

68 27156

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 418

This Indenture Witnesseth, That HUMMER G. WOODEN AND LAURA WOODEN,
ADULTS, HUSBAND AND WIFE

of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of

NINE HUNDRED FIFTY - - - - - (\$950.00) - - - - - Dollars,

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

A PART OF LOT 22, IN GATLING'S SUBDIVISION OF THE NORTH PART OF OUT LOT 117, IN THE CITY OF
INDIANAPOLIS, RECORDED IN LAND RECORD "U", PAGE 368, IN THE OFFICE OF THE RECORDER, MARION COUNTY,
INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT; RUNNING THENCE WEST UPON AND ALONG THE SOUTH LINE
OF SAID LOT, 73 FEET TO A POINT; THENCE NORTH AND PARALLEL WITH THE EAST LINE OF SAID LOT, 20 FEET
TO A POINT; THENCE EAST AND PARALLEL WITH THE SOUTH LINE OF SAID LOT, 73 FEET TO A POINT IN THE EAST
LINE OF SAID LOT; THENCE SOUTH UPON AND ALONG THE EAST LINE OF SAID LOT, 20 FEET TO THE PLACE OF
BEGINNING.

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
1968 JUN 11 AM 9:26
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. A 210146
Dated 5-23-1968

DULY ENTERED
FOR TAXATION

807154 JUN 11 '68

John T. Sutton
COUNTY AUDITOR

Land and improvements \$950.00; Damages \$ - 0 -; Total consideration \$ 950.00

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 hands and seal, this 5TH day of APRIL 1968

(Seal) _____ (Seal)
(Seal) Hummer G. Wooden (Seal)
HUMMER G. WOODEN, ADULT HUSBAND
(Seal) _____ (Seal)
(Seal) Laura Wooden (Seal)
LAURA WOODEN, ADULT WIFE
(Seal) _____ (Seal)

68 27156
WHD
4-9-68

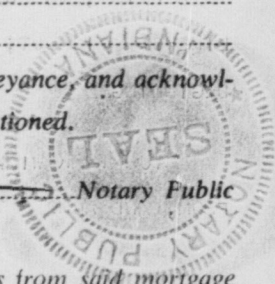
This Instrument Prepared by John W. Brossart
ATTORNEY

APR 25 1968

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 5th
 day of APRIL, A. D. 1968; personally appeared the within named.....
HUMMER G. WOODEN AND LAURA WOODEN, 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 JUNE 24, 1970 William C. Smith Notary Public
WILLIAM C. SMITH



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) **68 27156**

State of..... }
 County of..... } ss:

Personally appeared before me.....
 above named and duly acknowledged the execution of the above release
 the 25th day of APRIL, 19.....

Witness my hand and official seal.
 My Commission expires..... 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.....

**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

June 3, 1968

19

Hummer G. & Laura Wooden
 To 1154 E. Gimber Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-210146 5-23 19 68
 in settlement of the following vouchers:

Transmittal #68-640

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>418</u> as per Grant/Warranty Deed, Dated <u>4-05-68</u>	\$950.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Hummer G. Wooden Laura Wooden

Date

6-7-68

Control

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3 (S2) Road I-70 County MARION Owner HUMMER G WOODEN Parcel # 418

I, the undersigned, certify that I have made a visual inspection of the subject, the last one being on the date of my determination of fair market value, and that the determination of fair market value is to be used in connection with a Federal Aid highway project. I further certify that I have personally inspected the comparables used by the appraisers in their determination of fair market value; that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my determination of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

I further certify that the appraisals are fully documented and supported as required by the Indiana State Highway Commission and the requirements of the current policies and procedures of the Federal Bureau of Roads, and it is my opinion that the values as set out in the appraisals represent fair market values, except: NO EXCEPTIONS.

It is my opinion that the fair market value of the part taken, plus loss in value to the remainder (if any), as of 3-28-68 is \$ 950.

Name: WINSTON L. HUNTER Name: _____ Review Appraiser

	Appraiser	Appraiser	Review Appraiser
BEFORE VALUE	950		950
AFTER VALUE	-0-		-0-
DIFFERENCE	950		950
LAND &/OR IMPROVEMENTS	950		950
LOSS IN VALUE TO REMAINDER ...	-0-		-0-
ESTIMATED COMPENSATION	950		950
(DUE PROPERTY OWNER)			
NON-COMPENSABLE ITEMS	-0-		-0-

CORRELATION:

ONE APPRAISAL ONLY

The undersigned assumes that the statements made by the appraiser and certified by him are true and accurate, and therefore, assumes no responsibility except as may be noted above.

Date: 3-28-68

Signed: Robert C. Bommer
Review Appraiser

Approved: _____
Chief Review Appraiser

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 418

NAME & ADDRESS OF OWNER Mr & Mrs HUMMER B. WOODEN
1154 E. GIMBER AVE, INDIANAPOLIS PHONE # 787-2849

NAME & ADDRESS OF PERSON CONTACTED As above

PHONE # _____

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

DATE ASSIGNED 4-3-68 DATE OF CONTACT 4-5-68

OFFER \$ 95000 TIME OF CONTACT 5 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. NA Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. YES Walked over property with owner? (or with whom? self)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NO Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. No Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. NO Was 180 Day Notice Letter delivered or mailed to all parties?
14. NO Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Met with Mr & Mrs Woodens and made the
States offer and explained it. Mr & Mrs Wooden
accepted the offer and all papers were
signed and appropriate copies left.
Since the house has been completely
vandalized no retention was considered.
Mr Wooden gave me his 1967 B paid
Real Tax receipt.

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

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

D.C. Smith
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 67-12811-S
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Name on Plans Wooden

Name of Fee Owner Hummer G. Wooden and Laura Wooden, husband and wife

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 December 12, 1967 8 A.M. to and including April 11, 1968 8 A.M. reveals no changes as to the real estate described under PNTIC # 67-12811-0 except:

1. Taxes for 19 66 payable 19 67 in name of Hummer G. and Laura Wooden
 Duplicate # 7262852 Parcel # 1094024 Township I-Center Code # 1-01
 May \$ 33.66 (paid) ~~(unpaid)~~; November \$ 33.66 (paid) ~~(unpaid)~~
 Taxes for 19 67 payable 19 68 ~~xxxxxxx~~ unpaid in name of Hummer G. and Laura Wooden
 Taxes for 1968 payable 1969 now a lien in name of Hummer G. and Laura Wooden.

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 Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 17 day of April, 19 68.

Tom Withrow

Authorized Signatory

TOM WITHROW, Title Officer

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

#418 *JFE*

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	67-12811-0

Names on Plans Wooden

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 12 day of December, 19 67 8 A.M.

**Hummer G. Wooden and Laura Wooden,
husband and wife**

**1154 E. Gimber Ave.,
Indianapolis, Ind.**

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:
Bruce A. Nelson
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

Walter A. McLean
Vice President

Countersigned and validated as of the 15 day of Dec., 19 67.

Tom J. O'Brien
Authorized Signatory
Tom J. O'Brien
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:

REAL ESTATE DESCRIPTION ATTACHED

The Record Owner or Owners disclosed above acquired title by
Deed from John G. Sharp and Mabel A. Sharp, husband and wife
dated February 13, 1952, recorded February 21, 1952 in Deed
Record 1445 Inst. #11868. (U.S.R. \$2.75)

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 66 payable 19 67 in name of Hummer G. and Laura Wooden
Duplicate # 7262852 Parcel # 1094024 Township I.Center Code # 1-01
May \$ 33.66 (paid) ~~XXXX~~; November \$ 33.66 ~~XXXX~~ (unpaid)
Taxes for 19 67 payable 19 68 now a lien.
Assessed Valuation
Land \$160.00 Improvements \$500.00 Exemptions None

REAL ESTATE DESCRIPTION

A Part of Lot 22, in Gatling's Subdivision of the North part of Out Lot 117, in the City of Indianapolis, recorded in Land Record "U", page 368, in the office of the Recorder, Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at the Southeast corner of said lot; running thence West upon and along the South line of said lot, 73 feet to a point; thence north and parallel with the east line of said Lot, 20 feet to a point; thence East and parallel with the South line of said lot, 73 feet to a point in the east line of said Lot; thence South upon and along the east line of said lot, 20 feet to the place of beginning.

2971

Out Lot No 117.

