

67-43181
WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 262

This Indenture Witnesseth, That *EVELYN ERNESTINE BRYANT (ADULT UNMARRIED)*
FRANCES BRYANT RAMSEY AND CHARLES RAMSEY (ADULT HUSBAND AND WIFE)

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

the STATE OF INDIANA for and in consideration of *FIVE THOUSAND FOUR HUNDRED* ---
--- *5,400.⁰⁰* --- Dollars,

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

LOT 247 IN McCARTY'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 120 OF THE DONATION LANDS IN THE
CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 145, 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.



DULY ENTERED
FOR TAXATION

084359 SEP-8 '67

John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1967 SEP - 8 AM 10: 38
MARGIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *A-168753*

Dated *8-24 1967*

WITTS
7-10-67 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 GRANTORS

have hereunto set ~~their~~ hands and seal, this *6TH* day of *JULY* 1967
Evelyn Ernestine Bryant (Seal) *Frances Bryant Ramsey* (Seal)
EVELYN ERNESTINE BRYANT (ADULT UNMARRIED) (Seal) *FRANCES BRYANT RAMSEY (ADULT WIFE)* (Seal)
____ (Seal) *Charles Ramsey* (Seal)
____ (Seal) *CHARLES RAMSEY (ADULT HUSBAND)* (Seal)
____ (Seal) _____ (Seal)

Handwritten signature and date AUG 9 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, 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 6TH
day of JULY, A. D. 1967; personally appeared the within named

EVELYN ERNESTINE BRYANT (UNMARRIED ADULT) FRANCES BRYANT RAMSEY AND
CHARLES RAMSEY (ADULT 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 6/21/71 Notary Public
ELMER H. CORD.

67 43181

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

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

12/11/67

19

To Evelyn Bryant
 823 S Capitol
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 185251 12/11/67 19
 in settlement of the following vouchers:

68-315	
Description	Amount
For <u>relocation expense</u> on State Road <u>49</u> Marion No. _____ in _____ County, Project <u>I-70-3(52)</u> Parcel No. <u>262</u> as per Grant/Warranty Deed, Dated <u>Sept 25, 1967</u>	262. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Evelyn Bryant

Date

12-21-67

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

September 1, 1967 19

Evelyn Bernestine Bryant
 To Frances Bryant Ramsey
 1046 S. Capitol
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-168753 8-24 1967
 in settlement of the following vouchers:
 Transmittal #68-82

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>262</u> as per Grant/Warranty Deed, Dated <u>7-6-67</u>	\$5400.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Evelyn Bernestine Bryant

Date

Sept 6, 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3 (52)
Parcel No. 262
Road I 70
County Marion
Owner Cochyn Bryant
Address 1046 S. Capital
Address of Appraised Property:
1046 S. Capital

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 (See Review)
2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. Adv. Acq.
8. I have personally inspected the site and familiarized myself with the parcel on... 2/21/67
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 2/21/67:
(Date)

Estimate of Appraisers:

	By: <u>Brunn</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 6,000	\$	\$ 5,400
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 6,000	\$	\$ 5,400
(1) Land and/or improvements	\$ 6,000	\$	\$ 5,400
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 6,000	\$	\$ 5,400

Approved	Date	Signed
Acting Rev. Appr.	2/23/67	<u>James R. Zink</u>
Asst. or Chief Appr.	3/10/67	<u>Philip G. York</u> <u>Fred A. Gehring</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-70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY MARION PARCEL NO. 269

NAME & ADDRESS OF OWNER EVELYN ERNESTINE BRYANT
FRANCES BRYANT RAMSEY AND CHARLES RAMSEY.

1046 S. CAPITOL - INDIANAPOLIS INDIANA. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED EVELYN ERNESTINE BRYANT
FRANCES BRYANT RAMSEY AND CHARLES RAMSEY.

1046 S. CAPITOL - INDIANAPOLIS INDIANA. PHONE # _____

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

DATE ASSIGNED MARCH 14, 1967 DATE OF CONTACT JULY 6, 1967.

OFFER \$ 5400.⁰⁰ TIME OF CONTACT 7:00 P.M.

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

1. NO Checked abstract with owner? 2. NA 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. NA Any being retained?
8. YES Walked over property with owner? (or with whom? _____)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. YES Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. YES Was 180 Day Notice Letter delivered or mailed to all parties?
14. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: The necessary papers to convey the
property were signed.
We are to pick up the tax receipt at
the Welfare Department where Mrs Bryant is
employed.

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

633-4423

Distribution Made

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

Elmer Card Luther C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 262

NAME & ADDRESS OF OWNER Evelyn E Bryant & Frances B Ramsey
1046 S. Capital Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Evelyn E Bryant
PHONE # _____

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

DATE ASSIGNED 3/14/67 DATE OF CONTACT June 27, 1967

OFFER \$ 5,400⁰⁰ TIME OF CONTACT 6:30

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. Yes 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. NO Waivers, were any secured? 15. NO Filled out RAAP Form?

REMARKS: Left the firm offer letter and 180 day letter after reading and explaining it.
Filled out the statement of occupancy and the application for relocation payment and left the duplicate copies. Mrs Bryant will discuss the offer with her sister and call later.

Mrs Frances Bryant Ramsey
Charles Ramsey
1955 Carrollton Indianapolis

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

Distribution Made

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

633-4423
Elmer Card Luther C Zepher
 (Signature)

pen 262

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Upton & Ethel Bryant

CTIC # 6500-58 -S

Name of Fee Owner Evelyn Ernestine Bryant and Frances Bryant Ramsey

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 June 27, 1966 to and including July 14, 1967 reveals no changes as to the real estate described under CTIC # 6500-58 except:

1. Taxes for 1966 payable 19 67 in name of Evelyn Ernestine Bryant and Frances Bryant Ramsey
 Duplicate # 7029687 Parcel # 1009340 Township Center Code # 101
 May \$ 67.33 (paid) (~~unpaid~~); November \$ 67.33 (~~paid~~) (unpaid)
 Taxes for 19 67 payable 19 68 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. Lindsey
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 31st day of July
19 67.

J. Watson
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #262 COUNTY Marion

Names on Plans Upton & Ethel Bryant

CTIC # 6500-58

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 June, 19 66

Evelyn Ernestine Bryant and Frances Bryant Ramsey

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. Binkley

ATTEST:

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 7th day of July

19 66.

John H. Jagg
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 247 in McCarty's Subdivision of the middle part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-58

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated October 5, 1964, recorded October 7, 1964, as Instrument No. 64-52048, from Upton Bryant, an unmarried adult. (No 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 \$49.03, assessed in the names of Evelyn Ernestine Bryant and Frances Bryant Ramsey, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1009340, Duplicate No. 6011180) The May installment has been paid. (Assessed Value - Land \$320; Improvements \$1000; Exemptions \$290)

- f. Taxes for the year 1966, due and payable in 1967.

McCarty's Sub of the middle part of Out Lot 120.

