WARRANTY DEED

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

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

MARION

County, in the State of INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

FOUR THOUSAND ONE HUNDRED -Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate in 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 ARCIACM. HAWTHORNE ORDERNOF MARION COUNTY EDOCUMENTARY

DULY ENTERED FOR TAXATION APR 1 0 1967 72373

Paid by Warrant No. A-144560

Land and improvements \$410000 Damages \$ ___ O__ Total consideration \$410099

W.H. B. 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

In Witness Whereof, the said Chave hereunto set The Anands and seal,	this 20th	day of FEBRUARY	1967
	(Seal)	hur Council	(Seal)
	(Seal)	A SAYNES ADOLT HE	(Seal)
1	(Seal) EVEL)	IN JAYNES, HOULT N	(Seal)
67. 14232 MAIA 12/13/66	This Instrument Prepa	ared by John Bross	MET MINE

e of			
Grantor in the above conveyance, and acknowledged 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. Commission expires Notary Public in and for said County and State, this of A. D. 19 personally appeared the within named. Grantor in the above conveyance, and acknowledged the execution of the above releases from said mortgo. A. D. 19 personally appeared before me above releases my hand and official seal. Output of the undersigned, a Notary Public in and for said County and State, this of have hereunto subscribed my name and affixed my official seal. Notary Public in and for said County and State, this of have hereunto subscribed my name and affixed my official seal. Notary Public in and for said County and State, this of the undersigned, a Notary Public in and for said County and State, this of the undersigned, a Notary Public in and for said County and State, this of the undersigned and the same to be the undersigned, a Notary Public in and for said County and State, this of the undersigned in the above conveyance, and acknowledged the same to be the undersigned and acknowledged in the same to be the undersigned owner of a mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed hereby releases from said mortgage and or lien on the land herein conveyed hereby releases from said mortgage and or lien on the land herein conveyed, hereby releases from said mortgage and or lien on the land herein conveyed hereby releases from said mortgage and or lien on the land herein conveyed hereby releases from said mortgage and or lien on the land herein conve			
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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. in settlement of the following von		1967
in settlement of the following vot	Transmittal #67-293	
Description	Am	ount
For Purchase No. 1-70 in Mario County, Project 1-70-3 (5) Parcel No. 332 as per Deed, Dated February 20,	Grant/Warranty 1967	83.82

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By when Jaynes
Date april 70-1967

INDIANA STATE HIGHWAY COMMISSION

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

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19 67

To Evelyn Jaynes
10814 N. Broadway
Indianapolis, Indiana

CENT	TT LT	MEN:
CELY	LLIE	VIEIN .

in settlement of the following vouchers:	3-21 19	A-144561 3-21 19 67	Warrant	se State	We enclos	
Transmittal #67-293	-1 467 202		following	of the	settlement	in

riansmittal 7/0/-2	7.5
Description	Amount
For on State Road	
NoinMarion	
County, Project	
Parcel No332 as per Grant/Warranty	
Deed, Dated February 20, 1967	
Escrow	\$400.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:	By Enelyn Jayus Date 5 23 - 6 >
	Date 56 23-6 7

INDIANA STATE HIGHWAY COMMISSION

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

April 5	
To Marion County Treasurer Diplicate 6046908 - Parcel 1076955 City-County Building Indianapolis, Indiana	
GENTLEMEN:	
We enclose State Warrant No. A-144562	3 - 21 19 67
in settlement of the following vouchers: Transmittal #6	7-293
Description	Amount
For Purchase on State Road No. I-70 in Marion County, Project I-70-3 (52) Parcel No. 332 as per Grant/Warranty Deed, Dated February 20, 1967	
	\$116.18
PLEASE REPERENATION COUNTY TREASURER INDIANA	t detach)
Payment Received: By William J. Colh Date 5-8-67	
Date_5-8-69	

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition Indiana State Highway Commission

Project	I-70-3(52)
Parcel 1	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 che	cked all	comparables	and	concur
	in the	determinations	made.			

- 2. Planning and Detail Maps were supplied appraisers.
- 3. 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...
- 9. The computations of this parcel have been checked and reviewed.
- The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

yes
yes Yes
Yes
-
yes Ves

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 fel. 141967:

(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	Appraisers:	
By: Johnson	By:	Approved By Reviewer
\$4,100	\$	\$4100
\$ -0-	\$	\$ - 5 -
\$4100	\$	\$4.160
\$4100	\$	184,100
\$ -0-	\$	\$ -0-
\$ -0-	\$	\$ -0-
\$4100	\$	\$4,000

Approved	Date	Signed
Rev. Appr.	2-14-67	Phillip J. york
Asst. or Chief Appr.	2/16/67	Fred Wehlen

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

MARION (ODATY) 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
Afficient funther come that (L.)
Affiant further says that (he) (sol) is the surviving Spouse
of LMMA JAYNES, who died intestate in the City of INDIANAPOLIS
State of, on, on, 1961
that this affiant and the said EMMA JAYNES lived together
continuously as husband and wife from date of FEBRUARY 57, 1927 to the
date of (her) death on May 14 7, 1961, and were so living
together on said date, that no administration was had upon the Estate of the said
EMMAJAYNES, 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
JANNES and that his Estate was substantially less than the sum of \$60,000.00
and that no Federal Estate Taxes were due thereon.
at they lasted
And further affiant saith not. ARTHUR FAYNES
Subscribed and sworn to before me the undersigned, a Notary Public, in and for said State and County this 20 day of FEBRUARY, 1967. Line County
My Commission Expires: JUNG 24, 1970. Notary Public
mount toute

* This instrument prepared by WILLIAMC. SMITH .

INDIANA TATE HIGHWAY COMMISSION Land Acquisition Division

PROJECT NO. <u>170-3(52)</u>
BUYER'S REPORT NUMBER: COUNTY Marion PARCEL NO. 332
NAME & ADDRESS OF OWNER my & mes arthur Jaynes -
10814 BROADWAY mols- PHONE #846-6434
NAME & ADDRESS OF PERSON CONTACTED my withus Saynes -
PHONE #
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED 2-1-6 DATE OF CONTACT
OFFER \$ 4/00 = TIME OF CONTACT 8 P
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? New Arranged for payment of taxes? (Explain how in remarks)
8. () (() 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 my & Mors Jaynes and presented The
States offer and explained some in Detail
Which was assessed by my Ams Jaynes - all
papers were signed and appropriate copies left.
Medaynes does not want to return any
item or fixtures about the house.
My Laynes requested that we voucher to the Marion
County Treas 66 A & B Toxes plus senately and interest.
magaines gave me hispersonel check
payable to Union Vitle in The amount of #495
Status of Parcel: () Secured () Bought, awaiting mortgage release, /() Condemned
(X) Other, awaiting what? Jinalize Vouchers Freuer Healy
0 ,
Distribution Made (1) Parcel (1) Wookly Support
(1) Parcel (1) Weekly Summary (2) Owner () Other, Specify:
(Singature)

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
170	170-3 (52)	Marion	66-13887-0
Names on F	Plans Arthur & Emma J	aynes	

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its

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

Assistant Secretary

aller a. Ac Lean

Countersigned and validated as of the 16 day of Nov. _,19__66

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion 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)

Guaranty Number ____66-13887-0

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 19 66 in name of Arthur and Emma Jaynes
Duplicate # 6046908 Parcel #1076955 Township I. Center **KKKKKKKKK**

May \$53.79 Unpaid and delinquent plus penalty
November \$53.79 Unpaid
Assessed Valuation
Land \$270.00 Improvements \$860.00 Exemptions None
Taxes for 1966 payable 1967 now a lien.

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

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