

75-24034

Not

WARRANTY DEED

Project I-70-3(52)77
Code 0536
Parcel 594

This Indenture Witnesseth, That VESTON B. HUDSON, ADULT, MALE

of MARION County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of SIX HUNDRED TWENTY-FIVE AND NO/100
(\$625⁰⁰) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION
County in the State of Indiana, to wit:

LOT 80 IN MCKERNAN AND PIERCE'S SUBDIVISION OF OUT LOT 121 OF THE DONATION LANDS OF
THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 2, PAGE 94 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, EXCEPTING ON ANY PART OF SAID
REAL ESTATE WHICH IS NOT UTILIZED ON THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED
PROJECT.

RECEIVED FOR RECORD
PRECIOUS BYRD
RECORDER-MARION CO.
MAY 16 1 45 PM '75

RECEIVED FOR RECORD
PRECIOUS BYRD
RECORDER-MARION CO.
MAY 16 1 49 PM '75

Paid by Warrant No. 1362143

Dated 5-2 1975

Land and improvements \$ 625⁰⁰, Damages \$ ~0~; Total consideration \$ 625⁰⁰

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).

In Witness Whereof, the said GRANTOR

has 5 hereunto set his hand and seal, this 4TH day of APRIL 1975

Veston B. Hudson (Seal) (Seal)
VESTON B. HUDSON, ADULT MALE (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)



CM 12-16-74

A. Perry
APR 23 1975

This Instrument Prepared by John W. Brossard

75-24034

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 4TH
day of APRIL, A. D. 1975; personally appeared the within named _____

VESTON B. HUDSON, ADULT MALE
_____ Grantor _____ in the above conveyance, and acknowl-
edged the same to be his 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, 4, 1976 John D. Jewell Notary Public
JOHN D. JEWELL

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

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:

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. 75 24034
My Commission expires _____ Notary Public

WARRANTY DEED
FROM _____
TO _____
STATE OF INDIANA
Received for record this _____ day of _____, 19____
at _____ o'clock _____ m, and _____ page
Recorded in Book No. _____ Recorder _____ County _____
Endorsed NOT TAXABLE this _____ day of _____, 19____ Auditor _____ County _____
**Division of Land Acquisition
Indiana State Highway Commission**

Parcel 594

QUITCLAIM DEED

THIS INDENIURE WITNESSETH that the State of Indiana, in consideration of the sum of One Thousand Six Hundred Fifty Dollars (\$1,650.00), the receipt of which is hereby acknowledged, hereby quitclaims to Waymon Clark and Jessie May Clark, of Marion County, Indiana, the following described real estate situated in Marion County, State of Indiana, to wit:

PROJECT I-70-3(52)77

PARCELS 593 THRU 606 INCLUSIVE AND
PARCEL 619

Handwritten notes and stamps: "1650 207 85", "EXEMPTION", "RECORD", "MARION COUNTY INDIANA".

A part of Lots 84 thru 92 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 92; thence South 0°-28'-15" E 270.00 feet along the east line of said lots to the southeast corner of said Lot 84; thence North 88°-15'-45" W 80.00 feet along the south line of said Lot 84 to the east boundary of I-70; thence N 0°-28'-15" W 270.00 feet along the boundary of said I-70 to the north line of said Lot 92; thence South 88°-15'-45" East 80.00 feet along the north line of said Lot 92 to the point of beginning and containing 21,584 square feet or 0.496 acres, more or less.

Also, a part of Lots 79 thru 83 inclusive in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the City of Indianapolis, as per plat thereof, Recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, described as follows:

Beginning at the northeast corner of said Lot 83; thence South 0°-28'-15" East 135.00 feet; thence North 88°-15'-45" West 90.00 feet to the west line of said Lot 79; thence N 0°-28'-15" W 15.00 feet along said west line to the northwest corner of said Lot 79; thence North 18°-10'-29" East 31.26 to the north line of said Lot 80; thence North 0°-28'-15" West 90.00 feet to the north line of said Lot 83; thence South 88°-15'-45" East 80.00 feet along said north line to the point of beginning and containing 11,092 square feet or 0.255 acres, more or less.

Excepting and reserving unto the State of Indiana any and all rights of Ingress to and Egress from the land herein conveyed over and across the following described line; Beginning at the northwest corner of Lot 92 in McKernan and Pierce's Subdivision of part of Out Lot 121 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 94, in the Office of the Recorder of Marion County, Indiana, said corner being on the north boundary of I-70; thence South 88 degrees 15 minutes 45 seconds East 10.00 feet along the north line of said lot and the boundary of said I-70; thence South 0 degrees 28 minutes 15 seconds East 372.00 feet along said boundary to the south line of Lot 81 in said subdivision; thence South 18 degrees 10 minutes 29 seconds West 31.26 feet along said boundary to the terminus. It is the purpose of this exception and reservation to provide that no easement of access shall attach or be appurtenant to the real estate herein conveyed by reason of the fact that the same abuts upon I-70, a limited access facility.

WHEREAS, the fee simple title to the real estate hereinabove described was acquired by the State of Indiana through the Indiana Department of Highways in the acquisition of real estate for Project I-70-3(52)77, and properly recorded in the Office of the Recorder of Marion County, State of Indiana; and

WHEREAS, the Indiana Department of Highways, by Order of the Director, has determined that the above described real estate will not be needed for highway purpose or purposes incidental thereto within a reasonable time in the future; and

WHEREAS, the requestor has paid the full purchase price.

NOW THEREFORE this Quitclaim Deed is executed by the State of Indiana in conformity with the I.C. 8-13-2-7.

IN WITNESS THEREOF, the State of Indiana has hereunto set its hand by the Governor of the State of Indiana, attested to by the Auditor of the State of Indiana and attached the Corporate Seal of the State of Indiana, August 2nd, 1985 (DATE).



STATE OF INDIANA

John M. Mutz
JOHN MUTZ Lt. Governor acting in behalf
of ROBERT D. ORR Governor

ATTEST:

Otis E. Cox
Otis E. Cox, Auditor
State of Indiana

Approved as to form and legality by:

Linley E. Pearson JUL 31 1985
Linley E. Pearson, Attorney General
J. Gordon Gibbs, Chief Council-Departments
State of Indiana

This Instrument Prepared By:

John W. Brossart, Chief
Division of Land Acquisition

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, A Notary Public in and for said County, personally appeared this 2nd day of August, 1985, JOHN ^{M.}MUTZ Lt. Governor acting in behalf of ROBERT D. ORR Governor he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Anna A. Price
Notary Public GARNAG, PRICE

My Commission Expires: 8-7-87
County of Residence: Marion

STATE OF INDIANA)
)
COUNTY OF MARION)

Before me, the undersigned, a Notary Public in and for said County, personally appeared this 7th day of August, 1985, Otis E. Cox, Auditor of State, he being thereunto duly authorized, and acknowledged the execution of the foregoing Quitclaim Deed for and on behalf of the State of Indiana.

Witness my hand and seal.

Thomas M. Cox
Notary Public

My Commission Expires: 1-19-87
County of Residence: Marion

INDIANA STATE HIGHWAY COMMISSION

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

0536

_____ May 8 _____ 19 75

To
 Veston B. Hudson
 3430 South Rural
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. 1362143 May 2 19 75
 in settlement of the following vouchers:

Transmittal #75-691

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>594</u> as per Grant/Warranty Deed, Dated <u>4/4/75</u>	\$625. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Veston B Hudson

Date

May 12, 1975

Part Control

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3(52) Road I-70 County MARION Owner KENNETH PEDI⁹⁰ Parcel # 594

	1st APPRAISAL	2nd APPRAISAL	3rd APPRAISAL	4th APPRAISAL	REVIEWER'S
APPRAISER	DOBROTA				VALUE IF DIFFERENT FROM APPRAISAL
FEE (F), STAFF (S), OWNER (O)	5				
DATE OF APPRAISAL	2-4-75				
BEFORE VALUE	625 ⁻				
AFTER VALUE	—				
DIFFERENCE	625 ⁻				
LAND &/OR IMPROVEMENTS	625 ⁻				
LOSS IN VALUE TO REMAINDER	0				
ESTIMATED COMPENSATION (DUE PROPERTY OWNER)	625 ⁻				
NON-COMPENSABLE ITEM	0				
CHECK (✓) IF APPROVED AS IS	✓				

REVIEWERS COMMENTS AND/OR CORRELATION (SEE ATTACHED SHEET)

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal (s). I also certify that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my estimate of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my understanding that the value estimate may be used in connection with a Federal-Aid highway project. I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 2-4-75 is \$ ~~600~~ 625 404.

DATE 3-11-75 SIGNED William D. White DATE 3-27-75 SIGNED _____
 1st REVIEW APPRAISER 2nd REVIEW APPRAISER

DATE _____ APPROVED _____
 CHIEF REVIEW APPRAISER

APPROVED APPRAISAL AMT. FOR 2,700 S.F. REQUIRED R/W \$ ~~600~~ 625 404
 (AREA SIZE) 3-27-75

APPROVED APPRAISAL AMT. FOR _____ EXCESS LAND \$ _____
 (AREA SIZE)

I certify that the above tabulation contains all appraisals made and no changes or alterations have been made therein since the reviewer's determination of value was established, except as documented above, and with the knowledge of the original reviewer. This certification is prepared and submitted in accordance with Federal Highway Administration PPM-80-1, Section 5, Paragraph 3c.

SIGNED: Robert C. Bommer
 TITLE: ASSISTANT CHIEF APPRAISER
 MAR 13 1975 INDIANA STATE HIGHWAY COMMISSION

APPRAISER'S NAME	APPRAISED AMOUNT			DATE OF APPRAISAL			DATE OF APPR REVIEW			AMOUNT PAID FOR BUILDINGS			PROPERTY USE		L.A. CODE	
	26	29	32	35	37	39	41	43	45	47	50	53	56	75	79	
MIKE DOBROTA	0	0	625	00	02	04	75	02	04	75	0	00	00	00	RESD	053671

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 594

NAME & ADDRESS OF OWNER VESTON B. HUDSON, 3430 S. Rural, Indpls, Ind. PHONE 787-5221

NAME & ADDRESS OF PERSON CONTACTED J.A.A. PHONE J.A.A.

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

DATE ASSIGNED 3-17-75 DATE OF CONTACT 4-4-75 TIME OF CONTACT 9:30 A.M.

OFFER \$ 625⁰⁰ TYPE OF CONTACT: (x)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u>YES</u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u>YES</u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u>YES</u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u>NA</u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I met with Mr. Hudson and he signed the deed and claim voucher. I gave him a receipt for the deed and a copy of the deed. Mr. Hudson gave me a check to the Marion County Treasurer for \$22.04 for the taxes payable in 1975. I will take the check to the Treasurer and pick up a receipt.

Status of Parcel: ()-Secured, ()-Condemned, (x)-Other (Explain):

- Distribution Made
- | | |
|----------------------|--------------------|
| (x) Parcel | (x) Weekly Summary |
| (x) Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

To PAY TAXES

John D. Swallow
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division (Rev. 11-74)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 594

NAME & ADDRESS OF OWNER VESTON B. HUDSON, 3430 S. Rural, Indpls, Ind.
PHONE 787-5221

NAME & ADDRESS OF PERSON CONTACTED J.A.A.
PHONE J.A.A.

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

DATE ASSIGNED 3-17-75 DATE OF CONTACT 4-1-75 TIME OF CONTACT 8:00 A.M.

OFFER \$ 625⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, (X)-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. <u> </u> Any other liens, judgements, etc.? | 14. <u> </u> Written offer? |
| 5. <u> </u> Showed plans? Explained take? | 15. <u> </u> Retention Letter? |
| 6. <u> </u> Explained about retentions? | 16. <u> </u> Statement of Just Compensation? |
| 7. <u> </u> Any major item retained? | 17. <u> </u> Tax memo (interim period)? |
| 8. <u> </u> Any minor items retained? | 18. <u> </u> Receipt of Deed? |
| 9. <u> </u> Walked over property? | 19. <u> </u> Copy of Deed? |
| 10. <u> </u> Arranged for owner to pay taxes? | 20. <u> </u> Private appraisal letter? |
| 11. <u> </u> Secured Right-of-Entry? | 21. <u> </u> Brochure, "Relocation & You"? |

REMARKS: I called Mr. Hudson and told him that the special Service Assessments would be released by the Dept. of Parks. I asked Mr. Hudson if he had reached a decision on our offer. He said that we had not even offered the assessed value of the property which is \$660⁰⁰ (assessed value = \$220⁰⁰ being 1/3 of total). I told him I could not change the offer. Mr. Hudson said I should call him back about 7:30 A.M. Friday for his decision.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):

Distribution Made

- | | |
|----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| () Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

John D. Sewell
(Signature)

PROJECT NO. I-90-3 (52)

COUNTY MARION PARCEL NO. 594

NAME & ADDRESS OF OWNER VESTON B. HUDSON, 3430 South Rural, Indpls, Ind.

PHONE 787-5221

NAME & ADDRESS OF PERSON CONTACTED KEITH MEYER, Department of Parks,

1426 West 29th St, Indpls, Ind. PHONE 926-2460

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

DATE ASSIGNED 3-17-75 DATE OF CONTACT 3-31-75 TIME OF CONTACT 3:00 P.M.

OFFER \$ 625⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL

Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway Right-of-Entry? |
| 2. <u> </u> Any affidavits taken? | 13. <u> </u> Sent Daily Notice to Relocation Section? |
| 3. <u> </u> Any mortgage(s)? | 14. <u> </u> Written offer? |
| 4. <u> </u> Any other liens, judgements, etc.? LEFT FOLLOWING PAPERS WITH OWNERS: | 15. <u> </u> Retention Letter? |
| 5. <u> </u> Showed plans? Explained take? | 16. <u> </u> Statement of Just Compensation? |
| 6. <u> </u> Explained about retentions? | 17. <u> </u> Tax memo (interim period)? |
| 7. <u> </u> Any major item retained? | 18. <u> </u> Receipt of Deed? |
| 8. <u> </u> Any minor items retained? | 19. <u> </u> Copy of Deed? |
| 9. <u> </u> Walked over property? | 20. <u> </u> Private appraisal letter? |
| 10. <u> </u> Arranged for owner to pay taxes? | 21. <u> </u> Brochure, "Relocation & You"? |
| 11. <u> </u> Secured Right-of-Entry? | |

REMARKS: I after researching the Special Assessments shown on the title search as items 6, 7 & 8 of Schedule "B" at the City-County Building, I learned that they were for weed clearing. The Treasurer's Office told me they were placed on the records by the Parks Department. I went to the Parks Dept. and talked to Mr. Keith Meyer. I explained that this property had been sold at ~~the~~ tax sale in 1972 and that the Deed to it had been delivered in ~~October~~ September of 1974. The weed removal assessments had been placed on the property in 1972, 1973, and 1974. Mr. Meyer said he would have them removed and mail me a copy of the releases.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):

Distribution Made

- | | |
|----------------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| () Owner | () Attorney |
| () Broker <u>NA</u> | () Other, Specify |

To contact Hudson

J. D. Jewell
(Signature)

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 594

NAME & ADDRESS OF OWNER Veston B. Hudson, 3430 South Rural,
Indpls, Indiana. PHONE 787-5221

NAME & ADDRESS OF PERSON CONTACTED J.A.A. PHONE J.A.A.

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

DATE ASSIGNED 3-17-75 DATE OF CONTACT 3-27-75 TIME OF CONTACT 10:30 A.M.

OFFER \$ 625⁰⁰ TYPE OF CONTACT: (X)-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|--|
| 1. <u>YES</u> Checked Abstract with owner? | 12. <u>NO</u> Secured driveway Right-of-Entry? |
| 2. <u>NO</u> Any affidavits taken? | 13. <u>YE</u> Sent Daily Notice to Relocation Section? |
| 3. <u>NO</u> Any mortgage(s)? | |
| 4. <u>YES</u> Any other liens, judgements, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u>YES</u> Showed plans? Explained take? | 14. <u>YES</u> Written offer? |
| 6. <u>NA</u> Explained about retentions? | 15. <u>NA</u> Retention Letter? |
| 7. <u>NA</u> Any major item retained? | 16. <u>YES</u> Statement of Just Compensation? |
| 8. <u>NA</u> Any minor items retained? | 17. <u>YES</u> Tax memo (interim period)? |
| 9. <u>NO</u> Walked over property? | 18. <u>NO</u> Receipt of Deed? |
| 10. <u>NO</u> Arranged for owner to pay taxes? | 19. <u>NO</u> Copy of Deed? |
| 11. <u>NO</u> Secured Right-of-Entry? | 20. <u>NO</u> Private appraisal letter? |
| | 21. <u>NO</u> Brochure, "Relocation & You"? |

REMARKS: I met with Mr. Hudson and showed and explained the plans. I explained that this was a total acquisition of his Lot (#80 in McKernan and Pierce's Subdivision) for widening and lengthening of the ramp to I-70. I checked the abstract, gave the offer letter and statement of just compensation. Mr. Hudson had his deed recorded October 28, 1974, instrument # 74-67286. Mr. Hudson was unaware of the special Assessments which are against the property and I told him I would check them out. I told Mr. Hudson that I would contact him next week for a decision.

V. B. H.

Status of Parcel: ()-Secured, ()-Condemned, (X)-Other (Explain):
Distribution Made

- | | |
|------------|--------------------|
| (X) Parcel | (X) Weekly Summary |
| (X) Owner | () Attorney |
| () Broker | () Other, Specify |

John D. Swelliger
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

Par.
594

S.R.	PROJECT	COUNTY	PNTIC #
	I-70-3- (52)	Marion	74-7559-S

Name on Plans _____

Name of Fee Owner Veston B. Hudson

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby certifies that a search of the records from October 10, 1974 8A.M. to and including April 9, 1975 8A.M. reveals no changes as to the real estate described under PNTIC # 74-7559-G/C except:

1. Taxes for 19 73 payable 19 74 in name of Kenneth Pedigo
 Duplicate # 4325364 Parcel # 1061537 Township I-Center Code # 1-01
 May \$ 10.99 (paid) (~~unpaid~~); November \$ 10.99 (paid) (~~unpaid~~)
 Taxes for 19 74 payable 19 75 now a lien, in name of Kenneth Pedigo.
 Assessed Valuation:
 Land: \$220.00 Improvements: None Exemptions: None

2. According to information in our files, the land may be in violation of the municipal ordinance controlling unwholesome environmental conditions which may result in an assessment lien in an unspecified variable amount for: Parcel #1061537 Assessment #08271

When the assessment is paid, proof of compliance must be furnished and may be obtained from:

Office of Weed Control
 Department of Parks and Recreation
 1426 West 29th Street
 Indianapolis, Indiana 46208
 Phone: 926-5401

3. According to information on our files, the land may be in violation of the municipal ordinance controlling unwholesome environmental conditions, which may result in an assessment lien in an unspecified variable amount for: Parcel #1061537 Assessment #04267

When the assessment is paid, proof of compliance must be furnished and may be obtained from:

Office of Weed Control
 Department of Parks and Recreation
 1426 West 29th Street
 Indianapolis, Indiana 46208
 Phone: 926-5401

Continued

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

H. R. Caniff

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 15th day of April, 1975.

Jose L. Dicen
 Authorized Signatory

Jose L. Dicen, Title Officer

**Pioneer National
Title Insurance Company**

Guaranty Number 74-7559-S

4. The record owner above acquired title by Tax Deed from the Auditor of Marion County, dated September 20, 1974, recorded October 28, 1974 as instrument #74-67286.
5. Title should be perfected against Kenneth Pedigo, the record owner at time of tax sale.
6. Item 9 of Schedule "B" is hereby deleted.

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GUARANTY OF TITLE

Pioneer National Title Insurance Company

155 E. MARKET STREET, INDIANAPOLIS, INDIANA 46204

S.R.	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 74-7559-G/C
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Names on Plans _____

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation, in consideration of premium paid, hereby guarantees that as of the 10th day of October, 19 74, 8A.M.

KENNETH PEDIGO

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 DIVISION OF LAND ACQUISITION

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

H. R. Caviff

Assistant Vice President

Robert H. Davenport

Vice President

Countersigned and validated as of the 21st day of Oct., 19 74

Jose L. Dicen
Authorized Signatory

JOSE L. DICEN, TITLE OFFICER

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 80 in McKernan and Pierce's Subdivision of Out Lot 121 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 94 in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

County Commissioner's Deed from the Board of Commissioners of Marion County, Indiana dated September 20, 1968 recorded July 10 1969 as instrument #69-36101 in the Office of the Recorder of Marion County, Indiana.

U.S.R.-None shown

SCHEDULE "B"

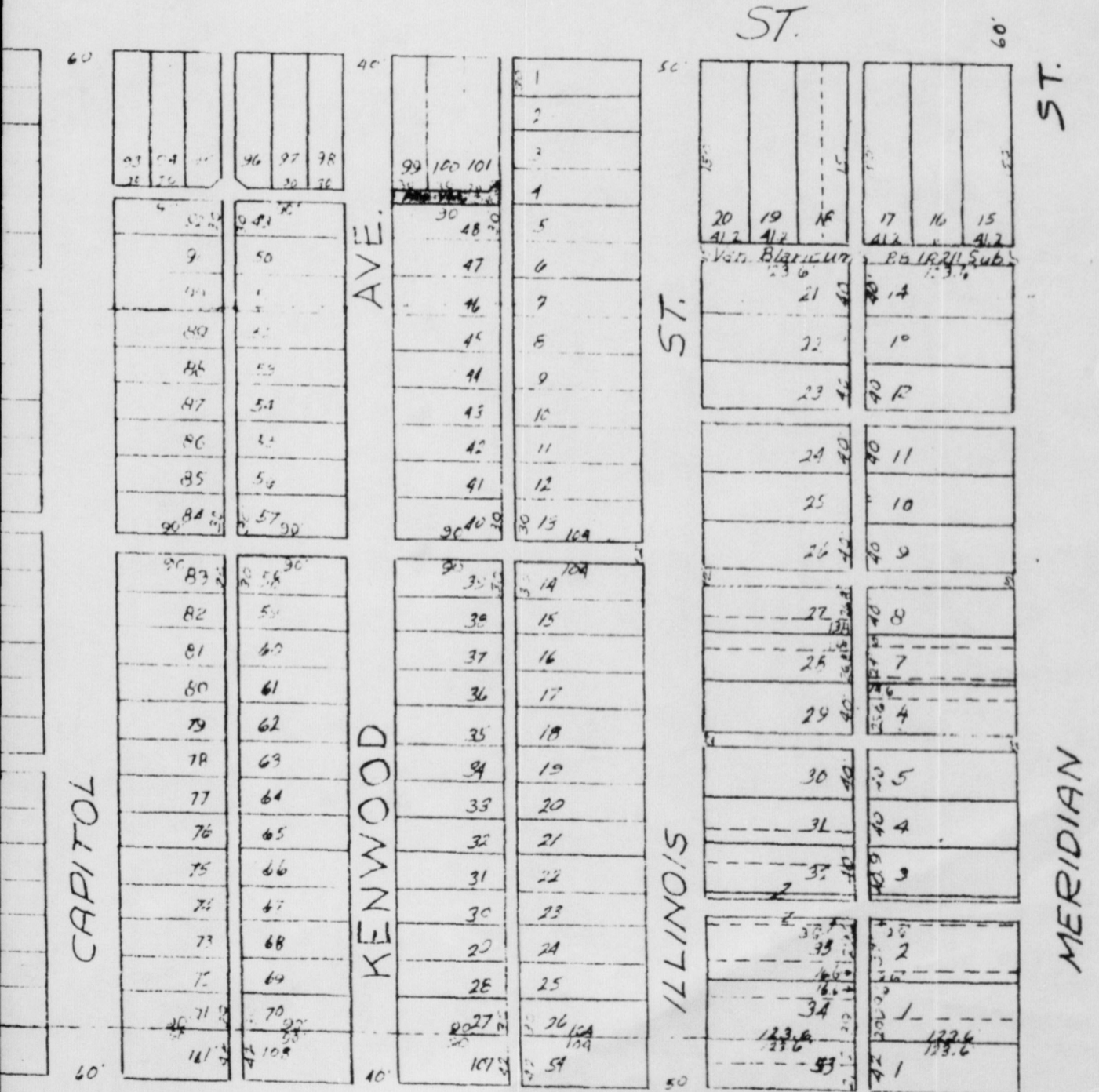
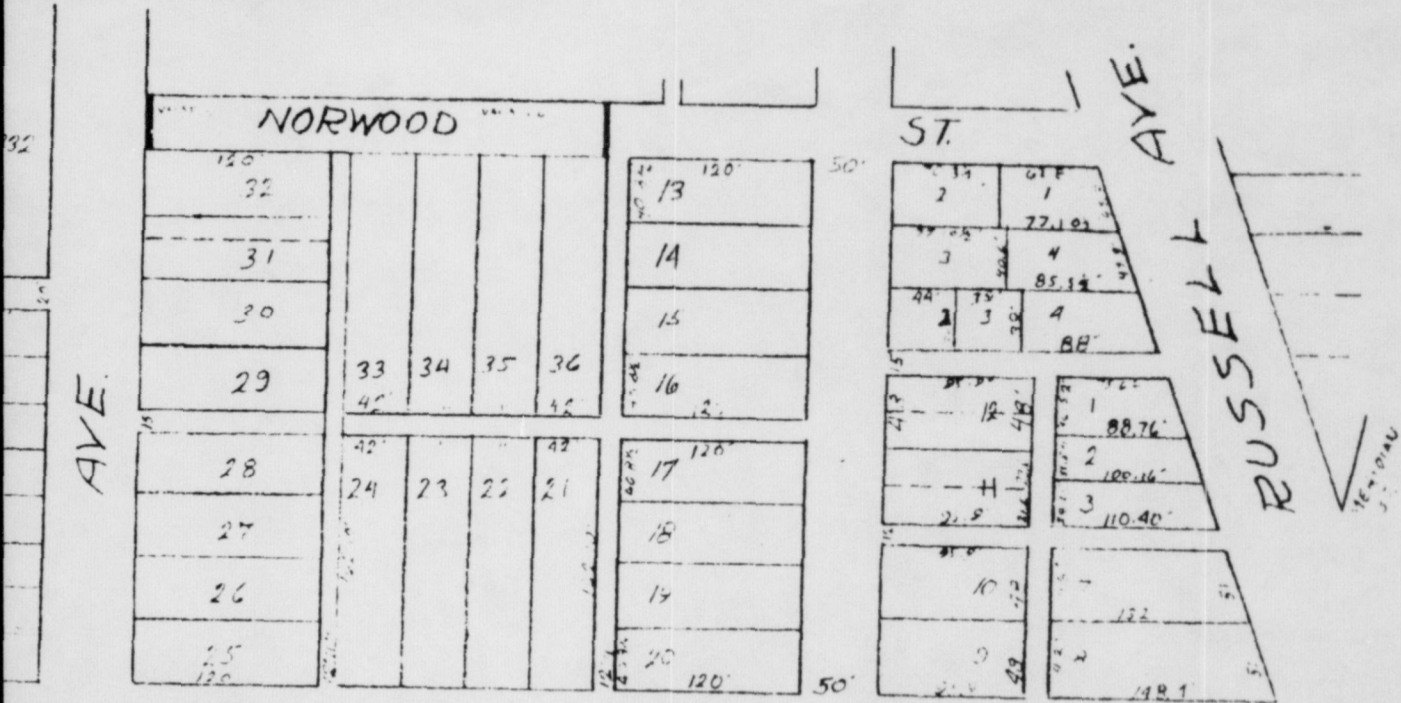
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

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 73 payable 19 74 in name of Kenneth Pedigo
Duplicate # 4325364 Parcel # 1061537 Township I-Center Code # 1-01
May \$ 10.99 ~~(paid)~~ (unpaid); November \$ 10.99 ~~(paid)~~ (unpaid)
Taxes for 19 74 payable 19 75 now a lien, in name of Kenneth Pedigo.
Assessed Valuation: May \$10.99 unpaid and delinquent plus penalty
Land: \$220.00 Improvements: None Exemptions: None
6. *Billing date 4-3-73* Special Services Assessment fro \$97.20 unpaid on Lot 80 herein, assessed in the name of Kenneth Pedigo, Duplicate #4301315, Parcel #1061537. *Res. yr. '71*
7. *4-3-73* Special Services Assessment for \$101.70 unpaid on Lot 80 herein, assessed in the name of Kenneth Pedigo, Duplicate #4301318, Parcel #1061537, *Res. yr. '72*
8. *4-10-74* Special Services Assessment for \$15.00 unpaid on Lot 80 herein, assessed in the name of Kenneth Pedigo, Duplicate #4301317, Parcel #1061537, *Res. yr. '74*
9. Rights of Veston B. Hudson, purchaser at Tax Sale on August 11, 1972 for non payment of taxes, costs and charges for the year 1971 and prior, Certificate #9313, Tax Sale Register 36 page 29. Tax record shows that deed was made of subject real estate on September 20, 1974. We find no record of such deed.

1/2 SE. 1/4 SEC. 11-15-3



DR. 11-70