

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 263

1-7-68

This Indenture Witnesseth, That **JAMES F. T. SARGENT AND ELTA M SARGENT**
(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 **TWO THOUSAND SIX HUNDRED (\$2600⁰⁰)**

Dollars,

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

WEST 23 FEET OF EAST 47 FEET OF LOTS 41 AND 42 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOTS 119
AND PART OF 118, IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 253
AND 254, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, ALSO A STRIP OF GROUND OF THE UNIFORM
WIDTH OF TEN FEET LYING SOUTH OF AND ADJACENT TO SAID PREMISES, BEING A PART OF WILKENS STREET,
HERETOFORE VACATED.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO,
FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

John T. Sutton
COUNTY AUDITOR

096590 FEB 26 '68

DULY ENTERED
FOR TAXATION

Paid by Warrant No. A-194857
Dated 2-9-1968

RECEIVED FOR RECORD
1968 FEB 26 AM 8:40
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

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

28 day of DECEMBER 1967

(Seal) James F. T. Sargent (Seal)
JAMES F. T. SARGENT (ADULT HUSBAND) (Seal)
(Seal) Elta M. Sargent (Seal)
ELTA M. SARGENT (ADULT WIFE) (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

91-11-11-68
JAN 19 1968

STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 28th
day of December, A. D. 1967; personally appeared the within named
JAMES F. T. SARGENT and ELTA M. SARGENT, his 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 August 18, 1971
Cheryl Jean Bennett Notary Public

68 8360

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

WARRANTY DEED

FROM

JAMES F. T. SARGENT, et ux.

TO

STATE OF INDIANA

Received for record this

day of, 19

at o'clock m, and

Recorded in Book No. page

Recorder County

Duly entered for taxation this

day of, 19

Auditor's fee \$

Auditor County

Division of Land Acquisition
Indiana State Highway Commission

13

INDIANA STATE HIGHWAY COMMISSION

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

Feb 16

19⁶⁸

To James F. T. & Elta M. Sargent
 Rm 1005 First Federal Bldg
 11 N. Penn St
 Indianapolis, Ind

GENTLEMEN:

We enclose State Warrant No. A-194857 2-9 19⁶⁸
 in settlement of the following vouchers: Transmittal #68-449

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>263</u> as per Grant/Warranty Deed, Dated <u>12-28-67</u>	2600	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Date

James F. T. Sargent
 FEB 21 1968

CONTROL

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission.

Project I 70-3 (52)
Parcel No. 263
Road I 70
County MARION
Owner JAMES K.T. SARGENT JR.
Address Rm. #1005 1st FBD. Bldg.
Address of Appraised Property:
50 E. WILKINS

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. 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. ADV. ACQ.
- 8. I have personally inspected the site and familiarized myself with the parcel on... YES 9/12/67
- 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 9/12/67 (Date):

Estimate of Appraisers:

	By: <u>BOWEN</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>2,600</u>	\$	\$ <u>2,600</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>2,600</u>	\$	\$ <u>2,600</u>
(1) Land and/or improvements	\$ <u>2,600</u>	\$	\$ <u>2,600</u>
(2) Damages	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
(3) Less non-compensable items	\$ <u>- 0 -</u>	\$	\$ <u>- 0 -</u>
(4) Estimated Total Compensation	\$ <u>2,600</u>	\$	\$ <u>2,600</u>

Approved	Date	Signed
Rev. Appr. Asst. or Chief Appr.	<u>9/15/67</u>	<u>John L. Brazz</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: H COUNTY Mariion PARCEL NO. 263

NAME & ADDRESS OF OWNER James F T Sargent & Elita M Sargent
Rm 1005 1st Federal Bldg Indianapolis PHONE # 6361555

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 9-27-67 DATE OF CONTACT 12-29-67

OFFER \$ 2600⁰⁰ TIME OF CONTACT 12:45 PM

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: Picked up signed Warranty deed and claim
voucher, also 67B paid tax receipt.
Made copy of 67B receipt and claim voucher.

Mailed 67B Receipt, copy of deed, copy of claim
voucher and receipt for deed.

Secured Parcel

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

Distribution Made

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

Merle M Williams
Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3-(52)

BUYER'S REPORT NUMBER: 37 COUNTY Aprion PARCEL NO. 263

NAME & ADDRESS OF OWNER _____

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED ^{Owner} James F. T. Sargent 1005 1st Federal Bldg

Indianapolis Indiana

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 12.28.67

OFFER \$ 2600⁰⁰ TIME OF CONTACT Various

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: Mr. Sargent called to say he was agreeable to the offer for the property at 50 E. Wilkins St. Delivered papers to his office. ~~Don~~ to pick up signed papers Friday noon

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

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

Merle M. Walker
Melvin R. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY MARION PARCEL NO. 263

NAME & ADDRESS OF OWNER James F J Sargent 1005-1st Federal Bldg.
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 11/8/67

OFFER \$ _____ TIME OF CONTACT 10:45 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: Turned in relocation papers.

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

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

Richard H. Mills
Melvin L Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 263

NAME & ADDRESS OF OWNER James F T Sargent and Elta M Sargent
Rm 1005 1st Federal Bldg Judge's Bldg PHONE # 636 1555

NAME & ADDRESS OF PERSON CONTACTED Mr Sargent
PHONE # _____

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

DATE ASSIGNED 9-27-67 DATE OF CONTACT 11-8-67

OFFER \$ 2600⁰⁰ 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. 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? myself)
- 9. yes Arranged for owner to pay taxes? (Explain how in remarks)
- 10. no 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. no Waivers, were any secured? 15. no Filled out RAAP Form?

REMARKS: Mr Sargent wishes to think this over and to check his records in regard to the amount of his investment.
He will call

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

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

Richard Mills
Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 263

NAME & ADDRESS OF OWNER James F T Sargent
Rm 1005-1st Fed Bldg Indph Ind PHONE # 6361555

NAME & ADDRESS OF PERSON CONTACTED His Secretary
PHONE # _____

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

DATE ASSIGNED 9-27-67 DATE OF CONTACT 10-4-67

OFFER \$ 2600⁰⁰ TIME OF CONTACT 11 AM

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: Called for an appt. Mr Sargent is out
of the country and will not return until
after 10-27-67

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

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

Melvin R Brown
(Signature)

263

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Jas. F.T. Sargent

CTIC # 6500-178 -S

Name of Fee Owner James F.T. Sargent

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 June 30, 1966 to and including January 11, 1968 reveals no changes as to the real estate described under CTIC # 6500-178 except:

1. Taxes for 19.66 payable 19.67 in name of James F.T. Sargent
 Duplicate # 7208155 Parcel # 1071403 Township Center Code # 101
 May \$ 35.70 (paid) ~~(unpaid)~~; November \$ 35.70 (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 18th day of January 1968.

J. Watson
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 # 263 COUNTY Marion

Names on Plans Jas. F.T. Sargent

CTIC # 6500-178

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 30th day of June, 19 66

James F.T. Sargent

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 8th day of July

19 66.

John W. Jagg
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:

West 23 feet of East 47 feet of Lots 41 and 42 in Margaret McCarty's Subdivision of Out Lots 119 and part of 118, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana, also a strip of ground of the uniform width of ten feet lying South of and adjacent to said premises, being a part of Wilkens Street, heretofore vacated.

CTIC # 6500-178

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated October 13, 1960, recorded October 14, 1960, in Book 1830, page 288, from H. Marguerite Bowen Sullivan and Russell Sullivan, her husband. (\$1.10 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 \$33.32, assessed in the name of James F.T. Sargent, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1071403, Duplicate No. 6079358) The May installment has been paid. (Assessed Value - Land \$200; Improvements \$500; Exemptions None)
- f. Taxes for the year 1966, due and payable in 1967.

Plot of Margaret McKarty's Sub-division of
 Cut Lot No. 119, and west part of Cut Lot
 No. 118, in the city of
 Indianapolis

