

no fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 378

This Indenture Witnesseth, That *HARRY C ROBINSON (ADULT MALE UNMARRIED)*
EDWARD L ROBINSON (ADULT MALE UNMARRIED) AND *EDWIN J KNAUSS AND*
ESTHER J. KNAUSS (ADULT HUSBAND AND WIFE)

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

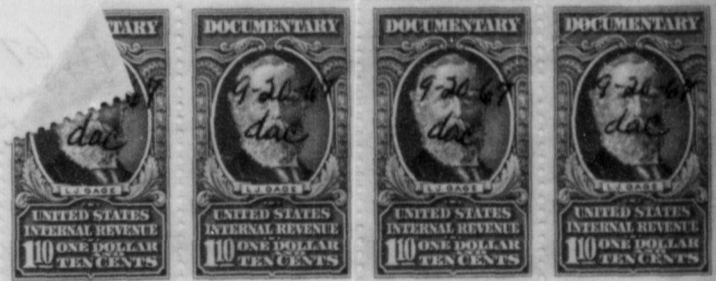
the STATE OF INDIANA for and in consideration of

Four thousand and 00/100 (\$4000⁰⁰) Dollars,

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

LOT 17 IN JACOB KLINGENSMITH JR'S. CORRECTED SUB-DIVISION OF A PART OF 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.



Paid by Warrant No. *A-170260*

Dated *9-5-1967*

DULY ENTERED FOR TAXATION

085551 SEP 22 '67

RECEIVED FOR RECORD
1967 SEP 22 AM 8:41

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

John T. Sutton
COUNTY AUDITOR

Land and improvements \$ *4000⁰⁰*; Damages \$ *NONE*; Total consideration \$ *4000⁰⁰*

WMB
7-21-67

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 *HARRY C ROBINSON (ADULT MALE UNMARRIED)* *EDWARD L ROBINSON (ADULT MALE UNMARRIED)* AND *EDWIN J KNAUSS AND ESTHER J. KNAUSS (ADULT HUSBAND AND WIFE)* have hereunto set their hands and seal, this *19th* day of *July* 1967

(Seal) *Edwin J. Knauus* (Seal)
HARRY C ROBINSON (ADULT MALE UNMARRIED) (Seal) *EDWIN J. KNAUSS (ADULT HUSBAND)* (Seal)
(Seal) *Esther J. Knauus* (Seal)
EDWARD L ROBINSON (ADULT MALE UNMARRIED) (Seal) *ESTHER J. KNAUSS (ADULT WIFE)* (Seal)
(Seal)

M. J. [Signature]
AUG 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 1967
day of JULY, A. D. 1967; personally appeared the within named.....
GRANTORS - HARRY C. ROBINSON (AUNT MARY UNMARRIED) EDWARD S. ROBINSON (AUNT MARY UNMARRIED)
AND EDWIN J. KNAUSS AND ESTHER J. KNAUSS (AUNT HUSBAND AND WIFE) Grantor S..... in the above conveyance, and acknowl-
edged the same to be TITHE 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 29, 1969 Charles G. Han Notary Public
(CHARLES G. HAN)

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 67 46053, 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..... 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
(8)		
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

December 27, 19 67

To Harry Robinson

Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-187110 12-20-19 67
in settlement of the following vouchers: 68-230

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>378</u> as per Grant/Warranty Deed, Dated <u>10-25-67</u>	\$190	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Harry L. Robinson
Date 2/1/68

INDIANA STATE HIGHWAY COMMISSION

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

18

Sept. 15 19 67

To Harry C. Robinson
 Edward L. Robinson
 Edwin J. & Esther J. Knauss
 922 Chadwick Street
 Indianapolis, Indiana

M
 9-20-67

GENTLEMEN:

We enclose State Warrant No. A-170260 9-5- 19 67
 in settlement of the following vouchers:

Transmittal #69-98

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (32)</u> Parcel No. <u>378</u> as per Grant/Warranty Deed, Dated <u>July 19, 1967</u>	378 \$4,000.00

FILE COPY

Payment Received: By _____
 Date _____

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(52)
Parcel No. 378
Road I 70
County Marion
Owner Edwin Krauss
Address 5417 Ashbourne Lane
Address of Appraised Property:
922 Chadwick

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 (La Review)
- 2. Planning and Detail Maps were supplied appraisers. Adm. Acq.
- 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. Adm. Acq.
- 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 3/22/67 :
(Date)

Estimate of Appraisers:

	By: <u>Driffin</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 5275	\$	\$ 4,000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 5275	\$	\$ 4,000
(1) Land and/or improvements	\$ 5275	\$	\$ 4,000
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 5275	\$	\$ 4,000

Approved	Date	Signed
Acting Rev. Appr.	4/13/67	<u>James R. Zinf</u>
Asst. or Chief Appr.	4/13/67	<u>Phillip D. Yorky</u> <u>Fred Wehling</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

2011 V

PROJECT NO. 170-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY MARION

PARCEL NO. 378

NAME & ADDRESS OF OWNER EDWIN J KNAUSS AND ESTHER J KNAUSS

5417 ASHBOURNE LANE

PHONE # 546-6654

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE

PHONE # _____

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

DATE ASSIGNED 4-17-67

DATE OF CONTACT 7-19-67

OFFER \$ 4000⁰⁰

TIME OF CONTACT 11:30 AM

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? BY MYSELF)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NO 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. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: #9 OWNER GAVE ME CHECK PAYABLE TO TREASURER MARION

COUNTY FOR #23⁴⁶ FOR 67B TAXES -

MET- MR & MRS KNAUSS SIGNED WARRANTY DEED AND

VOUCHER. I LEFT COPY OF DEED WITH OWNERS. COPY TAX

MEMO - BUYERS REPORT

Now To Texas - Pay Taxes

Mail Rec To OWNERS

7-20-67 To City County - PAID TAXES 67B

SECURED

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

() Other, awaiting what? _____

Distribution Made

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

633-4423

Richard S. Hall

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

1002

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY MARION PARCEL NO. 378

NAME & ADDRESS OF OWNER CONTRACT OWNERS - EDWARD L. ROBINSON & HARRY C. ROBINSON (BOTH UNMARRIED)
927 CHADWICK ST INDIANAPOLIS INO PHONE # ME4-9471

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE PHONE # _____

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

DATE ASSIGNED 4-17-67 DATE OF CONTACT 7-18-67

OFFER \$ \$4000.00 TIME OF CONTACT 9 AM

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. YES Any mortgage(s)? 4. NO YES 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. 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. 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 #3 MORT BOK - 67B TAXES

#9 MR ROBINSON GAVE ME REC FOR BOOK INCLUDING 67A - GET 67B FROM THE OWNERS.

#12 LEFT COPY OF RESUME OF BENEFITS - SEE COPY ATTACHED.

MIT - BOTH HARRY AND EDWARD SIGNED DND & YOU & LIST OF OCCUPANTS & ROOM COUNT

NOW SET KNAUSS' (FRM) FOR SIGNATURES

GET 67B TAXES

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

Distribution Made 7-18-67
(1) Parcel (1) Weekly Summary
(X) Owner () Other, Specify

Chadwick St Hall
(Signature)

Per 398

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13882-S

Name on Plans Edwin J. & Esther J. Knauss

Name of Fee Owner Edwin J. Knauss and Esther J. Knauss, 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 December 2, 1966, 8 A.M. to and including July 26, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13882-O except:

- Taxes for 19 66 payable 19 67 in name of Edwin J. and Esther J. Knass
 Duplicate # 7136730 Parcel # 1087884 Township I-Center Code # 1-01
 May \$ 23.46 (paid) ~~XXXXXX~~; November \$ 23.46 (paid) ~~XXXX~~ (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

Ray E. Sweat

Assistant Secretary

Walker A. McLean

Vice President

Countersigned and validated as of the 31st day of July, 19 67

Ralph W. Fraker

Authorized Signatory
RALPH W. FRAKER, Attorney

#378

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3(52)	Marion	66-13882-0

Names on Plans Edwin J. & Esther J. Knauss

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 2 day of December, 1966, 8 A.M.

**Edwin J. Knauss and Esther J. Knauss,
husband and wife
922 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

Walker A. McLean
Vice President

Countersigned and validated as of the 13 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:

Lot 17 in Jacob Klingensmith Jr's. corrected sub-division of a part of 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

Deed from Frank J. Sparks and Elenore A. Sparks, husband and wife, dated October 11, 1956, recorded October 15, 1956 in Deed Record 1638, Inst. #71690.
(U.S.R. \$3.85)

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___ payable 19___ in name of _____
Duplicate # _____ Parcel # _____ Township _____ Code # _____
May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
Taxes for 19___ payable 19___ now a lien.

5. Taxes for the year 1964 Unpaid in the amount of \$46.34.
6. Taxes for 1965 payable 1966 in name of Edwin J. and Esther J. Knass.
Duplicate #6051885, Parcel #1087884, Township I-Center
Code #1-01.
May \$21.89 Unpaid & delinquent plus penalty
November \$21.89 Unpaid
Assessed Valuation
Land \$280.00 Improvements \$180.00 Exemptions None
Taxes for 1966 payable 1967 now a lien.

