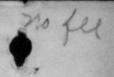
32946

WARRANTY DEED



Project 1-70-3(52)77 Code 0536

Parcel 312

This Indenture Witnesseth, That

William F. Coons & Eva Lena Coons (Adults husband & wife)

of	Marion	County, in the State of	Indiana	Convey and Warrant to
the S	TATE OF INDIA	NA for and in consideration of	Bour thousand two hundr	ed
			-(\$4,200,00)	Dollars,
	eceipt whereof is h	ereby acknowledged, the following	g described Real Estate in	Marion

Lot 38 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.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above described real estate.

> Paid by Warrant No. A-215380 June 26 1968

RECEIVED FOR RECORD '68 JUL 11 PM 3: 11 MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

Land and improvements \$ 4,200,00 ; Damages \$ None : Total consideration \$ 4,200,00

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 country or national thereof; 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 William F. Coons & Eva Lena Coons (Achilts husband & wife)

in h	lliam	Hand's and seal, s, the	his H day of April	19 68
Wi		ons (Adult husband)	Eva Lena Coons (Adult wife)	(Seal)
			(Seal)	(Seal)
		68 3294	(Seal)(Seal)	(Seal)
nja	11/9/66	WHB 4-9-68	This Instrument Prepared by John W. B. AHORNEY.	eossant All

And Commission of the same of	ersigned, own	I have	Public Public Public Public Public Portgage oes here	in and in	act acribed act acribed for ss D. 19 NA act arribed 1.9 NA ribed	and deed my na Good deed my na	Grantor ame and person and person and person ame ame ame ame ame ame ame and person ame	the used affixed affixed the used t	te, this ppeared with the this control of the	purpo official in the purpo official	within he about seal.	named named named named named named named	nveyance mentioned d	e, and acknowle, and acknowle, and acknowle, ss:
My Commission of the same of t	DIANA, DIANA,	I have A and I have I	volumereunto Public Public Public Volumereunto Public Public volumereunto ortgage oes here	in and in	act act acribed act	and deed my naid Cook on the on the	Grantor ame and person and person and person ame ame ame ame ame ame ame and person ame	the used affixed affix	es and peared my of the this and peared my o	purpo official in the in the purpo official	within he about the about	named named named named named named named	nveyance d	e, and acknowle, and acknowle, and acknowle, ss:
STATE OF INIBefore me, the day of	DIANA, me undersigned ion expires DIANA, ce undersigned F. Cook ion expires ion expires ce undersigned full for Cook ion expires cersigned, own id conveyed la	I have	Public volumereunto ariginate oes here	in and in	act acribed for si D. 19 NA act arribed I for si Lien sent to	and deed my naid Cook on the on the	ounty a person d, for a person	and Standard affixed the used the u	te, this ppeared my of the this and ped my of	official d the in the in the purpo official	within he abo ses he l seal. within he abo	named named lare	d	Notary Page 1. Notary Page 1. Notary Page 1. Ounty, ss:
STATE OF INIBefore me, the day of	DIANA, me undersigned fion expires. DIANA, me undersigned F. Cook me to be. Ak ion expires. ersigned, own id conveyed to	I have	Public volumereunto arrigage oes here	in and untary o subsci in and LE untary o subsci	act are for so D. 19 NA act are ribed I for so D. 19 NA act are ribed I for so	aid Cook aid Cook aid Cook aid Cook and deed my naid 70	Grantor and person person person person person person person person d, for tome and person d, for tome and person p	the used affixed	te, this preared with the sand ped my of the sand p	in the purposificial	within he abo ses he l seal. within he abo ses he l seal.	named ove con rein m	d	ounty, ss: e, and ackn Notary Pu ounty, ss:
STATE OF INIBefore me, the day of	DIANA, me undersigned fion expires. DIANA, me undersigned F. Cook me to be. Ak ion expires. ersigned, own id conveyed to	I have	Public Public Public Public Public Portgage oes here	in and untary o subsci	act are for so D. 19 NA	aid Coo aid Coo aid Coo aid Coo aid Coo aid Coo and deed my na 70	Grantor and person person person person d, for the person d, for t	and Stanally aparthe used affixed	te, this ppeared my determined	in the	within he abo ses he l seal. within he abo ses he l seal.	named named named line ve con rein m	d	ounty, ss: e, and ackn Notary Pu ounty, ss:
dged the same of the lay of	ion expires The undersigned of the content of	I have	volumereunto Public Public Volumereunto Public volumereunto ortgage oes here	in and untary o subsc in and in, A. I	act act act act act act act act are lien is ent to	aid Coo	person Grantor d, for in munty an person person d, for i me and	the used affixed	te, this ppeared with the this control of the	in the purposition of the purposition to the purposition of the purpos	within he abo ses he l seal. within he abo ses he ses he seal.	named ove con rein m named lar ove con rein m	d	Notary Pu
day of	ion expires DIANA,	I have	Public EVAvoluhereunio arrigage oes here	in and untary o subsc	act are ribed for so D. 19	aid Cook Cook God deed my naid Cook Cook God deed my naid TO on the	Grantor d, for tame and person d, for tame and description descrip	the used affixed	te, this and ped my of	in the purposition of the purposition to the purposition of the purpos	within he abo ses he l seal. within he abo ses he ses he seal.	named	nveyance entioned veyance entioned	Notary Pu
And Commission of the same of	DIANA, Le undersigned F. Cook the to be Ak tion expires. ersigned, own id conveyed to	I have	Public EVA	in and in Subsciple of Subscip	act are for so D. 19	aid Coo	Grantor d, for the analysis of	the used affixed affixed states affixed states affixed	te, this.	in the intropurpo	he aboses he l seal. within he aboses he l seal.	named	entioned Conveyance aveyance entioned	Notary Pu
Ay Commission of Inc. Before me, the lay of	ion expires DIANA,	I have	Public EVAvoluhereunto	in and in subsc in and in subsc and/or and/or by con	act act act act are sold for the	aid Coo	Grantor d, for the analysis of the analysis o	the used affixed	te, this.	in the in the purpos	he about sess he about sess here about sess here sess.	named	entioned Conveyance entioned	Notary Pu
Ay Commission of Inc. Before me, the lay of	on expires DIANA, The undersigned F. Coon The to be Ak ion expires ersigned, own id conveyed to	I have	Public EVA volumereunio ary origage oes here	in and in A. I. L.E. untary of subscious 19.	for so I so	aid Coo	person ONS Grantor d, for t me and	nd Standally ap	te, this.	I the in the purpos	within he abo ses her	named lar	Control of the contro	Notary Pu
Ay Commission of Inc. Before me, the lay of	DIANA,	I have I have of a modand, and do	Public EVA volu hereunto ary ortgage oes here	in and in A. I LE, untary of subsci	for so D. 19 NA act arribed 19	aid Coo	person person person frantor d, for t me and	nd State	te, this. opeared clull as and ped my, o	in the purpos	within he abo	named lav	Control of the contro	Notary Pu
The underdor lien said of this	on expires.	ein I have I have of a mand, and do	Public EVA volumereuro origage oes here	in and A. I. L. L. untary of subscious 15. and/or and/or by con	for so D. 19 NA act arribed 19 r lien sent to	aid Condest	person PNS Grantor d, for t me and	nd Standally ap	te, this opeared dull se and ped my of	in the purpos	within he abo	named	Conveyance entioned	ounty, ss:
dged the same of the under of the under of the same of the under of the same o	re to be. The conversion expires.	Ecin I have I have of a mand, and do	Public EVA volumereunto ary ortgage oes here	untary o subsci	for so D. 19 NA	Coo God God God My nair 70	person 2/\S. Grantor d, for t me and	nd Standally ap	ppeared dult es and ped my o	in the purpos	within he about	named Lac ove con rein m	l and a veyance entioned	fuefo,
ay of	F. Cooks	I have I frague	volumento ary ortgage oes here	untary of subscients and/or	D. 19 NA act arribed J. 9	Coo Gand deed my nai	person 2/N.S. Grantor d, for t me and	she used affixed	es and ped my of	in the purpos	within he about ses her	named Lac ove con rein m	l Langue entioned	fuefo,
The underdor lien said or lien	ine to be. Ak	Thave I have I frague	volumereunto arujorigage oes here	untary of subsci	act arribed 19	Coo my deed my nat	Grantor d, for to me and	She used affixed	es and production of the	in the	he abo	lar ove con rein m	l and	, and acknowledge
The undend/or lien said ction, this	ion expires	I have I	volu hereunto ary ortgage oes here	and/or	act arribed 19	nd deed my nai	Grantor, d, for t me and	the used affixed	es and ped my o	in ti	he abo ses her seal.	ve con rein m	veyance entioned	, and ackno
The undend/or lien said ction, this	ersigned, own	I have I	ortgage oes here	and/or	r lien	nd deed my nai 70	d, for tome and	the used affixed	ed my o	official	ses her	rein m	entioned	
The under nd/or lien said ction, this	ersigned, own id conveyed la	ner of a mo	origage oes here	and/or	19.	on the	e land	9	Tel.	the ER	G. H	PH	Aller K	Notary Pu
The under nd/or lien said ction, this	ersigned, own id conveyed la	ner of a mo	ortgage oes here	and/or	r lien isent t	on the	e land			er	G. H	EPHA	R	Notary Pu
The under nd/or lien said ction, this	ersigned, own id conveyed la	ner of a mo	ortgage oes here	and/or	r lien isent t	on the	e land							
ounty of			lay of				paymen	herein	conve e consi	yed, l derati	hereby on the	releas refor a	ses from is directe	said mortg
ounty of														
Personally	***************************************											11.		
Personally						(Seal)								(S
Personally						(Seal)								(S
Personally)											
Personally			5.5	s:										
00.00			, .											
00.00	y appeared be	efore me												
e	***************************************			a	bove	named	and d	luly ac	knowle	dged	the ex	xecutio	n of the	above rele
	, da	y of			9110	,	19			00.				
Witness n	ny hand and	official sea	al.											
v Commission	on expires													
y commission	m expires					********					Not	ary Publi	c	
				68	•	200	AC							
						3294	30							
						and	unt)			V County			63	- E
					19.	m,	00		9	3, 5			hada	E SS
8		4			Î	1	9						C) iji E
2		Z		101 27	V3 80	ock.	pag						Bernann	Acquisition ay Commis
-		10				o'ch			this.				IL	A AC
NA FROM	() [2 =	ecos)						ILE	1			Sansana.	2 3
WARRANTY DEED	-	9		this		2	٧٥		AXABLE				ENVE	Land
Z Z		TE		cord		A. A.	Recorded in Book No		TA.				'Lal	te of
4		F		r rea		D	Bo		OT				-	Division of
3		in		d fo			r	911	N p.		1		1	Divis
		· in		0)		1 7	rde		orse	y of			1	dia di

INDIANA STATE HIGHWAY COMMISSION

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

	December	r 27, 19 ⁶	7
To William & Le	na Coons		
Indianapolis	, Indiana		
GENTLEMEN: We enclose State in settlement of the		12-20- 19	6
	Description	Amount	_
No. 49 in County, Project	I-70-3(52) as per Grant/Warranty		
		\$222 00	_
	Date Cugust 26,		-

INDIANA STATE HIGHWAY COMMISSION

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

July 5		1968
To William F. Coons, Eva Lena Coons 1015 Union Street Indianapolis, Indiana		
GENTLEMEN:		
We enclose State Warrant No. A=215380 in settlement of the following vouchers: Transmitta		19 68
Description	Amo	unt
For Purchase on State Road No. I=70 in Marion County, Project I=70=3 (52) Parcel No. 312 as per Grant/Warranty Deed, Dated 4/4/68	\$4,200	00
PLEASE RECEIPT AND RETURN (Do not Payment Received: By Eva Leva Date 8 July 19	Coon	0.

APPRAISAL REVIEW FORM

Division of Land Acquisition Indiana State Highway Commission

Project I-76-3(52)

Parcel No. 3/2

Road I-70

County Marion

Owner William F. Coons et a

Address / 0/5 Union St.

Address of Appraised Property:

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

- I have personally checked all comparables and concur in the determinations made.
- 2. Planning and Detail Maps were supplied appraisers.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered.
- 4. Necessary photos are enclosed.
- The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads.
- 6. Plats drawn by the appraisers are attached.
- 7. I have personally inspected the Plans.
- 8. I have personally inspected the site and familiarized myself with the parcel on...
- 9. The computations of this parcel have been checked and reviewed.
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

yes yes yes yes 6/30/67 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

June 30, 1967:

- (a) The fair market value of the entire property before the taking is:
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is:

The Total Value of Taking Is:
(a minus b) TOTAL

- (1) Land and/or improvements
- (2) Damages
- (3) Less non-compensable items
- (4) Estimated Total Compensation

Estimate of	Appraisers:	
By: Me Cluse	By:	Approved By Reviewer
\$9,200	\$	\$4200
\$ -0-	\$	\$-0-
\$4,200	\$	\$4200
\$4200	\$	\$4200
\$ 0-	\$	\$ -0-
\$	\$	\$ -0-
\$4200	\$	\$4200
-		7

	gned O-	Si	Date	Approved
ort	J. 6	Phill	6/30/67	Rev. Appr.
ley	Celler	Tred	7/6/670	Asst. or Chief Appr.
	Celler	Tred	7/6/670	

(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. <u>I-70-3(52)</u>
BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 312
NAME & ADDRESS OF OWNER William F Couns En Eva Lona Couns
(Ternerly Willeam Rathert etal) 1015 Union literone # 638-3209
NAME & ADDRESS OF PERSON CONTACTED My and Mrs Coons
PHONE #
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED DATE OF CONTACT Ciful 4.1968
OFFER \$TIME OF CONTACT_G: OOPM
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 and Mrs Corns signed the necessary
papers to comay the property to the that
a Indiana.
Mrs Com leaned me the closed from Rathert
to Come so I could make a zorge topy of the
deal for the parcel.
make a copy of the 1907B tag recent and return
the original!
Status of Parcel: ()- Secured, ()- Bought, awaiting mortgage release, ()- Condemned () Other, awaiting what?
Distribution Made (1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify (Signature)

INDIANA STATE HIGHWAY COMMISSION Land Acquisition Division

PROJECT NO. <u>T-70-8(52)</u>
BUYER'S REPORT NUMBER: 8 4 COUNTY Marcon PARCEL NO. 312
NAME & ADDRESS OF OWNER William F. Rathert. (William Toons
1015 Union St. Incleanapelia PHONE # 638-3209
NAME & ADDRESS OF PERSON CONTACTED M. Chons
NAME & ADDRESS OF PERSON CONTACTED 110 - COSTO
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED July 12. 1967 DATE OF CONTACT January 3.1968
OFFERS 4200 TIME OF CONTACT 2:00 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?
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 now in remarks)
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: Talked to My Cours about the property and
is he had been looking for a projected to buy or
ta place to move. Mr. Count said it waster
cold to look for a place but he would continue
to lead around. He states to had my beliffere
number and revuled call when he found a place:
1 toom of would like to be to tall
I till Mr. Com we would like for him to call as soon as possible.
us soon as penice.
Status of Parcel: ()- Secured, ()- Bought, awaiting mortgage release, ()- Condemned
() Other, awaiting what?
Distribution Made (1) Parcel (1) Weekly Summary
() Owner () Other, Specify
(VI) ON OF ILEAST

INDIANA STATE HIGHWAY COMMISSION Land Acquisition Division

	PROJECT NO. 1-70-3(52)
BUYER'S REPORT NUMBER: 2 3 COUNTY Marion	
NAME & ADDRESS OF OWNER William F Rathert (William	m Cerns Centract Buyer
	PHONE #
NAME & ADDRESS OF PERSON CONTACTED Mr. Com.	
	PHONE #
(List other interested parties on reverse side including na	0
DATE ASSIGNED July 12.1967 DATE OF CONTACT	
OFFER \$	11:00
Write YES, NO, or NA (for Not Applicable), as appropriate, in Checked abstract with owner? 2 Any affida	each numbered blank space:
3 Any mortgage(s)? 4 Any other liens, judge	
Showed plans, explained take, made offer, etc.?	
Explained about retention of buildings, etc.? 7.Walked over property with owner? (or with whom?	Any being retained?
9. Arranged for owner to pay taxes? (Explain how in r	emarks)
10 Secured Right of Entry? 11 Secured Drivew	ay Right of Entry?
was Chapter 316, Acts of 1967 Indiana General Assem	bly, explained?
Was 180 Day Notice Letter delivered or mailed to al Waivers, were any secured? 15. Filled out	
REMARKS: Called Mr. Coons colout the	property sale.
He stated they had not found a	
more but lically continue to le	Ils.
They have recorded their deed	
Rathert. The is the information	
an P	face of
- Mr. Cans	
Status of Parcel: ()- Secured, ()- Bought, awaiting mor	tgage release, ()- Condemned
() Other, awaiting what?	
Distribution Wale	
Distribution Made (1) Parcel (1) Weekly Summary	2001
() Owner () Other, Specify	e Kepley
	(Signature)/

	PROJECT NO. 1-10-3(52)
BUYER'S REPORT NUMBER: 1 COUNTY Marien	
NAME & ADDRESS OF OWNER Wom Coons and Eva Jona Ca	enz
William & Rutfert Stal	PHONE #
NAME & ADDRESS OF PERSON CONTACTED My and Mrs. Coons	
1015 Union Street Incleanapoles	PHONE # 638-3209
(List other interested parties on reverse side including na	1
DATE ASSIGNED July 12.1967 DATE OF CONTACT	
OFFER \$ 4.260° TIME OF CONTACT	5100PM
Write YES, NO, or NA (for Not Applicable), as appropriate, in 1. Checked abstract with owner? 2. Any affidation	each numbered blank space: vits taken?
3. Any mortgage(s)? 4. No Any other liens, judger 5. New Showed plans, explained take, made offer, etc.?	ments, etc.?
6. 1 Explained about retention of buildings, etc.? 7.	No- Any being retained?
8. Walked over property with owner? (or with whom?)
9. Arranged for owner to pay taxes? (Explain how in red). Secured Right of Entry? 11. No Secured Drivew.	ay Right of Entry?
12. Was Chapter 316, Acts of 1967 Indiana General Assem 13. Was 180 Day Notice Letter delivered or mailed to al	
13. Was 180 Day Notice Letter delivered or mailed to al 14. Waivers, were any secured? 15. WA Filled out 1	
REMARKS: Scend The 180 day letter sing	1 1 - 1 1.
041 .07 +	explaned le
letter, left the crigeral capie.	
Eiglained the Kelecation and deslec	alion payarento
und filled out the applecation. Les	It the deeplecate
cope.	
Mr. William Rathert	
653 Middle Drive Woodruft	Place
M.	
Status of Parcel: ()- Secured, ()- Bought, awaiting mort	tgage release, ()- Condemned
() Other, awaiting what?	
633-4423	
Distribution Made	
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify	le CHaplas
Edmer Cold.	(Signature)

PROJECT NO. <u>T-70-3(52)</u>
BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 312
NAME & ADDRESS OF OWNER William F. Ratlet (stal) William Cons
PHONE #
NAME & ADDRESS OF PERSON CONTACTED M. William Rathert
PHONE # 636-7265
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED July 12.1967 DATE OF CONTACT July 17.1967
OFFER \$ TIME OF CONTACT 7.75
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.? Fyplained about retention of buildings at 2.7
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: Talked to Mr. William Rathert about the
I interest shown by the title folice, as belinging
to fir deceased brother feir I He furnested
The information shown below.
The service of the se
20100-1-1-01
Levil Claim deed recorded
July 28. 1964 at 1114 AM Martha Hauthen Recerely
0 \$ 64.37218
Status of Parcel: ()- Secured, ()- Bought, awaiting mortgage release, ()- Condemned
() Other, awaiting what?
Distribution Made (1) Percel (1) Weekland
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify Lutter Calculation
(Signature)//

or CHICAGO TITLE INSURANCE COMPANY

INTERIM
GUARANTY OF TITLE

S. R. 1-70 PROJ.	I-70-3(52)	COUNTY Marion
Names on Plans Wm. F. Rathe	rt, undiv. ½ int Pau	al E. Rathert undiv.
CHICAGO TITLE INSURA do business in the State of Indiana, search of the records from	in consideration of premium participant 27, 1966 reveals no changes as to the	ri corporation authorized to aid, hereby guarantees that a
1. Taxes for 1967 payable 19 68 Duplicate # 8896039 Parcel May \$55.91 (************************* Taxes for 19 68 payable 19 69	# 1060375 Township Cen (unpaid); November \$55.91	ter Code # 101

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



A THEOR.

President

President

Pollert Kratovil

Countersigned and validated as of the 2nd day of May

Roll R English

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. 1-70	PROJ.	1-70-3(52)	C	OUNTY_	Marion
Names on Plans Wm	. F. Rathe	rt, undiv. 1	int Paul I	E. Rathe	rt undiv.
			CTIC #_	6500-117	s
Name of Fee Owner	William F.	Coons and Ev	a Lena Coons	, husban	d and wife.
do business in the Sta search of the records	te of Indiana, from Oc 18, 1968	reveals no cha	of premium paid, l	hereby gua to	rantees that a and including
 Taxes for 1967 p Duplicate #8896 May \$55.91 Taxes for 1968 p 	039 Parce	el # 1060375 (unpaid); Nove	Township 10603	75 Code	
	July 17,	to title by Wa 1967 as Instru hert, husband	ument No. 67-		

4. Taxes for the year 1966, due and payable in 1967 have been paid.

5. Items g and (a), (b), (c), (d), (f) and (g) have been waived.

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



ATTEST:

President

Pobert Kratovil

int

Secretary

Countersigned and validated as of the 10th day of May

19 68

Authorized Signatory

#3/2

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

		COMMUNITY OF THEE		
S. R. I-70	PROJ.	I-70-3(52)	COUNTY	Marion
Names on Plans Wm.	. F. Rathert	, undiv. $\frac{1}{2}$ int	Paul E. Rathert	undiv.½ int.
			CTIC # 6500-117	,
business in the State of		CE COMPANY, a Miss nsideration of premium pa er		
		undivided 1/2 and athert, deceased,		
of the Public Record f	or a twenty-year lisclosed no defec	he property described in S period immediately prior ets or liens or encumbranc ule "B".	to the effective date of t	his Guaranty,
The maximum 1 5,000.00	liability of the	undersigned under this	Guaranty is limited to	o the sum of
		HICAGO TITLE INSUF affixed by its duly author		has caused its
		CHICAGO T	TITLE INSURANCE	COMPANY
		CORPORATE	John ABi	President atoirl
				Secretary
	Countersig	gned and validated as of th	e 2nd day of Nov	ember
	19_66			
		Fa	Water	
			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: Lot 38 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. CTIC # 6500-117

By Warranty Deed dated August 10, 1943 and recorded August 12, 1943 in Deed Record 1121, page 292 as Instrument # 27739 by Louise Rathert, unmar-The Record Owner or Owners disclosed above acquired title by ried widow of William Rathert, deceased and pursuant to Last Will and Testament of Paul E. Rathert, deceased and proceedings pending in the Probate Court of Marion County, Indiana, Estate # E63-715. (\$7.15 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 \$48.55, assessed in the name of William F. Rathert, due and payable in May and November, 1966. (Center Township - Inside, Parcel # 101-1060375, Duplicate # 6074130) May: Paid November: Unpaid (Assessed Value - Land \$540.00 - Improvement - \$480.00 - Exemptions none) f. Taxes for the year 1966, due and payable in 1967. g. Paul E. Rathert, owner of an undivided 1/2 interest in the premises in question, died testate on April 29, 1963 leaving a will dated in Estate No. April 10, 1956 and admitted to Probate on May 8, 1963 in Estate No. E63-715 in the Probate Court of Marion County, Indiana. Said will created certain legacies and devises the balance of testator's estate to Pauline E. Rathert, (Daughter) and Margaret Ann Hutchinson (Daughter) with a life estate to Edna Rathert (Wife). Page 2 of 3 Continued

Letters testamentary issued on May 8, 1963 to: Pauline E. Rathert Relative thereto we note the following:

(a) Claims allowed or which may be allowed against the estate of said decedent; also expenses of administration.

(b) State Inheritance Tax which may be charged against the estate of

said decedent.

(c) Federal Estate Tax which may be charged against the estate of said decedent.

decedent.

(d) An amended inventory properly describing premises in question should be filed in said estate within the time prescribed by law.

(e) Legacies created by said will.

(f) Waiver of Notice, Waiver of Reappraisal and Consent To Private Sale executed by Edna Rathert, Pauline E. Rathert, and Margaret Ann Hutchinson and Robert P. Hutchinson, her husband, dated June 8, 1964 and filed June 8, 1964 in said estate.

(g) Rights and interests of Edna Rathert, Pauline E. Rathert, and Margaret Ann Hutchinson, devisees and heirs at law of the said Paul E. Rathert, deceased and any parties claiming by through or under them.

(h) Life Estate of Edna Rathert reserved in the Last Will and Testament of the said Paul E. Rathert, deceased.

Note: Contiguous Real Estate owned by the parties shown in title as disclosed by the inventory filed in Estate # 63-715 noted above at Schedule A, as follows:

(1) At 815 East 58th Street-Indianapolis in name of Paul E. Rathert. Lot 1051in Forest Hills Addn., Plat Book 20, page 6-Recorder's Office
Assessed Value - \$9520.00 h. Market Value -----\$28,500.00

TOTAL VALUE (Decedent's Interest) ---- \$46.500.00

Na P 636-7265

nest best So 118 an the cele Indeanafolis, The first so feel Street 40 000 a cley 39 ft to bat mode 12 64 700 364/4 Book 90 feet wede 10 60 de 50 AV. Jest mede 30 feet We l 6 le Hereck Sheet og! 56 3 . 1/95 11 115 × 12 Rad Boal 15 1.41 7.0.5 14 1. 50