

67 51983

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 333

Surge

This Indenture Witnesseth, That *EDYTHE F. TECKEMEYER*
(UNMARRIED ADULT FEMALE)

of *MARION* County, in the State of *INDIANA* Convey and Warrant to
the STATE OF INDIANA for and in consideration of

SIX HUNDRED FIFTY (\$650.00) — — — — — Dollars,

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

23 FEET AND 9 INCHES OFF THE ENTIRE SOUTH SIDE OF LOT NUMBERED 202 IN McCARTY'S SUBDIVISION OF THE
NORTH PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED
IN PLAT BOOK 8, PAGE 111, 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 LIMITED ACCESS FACILITY (TO BE KNOWN AS I-70 AND AS PROJECT I-70-3(52)) TO AND FROM THE
OWNER'S ABUTTING LANDS. THIS RESTRICTION SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING
ON ALL SUCCESSORS IN TITLE TO THE SAID ABUTTING LANDS.

RECEIVED FOR RECORD
1967 OCT 23 AM 8:58
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *A-175614*
A-175613
Dated *10-10-1967*



100

DULY ENTERED
FOR TAXATION

087987 OCT 23 '67

John T. Sutton
COUNTY AUDITOR

WAB
8-15-67

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said *GRANTOR*

has hereunto set her hand and seal, this *8TH* day of *August* 1967

Edythe F. Teckemeyer (Seal) (Seal)
EDYTHE F. TECKEMEYER (Seal) (Seal)
(UNMARRIED ADULT FEMALE) (Seal) (Seal)
WAB (Seal) (Seal)
..... (Seal) (Seal)

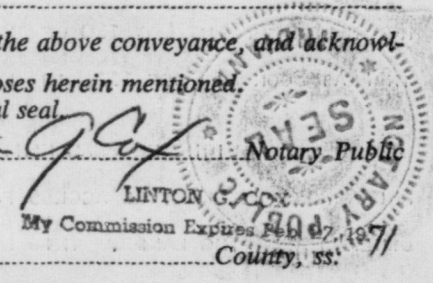
NSW 12-28-66 67 51983

This Instrument Prepared by *John Brossart*
ATTORNEY *W*

SEP 21 1967

STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named
..... Grantor in the above conveyance, and 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 8th
day of August, A. D. 1967; personally appeared the within named
EDYTHE F. TEIKEMEYER
..... Grantor in the above conveyance, and acknowl-
edged the same to be Her 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 2-27-'71 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

67 51983

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
Duly entered for taxation this
day of, 19.....
Auditor's fee \$
Auditor County

9

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

Oct. 16, 19 67

To Edythe F. Teckemeyer
 c/o Linton Cox - Trust Officer
 Indiana National Bank
 #3 Virginia Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-175613 10-10- 19 67
 in settlement of the following vouchers:

Transmittal #68-168

Description	Amount
For <u> Purchase </u> on State Road No. <u>I-70</u> in <u>XXXXXXXXXX Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>333</u> as per Grant/Warranty Deed, Dated <u>August 9, 1967</u>	\$626.03

PLEASE RECEIPT AND RETURN (Do not detach)

INDIANA NATIONAL BANK

Payment Received: By By *Linton Cox*
 Date 10-20-67

INDIANA STATE HIGHWAY COMMISSION

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

Oct. 16 19 67

To Marion County Treasurer
 City-County Building
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-175614 10-10-19 67
 in settlement of the following vouchers:

Transmittal #68-168

Description	Amount
67-B Taxes Vouchered Duplicate #7236658 Parcel #1038867 Edythe F. Teckemeyer 949 Chadwick Indianapolis, Indiana For _____ Taxes _____ on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>333</u> as per Grant/Warranty Deed, Dated <u>August 9, 1967</u>	\$23.97

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By MARION COUNTY TREASURER *[Signature]*

Date 10/20/67 *[Signature]*

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 333
Road I-70
County Marion
Owner Edythe F. Teckemeyer
Address 132 N. Delaware
Address of Appraised Property:
949 Chadwick

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. Market
- 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. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 3-10-67
- 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 March 10, 1967 :
(Date)

Estimate of Appraisers:

	By: <u>Sanders</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>650⁰⁰</u>	\$	\$ <u>650⁰⁰</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>650</u>	\$	\$ <u>650</u>
(1) Land and/or improvements	\$ <u>650</u>	\$	\$ <u>650</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>650⁰⁰</u>	\$	\$ <u>650⁰⁰</u>

Approved	Date	Signed
Rev. Appr.	<u>3-10-67</u>	<u>Phillip G. York</u>
Asst. or Chief Appr.	<u>4/13/67</u>	<u>Fred W. Williams</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 1-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY MARION PARCEL NO. 333

NAME & ADDRESS OF OWNER EDYTHE F. TECKEMEYER 70 HINTON POX
TRUST OFFICER - IND. NAT. BK, #3, 1/2. PHONE # 633-8205

NAME & ADDRESS OF PERSON CONTACTED Same

Re 949 Chadwick PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6/28/67 DATE OF CONTACT 8/9/67

OFFER \$ 650.00 TIME OF CONTACT 3:15 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: _____

The signing of the deed and vouchers
was completed thru Mr. Cox. This
completes the parcel and it is be turned
in secured

Turned in 8/11/67

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

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

William J. ...
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3-524

BUYER'S REPORT NUMBER: 3 COUNTY MARION PARCEL NO. 333

NAME & ADDRESS OF OWNER EDYTHE F. TECKEMEYER, 70 LINTON COX TRUST OFFICER, IND. NAT. BK. #3 VA. PHONE # 633-8205

NAME & ADDRESS OF PERSON CONTACTED SAME
(RE 949 CHADWICK) PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6/28/67 DATE OF CONTACT 7/31/67

OFFER \$ 650.00 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: ADVISED MR. COX THAT WE COULD NOT PURCHASE THE RESIDUE. THAT THE APPRAISAL WAS BASED ON THE MKT. VALUE OF ENTIRE LOT - THAT RESIDUE IN EFFECT WAS GIVEN TO MRS TECKEMEYER. THAT SHE COULD SELL IT FOR 5000 - OR 100 - TO THE NEIGHBOR - OR LET IT GO FOR TAXES - HE WILL CONTACT CLIENT AND ADVISE.

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

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

William J. Haman
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 333

NAME & ADDRESS OF OWNER EDYTHE F. TRECKEMEYER, 70 LINTAUX POX - TRUST OWNER
IND. NAT. BANK - # 3 VA PHONE # 633 8205

NAME & ADDRESS OF PERSON CONTACTED SAVAGE

PHONE # _____

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

DATE ASSIGNED 6/28/67 DATE OF CONTACT 7/27/67

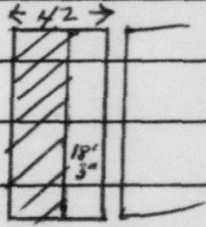
OFFER \$ 6500 TIME OF CONTACT 9:45 A.M.

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: _____

Mr. Cox stated that they were turning offer down because of the 18'3" of land left - that they could do nothing with this strip but abandon for taxes.



NOT TO SCALE

I told Mr. Cox that we had no way to purchase the residence - but he countered that we had done so on a previous land-locked parcel with another client. Told him I would explore any possibilities & advise. Also said client was insisting it a

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

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

William J. ...
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 333

NAME & ADDRESS OF OWNER EDYTHE F. TECKEMEYER, 70 LINTON POX - TRUST OFFICER OF
IND. NAT. BANK INDIANAS IND - PHONE # 6338205

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE #

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

DATE ASSIGNED 6/28/67 DATE OF CONTACT 7/19/67 CHICAGO PROP 7/18/67

OFFER \$ 65000 TIME OF CONTACT 11:30 A.M.

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

1. YES Checked abstract with owner? 2. NO Any affidavits taken?
3. NO Any mortgage(s)? 4. NO Any other liens, judgements, etc.?
5. YES Showed plans, explained take, made offer, etc.?
6. YES Explained about retention of buildings, etc.? 7. NO Any being retained?
8. YES Walked over property with owner? (or with whom? BY MYSELF)
9. YES Arranged for owner to pay taxes? (Explain how in remarks) BY VOUCHER
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. NO Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS:

MR. COX STATED THAT HE WOULD RECOMMEND
THAT MRS TECKEMEYER ACCEPT THE OFFER

GAVE HIM DEED & VOUCHERS FOR HER SIGNATURE -

HE WILL CALL ME NEXT WEEK -

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

Distribution Made

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

William J. Korman Jr.
(Signature)

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INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 66-13856-0
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Name on Plans Earl B. & Edith Teckemeyer

Name of Fee Owner Edythe F. Teckemeyer

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 7, 1966, 8 A.M. to and including August 22, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13856-0 except:

- Taxes for 1966 payable 1967 in name of Earl B. & Edythe Teckemeyer.
Duplicate # 7236658 Parcel # 1038867 Township I-Center Code # 1-01
May \$ 23.97 (paid) ~~XXXXX~~; November \$ 23.97 ~~XXXXX~~ (unpaid)
Taxes for 1967 payable 1968 now a lien.

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 31st day of August, 19 67

Ralph W. Fraker
Authorized Signatory
RALPH W. FRAKER, Attorney

GUARANTY OF TITLE

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Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13856-0

Names on Plans Earl B. & Edith Teckemeyer

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 7th day of November, 1966, 8 A.M.

Edythe F. Teckemeyer

132 N. Delaware 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:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Anna Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 17th day of Nov., 1966

James I. Wright
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:

23 feet and 9 inches off the entire South side of Lot Numbered 202 in McCarty's Subdivision of the North Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 111, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by deed from Emma Jane King, widow and unmarried, dated September 18, 1952, recorded September 23, 1952, in Deed Record 1466, Instrument #63001. (U.S.R. \$3.30)

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

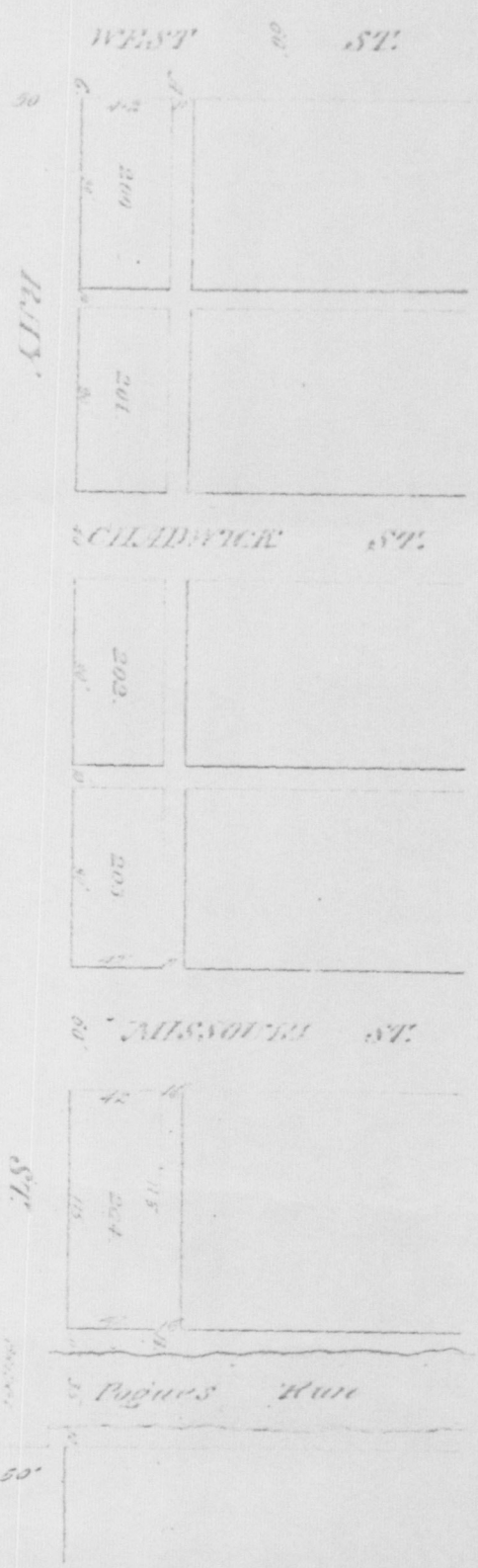
5. Taxes for 19 65 payable 19 66 in name of Earl B. and Edythe Teckemeyer
Duplicate # 6090502 Parcel # 1038867 Township I-Center Code # 1-01
May \$ 22.38 (paid) ~~XXXX~~; November \$ 22.38 ~~XXXX~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation:
Land \$190.00 Improvements \$280.00 Exemptions none

273 8-11

20-4
(office copy)
UNION TITLE CO.

OUT LOT 120

to the City of Missouri St. See Deed Record of Town Lots 187-2579.



*McCarthy's Subdivision
of the North part of Out Lot 120.*

*See Miscellaneous Record V 7 page 566 for verification
of this plat by Margaret McCarthy.*

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