

67 57354

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 384

*nr 700*

This Indenture Witnesseth, That  
*John Ladd and Myrtle V. Ladd (adults, husband & wife)*

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

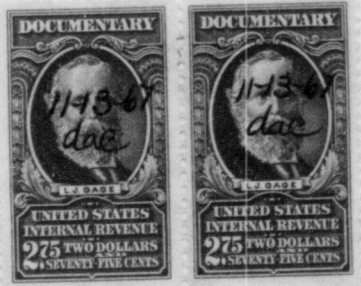
the STATE OF INDIANA for and in consideration of

*Four Thousand Five Hundred Twenty Five (\$4525)* Dollars,

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

LOT 22 IN KLINGENSMITH'S CORRECTED SUBDIVISION OF LOT 1 IN VAN BLARICUM'S SUBDIVISION OF OUT LOT 128, AS RECORDED IN PLAT BOOK 3, PAGE 27, OF THE RECORDER'S OFFICE OF MARION COUNTY, INDIANA. ALSO 5 1/2 FEET SOUTH OF AND ADJOINING SAID LOT 22 BY THE VACATION OF FIRST ALLEY NORTH OF RAY STREET.

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 NOV 17 AM 8:59  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

090136 NOV 17 '67

*John T. Sutton*  
COUNTY AUDITOR

Paid by Warrant No. *A 179050*  
*A 179049*  
Dated *11-10-1967*

Land and improvements \$ *4525*; Damages \$ *- 0 -*; Total consideration \$ *4525.00*

*WAB*  
*9-8-67*

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 *31<sup>st</sup>* day of *August* 19*67*

(Seal) \_\_\_\_\_ (Seal)  
*x John Ladd (adult husband)* (Seal) *x Myrtle V. Ladd (adult wife)* (Seal)  
*John Ladd* (Seal) *Myrtle V. Ladd* (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

67 57354

*W. W. Brossart*  
OCT 10 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 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.

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 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.

My Commission expires \_\_\_\_\_ Notary Public

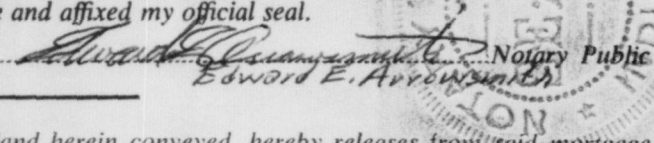
STATE OF INDIANA, \_\_\_\_\_ Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ 31st day of \_\_\_\_\_ August, A. D. 1967; personally appeared the within named \_\_\_\_\_

John Ladd and Myrtle V. Ladd Grantor s in the above conveyance, and acknowledged 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 July 10, 1971 \_\_\_\_\_ 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 transaction, 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.

My Commission expires \_\_\_\_\_ 67 57354 \_\_\_\_\_ 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 \_\_\_\_\_ County \_\_\_\_\_

67

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 28 19 67

To John & Myrtle Ladd  
Indianapolis, Ind.

GENTLEMEN:

We enclose State Warrant No. A-187142 12-20-19 67  
in settlement of the following vouchers: 68-321

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>384</u> as per Grant/Warranty Deed, Dated <u>11-14-67</u>	\$208 <del>2</del> 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Myrtle Ladd  
Date 2/8/68

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

November 9, 1967 19

To **John & Myrtle V. Ladd**  
 742 Chubbuck Street  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-179049 11-02 19 67  
 in settlement of the following vouchers:

Transmittal #68-225

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>384</u> as per Grant/Warranty Deed, Dated <u>8-31-67</u>	<p style="text-align: right;"><b>\$4483.68</b></p>

FILE COPY

Payment Received: By \_\_\_\_\_

Date \_\_\_\_\_

## INDIANA STATE HIGHWAY COMMISSION

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

November 9, 1967

19

To Marion County Treasurer  
 City County Building  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-179050 11-029 67  
 in settlement of the following vouchers:

Transmittal #68-225

Description	Amount
<p>John &amp; Myrtle V. Ladd            942 Chadwick Street            Indianapolis, Indiana            Dup. #7135668 Parcel #1010094</p> <p>For <u>Taxes</u> on State Road</p> <p>No. <u>I-70</u> in <u>Marion</u>            County, Project <u>I-70-3 (52)</u></p> <p>Parcel No. <u>384</u> as per Grant/Warranty            Deed, Dated <u>8-31-67</u></p>	\$41.32

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. 384  
Road I 70  
County Musion  
Owner John Ladd  
Address 942 Chadwick St  
Address of Appraised Property:  
942 Chadwick

I have reviewed this parcel and appraisal report for the following items:

- I have personally checked all comparables and concur in the determinations made.
- Planning and Detail Maps were supplied appraisers.
- The three approaches required (Income, Market Data, and Cost Replacement) were considered.
- Necessary photos are enclosed.
- 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.
- Plats drawn by the appraisers are attached.
- I have personally inspected the Plans.
- I have personally inspected the site and familiarized myself with the parcel on...
- 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  
Adm. Acq.  
yes  
yes  
yes  
yes  
Adm. Acq.  
3/22/67  
yes  
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:	\$ 4525	\$	\$ 4525
(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	\$ 4525	\$	\$ 4525
(1) Land and/or improvements	\$ 4525	\$	\$ 4525
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 4525	\$	\$ 4525

Approved	Date	Signed
Acting Rev. Appr.	4/4/67	James R. Zink Phillip J. York
Asst. or Chief Appr.	4/13/67	Fred Wehler

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-352

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 384

NAME & ADDRESS OF OWNER John Ladd + Myrtle V Ladd

942 Chadwick St, Indpls PHONE # Me 2-0239

NAME & ADDRESS OF PERSON CONTACTED Marion Co. Treas. Office

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7/20/67 DATE OF CONTACT 9/1/67

OFFER \$ 4.525 TIME OF CONTACT 10:00 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: Secured 67 B takes from Marion Co. Treas and completed this amount in Voucher (41,32)

Status of Parcel: ( ) - Secured, ( ) - Bought, awaiting mortgage release, ( ) - Condemned  
( ) Other, awaiting what? Nothing - Secured

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

[Signature]  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 384

NAME & ADDRESS OF OWNER John Ladd and Myrtle V. Ladd

942 Chadwick St., Tindals Twp PHONE # Me2-0239

NAME & ADDRESS OF PERSON CONTACTED same PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7/20/67 DATE OF CONTACT 8/31/67

OFFER \$ 4525<sup>00</sup> TIME OF CONTACT 5:00 P.M.

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? \_\_\_\_\_)
- 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 and Mrs Ladd signed 2 vouchers, Deed, /  
Receipt of Deed to complete securing of subject. Buyer  
must secure amount of 67 B. taxes from Co. Treasurer  
and deduct from vouchers.

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

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

Award E. Aronson  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(51)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 384

NAME & ADDRESS OF OWNER John Ladd and Myrtle V. Ladd

942 Chadwick St., Indpls PHONE # 632-0239

NAME & ADDRESS OF PERSON CONTACTED Mr and Mrs Ladd

Same PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7/20/67 DATE OF CONTACT 7/26/67

OFFER \$ \$ 4525<sup>00</sup> TIME OF CONTACT 4:30 P.M.

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. Yes Any being retained?
- 8. Yes Walked over property with owner? (or with whom? \_\_\_\_\_)
- 9. No 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. Yes Waivers, were any secured? 15. No Filled out RAAP Form?

REMARKS: Buyer explained all rights to Mr and Mrs Ladd (Relocation Payments and Closing Costs). Buyer gave them the 180 day letter and offer. They want to "think" about and will call. Owners signed (1) Occupancy Form (2) Room Count

Status of Parcel: ( ) - Secured, ( ) - Bought, awaiting mortgage release, ( ) - Condemned  
( ) Other, awaiting what? Owner's Decision

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

Edward E. Carr  
(Signature)

Per 384

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13888-S

Name on Plans John & L. Kirsh

Name of Fee Owner John Ladd

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 November 15, 1966 8 A. M. to and including September 15, 1967 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13888-0 except:

1. Taxes for 19 66 payable 19 67 in name of John and Loretta Kirsch  
Duplicate # 7135668 Parcel # 1010094 Township I-Center Code # 1-01  
May \$ 41.32 (paid) (~~unpaid~~); November \$ 41.32 (~~unpaid~~) (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

*Russell Nelson*  
Assistant Secretary

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 21st day of September, 19 67.

*Ralph W. Fraker*  
Authorized Signatory

RALPH W. FRAKER  
Attorney

**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 65 payable 19 66 / in name of John and Loretta Kirsch  
on L22 & 1/2 Vac. Alley adj. L22 herein  
Duplicate # 6051527 Parcel # 1010094 Township I-Center Code # 1-01  
May \$ 38.56 (paid) (~~XXXX~~); November \$ 38.56 (~~XXXX~~) (unpaid)  
Taxes for 19 66 payable 19 67 now a lien.  
Assessed Valuation:  
Land \$310.00 Improvements \$500.00 Exemptions None.

GUARANTY OF TITLE

384

Pioneer National Title Insurance Company  
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70,	I-70-3 (52)	Marion	66-13888-0

Names on Plans John & L. Kirsh

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 15 day of November, 19 66, 8 A.M.

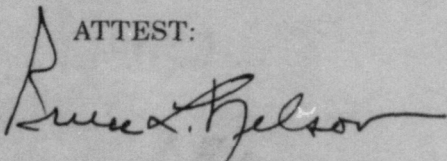
John Ladd  
c/o Woodruff Rlty. Co.  
3715 Lorraine Rd.,  
Indianapolis, Indiana, 46220

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".

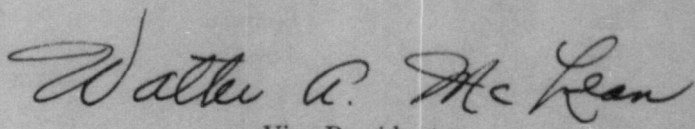
This Guaranty is issued for the use and benefit of the State of Indiana.

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

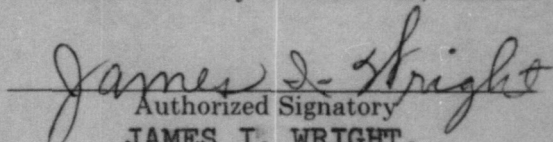
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:  
  
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

  
Vice President

Countersigned and validated as of the 14 day of Dec., 1966

  
Authorized Signatory  
JAMES I. WRIGHT,  
Attorney

SCHEDULE "A"

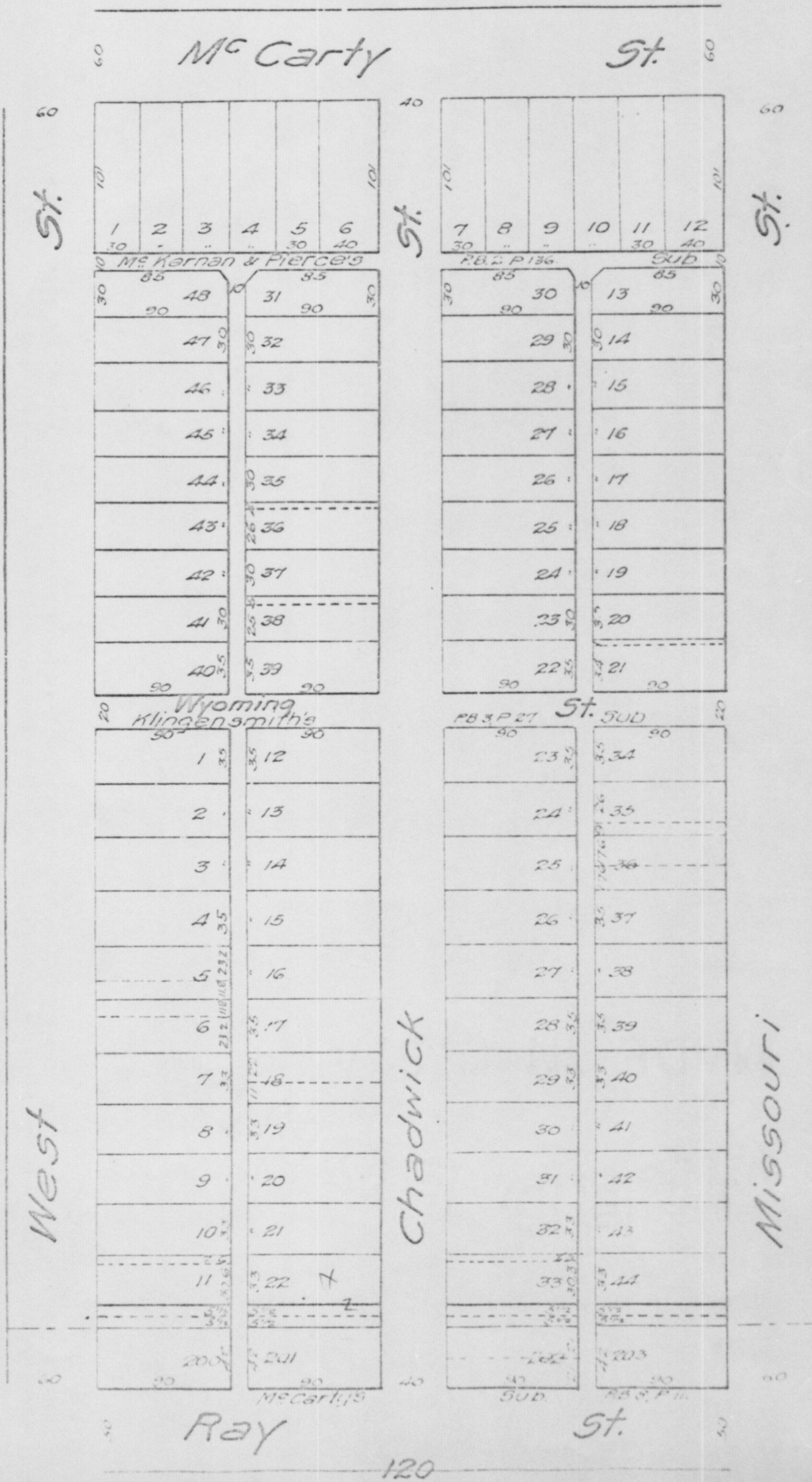
The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 22 in Klingensmith's corrected Subdivision of Lot 1 in Van Blaricum's Subdivision of Out Lot 128, as recorded in Plat Book 3, page 27, of the Recorder's Office of Marion County, Indiana. Also 5 1/2 feet South of and adjoining said Lot 22 by the vacation of first alley north of Ray Street.

The Record Owner or Owners disclosed above acquired title by

Deed from John Kirsch, an unmarried adult dated October 26, 1966 recorded October 27, 1966 Instrument #66-55309. (U.S.R. \$4.40)

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



Mc Carty St.

St.

St.

St.

St.

West

Chadwick

Missouri

Ray

St.

W. Pt. O.L. 128