

68 27696

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 329

This Indenture Witnesseth, That William P. Halloran (Unmarried adult) and
Subject to life estate of
William Halloran (unmarried widower of Margaret Mary Halloran)

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

----- (\$4,500.00) ----- Dollars,

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

LOT 40 IN JACOB KLINGENSMITH JR'S. CORRECTED SUBDIVISION OF LOT 1 IN OUT LOT 128 OF THE DONATION LANDS
OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 27, 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.

COUNTY AUDITOR

John T. Sutton

807410 JUN 13 '68

FILED ENTERED
FOR TAXATION

Paid by Warrant No. A210168
Dated 5-23-19-68

RECEIVED FOR RECORD
1968 JUN 13 AM 9:01
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$ 4,500.00; Damages \$ None; Total consideration \$ 4,500.00

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 hand and seal, this 16 day of April 19 68
William P. Halloran (Seal) William Halloran (Seal)
William P. Halloran (Unmarried adult) William Halloran (Unmarried widower of
(Seal) Margaret Mary Halloran) (Seal)
----- (Seal) ----- (Seal)
----- (Seal) ----- (Seal)
----- (Seal) ----- (Seal)

AFFIDAVIT

STATE OF INDIANA)
Marion) SS
)

William Halloran being duly sworn upon (his) (~~her~~)

oath says that (he) (~~she~~) is 82 years of age and says that (he) (~~she~~) is the owner of the following described real estate located in _____ County, State of _____, to wit: holder of life estate interest in the following described real estate located in Marion County State of Indiana to wit:

Lot 40 in Jacob Klingensmith Jr's corrected subdivision of Lot 1 in outlot 128 of the Donation Lands of the City of Indianapolis, as per Plat thereof, recorded in Plat Book 3 page 27, in the office of the Recorder of Marion County, Indiana.

Affiant further says that (he) (~~she~~) is the Surviving ~~XXXXXXXXXXXX~~ widower of Margaret Mary Halloran, who died intestate in the City of INDIANAPOLIS State of INDIANA, on OCTOBER 10, 1943

that this affiant and the said MARGARET MARY HALLORAN lived together continuously as husband and wife from date of August 11, 1942, to the date of (~~her~~) death on OCTOBER 10, 1943, and were so living together on said date, that no administration was had upon the Estate of the said Margaret Mary Halloran, 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 Margaret Mary Halloran and that ^{her} ~~his~~ total Estate including interests in jointly owned property and the proceeds of Life Insurance did not exceed the sum of \$60,000.00 and that no Federal Estate Taxes were due thereon.

And further affiant saith not.

William Halloran
William Halloran

Subscribed to and sworn to before me the undersigned, a Notary Public, in and for said State and County this 16 day of April, 1968.

My Commission Expires: January 19, 1970, 19 .

Luther C. Hepler
68 27696 Notary Public
Luther C. Hepler

* This instrument prepared by Luther C. Hepler.

INDIANA STATE HIGHWAY COMMISSION

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

Dec 8, 1967 19

To William Halloran

City

GENTLEMEN:

We enclose State Warrant No. A 183780 12/1/67 19
 in settlement of the following vouchers: 68-275

Description	Amount
For <u>relocation expense</u> on State Road No. <u>49</u> in <u>Marion</u> <u>I-70-3(52)</u> County, Project _____ Parcel No. <u>329</u> as per Grant/Warranty Deed, Dated <u>Oct 25, 1967</u>	208. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By William P HalloranDate 7/1/68

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

June 4, 1968

19

William P. Halloran
To 928 S. Missouri Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-210168 5-23 19 68
in settlement of the following vouchers:

Transmittal #68-647

Description	Amount
For <u> </u> <u> </u> Purchase <u> </u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>329</u> as per Grant/Warranty Deed, Dated <u>4-16-XX 68</u>	\$4500.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

William P Halloran

Date

6-10-68

CONTROL

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(52)
Parcel No. 329
Road I-70
County MARION
Owner WILLIAM P. HALLORAN
Address 928 S. MISSOURI
Address of Appraised Property:
SAME

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... 5/24/67
- 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 5/24/67 (Date):

Estimate of Appraisers:

	By: <u>R. YORK</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>4,500⁰⁰</u>	\$	\$ <u>4,500⁰⁰</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>4,500⁰⁰</u>	\$	\$ <u>4,500⁰⁰</u>
(1) Land and/or improvements	\$ <u>4,500⁰⁰</u>	\$	\$ <u>4,500⁰⁰</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>4,500⁰⁰</u>	\$	\$ <u>4,500⁰⁰</u>

Approved	Date	Signed
<u>Acting Rev. Appr.</u>	<u>5/26/67</u>	<u>John H. Dreyer</u>
Asst. or Chief Appr.	<u>6/6/67</u>	<u>Robert C. Bommer</u>
		<u>Fred C. Lehky</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 329

NAME & ADDRESS OF OWNER William P Halloran

928 S. Missouri St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED William P and William Halloran

PHONE # _____

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

DATE ASSIGNED October 9, 1967 DATE OF CONTACT October 25, 1967

OFFER \$ 4,500⁰⁰ TIME OF CONTACT 6:15 PM

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

- 1. Yes Checked abstract with owner? 2. Yes 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. No 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. NA Secured Right of Entry? 11. NA 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. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: The offer was presented to the property owners. They will consider the offer and call later possibly near Spring.

The list of occupants form was completed
The room count made and voucher for
derlocation relocation was completed and signed

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

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

633-4423
Luther C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

I-70-3(52)

PROJECT NO. ~~I-65-3(32)~~

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 329

NAME & ADDRESS OF OWNER William and William P. Halloran
928 S. Missouri St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. William and William P. Halloran
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT April 15, 1968

OFFER \$ _____ TIME OF CONTACT 8:30 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: The deed, voucher and receipt of warranty
deed were signed.

Left to tax letter. There are no taxes due.

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

637-1006

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

Luther C. Hooper
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-8(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 329

NAME & ADDRESS OF OWNER William P Halloran
928 S. Missouri St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED William P Halloran
PHONE # _____

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

DATE ASSIGNED October 9, 1967 DATE OF CONTACT October January 9, 1968

OFFER \$ _____ TIME OF CONTACT 5:30

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 Halloran explained that they have not been able to find a place to move but will continue to look and will call when they find a place.

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

Distribution Made

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

Luther C Kepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 329

NAME & ADDRESS OF OWNER Halloran - Wm P.
928 S. Mission St PHONE # 632-9823

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT July 17-67

OFFER \$ 4500.00 TIME OF CONTACT 1:30 P.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: Call Owner - Wm Halloran - further
owner answered and stated that the owner
would be away until after Labor Day -
Buyer questioned the information and think
its just a stall. Will call back later.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? awaiting for appointment with owner

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

Bill May
(Signature)

P. 329

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13894-S

Name on Plans Wm. P. Halloran & Wm. P. Halloran, Life Est.

Name of Fee Owner William P. Halloran (fee); Subject to life estate of William Halloran

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 9, 1966 8 A.M. to and including April 18, 1968 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13894-0 except:

1. Taxes for 1966 payable 1967 in name of William P. Halloran (William Halloran, Life Est.)
 Duplicate # 7095490 Parcel #1007224 Township I-Center Code # 1-01
 May \$ None Payable (paid) (unpaid); November \$ None Payable (paid) (unpaid)
 Taxes for 1967 payable 1968 ~~None Payable~~ unpaid in name of William P. Halloran, (William Halloran, Life Est)
 Taxes for 1968 payable 1969 now a lien in name of William P. Halloran, (William Halloran, Life est)

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 25 day of April, 19 68.

Tom Withrow
Authorized Signatory

TOM WITHROW, Attorney

329

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3(52)	COUNTY Marion	PNTIC # 66-13894-0
--------------	-----------------------	------------------	-----------------------

Names on Plans Wm. P. Halloran & Wm. P. Halloran, Life Est.

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 9th day of November, 1966, 8 A.M.

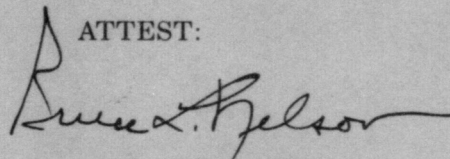
**William P. Halloran (fee); Subject to life estate of
William Halloran
928 S. Missouri Street,
Indianapolis, Indiana**

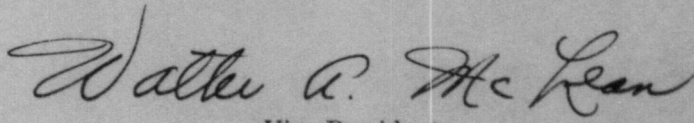
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

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

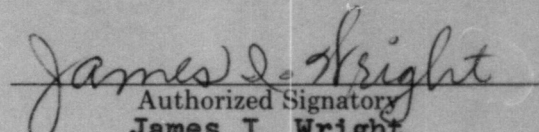
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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 17th day of Nov., 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 40 in Jacob Klingensmith Jr's. Corrected Subdivision of Lot 1 in Out Lot 128 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, page 27, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

**Deed from William Halloran, unmarried widower of Margaret Mary Halloran, Deceased,
dated May 9, 1946, recorded June 14, 1946,
in Deed Record 1220, Inst. #35204. (No U.S.R. 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____ payable 19____ in name of _____
Duplicate # _____ Parcel # _____ Township _____ Code # _____
May \$ _____ (paid) (unpaid); November \$ _____ (paid) (unpaid)
Taxes for 19____ payable 19____ now a lien.~~
5. Taxes for 1965 payable 1966 in name of William P. Halloran and William Halloran.
Duplicate #603750, Parcel #1007224, Township I-Center, Code #1-01.
May Installment, None Payable, By virtue of exemptions equaling assessed valuation.
November Installment, None Payable, By virtue of exemptions equaling assessed valuation.
Assessed Valuation:
Land \$270.00 Improvements \$660.00 Exemptions \$930.00
Taxes for 1966 payable 1967 now a lien.
6. Record title was acquired by William and Margaret Mary Halloran, husband and wife, by deed dated September 29, 1941, in Deed Record 1071, Instrument #45861. It must be disclosed how Margaret Mary Halloran was divested of her title. If she was divested of title by her death, then it must be shown that said persons were husband and wife continuously from date of said deed until the death of Margaret Mary Halloran intestate on -----, and that decedent's total estate, including interests in jointly owned property, and the proceeds of life insurance did not exceed \$60,000.00 and was not subject to Federal Estate Tax.

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

28-2

