

67-14232

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 332

*Ch. Fee*

This Indenture Witnesseth, That **ARTHUR JAYNES & EVELYN JAYNES,**  
**ADULT HUSBAND & WIFE**

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

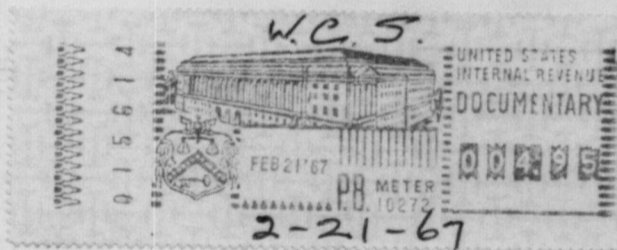
the STATE OF INDIANA for and in consideration of

**FOUR THOUSAND ONE HUNDRED - - - (\$4100<sup>00</sup>) - - -** Dollars,

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

LOT NUMBERED 21 IN KLINGENSMITH'S SUBDIVISION OF LOT 1 IN VANBLARICUM'S SUBDIVISION OF OUT LOT 128 IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, ON PAGE 27, IN THE RECORDER'S OFFICE 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 APR 10 AM 9:52  
MARCIA M. HAWTHORNE  
ORDER OF MARION COUNTY

*4.95*

DULY ENTERED FOR TAXATION

APR 10 1967

*John T. Sutton*  
COUNTY AUDITOR

72373

Paid by Warrant No. *A-144562*  
*A-144561*  
*A-144560*

Dated *3-21* 19*67*

Land and improvements \$ 4100<sup>00</sup>; Damages \$ — 0 —; Total consideration \$ 4100<sup>00</sup>

*W.H.B. 2-22-67*

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 hands and seal, this **20<sup>th</sup>** day of **FEBRUARY** 19**67**

(Seal) \_\_\_\_\_ (Seal)  
(Seal) X *Arthur Jaynes* (Seal)  
**ARTHUR JAYNES, ADULT HUSBAND**  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) X *Evelyn Jaynes* (Seal)  
**EVELYN JAYNES, ADULT WIFE**  
(Seal) \_\_\_\_\_ (Seal)

67-14232

This Instrument Prepared by *John Brossart*  
ATTORNEY

*M. H. ...*  
FEB 25 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 20<sup>th</sup>  
day of FEBRUARY, A. D. 1967; personally appeared the within named .....

ARTHUR JAYNES & EVELYN JAYNES, ADULT HUSBAND & WIFE  
..... 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 JUNE 24, 1970 WILLIAM S. SMITH Notary Public

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 ..... }  
County of ..... } ss: **67 14232**

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

<b>WARRANTY DEED</b>	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**

**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 5

19 67

To Arthur Jaynes  
Evelyn Jaynes  
10814 N. Broadway  
Indianapolis, Indiana

**GENTLEMEN:**

We enclose State Warrant No. A-144560 3-21 1967  
in settlement of the following vouchers:  
Transmittal #67-293

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>332</u> as per Grant/Warranty Deed, Dated <u>February 20, 1967</u>	\$3583.82

**PLEASE RECEIPT AND RETURN (Do not detach)**

Payment Received: By Arthur Jaynes  
Date April 7 - 1967

## INDIANA STATE HIGHWAY COMMISSION

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

April 5 19 67

To Arthur Jaynes  
 Evelyn Jaynes  
 10814 N. Broadway  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-144561 3-21 19 67  
 in settlement of the following vouchers:

Transmittal #67-293

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>332</u> as per Grant/Warranty Deed, Dated <u>February 20, 1967</u> Escrow	\$400.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Evelyn Jaynes

Date 5-23-67



Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 332  
Road I-70  
County Marion  
Owner Arthur Jaynes  
Address 938 Chadwick  
Address of Appraised Property:  
938 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
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acc.
- 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... 2-14-67
- 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 Feb. 14, 1967 :  
(Date)

Estimate of Appraisers:

	By: <u>Johnson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 4,100	\$	\$ 4,100
(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	\$ 4,100	\$	\$ 4,100
(1) Land and/or improvements	\$ 4,100	\$	\$ 4,100
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 4,100	\$	\$ 4,100

Approved	Date	Signed
Rev. Appr.	2-14-67	Phillip D. York
Asst. or Chief Appr.	2/16/67	Fred Cochran

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

AFFIDAVIT

STATE OF INDIANA )  
MARION County ) SS

ARTHUR JAYNES

being duly sworn upon (his) ( )

oath says that (he) ( ) is OVER 21 years of age and says that (he) ( )

is the owner of the following described real estate located in MARION

County, State of INDIANA, to wit:

938 CHADWICK ST, INDIANAPOLIS, IND

Affiant further says that (he) ( ) is the surviving SPOUSE  
of EMMA JAYNES, who died intestate in the City of INDIANAPOLIS  
State of INDIANA, on MAY 14<sup>TH</sup>, 1961  
that this affiant and the said EMMA JAYNES lived together  
continuously as husband and wife from date of FEBRUARY 5<sup>TH</sup>, 1927 to the  
date of (her) death on MAY 14<sup>TH</sup>, 1961, and were so living  
together on said date, that no administration was had upon the Estate of the said  
EMMA JAYNES, but that all funeral expenses and debts of every  
kind and character of said decedent were fully paid, that no Indiana Inheritance  
Taxes were due the State of Indiana by reason of the death of the said EMMA  
JAYNES and that his Estate was substantially less than the sum of \$60,000.00  
and that no Federal Estate Taxes were due thereon.

And further affiant saith not.

Arthur Jaynes  
ARTHUR JAYNES

Subscribed and sworn to before me the undersigned, a Notary Public, in and for said  
State and County this 20<sup>TH</sup> day of FEBRUARY, 1967.  
My Commission Expires: JUNE 24, 1970.

William C. Smith  
WILLIAM C. SMITH  
Notary Public

\* This instrument prepared by WILLIAM C. SMITH.

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 332

NAME & ADDRESS OF OWNER Mr & Mrs Arthur Jaynes  
10814 BROADWAY, Indpls. PHONE # 846-6434

NAME & ADDRESS OF PERSON CONTACTED Mr Arthur Jaynes  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 2-17-67 DATE OF CONTACT 2-20-67  
OFFER \$ 4100<sup>00</sup> TIME OF CONTACT 8 P.M.

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

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

REMARKS: Met with Mr & Mrs Jaynes and presented the  
States offer and explained same in detail  
which was accepted by Mr & Mrs Jaynes - all  
papers were signed and appropriate copies left.  
Mr Jaynes does not want to return any  
items or fixtures about the house.  
Mr Jaynes requested that we voucher to the Marion  
County Treas 66 A+B Taxes plus penalty and interest.  
Mr Jaynes gave me his personal check  
payable to Union Title in the amount of \$4<sup>95</sup>

Status of Parcel: ( ) Secured ( ) Bought, awaiting mortgage release, ( ) Condemned  
(X) Other, awaiting what? Finalize Vouchers & secure Red Sign

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

W.C. Smith  
(Signature)



332

**GUARANTY OF TITLE**

**Pioneer National Title Insurance Company**

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-13887-0

Names on Plans Arthur & Emma Jaynes

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 9 day of November, 1966 8 A.M.

Arthur Jaynes and Emma Jaynes, husband and wife

938 Chadwick St.  
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

*Bruce A. Nelson*  
Assistant Secretary

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 16 day of Nov., 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 numbered 21 in Klingensmith's Subdivision of Lot 1 in Vanblaricum's Subdivision of Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, on Page 27, in the Recorder's office of Marion County, Indiana.

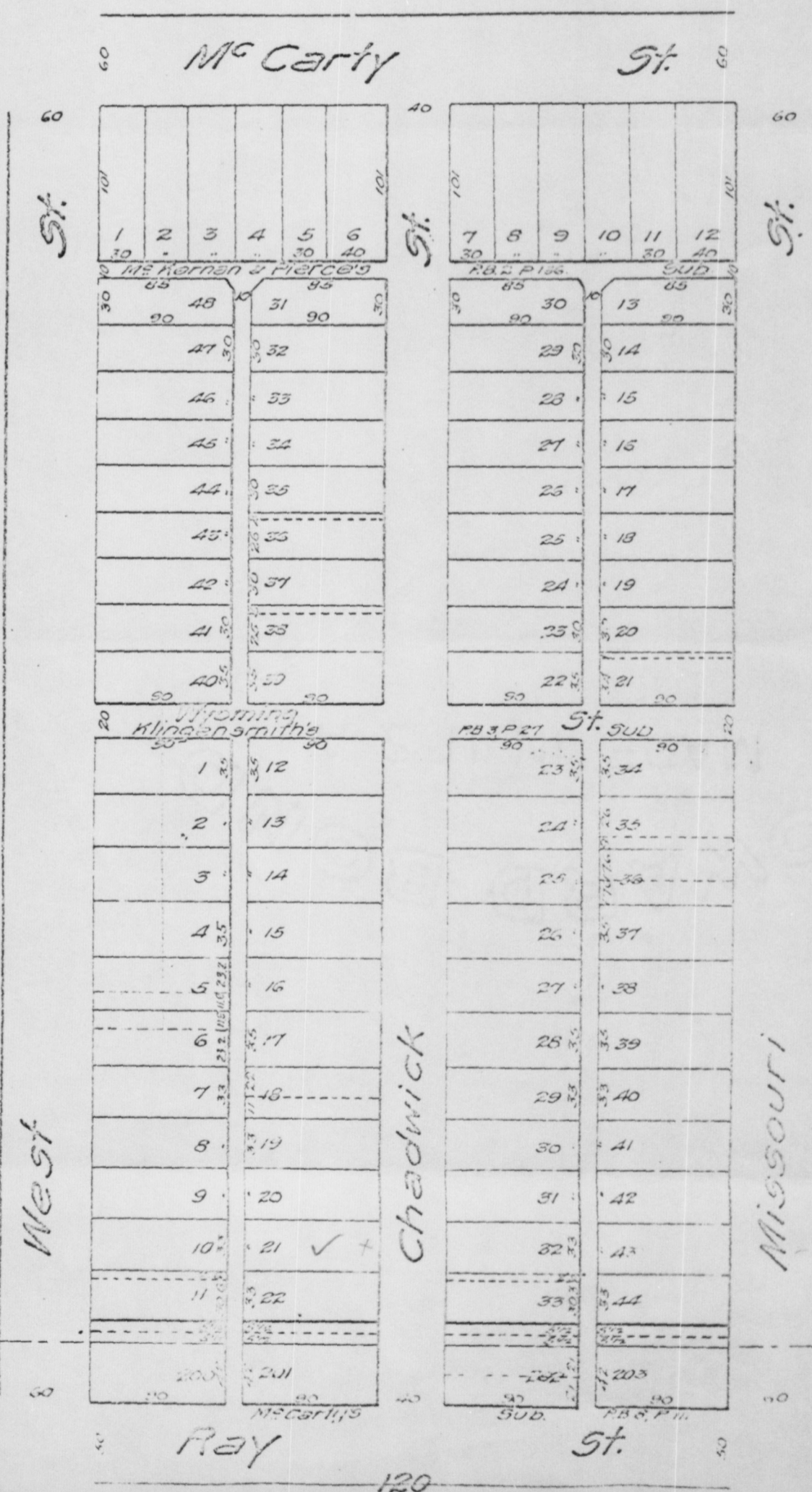
The Record Owner or Owners disclosed above acquired title by

Deed from Colonial Savings and Loan Association dated July 12, 1949, recorded October 11, 1949 in Deed Record 1352, Inst. #60709. (U.S.R. \$1.10)



2928-2

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



W. Pt. O.L. 128

120