

68 16636

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 402

Notes

This Indenture Witnesseth, That George J. Breithaupt (unmarried adult)

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

the STATE OF INDIANA for and in consideration of Six Thousand

(\$6,000.⁰⁰) Dollars,

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

LOT 23 IN BROWN, KETCHAM AND FRANK'S SUBDIVISION OF A PART OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107, 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.

Paid by Warrant No. A-202479
Dated 4-2 1968

DULY ENTERED FOR TAXATION
802673 APR 15 '68
John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1968 APR 15 AM 9:28
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$ 6,000.⁰⁰; Damages \$ NONE; Total consideration \$ 6,000.⁰⁰

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 his hand and seal, this 5th day of February 1968
George J. Breithaupt (Seal) (Seal)
George J. Breithaupt (unmarried adult) (Seal) (Seal)

JAF 3-15-67
WHTB
2-13-68
68 16636
This Instrument Prepared by John W. Brassant
Attorney
FEB 29 1968

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 5th
day of February, A. D. 1968; personally appeared the within named.....

George J. Breithaupt
..... Grantor in the above conveyance, and acknowl-
edged the same to be his 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 August 17, 1970 Verle M. Williams Notary Public
Verle M. Williams

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)
68 16636

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..... Notary Public

WARRANTY DEED
FROM
TO
STATE OF INDIANA
Received for record this....., 19.....
at o'clock..... m, and
Recorded in Book No..... page.....
Recorder..... County.....
Endorsed NOT TAXABLE this....., 19.....
day of....., 19.....
Auditor..... County.....
27
**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

April 8, 19 68

To George J. Breithaupt
1019 S. Alabama ST
City

GENTLEMEN:

We enclose State Warrant No. A-202479 4-2 19 68
in settlement of the following vouchers:

Transmittal # 68-546

Description	Amount	
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Mari on</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>402</u> as per Grant/Warranty Deed, Dated <u>2-5-68</u>	\$6000	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

George J. Breithaupt

Date

4 - 10 - 1968

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Control

Project I-70-3(52) Road I-70 County Marion Owner G. Breithaupt Parcel # 402

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: N/A

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 1-16-68 is \$ 6,000⁰⁰.

	Name: <u>Grist</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE	\$6,000		\$6,000
AFTER VALUE	— 0 —		— 0 —
DIFFERENCE	\$6,000		\$6,000
LAND &/OR IMPROVEMENTS	\$6,000		\$6,000
LOSS IN VALUE TO REMAINDER ...	— 0 —		— 0 —
ESTIMATED COMPENSATION	\$6,000		\$6,000 ⁰⁰
(DUE PROPERTY OWNER)			
NON-COMPENSABLE ITEMS	— 0 —		— 0 —

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: 1-16-68

Signed: Phillip S. York
Review Appraiser

Approved: _____

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Martin PARCEL NO. 402

NAME & ADDRESS OF OWNER Geo. J. Breithaupt 1019 S. Alabama St.

Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-6-68

OFFER \$ 6000.⁰⁰ TIME OF CONTACT 9:00 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: Made year of title search & gave to owner as requested. Made year of 67 B tax Rec & mailed same back. Prepared Status report. Turned in form to Control section.

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

Distribution Made

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

Verle Williams
(Signature)

Owner () Other, Specify

Verle Williams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 402

NAME & ADDRESS OF OWNER Geo. J. Breithaupt 1019 S. Alabama St
Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-6-68

OFFER \$ 6000.00 TIME OF CONTACT 9:00 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: Made year of title search & gave to owner as requested. Made year of 67 B tax Rev. & mailed same back. Prepared Status report. Turned in form to Control section.

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

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

W. Williams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 402

NAME & ADDRESS OF OWNER George J. Breithaupt 1019 S. Alabama St.
Indpls., Ind. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED Mr. Geo. Breithaupt + Mrs. Helen Wald.
at same address. PHONE # _____

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-5-68

OFFER \$ 6000.⁰⁰ TIME OF CONTACT 6:30 P.M.

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

1. yes Checked abstract with owner? 2. yes 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. none Explained about retention of buildings, etc.? 7. none Any being retained?
8. no Walked over property with owner? (or with whom? By myself.)
9. yes Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. X Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. X Was 180 Day Notice Letter delivered or mailed to all parties?
14. X Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: met with owner, + Mrs Wald. made offer left offer letter + explained. offer was accepted. Prepared all necessary papers. He signed the deed, Rec. for deed, Claim voucher, affidavit. Left copy of deed, Rec. for deed, affidavit, tax memo. He gave me 67B paid tax Rec. to grant for parcel + will mail original back to him. I previously discussed the mortgage on the first title search with Mr. Belky + since it sold for tax sale he said this would automatically cancel the old mortgage + to proceed to buy on this basis.

Status of Parcel: () - Secured, () - Bought, ~~awaiting mortgage release~~, () - Condemned
() Other, awaiting what? prepare status report

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

Verle Williams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 402

NAME & ADDRESS OF OWNER Mr. J. Breithaupt 1019 S. Alabama St.
Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED Same as above. for Subject vacant
lot at 1021 S. Alabama St. Indpls. PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-30-68 DATE OF CONTACT 2-1-68

OFFER \$ 6000⁰⁰ TIME OF CONTACT 4 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: Contacted above owner for vacant lot. He works
during the day at Indpls. Hayfield Park. Set up an
appointment for 4 P.M. Monday. Mr. Breithaupt is
a widower. Will prepare papers.

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

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

Arlo Williams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 402

NAME & ADDRESS OF OWNER Geo. J. Breithaupt ~~lot~~ 1019 S. Alabama
Indpls. PHONE # 637-6249

NAME & ADDRESS OF PERSON CONTACTED subject Vacant lot at 1021 S. Alabama
PHONE # _____

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

DATE ASSIGNED 1-30-68 DATE OF CONTACT 1-31-68

OFFER \$ 6000.⁰⁰ TIME OF CONTACT 1:30 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: Studying abstract and appraisal preparing to contact
owner. Drove to above address & inspected above
Vacant lot.

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

Distribution Made

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

Merle Williams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 70-3 (54)
I

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 402

NAME & ADDRESS OF OWNER Ocella Wilson and Nettie Wilson
2104 Valley Ave., Indpls., Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 6-19-69 DATE OF CONTACT 6-20-69 TIME OF CONTACT _____

OFFER \$ 730.00 TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

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

- | | |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner? | 12. <input type="checkbox"/> Secured driveway right of entry? |
| 2. <input type="checkbox"/> Any affidavits taken? | 13. <input type="checkbox"/> Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. <input type="checkbox"/> Any mortgage(s)? | 14. <input type="checkbox"/> Written offer? |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | 15. <input type="checkbox"/> Retention Letter? |
| 5. <input type="checkbox"/> Showed plans? Explained take? | 16. <input type="checkbox"/> Transfer of Property Letter? |
| 6. <input type="checkbox"/> Explained about retentions? | 17. <input type="checkbox"/> Tax Memo (interim period)? |
| 7. <input type="checkbox"/> Any major item retained? | 18. <input checked="" type="checkbox"/> Receipt of Deed? |
| 8. <input type="checkbox"/> Any minor items retained? | 19. <input checked="" type="checkbox"/> Copy of Deed? |
| 9. <input type="checkbox"/> Walked over property? | 20. <input type="checkbox"/> Private appraisal letter? |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | |
| 11. <input type="checkbox"/> Secured Right of Entry? | |

REMARKS: 10:30 AM Called at 2118 Brookside, office of Max J Dworakus mortgage, who signed Claim Voucher and Mtg Release on reverse of W. Deed.

11 AM - Called at residence of Dworakus, 7068 N. Central, and secured signature of mortgagee's wife Rose Dworakus.

W. Deed and Cl. Voucher were signed by owners on June 19, 1969.

Parcel Secured

1:30 p.m. - Mailed to Mr. Max Dworakus: cc of W. Deed and Receipt for W. Deed.

Mailed to Dworakus (2118 Brookside): Xerox copy of Deed - Voucher - Receipt for Deed.

Copy of this report sent to Tom Levy, D.A.G.

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

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

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (54)

BUYER'S REPORT NUMBER: _____ COUNTY Marion

PARCEL NO. 402

NAME & ADDRESS OF OWNER Ocella Wilson and Mattie Wilson

2104 Valley Ave -

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 6-19-69 DATE OF CONTACT 6-19-69 TIME OF CONTACT See below

OFFER \$ _____ TYPE OF CONTACT: () PERSONAL VISIT () TELEPHONE CALL

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

- | | | | |
|---|-----------------------------------|---|--|
| 1. <input checked="" type="checkbox"/> | Checked Abstract with owner? | 12. <input checked="" type="checkbox"/> | Secured driveway right of entry? |
| 2. <input checked="" type="checkbox"/> | Any affidavits taken? | 13. <input checked="" type="checkbox"/> | Mailed Daily Notice to Relocation Section. (thru Control Section)? |
| 3. <input checked="" type="checkbox"/> | Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: | |
| 4. <input checked="" type="checkbox"/> | Any other liens, judgments, etc.? | 14. <input checked="" type="checkbox"/> | Written offer? |
| 5. <input checked="" type="checkbox"/> | Showed plans? Explained take? | 15. <input checked="" type="checkbox"/> | Retention Letter? |
| 6. <input checked="" type="checkbox"/> | Explained about retentions? | 16. <input checked="" type="checkbox"/> | Transfer of Property Letter? |
| 7. <input checked="" type="checkbox"/> | Any major item retained? | 17. <input checked="" type="checkbox"/> | Tax Memo (interim period)? |
| 8. <input checked="" type="checkbox"/> | Any minor items retained? | 18. <input checked="" type="checkbox"/> | Receipt of Deed? |
| 9. <input checked="" type="checkbox"/> | Walked over property? | 19. <input checked="" type="checkbox"/> | Copy of Deed? |
| 10. <input checked="" type="checkbox"/> | Arranged for owner to pay taxes? | 20. <input checked="" type="checkbox"/> | Private appraisal letter? |
| 11. <input checked="" type="checkbox"/> | Secured Right of Entry? | | |

1030 AM REMARKS: Received phone call from Wm Levy in DAG, who reported that Mr. Wilson is in his office, is ready to sign conveying papers at States Offer. Mr Levy requested someone call at his office. This agent agreed to promptly assist.

1115 AM Called at Mr. Levy's office (Rm 809) and picked up Mr. Wilson to also go get signature of Mrs. Wilson. When Mr. delivered home, said Mrs. working. Made appt for 5 p.m.

515 PM Called on Mr. Mrs. Wilson, who signed the Claim Voucher and W. Deed. Explained that mortgagee must also sign and that mortgagee may want to be named on check.

Status of Parcel : () -Secured, () -Condemned, () -Other (Explain):

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

Warren Hooten

(Signature)

402

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans George & Agnes B. Breithaupt

CTIC # 6500-167

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 1st day of February, 19 67

George J. Breithaupt and Agnes B. Breithaupt

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 February

19 67

JR Watson

Authorized Signatory

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 23 in Brown, Ketcham and Frank's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-167

The Record Owner or Owners disclosed above acquired title by Auditor's Deed dated July 6, 1950 and recorded July 10, 1950 in Deed Record 1382 page 4 as Instrument No. 43186 by Ralph F. Moore, Auditor of Marion County, Indiana. (No Federal Documentary stamps affixed.)

SCHEDULE "B"

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 \$13.33, assessed in the names of George J. and Agnes B. Breithaupt, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1062421, Duplicate No. 6009849.) May installment is paid. November installment is unpaid plus penalties, if any. (Assessed Value - Land \$280; Improvements None; Exemptions None.)

- f. Taxes for the year 1966, due and payable in 1967.

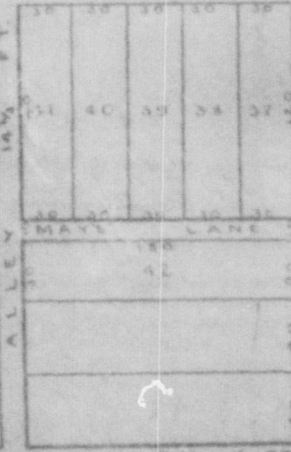
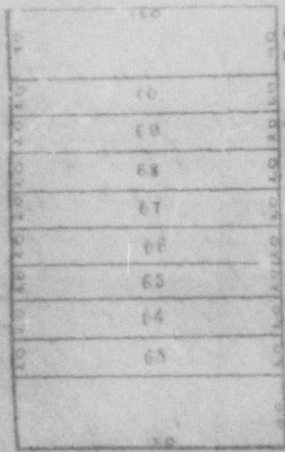
Form 3296-15

- g. Note: Contiguous Real Estate owned by the parties shown in title as disclosed by the Warranty Deed dated July 7, 1928 and recorded July 16, 1928 in Deed Record 822 page 113 as Instrument No. 29945 and subject of our Certificate No. 6500-167A, as follows:
Lot 24 in Brown, Ketcham and Frank's Subdivision recorded in Plat Book 6 page 107.

BICKING

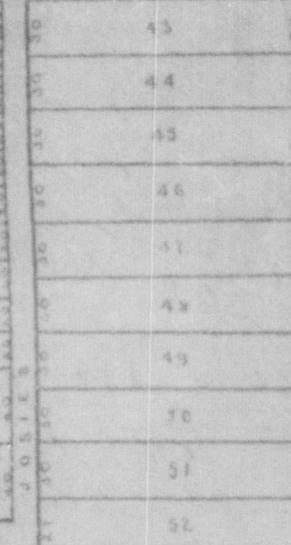
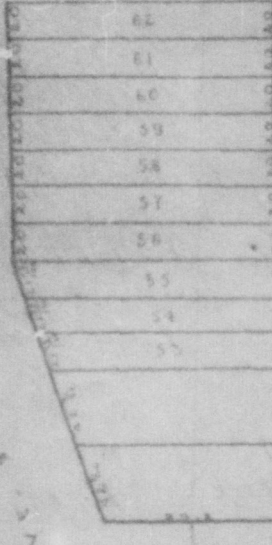
STREET 60 FT

DELAWARE ST. 50 FT.



BROWNS'

ALLEY 14 FT.

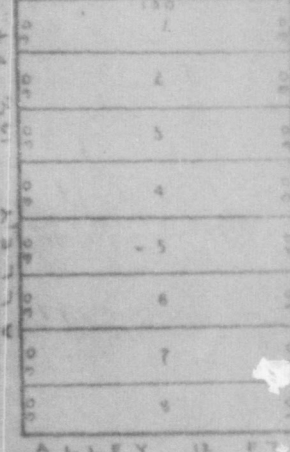
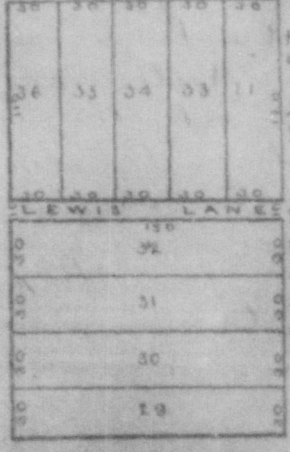


JOSIE'S

ALLEY 12 FT.

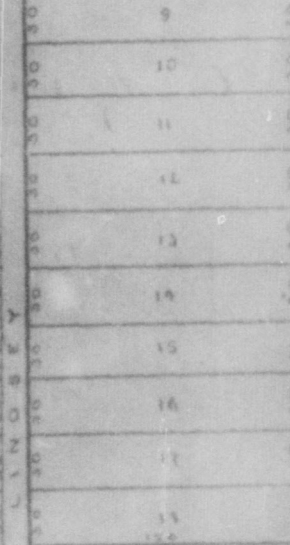
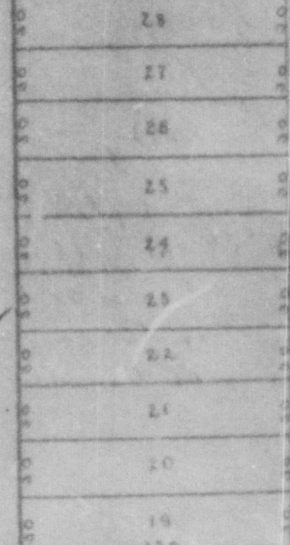
FRANK'S

STREET 60 FT.



LEWIS'

ALLEY 13 FT.



ALLEY

ALLEY 12 FT.

DAVIE

MADISON AVE 37 FT

Per 407

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans George & Agnes B. Breithaupt

CTIC # 6500-167 -S

Name of Fee Owner George J. Breithaupt and Agnes B. Breithaupt

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 February 1, 1967 to and including February 8, 1968 reveals no changes as to the real estate described under CTIC # 6500-167 except:

1. Taxes for 1966 payable 19 67 in name of George J. and Agnes B. Breithaupt
 Duplicate # 7025714 Parcel # 1062421 Township Center Code # 101
 May \$ 14.28 (paid) (~~unpaid~~); November \$ 14.28 (paid) (~~unpaid~~)
 Taxes for 19 67 payable 19 68 now a lien.

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 22nd day of February,
1968.

J. M. Watson
Authorized Signatory

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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	66-15842-0

Names on Plans George & Agnes Breithaupt

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 28th day of November, 19 66, 8 A.M.

**George J. Breithaupt and
Agnes B. Breithaupt
1019 S. Alabama Street,
Indianapolis, Ind.**

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

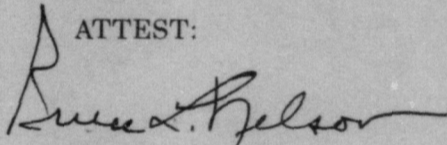
This Guaranty is issued for the use and benefit of the State of Indiana.

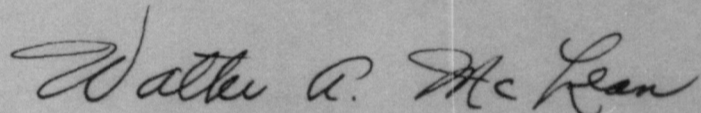
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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

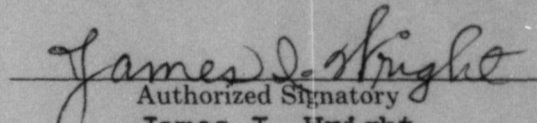
ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY


Assistant Secretary


Vice President

Countersigned and validated as of the 7th day of Dec., 19 66


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 Numbered 23 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Tax Deed from Ralph F. Moore, Auditor of Marion County, Indiana dated July 6, 1950, recorded July 10, 1950, in Deed Record 1382, Page 4, Instrument #43186. (No U.S.R. Shown)

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

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

5. Taxes for 19 65 payable 19 66 in name of George J. and Agnes B. Breithaupt.
Duplicate # 6009849 Parcel # 1062421 Township I-Center Code # 1-01
May \$ 13.33 (paid) ~~xxxxxx~~; November \$ 13.33 ~~xxxxxx~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.

Assessed Valuation:

Land \$280.00 Improvements (None) Exemptions (None)

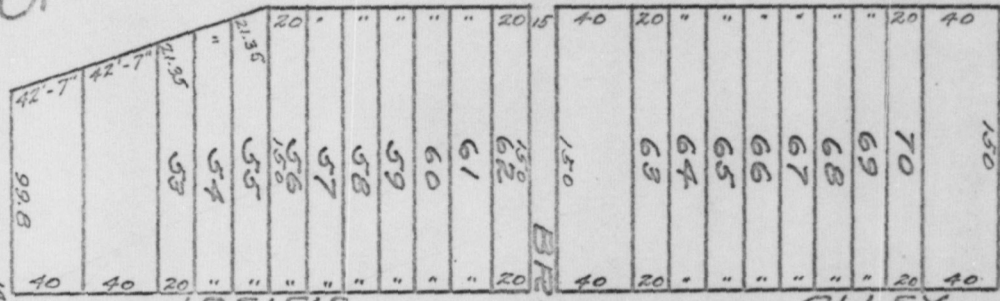
6. Mortgage for \$1200.00
from Verna Brooks, Unmarried and of legal age
to Raymond Scott and Betty Scott, husband and wife
dated September 25, 1945, recorded September 28, 1945
in Mortgage Record 1360, Page 540, Instrument #38407,
in the Office of the Recorder of Marion County, Indiana.

ROAD

DELAWARE ST. 90'

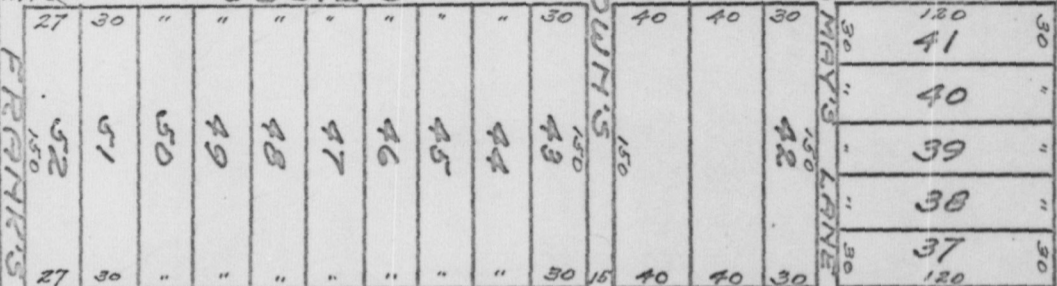
MADISON 80'

BICKING 60'



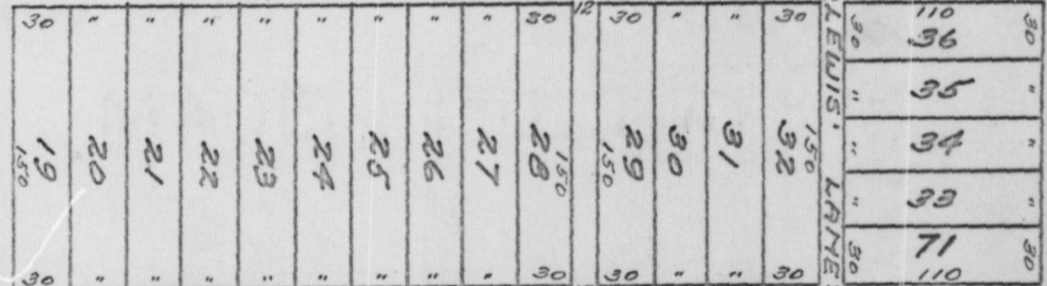
JOSIE'S

ALLEY

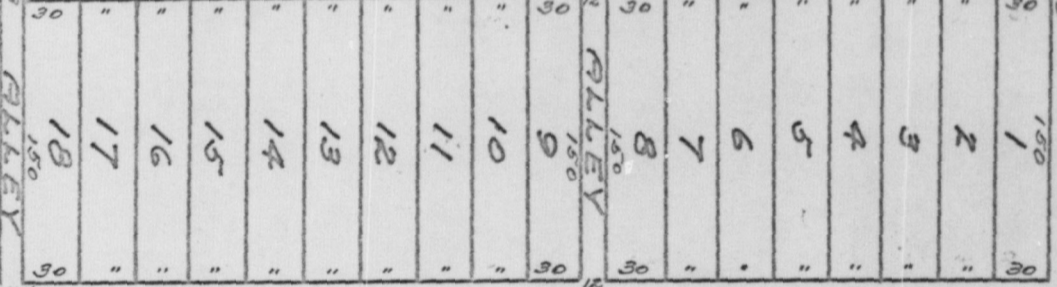


DAVIS ST. 60'

ST. 60'



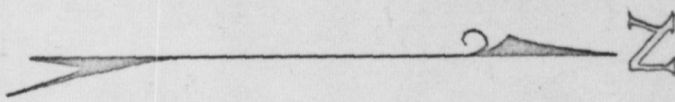
LINDSEY ALLEY



HIGH ST. 60'

BROWN, FRANK & KETCHAM'S

O.L. 107 & 108



PREPARED FOR UNION TITLE CO., INC. BY

29071