

Wife

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 388

This Indenture Witnesseth, That *ARTHUR JAYNES AND FRANCES EVELYN JAYNES (SOLE HUSBAND AND WIFE)*

of *MARION* County, in the State of *INDIANA*

Convey and Warranty to

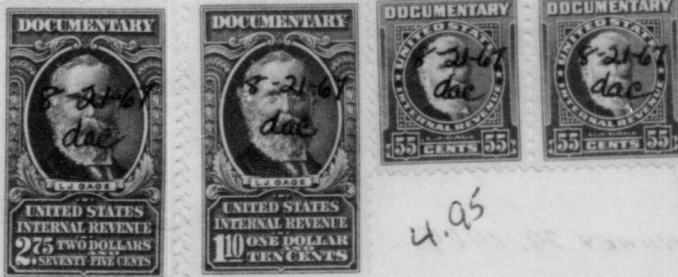
the STATE OF INDIANA for and in consideration of

FOUR THOUSAND THREE HUNDRED AND 00/100 (\$4300⁰⁰) Dollars,

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

22 FEET OFF OF THE ENTIRE SOUTH SIDE OF LOT NUMBERED 19 IN KLINGENSMITH JR'S CORRECTED SUBDIVISION OF LOT 1 IN OUT LOT 128 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 27, 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
1967 AUG 25 AM 11:26
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *A-166204*
A-166203

Dated *8-8* 19*67*

Land and improvements \$ *4300⁰⁰*; Damages \$ *NONE*; Total consideration \$ *4300⁰⁰*

*WKB
6-27-67*

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 *ARTHUR JAYNES AND FRANCES EVELYN JAYNES (SOLE HUSBAND AND WIFE)*

have hereunto set their hand and seal, this *26th* day of *JUNE* 1967

083245 AUG 25 '67

John T. Sutton

COUNTY AUDITOR

(Seal) (Seal)
(Seal) *Arthur Jaynes* (Seal)
ARTHUR JAYNES SOLE HUSBAND
(Seal) (Seal) *B*
(Seal) *Frances Evelyn Jaynes* (Seal)
FRANCES EVELYN JAYNES SOLE WIFE
(Seal) (Seal)

W. B. Sutton
JUL 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 26th
day of JUNE, A. D. 1967; personally appeared the within named.....

ARTHUR JAYNES AND FRANCIS FULYNN JAYNES
..... Grantor S in the above conveyance, and acknowl-
edged the same to be TAKE voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires JANUARY 24, 1969 Chadwick G. Hall Notary Public
(Chadwick G. Hall)

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 37 40362, 19..... (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..... 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.....

ENVELOPE

(30)

**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

August 16 19 67

To Frances Evelyn Jaynes
 10814 Broadway
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166203 08-0819 67
 in settlement of the following vouchers:

Transmittal # 68-40

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>388</u> as per Grant/Warranty Deed, Dated <u>June 26, 1967</u>	\$4235.07

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Frances Evelyn Jaynes

Date

8-19-67

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

August 16 1967

To Marion County Treasurer
City County Building
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166204 08-0819 67
in settlement of the following vouchers:

Transmittal # 68-40

Description	Amount
Frances Evelyn Jaynes 10814 Broadway Indianapolis, Indiana Dup. #7081974 Par. #1091559 For <u>Taxes</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>388</u> as per Grant, Warranty Deed, Dated <u>June 26, 1967</u>	\$ 64.93

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Marion County Treasurer U. W. Bell
Date 8-22-67

CONTROL

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(2)
Parcel No. 388
Road I 70
County MARION
Owner FRANCES E. JAYNES
Address 10804 BROADWAY INDPLS
Address of Appraised Property:
930 CHADWICK ST, INDPLS

I have reviewed this parcel and appraisal report for the following items:

- 1. I have personally checked all comparables and concur in the determinations made. YES
- 2. Planning and Detail Maps were supplied appraisers. ADV. ALQ.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. YES
- 4. Necessary photos are enclosed. YES
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. YES
- 6. Plats drawn by the appraisers are attached. YES
- 7. I have personally inspected the Plans. ADV. ALQ.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 4/6/67
- 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 4/6/67 (Date):

Estimate of Appraisers:

- (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

By: <u>TRAYNOR</u>	By:	Approved By Reviewer
\$ <u>4,300⁰⁰</u>	\$	\$ <u>4,300⁰⁰</u>
\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
\$ <u>4,300⁰⁰</u>	\$	\$ <u>4,300⁰⁰</u>
\$ <u>4,300⁰⁰</u>	\$	\$ <u>4,300⁰⁰</u>
\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
\$ <u>4,300⁰⁰</u>	\$	\$ <u>4,300⁰⁰</u>

Approved	Date	Signed
<u>Acting Rev.</u>	<u>4/10/67</u>	<u>John L. [Signature]</u>
<u>Rev. Appr.</u>		<u>Phillip J. York</u>
<u>Asst. or Chief Appr.</u>	<u>4/13/67</u>	<u>Juan Wehling</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY MORION PARCEL NO. 388

NAME & ADDRESS OF OWNER FRANCES E JAYNES & ARTHUR JAYNES
10814 BROADWAY PHONE # V16-6434

NAME & ADDRESS OF PERSON CONTACTED _____
PROP AT 930 CHADWICK ST PHONE # V16-6434
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 4-17-67 DATE OF CONTACT 6-26-67

OFFER \$ 4300⁰⁰ TIME OF CONTACT 1:00 PM

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? ONE (NAME)
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? BY MYSELF)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NO Secured Right of Entry? 11. NA 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. NA Filled out RAAP Form?

REMARKS: #9 SEE TAX VOU TO TREAS FOR 67A & B.

MAT - MRS MRS JAYNES SIGNED ALL PAPERS.

BUYER LEFT COPIES.

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

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

Chadwick D Hall
(Signature)

for 388

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13885-S

Name on Plans Central St'd Life Ins. Co.

Name of Fee Owner Frances Evelyn Jaynes, formerly Frances Evelyn Goble

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 14, 1966, 8 A.M. to and including June 28, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13885-O except:

- Taxes for 19 66 payable 19 67 in name of Frances Evelyn Gable
Duplicate # 7081974 Parcel # 1091559 Township I-Center Code # 1-01
May \$ 31.12 (~~paid~~) (unpaid); November \$ 31.12 (~~paid~~) (unpaid)
Taxes for 19 67 payable 19 68 now a lien. / and delinquent plus penalty

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

Russell Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 3rd day of July, 19 67.

Ralph W. Fraker
Authorized Signatory
RALPH W. FRAKER, Attorney

GUARANTY OF TITLE

38

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3(52)	Marion	66-13885-0

Names on Plans Central St'd Life Ins. Co.

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 14th day of November, 1966, 8 A.M.

Frances Evelyn Jaynes, formerly Frances Evelyn Goble
930 Chadwick 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:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 6th day of Dec., 1966

James I. Wright
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:

22 feet off of the entire south side of lot numbered 19 in Klingensmith Jr's Corrected subdivision of lot 1 in out lot 128 of the donation lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, page 27, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Warranty Deed from Central Standard Life Insurance Company, dated January 14, 1963 and recorded August 15, 1963 in Deed Record 2013, page 76 Inst.#48337. (U.S.R. \$3.30)

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 Frances Evelyn Goble
Duplicate # 6031146 Parcel # 1091559 Township I. Center Code # 1-01
May \$ 29.03 (paid) ~~xxxxxx~~; November \$ 29.03 ~~xxxxxx~~ (unpaid)
Taxes for 1966 payable 1967 now a lien.
Assessed Valuation
Land \$180.00 Improvements \$430.00 Exemptions None

66BPA 10

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

		McCarty						St.							
60		101					101	40						101	60
	St.	1	2	3	4	5	6	St.	7	8	9	10	11	12	St.
		30				30	40		30				30	40	
		McKernan & Pierce's						P.B. & P. 136						SUB. 9	
		30	85	48	10	31	95	30	85	30	13	85	30	30	
			90				90		90				90		
			47	30		32			29	30		14			
			46			33			28			15			
			45			34			27			16			
			44			35			26			17			
			43			36			25			18			
			42			37			24			19			
			41			38			23			20			
			40			39			22			21			
		50				90			90			90			
		Wyoming						St. SUB							
		Klingensmith's						P.B. & P. 27						SUB. 90	
		20					20		23			34			20
			1	35		12			24			35			
			2			15			25			36			
			3			14			26			37			
			4	35		15			27			38			
			5			16			28			39			
			6			17			29			40			
			7			18			30			41			
			8			19			31			42			
			9			20			32			43			
			10			21			33			44			
			11			22			34			45			
			200			201			202			203			
		90				90			90			90			
		McCarty's						SUB. P.B. & P. 11							
60		Ray						St.							
60		West						Chadwick						Missouri	
		120						120							

W. Pt. O.L. 128