

67-27510

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 360

Free

This Indenture Witnesseth, That
MERALD S. ENGEL & DOROTHY ENGEL, HUSBAND & WIFE
of MARION County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of

THREE THOUSAND EIGHT HUNDRED $\frac{00}{100}$ (\$ 3,800 $\frac{00}{100}$) Dollars,

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

LOT NUMBERED 16 IN MCKERNAN AND PIERCE'S SUBDIVISION IN OUT LOT 128 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 136, 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, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.



4.40

DULY ENTERED FOR TAXATION

077869 JUN 23 '67

John T. Sutton
COUNTY AUDITOR

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

Paid by Warrant No. A-156976
A-156975
Dated 6-14 1967

Land and improvements \$ 3,800 $\frac{00}{100}$; Damages \$ 0; Total consideration \$ 3,800 $\frac{00}{100}$

*W.H.B.
5-16-67*

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.
It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).
And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said GRANTORS
have hereunto set their hand and seal, this 11th day of MAY 1967
Merald S. Engel (Seal) Dorothy Engel (Seal)
MERALD S. ENGEL ADULT HUSBAND (Seal) DOROTHY ENGEL ADULT WIFE (Seal)

MJA 1-13-67

67-27510

This Instrument Prepared by John W. Brossart
ATTORNEY

John W. Brossart
MAY 27 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 11th
 day of MAY, A. D. 1947; personally appeared the within named
 MERALD S. ENGEL & DOROTHY ENGEL
 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 NOVEMBER 3, 1969
 Robert F. Delks 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 } 67 27510
 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
 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

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**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

October 3, 1967 19

To
Virginia Harris
3531 Deasly Dr.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-173747 9-27 1967
in settlement of the following vouchers: 68-129

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>360</u> as per Grant/Warranty Deed, Dated <u>9-6-67</u>	\$176 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Virginia Harris
Date 10-4-67

INDIANA STATE HIGHWAY COMMISSION

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

June 19 19 67

To Merald S. and Dorothy Engel
527 W. Merrill Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-156975 06-14 19 67
in settlement of the following vouchers:

Transmittal # 67-383

Description	Amount
<p>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>360</u> as per Grant/Warranty Deed, Dated <u>May 11, 1967</u></p>	<p style="text-align: right;">\$ 3773.98</p>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Merald S. Engel & Dorothy Engel
Date June 21th 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 360
Road I-70
County Marion
Owner Merrill S. Engel et ux
Address 527 W. Merrill
Address of Appraised Property:
828 J. Missouri

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 - supplement
- 2. Planning and Detail Maps were supplied appraisers. Adv. Ag.
- 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. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 3-22-67
- 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 March 22, 1967:
(Date)

Estimate of Appraisers:

	By: <u>Perrine</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>3,800</u>	\$	\$ <u>3,800</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>0</u>	\$	\$ <u>0</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>3,800</u>	\$	\$ <u>3,800</u>
(1) Land and/or improvements	\$ <u>3,800</u>	\$	\$ <u>3,800</u>
(2) Damages	\$ <u>0</u>	\$	\$ <u>0</u>
(3) Less non-compensable items	\$ <u>0</u>	\$	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>3,800</u>	\$	\$ <u>3,800</u>

Approved	Date	Signed
Rev. Appr.	<u>3-22-67</u>	<u>Phillip D. York</u>
Asst. or Chief Appr.	<u>3/31/67</u>	<u>Fred Colchling</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 360

NAME & ADDRESS OF OWNER Merald S. & Dorothy Engel (Fam)
527 W. Merice St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Virginia Harris (tenant)
828 So. Merion St. PHONE # _____

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

DATE ASSIGNED 4-3-67 DATE OF CONTACT 5-11-67

OFFER \$ 3,800⁰⁰ TIME OF CONTACT 12:30 PM.

YES NO (N/A) (Circle N/A if all questions are not applicable)

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: met with Mrs. Harris, tenant, at subject property. Buyer explained all benefits as applied to her; relocation, dislocation, rental assistance & closing cost for property should she purchase within one year. Relocation forms filled out and 180 day letter signed.

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

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

Robert D. [Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(152)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 360

NAME & ADDRESS OF OWNER Mrs. S. E. Dorothy Engel
527 W. Merice St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED above PHONE # _____

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

property location, 828 So. Merice St.

DATE ASSIGNED 4-3-67 DATE OF CONTACT 5-11-67

OFFER \$ 3,800⁰⁰ TIME OF CONTACT 12:30 PM

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

REMARKS: Met with Mrs. & Mrs. Engel to continue discussion
of this parcel. Presented 180 day letter and explained
H.B. 1347. Mr. Engel stated his daughter-in-law
was the tenant in subject property.

The offer made was accepted by the owners and
all necessary papers were signed. The 1967 B-real
estate taxes will be paid by owner.

Parcel secured subject to tenant's rights.

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

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify: _____

Robert M. Decker
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 360

NAME & ADDRESS OF OWNER Mrs. & Mr. Engle
527 W. Merrill St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

purpose location 828 So. Harrison St.

DATE ASSIGNED 4-3-67

DATE OF CONTACT 5-10-67

OFFER \$ 3,800⁰⁰

TIME OF CONTACT 2:40 P.M.

YES NO N/A (Circle N/A if all questions are not applicable)

1. (X) () () 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: Met with Mr. & Mrs. Engle at their home to discuss this parcel.

Both parties were in a hurry to get away and asked if I could return about 12:30 P.M. on Thursday. Buyer presented offer and stated he would return as requested.

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)

Par 360

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 66-13863-S
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Name on Plans Merald & Dorothy Engel

Name of Fee Owner Merald S. Engel and Dorothy Engel, husband and wife

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 November 16, 1966, 8 A.M. to and including May 17, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13863-O except:

- Taxes for 19 66 payable 19 67 in name of Merald S. and Dorothy Engel
Duplicate # 7069826 Parcel # 1007978 Township I-Center Code # 1-01
May \$ 26.02 (~~paid~~) (unpaid); November \$ 26.02 (~~paid~~) (unpaid)
Taxes for 19 67 payable 19 68 now a lien.

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 24th day of May, 19 67

Ralph W. Fraker

Authorized Signatory
RALPH W. FRAKER
Attorney

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GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13863-0

Names on Plans Merald & Dorothy Engel

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 16 day of November, 1966, 8 A.M.

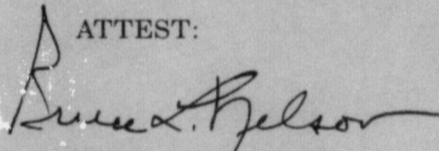
Merald S. Engel and Dorothy Engel,
 husband and wife
 828 Missouri Street,
 Indianapolis, Indiana

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".

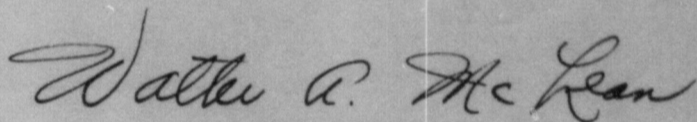
This Guaranty is issued for the use and benefit of the State of Indiana.

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

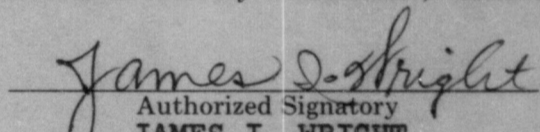
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

 Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY


 Vice President

Countersigned and validated as of the 29 day of Nov., 1966


 Authorized Signatory
JAMES I. WRIGHT,
 Attorney

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 Number 16 in McKernan and Pierce's Subdivision in Out Lot 128 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 136, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from Ida W. Brady and Jasper W. Brady,
 her husband
 dated August 10, 1953 recorded August 11, 1953
 in Deed Record 1500, Instrument #52323. (U.S.R. \$2.20)

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 1965 payable 1966 in name of Merald S. and Dorothy Engel
Duplicate # 6026922 Parcel # 1007978 Township I-Center Code # 1-01
May \$ 24.28 (paid) (~~unpaid~~) November \$ 24.28 (~~unpaid~~)
Taxes for 1966 payable 1967 now a lien.

Assessed Valuation:

Land \$240.00 ; Improvements \$270.00; Exemptions None.

W. Pt. O.L. 128 & N. Pt. O.L. 120.

