

68 32946

WARRANTY DEED

Project I-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 STATE OF INDIANA for and in consideration of Four thousand two hundred
-\$4,200.00- Dollars,

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

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.

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

Paid by Warrant No. A-215380

Dated June 26 1968

DULY ENTERED
FOR TAXATION
809680 JUL 11 '68
John T. Sutton
COUNTY AUDITOR

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 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 (Adults husband & wife)

have hereunto set their hands and seal, s, this 4 day of April 19 68
William F. Coons (Adult husband) (Seal) Eva Lena Coons (Adult wife) (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)
68 32946 (Seal) (Seal)

mja 11/9/66

WFB
4-9-68

This Instrument Prepared by John W. Brossart Attorney

STATE OF INDIANA, County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named.....

..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named.....

..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 4
day of April, A. D. 1968; personally appeared the within named.....

WILLIAM F. COONS and EVA LENA COONS (adults husband and wife)
..... Grantor S..... in the above conveyance, and acknowl-
edged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires January 19, 1970 Luther C. Hepler Notary Public
LUTHER C. HEPLER

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.

My Commission expires..... Notary Public

68 32946

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

ENVELOPE

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 27, 1967

To
 William & Lena Coons
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-187108 12-20-1967
 in settlement of the following vouchers: 68-230

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>312</u> as per Grant/Warranty Deed, Dated <u>11-1-67</u>	\$222 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lena CoonsDate August 26, 1968

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 June 26 1968
 in settlement of the following vouchers:

Transmittal #68-710

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>312</u> as per Grant/Warranty Deed, Dated <u>4/4/68</u>	\$4,200 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Eva Lena Coons.

Date

8 July 1968.

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission

Control

Project I-70-3(52)
 Parcel No. 312
 Road I-70
 County Marion
 Owner William F. Coors et ux
 Address 1015 Union St.
 Address of Appraised Property:
1015 Union St.

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. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Adv. Acq.</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 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. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Yes</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>6/30/67</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

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 :
 (Date)

Estimate of Appraisers:

	By:	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	<u>McClure</u>		
	\$ <u>4,200</u>	\$	\$ <u>4,200</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:			
	\$ <u>—</u>	\$	\$ <u>—</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>4,200</u>	\$	\$ <u>4,200</u>
(1) Land and/or improvements	\$ <u>4,200</u>	\$	\$ <u>4,200</u>
(2) Damages	\$ <u>—</u>	\$	\$ <u>—</u>
(3) Less non-compensable items	\$ <u>—</u>	\$	\$ <u>—</u>
(4) Estimated Total Compensation	\$ <u>4,200</u>	\$	\$ <u>4,200</u>

Approved	Date	Signed
Rev. Appr.	<u>6/30/67</u>	<u>Phillip S. York</u>
Asst. or Chief Appr.	<u>7/6/67</u>	<u>Fred C. Whaley</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-8(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 312

NAME & ADDRESS OF OWNER William F Coons and Eva Lena Coons
(Formerly William Rathert et al) 1015 Union St PHONE # 638-3209

NAME & ADDRESS OF PERSON CONTACTED Mr and Mrs Coons

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT April 4 1968

OFFER \$ _____ TIME OF CONTACT 6:00 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?
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 Coons signed the necessary papers to convey the property to the State of Indiana.

Mrs Coons loaned me the deed from Rathert to Coons so I could make a zero copy of the deed for the parcel.

Make a copy of the 1907 B tax receipt and return the original.

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

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

Luther C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 84 COUNTY Marion PARCEL NO. 312

NAME & ADDRESS OF OWNER William F. Rathert. (William Coons)
1015 Union St. Indianapolis PHONE # 638-3209

NAME & ADDRESS OF PERSON CONTACTED Mr. Coons
PHONE # _____

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

DATE ASSIGNED July 12, 1967 DATE OF CONTACT January 3, 1968

OFFER \$ 4,200⁰⁰ TIME OF CONTACT 2:00pm

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: Talked to Mr. Coons about the property and if he had been looking for a property to buy or a place to move. Mr. Coons said it was too cold to look for a place but he would continue to look around. He stated he had my telephone number and would call when he found a place. I told Mr. Coons we would like for him to call as soon as possible.

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

Distribution Made

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

Luther Hessler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 23 COUNTY Marion PARCEL NO. 312

NAME & ADDRESS OF OWNER William F Rathert (William Coons Contract Buyer)

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Coons

PHONE # _____

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

DATE ASSIGNED July 12, 1967 DATE OF CONTACT September 13, 1967

OFFER \$ _____ TIME OF CONTACT 11:00

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

1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Called Mr. Coons about the property sale.
He stated they had not found a place to
move but would continue to look.
They have recorded their deed from Mr.
Rathert. This is the information provided by
Mr. Coons

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

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

Litter 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. 312

NAME & ADDRESS OF OWNER Wm Coons and Eva Fern Coons
(William F. Ruffert et al) PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr and Mrs Coons
1015 Union Street Indianapolis PHONE # 638-3209
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED July 12. 1967 DATE OF CONTACT July 13. 1967

OFFER \$ 4.200⁰⁰ TIME OF CONTACT 5:00PM

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. 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: Read the 180 day letter and explained the letter, left the original copy.
Explained the Relocation and deslocation payments and filled out the application. Left the duplicate copy.

Mr. William Ruffert
653 Middle Drive. Woodruff Place

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 Hopler
Edmer Cord. (Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 312

NAME & ADDRESS OF OWNER William F. Ratter (etal) William Coons

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. William Ratter

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 9:15

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: Talked to Mr. William Ratter about the 1/2 interest shown by the title policy, as belonging to his deceased brother's heirs! He furnished the information shown below.

Quit Claim deed recorded July 28. 1964 at 11:14 AM Martha Hawthorn Recorder # 64.37218

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

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

Luther C. Hepler
(Signature)

Par 312

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Wm. F. Rathert, undiv. 1/2 int. - Paul E. Rathert undiv. 1/2 int.

CTIC # 6500-117 -S

Name of Fee Owner William F. Rathert, to an undivided 1/2 and Devisees Under the Last Will and Testament of Paul E. Rathert, deceased, to an undivided 1/2.

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from October 27, 1966 to and including

April 18, 1968 reveals no changes as to the real estate described under CTIC # 6500-117 except:

1. Taxes for 1967 payable 19 68 in name of William F. Rathert
 Duplicate # 8896039 Parcel # 1060375 Township Center Code # 101
 May \$55.91 (~~55.91~~) (unpaid); November \$55.91 (~~55.91~~) (unpaid)
 Taxes for 19 68 payable 19 69 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 2nd day of May 1968.

Ronald R. Evans
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

AMENDED
INTERIM

GUARANTY OF TITLE

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

Names on Plans Wm. F. Rathert, undiv. 1/2 int. - Paul E. Rathert undiv. 1/2 int.

CTIC # 6500-117 -S

Name of Fee Owner William F. Coons and Eva Lena Coons, husband and wife.

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from October 27, 1966 to and including April 18, 1968 reveals no changes as to the real estate described under CTIC # 6500-117 except:

1. Taxes for 1967 payable 19 68 in name of William F. Rathert
Duplicate # 8896039 Parcel # 1060375 Township 1060375 Code # 101
May \$ 55.91 (~~paid~~) (unpaid); November \$ 55.91 (~~paid~~) (unpaid)
2. Taxes for 1968 payable 19 69 now a lien.
3. Recorded owner came into title by Warranty Deed dated June -, 1967 and recorded July 17, 1967 as Instrument No. 67-31960 by William F. Rathert and Bertha Rathert, husband and wife.
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



John A. Lindsey
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 10th day of May
19 68

Th. A. Check
Authorized Signatory

#312

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans Wm. F. Rathert, undiv. 1/2 int. - Paul E. Rathert undiv. 1/2 int.

CTIC # 6500-117

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 27th day of October, 19 66

William F. Rathert, to an undivided 1/2 and Devisees Under the Last Will and Testament of Paul E. Rathert, deceased, to an undivided 1/2.

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

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

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley

ATTEST: President

Robert Kratochvil

Secretary

Countersigned and validated as of the 2nd day of November 19 66.

J. Watson

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, unmarried 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 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).

Form 3296-15

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.
- (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.

h. 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 105 in Forest Hills Addn., Plat Book 20, page 6-
 Recorder's Office
 Assessed Value - \$9520.00
 Market Value ----- \$28,500.00

(2) 1/2 Interest in each of following parcels, titled in names of William F. Rathert and Paul E. Rathert:

(a) At 743 So. Meridian St., Indianapolis, Indiana:
 Lot 9 in Ray Heir's Sub. Div. of Out Lot 115
 Assessed for \$2,880.00 - Value \$8,500.00 ----- 4,250.00
 Lot 10- Assessed For \$2,490.00 - Value \$7,500.00 ---- 3,750.00
 (b) At N.W. Corner Madison Ave., Norwood Sta.
 Lot 11 in Ray Heir's Sub. Div. of Out Lot 115
 Assessed for \$1,350.00 - Value \$4,000.00 ----- 2,000.00
 (c) At 751 So. Meridian St., Indianapolis, Indiana:
 Lot 12 in Ray Heir's Sub. Div. Out Lot 115
 Assessed for \$5,370.00 - Value \$16,000.00 ----- 8,000.00

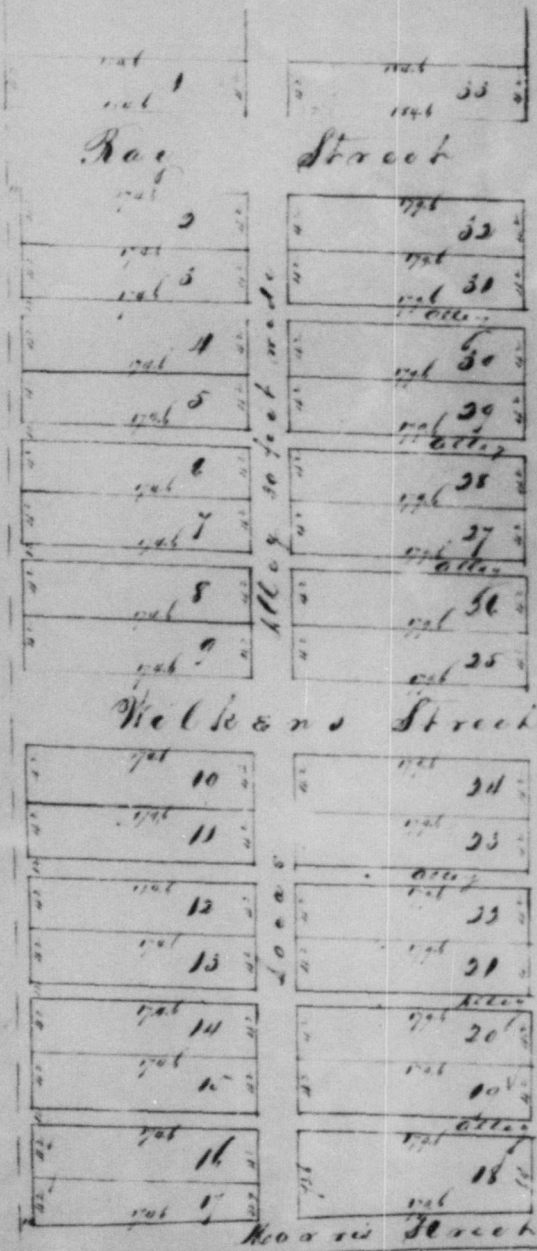
TOTAL VALUE (Decedent's Interest) ----- \$46,500.00

W. P. 636-7265

Cut Lot 10, 11, 12, and west part of cut lot
 10, 11, 12, on the city of
 Indianapolis

50 feet wide

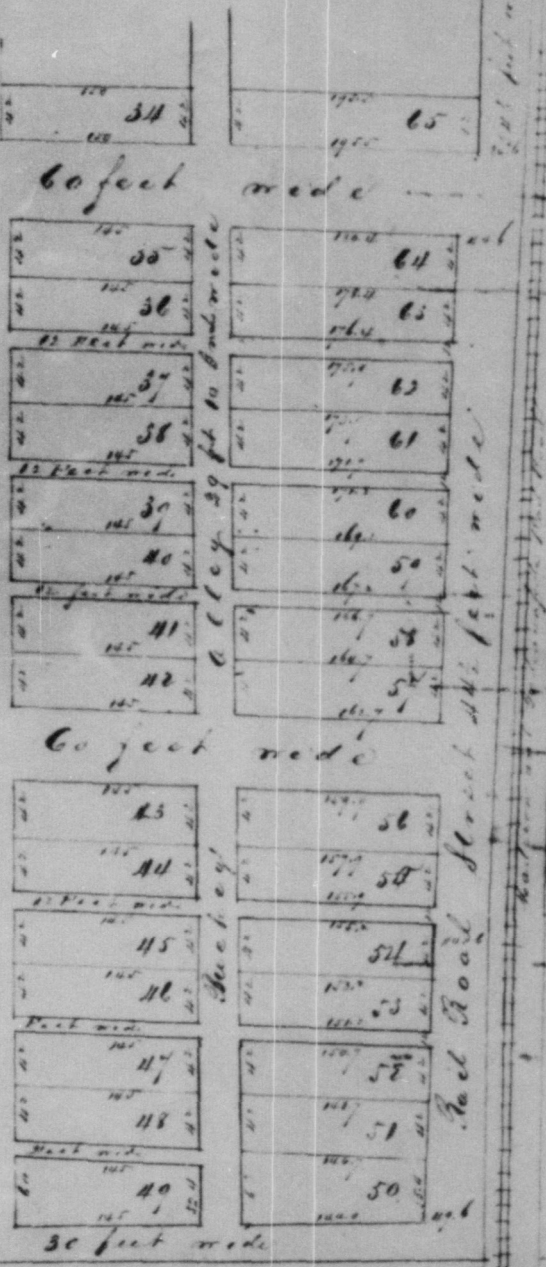
Bluff Road 30 feet wide



60 feet wide

Street 30 feet wide

W. 100 ft



30 feet wide

Bluff Road 30 feet wide

Keokuk Street