</u>
	<u>-0-</u>		<u>-0-</u>
	<u>\$6,500</u>		<u>\$7,500</u>
	<u>-0-</u>		<u>-0-</u>

CORRELATION:

The undersigned assumes that the statements made by the appraiser and certified by him are true and accurate, and therefore, assumes no responsibility except as may be noted above.

Date: 1-2-68

Signed: Phillip S. York
Review Appraiser

Approved: _____
Chief Review Appraiser

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Eloas & Ruth Ann Wampner
1010 S. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Miss E. Wampner
PHONE # _____

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

DATE ASSIGNED 1-8-68 DATE OF CONTACT 8-27-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT PM

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:

Spoke with Eloas Wampner who said she
wished to convey to the State as early as possible as
she has rented an apartment. Called Mr. Greiner,
her attorney at her request to discuss drawing
a ~~Protecting~~ Guardian Deed from Ruth Wampner,
mother of Ruth Ann Wampner and incompetent.
Ruth Ann Wampner holds a 1/8 interest in subject
parcel. All other heirs have deeded to Eloas and
Marguarite Wampner and since the latter sister
is deceased, Mr Greiner said he would go to
work on the Guardian deed.

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

() Other, awaiting what? _____

Distribution Made

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

x file

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Eless Wampner

1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED above.

PHONE # _____

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

DATE ASSIGNED 1-5-68 DATE OF CONTACT 9-13-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 3:00 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:

Met with Mrs. Wampner at her home to determine if (1.) Taxes have been paid for 68 (2.) if she wished to retain any parts of pictures from the home she is conveying to the State.

She informed me that she had paid the 68 taxes in full last April and that she was moving into an apartment and could not use any pictures from the house. Beyond informed her he would complete all necessary instruments and offer them to her attorney Mr. Brenner to inspect.

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

Distribution Made

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elias S. Wampner

1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Mr. Cremer, atty

910 First Fed Bldg. PHONE # 639-6466
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-5-68 DATE OF CONTACT 9-17-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 9:15 A.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:

Met with Mr. Cremer at his office to deliver
the necessary instrument to get conveyance of this parcel.
He said he would check them over and call both
Mr. Wampner and me when finished.

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

Distribution Made

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

Robert J. Decker
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elsa Louise Wampler

1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 1-5-68 DATE OF CONTACT 11-6-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 2:00 - 3:00 PM

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: Mt with Mr. (Cramer), atty, and picked up paid

receipt for Indiana Inheritance Taxes.

Mt with Mrs. Wampler at her home and all

papers for this conveyance were completed.

All taxes are paid

No other encumbrances.

Parcel Secured

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

() Other, awaiting what? _____

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(S2)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elsa Louise Wampler
1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 1-5-68 DATE OF CONTACT 11-6-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 2:00 - 3:00 PM

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: Met with Mr. (Cramer), atty, and picked up paid receipt for Indiana Inheritance Taxes.

Met with Mrs. Wampler at her home and all papers for this conveyance were completed.

All taxes are paid

No other encumbrances.

Parcel Secured

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

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

Robert [Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elsa L. Wampler

1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Mr. Cremer, atty

910 First Fed. Bldg. PHONE # 639-6466
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-5-68 DATE OF CONTACT 9-17-68

OFFER \$ 7500⁰⁰ TIME OF CONTACT 9:15 A.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:

Met with Mr. Cremer at his office to deliver
the necessary instruments for conveyance of this parcel.
He said he would check them over and call both
Miss Wampler and me when finished.

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

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elsa Wampner

1010 S. W. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED above.

PHONE # _____

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

DATE ASSIGNED 1-5-68 DATE OF CONTACT 9-13-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 3:00 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:

Met with Mrs. Wampner at her home to determine if (1.) Taxes have been paid for 688 (2.) if she wished to retain any parts of fixtures from the home she is conveying to the State.

She informed me that she had paid the 68 taxes in full last April and that she was moving into an apartment and could not use any fixtures from the house. Buyer informed her he would complete all necessary instruments and offer them to her attorney Mr. Gersen to inspect.

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

() Other, awaiting what? _____

Distribution Made

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

Robert L. Jackson
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Elsa & Ruth Ann Wampner

1010 S. N. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Miss E. Wampner

PHONE # _____

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

DATE ASSIGNED 1-8-68 DATE OF CONTACT 8-27-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT PM

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:

Spoke with Elsa Wampner who said she
wished to convey to the State as early as possible as
she had rented an apartment. Called Mr. Cremer,
her attorney at her request to discuss drawing
a ~~Guardian~~ Guardian Deed from Ruth Wampner,
mother of Ruth Ann Wampner an incompetent.
Ruth Ann Wampner holds a 1/8 interest in subject
parcel. All other heirs have deeded to Elsa and
Marguarite Wampner and since the latter sister
is deceased, Mr. Cremer said he would go to
work on the Guardian deed.

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

() Other, awaiting what? _____

Distribution Made

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

x file

[Signature]
 (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Mason PARCEL NO. _____

NAME & ADDRESS OF OWNER Margarete and Elsa Wampner
1010 S. W. Jersey St. PHONE # 637-6376
639-6466

NAME & ADDRESS OF PERSON CONTACTED Mr. Char Kremen
904 First Fed Bldg. PHONE # 639-6466
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-5-68 DATE OF CONTACT 1-25-68

OFFER \$ 7500⁰⁰ TIME OF CONTACT 1:40 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:

Met with Mr. Kremen, atty for the (closed) estate of John Henry Wampner to secure deeds showing that 5 of the 8 heirs had conveyed to the above persons. It was pointed out that Ruth Ann Wampner, the granddaughter holding a 1/8 interest in subject parcel had not conveyed to the above, therefore there are 3 interests in this parcel.

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

Distribution Made

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

file

Robert D. Debs
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Marguerite & Elsa Wampner
1010 N. 9th Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Mr. Kremen Atty.
First Federal Bldg. PHONE # 639-6466
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-5-68 DATE OF CONTACT 1-12-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT A.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: Contacted Mr. Kremen to inquire as to the status of the interests in this parcel. Mr. Kremen stated that all the heirs had quit claimed to Marguerite & Elsa except one of the grand children, (Ruth Ann Wampner,) as he remembered. Buyer made arrangements to meet with Mr. Kremen on Tues 1-16 to pick up the quit claims for copying.

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

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

Robert Kremen
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Arthur Bailey

Re 914 Chadwick St PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED John Hammond

401 E Hanna PHONE # 786-4331

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

DATE ASSIGNED 6-28-67 DATE OF CONTACT March 1 1968

OFFER \$ 2900⁰⁰ TIME OF CONTACT 1:00 PM

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: Met with Mr Frank Bogard of Mr Hammonds office
to file suit to quiet title for Chandlers contract buyer
who had fulfilled their contract but had not received a
deed

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

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

William G Keama
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Arthur Bailey
Re 914 Chadwick St PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED John Hammond
401 E Hanna PHONE # 786-4331

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

DATE ASSIGNED 6-28-67 DATE OF CONTACT March 1 1968

OFFER \$ 2900⁰⁰ TIME OF CONTACT 1:00 PM

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: Met with Mr Frank Bogard of Mr Hammond's office
to file suit to quiet title for Chambers contract buyer
who had fulfilled their contract but had not received a
deed

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

Distribution Made

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

William D. Lewis
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 65-3(72)

BUYER'S REPORT NUMBER: _____ COUNTY Madison PARCEL NO. 526

NAME & ADDRESS OF OWNER Jay Scott
1227 West St PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Wilson Daily
Room 701 Indiana Trust Bldg PHONE # 6321409

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

DATE ASSIGNED 12-8-67 DATE OF CONTACT Feb 28 1968

OFFER \$ 900⁰⁰ TIME OF CONTACT 3:00 PM

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: Talked to Mr Daily about the estate of Jay Scott
This is a partial take. Mr Daily will try to have ready
by March 11 1968

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

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

William G. Krause
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 526

NAME & ADDRESS OF OWNER Marguerite & Elsa Wampner
1010 S St. Jersey St. PHONE # 637-6376

NAME & ADDRESS OF PERSON CONTACTED Above
PHONE # _____

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

DATE ASSIGNED 1-5-68 DATE OF CONTACT 1-10-68

OFFER \$ 7,500⁰⁰ TIME OF CONTACT 2:10 P.M.

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

1. YES Checked abstract with owner? 2. No Any affidavits taken?
3. NO Any mortgage(s)? 4. NO Any other liens, judgements, etc.?
5. YES Showed plans, explained take, made offer, etc.?
6. YES Explained about retention of buildings, etc.? 7. NO Any being retained?
8. YES Walked over property with owner? (or with whom? _____)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. N/A Secured Right of Entry? 11. N/A Secured Driveway Right of Entry?
12. YES Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. YES Was 180 Day Notice Letter delivered or mailed to all parties?
14. No Waivers, were any secured? 15. No Filled out RAAP Form?

REMARKS: Met with Marguerite & Elsa (sisters) Wampner
at their home to discuss this parcel. The questions
arose as to the 8 heirs having interest in this property.
Buyer was informed that the other 6 interests had quit
claimed to the 2 sisters interviewed and that Mr. Kremer,
their attorney had all the instruments in his files. Buyer
told them he would contact him.

All forms relating to Acts 316 were completed.
Claim vouchers were completed for moving costs.
The ladies requested a little time to consider our
offer. Will call in short time.

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

Distribution Made

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

Robert Deeks
(Signature)

CHICAGO

GUARANTY OF TITLE

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

Names on Plans Henry Ruth John, Ruth Ann, Vernia, Herbert, Louis, Edwin, Anton,

Marguerite C., and Dliza L. Wampner CTIC # 6500-144 -S

Marguerite Caroline Wampner, to an undivided 3/18; Elsa Louise Wampner, to an undivided
Name of Fee Owner 3/18; Marguerite Caroline Wampner and Elsa Louise Wampner, in joint
tenancy, to an undivided 11/18; and Ruth Ann Wampner to an undivided 1/18.

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 March 10, 1967 to and including
December 1, 1968 reveals no changes as to the real estate described under
CTIC # 6500-144 except:

1. Taxes for 19 67 payable 19 68 in name of Henry, Ruth, John, Ruth Ann, Vernia, Herbert
Wampner, Louis, Edwin, et al
Duplicate # 8950848 Parcel # 1075951 Township Center Code # 101
May \$ 142.51 (paid) (~~unpaid~~); November \$ 142.51 (paid) (~~unpaid~~)
Taxes for 19 68 payable 19 69 now a lien.
2. Fee Owners acquired title pursuant to an Affidavit of Heirship of Carrie M.
Wampner, deceased, dated September 5, 1951 and recorded January 15, 1954 in
Record 1516, page 545 as Instrument #2858 and pursuant to proceedings in the
Probate Court of Marion County, Indiana, in the Estate of John Henry Wampner,
Deceased, in Estate Docket E65, page 642 and by Warranty Deeds recorded June
14, 1967 as Instrument Numbers 67-25775, 67-25776, and 67-25777.
3. Item (h), (1-5 inclusive), has been waived by us.

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 18 day of December
19 68.

Ronald R. Cross
Authorized Signatory

526

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans Henry, Ruth, John, Ruth Ann, Vernia, Herbert, Louis, Edwin, Anton, Marguerite C., and Eliza L. Wampner CTIC # 6500-144

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 10th day of March, 1967

Herbert Louis Wampner, to an undivided 3/18; Edwin Anton Wampner, to an undivided 3/18; Marguerite Caroline Wampner, to an undivided 3/18; Elsa Louise Wampner, to an undivided 3/18; Verna Wampner, to an undivided 3/18; John Vincent Wampner, to an undivided 1/18; Ruth Ann Wampner, to an undivided 1/18; and Ruth Wampner, to an undivided 1/18.

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 15th day of March, 1967.

JR Watson

Authorized Signatory

1010 So. New Jersey Str

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 19 in John Roset's Subdivision (also known as John Roset's Second Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-144

The Record Owner or Owners disclosed above acquired title by pursuant to an Affidavit of Heirship of Carrie M. Wampner, deceased, dated September 5, 1951 and recorded January 15, 1954 in Record 1516 page 545 as Instrument No. 2858 and pursuant to proceedings pending in the Probate Court of Marion County, Indiana, in the Estate of John Henry Wampner, Deceased, in Estate Docket E65 page 642 as set SCHEDULE "B" out at Objection Lettered h below.

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 \$123.76, assessed in the names of Wampner, Henry, Ruth, Joan, Ruth Ann, Vernia, Herbert Louis, Edwin, etal, due and payable in May and November, 1966, are paid. (Center Township - Inside, Parcel No. 101-1075951, Duplicate No. 6095177.) (Assessed LValue - Land \$460; Improvements \$2140; Exemptions None.)
- f. Taxes for the year 1966, due and payable in 1967.
- g. ^{Form 3296-15} Taxes for the year 1967, due and payable in 1968.
- h. John Henry Wampner, owner of the premises in question, died testate on March 15, 1965 leaving a will dated August 29, 1951 and admitted to probate on April 22, 1965 in Estate No. E65 page 642 in the Probate Court of Marion County, Indiana. Said will creates certain legacies and devises the balance of testator's estate to Marguerite C. Wampner, Elsa L. Wampner, Herebert L. Wampner, Edwin A. Wampner, Verna Wampner, John V. Wampner, Ruth Ann Wampner= and Ruth Wampner. Letters testamentary issued on April 22, 1965 to Marguerite C. Wampner. Relative thereto we note the following:

d

(continued)

Page 3.

- (1) Claims allowed or which may be allowed against the estate of said decedent; also expenses of administration.
- (2) State Inheritance Tax which may be charged against the estate of said decedent.
- (3) Federal Estate Tax which may be charged against the estate of said decedent.
- (4) Legacies created by said will.
- (5) We should be furnished an Affidavit of Heirship and this report of title is subject to such additional objections as may then appear.

EAST

STREET.

STREET.

STREET.

ROSET

STREET.

STREET.

STREET.

HIGH

STREET.



CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

recd
526

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

Names on Plans Henry, Ruth, John, Ruth Ann, Vernia, Herbert, Louis, Edwin, Anton,

Marguerite C., and Eliza L. Wampner CTIC # 6500-144 -S

Marguerite Caroline Wampner, to an undivided 3/18; Elsa Louise Wampner, to an undivided
Name of Fee Owner 3/18; and Marguerite Caroline Wampner and Elsa Louise Wampner, in
joint tenancy to an undivided 2/3.

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 March 10, 1967 to and including
December 1, 1968 reveals no changes as to the real estate described under

CTIC # 6500-144 except: Henry, Ruth, John, Ruth Ann, Vernia, Herbert
Louis, Edwin, Wampner, et al

1. Taxes for 19 67 payable 19 68 in name of Louis, Edwin, Wampner, et al
Duplicate # 8950848 Parcel # 1075951 Township Center Code # 101
May \$ 142.51 (paid) (~~unpaid~~); November \$ 142.51 (paid) (~~unpaid~~)
Taxes for 19 68 payable 19 69 now a lien.

2. Fee Owners acquired title pursuant to an Affidavit of Heirship of Carrie M.
Wampner, deceased, dated September 5, 1951 and recorded January 15, 1954 in
R Record 1516, page 545 as Instrument #2858 and pursuant to proceedings in the
Probate Court of Marion County, Indiana, in the Estate of John Henry Wampner,
Deceased, in Estate Docket E65, page 642 and by Warranty Deeds recorded June
14, 1967 as Instrument Numbered 67-25775, 67-25776, and 67-25777.

3. Item (h), (1-5 inclusive), has been waived by us.

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. Binsell
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 27 day of December
19 68.

M. A. Check
Authorized Signatory