### WARRANTY DEED

1-70-3(52 Project Code 0536

360

This Indenture Witnesseth, That MERALD S. ENGEL & DOROTHY ENGEL, HUSBAND & WIFE

MARION

County, in the State of INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

THREE THOUSAND EIGHT HUNDRED --- (\$3,800 00)

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

MARION

Parcel

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 PARESS 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.

DESCRIPT ENGEL









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

A-156976 Paid by Warrent No. A-156.9.25 Dated 6-14 19.62

Land and improvements \$ 3,800 . Damages \$ \_\_\_\_\_ Total consideration \$ 3,800 .

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 thewhand and seal, , this	11 th day of May	1967
	(Seal)	(Seal
Merald S. Bagel MERALD S. ENGEL HUSBAND	(Seal) Dorothy Engel	(Seal
MERALD S. ENGEL HUSBAND	(Seal) Dorothy Engel	CIFE (Seal
	(Seal)	(Seal
	(Seal)	(Seal

67 27510

This Instrument Prepared by ..

MJA 1-13-67

STATE OF INDIANA,		nty, ss:
Before me, the undersign	ed, a Notary Public in and for said County and State, this	
	, A. D. 19; personally appeared the within named	
	Grantor in the above conveyance, a	ind acknowl
eaged the same to be	I have hereunto subscribed my name and affixed my official seal.	W/A
My Commission expires	N	otary Public
	Cour	
	ed, a Notary Public in and for said County and State, this	
	, A. D. 19; personally appeared the within named	
	Grantor in the above conveyance, a	
	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	No	otary Public
STATE OF INDIANA	MARION Cour	ntv ss.
	d, a Notary Public in and for said County and State, this	
day of MAY	, A. D. 19.47; personally appeared the within named	
MERALO S. E	GEL & DOROTHY ENGEL	HILL ALCO
	Grantor S in the above conveyance as	nd acknowl-
	I have hereunto subscribed my name and affixed my official seal.	
My Commission expires.	November 3, 1969  Robert F. Delks	otary Public
	ROBERT F. DELKS	Digment !!
The undersigned, o	ner of a mortgage and/or lien on the land herein conveyed, hereby releases from sa	id mortgage
and/or lien said conveyed	land, and does hereby consent to the payment of the consideration therefor as directed i	n this trans-
action, this	day of, 19	
	(Seal)	(Seal)
	(Sear)	(Sear)
	(Seal)	(Seal)
State of	67 27510	
County of	\$55;	
County of	,	
Personally appeared	before me	
	above named and duly acknowledged the execution of the al	bove release
the	lay of	
Witness my hand an		
rriness my nana ar	Official seal.	
My Commission expires.	Notary Public	
	Polary Pulpe	
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	County County	io l
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## INEANA STATE HIGHWAY COMMISSION

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

_	October 3,	1967 19
To Virginia Harris 3531 Beasly Br. Indianapolis, Indiana		
GENTLEMEN:		
We enclose State Warrant No. in settlement of the following vous	A-173747 chers: 68	9-27 19 67 -129
Description		Amount
For Relocation Expense  No		\$176 00
PLEASE RECEIPT AND Payment Received: By // Date	. /	
Date/	0-4-67	

## IMIANA 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 in settlement of the following vouchers: Transmittal # 67-383	06-14	19_67
Description	Ar	nount
For Purchase on State Road  No. I-70 in Marion  County, Project I-70-3(52)  Parcel No. 360 as per Grant/Warranty  Deed, Dated May 11, 1967		73.98
PLEASE RECEIPT AND RETURN (Do 1	not detach)	

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

Marion County Treasurer

## INDIANA STATE HIGHWAY COMMISSION

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

June 19

19 67

City-County Building Indianapolis, Indiana	
GENTLEMEN:	
We enclose State Warrant No. A-156976 in settlement of the following vouchers: Transmittal # 67-383	06-14 19-67
Description	Amount
Merald S. and Dorothy Engel 527 W. Merrill Street Indianapolis, Indiana Dup. No. 7069826 Parcel No. 1007978  For Purchase on State Road No. I-70 in Marion  County, Project I-70-3(52)  Parcel No. 360 as per Grant/Warranty Deed, Dated May 11, 1967	\$ 26.02
PLEASE RECEIPT AND RETURN (Do not	11
rayment neceived. By	1 2617
Date	4-77-9

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 Mes	all S. Engel et ux
Address	TZ7 W. Merrill
Address of	Appraised Property:
828	5, M, 550411

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.
- 2. Planning and Detail Maps were supplied appraisers.
- The three approaches required (Income, Market Data, and Cost Replacement) were considered.
- 4. Necessary photos are enclosed.
- 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.
- 6. Plats drawn by the appraisers are attached.
- 7. I have personally inspected the Plans.
- 8. I have personally inspected the site and familiarized myself with the parcel on...
- The computations of this parcel have been checked and reviewed.
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

Ves- supple
Yes-myele Adv. Aq
yes yes
Yes
yes yes
3-22-67
yes.
Yes

ext

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 Marel 22, 1967:
(Date)

- (a) The fair market value of the entire property before the taking is:
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is:

The Total Value of Taking Is:
(a minus b) TOTAL

- (1) Land and/or improvements
- (2) Damages
- (3) Less non-compensable items
- (4) Estimated Total Compensation

Estimate of	Афитиции цининовичения принципальной пр	a magnificant Administration of the second s
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7-5-24-0		by Reviewer
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\$3,800	\$	\$3,800
\$3800	\$	\$3,800
\$ 0-	\$	\$ -0-
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\$3,800	\$	\$3,800

Rev. Appr. 3-2267 Phill	0: 47/1
	& W. york
Asst. or	11/11/11
Chief Appr. 5/3/169 They	Wehling

INDIANA TE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 1 - 70 - 3(52)
BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 360
NAME & ADDRESS OF OWNER Mused of & Tourthy Engel (700)
527 W. meniee St. PHONE #
NAME & ADDRESS OF PERSON CONTACTED Kinginia Harris (Zmant)
228 So. Messawi St. PHONE #  (List other interested parties on reverse side including nature of their interest)
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED 4-3-67 DATE OF CONTACT 5-11-67
OFFER \$ 3.800 ° 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, terant, at subject
property. Buyer expand are herefits as applied
to her; relocation, dislocation, rental assistance &
closing cost for property should she functione within
one year. Kelocation forme field out and 180 day
lette signd.
Company ( ) A company ( ) Possible and ( ) Company
Status of Parcel: ( ) Secured ( ) Bought, awaiting mortgage release, ( ) Condemned
( ) Other, awaiting what?
Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify:
4 (Singature)

INDIANA THE HIGHWAY COMMISSION Land Acquisition Division

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(List other interested parties on reverse side including nature of their interest)  parts abstrated 4 3-67  DATE OF CONTACT 5-11-69  OFFER \$ 3,800° TIME OF CONTACT 12:30 PM  YES NO N/A (Circle N/A if all questions are not applicable)  1. (x) () () Checked abstract with owner? (Affidavit taken?: Yes No No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Showed plans, explained take, made offer, etc.?  3. () (x) () Any Mortgage? (Any other Liens, Judgements? Yes No No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Circle N/A if all questions are not applicable)  1. (x) () () Any Mortgage? (Any other Liens, Judgements? Yes No N/A (Any other Liens, Judgements? Y	
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Other, awaiting what?  Distribution Made	
Distribution Made	
Distribution Made	
Name of the Party	
Name of the Party	
Name of the Party	
Name of the Party	
(1) Parcel (1) Weekly Summary	
(Wowner () Other, Specify:	

INDIANA TE HIGHWAY COMMISSION
Land Acquisition Division

NAME	s. ADDF	FSS	OF OWNE	on set st	Southy Eng	-0.0
NATE					0 0	
	527	W.	mes	nice St.	P	PHONE #
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OFFER	\$	v	3,800		TIME OF CONTACT	\$2;40 P.M.
	YES	NO	N/A	(Circle N/A if a)	11 questions are not app	olicable)
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4. (	; ; ;	; ;	( )	Filled out RAAP F	12 M 5 T M 18 M	y being retained? YesNo
5. (	; ; ;	; ;	( )		rorm: erty with owner? (or who	2
6. (	, ; ;	; ;	( )		ment of taxes? (Explain	COLUMN AND THE PROPERTY OF THE
8. (	1 1	; ;	( )			ay R.O.E.? Yes No N/A
9. (	157	; ;	( )	Cave Owner Firm	Offer & Eminent Domain F	Procedures Letter & Explained
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Par 360 INTERIM CERTIFICATE OF TITLE

## Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
1-70	I-70-3 (52)	Marion	66-13863-
Name on Pla	Merald & Doro	othy Engel	
Name of Fee	e Owner Merald S. Eng	el and Dorothy Engel, husband and	wife
that a  M # 66	search of the records from Nov. Nov. Nov. Nov. Nov. Nov. Nov. Nov.	name of Merald S. and Dorothy Er # 1007978 Township I-Center 1007978 Township I-Center	to and including scribed under PNTIC

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

Assistant Secretary

Walter a. Mc Leas

Countersigned and validated as of the 24th day of May

, 19 67

RALRA W. FRAKER

Atternev

#### **GUARANTY OF TITLE**



## Pioneer National Title Insurance Company

Union Title Division

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

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 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) Pioneer National Title Insurance Company

Union Title Division

Guaranty Number \_\_\_66-13863-0

#### 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) (myster 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.

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