

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 257

Handwritten initials

This Indenture Witnesseth, That LOUISA ALICE DWYER and STEPHEN E. DWYER, Her Husband; and LUCY EMMA HOLLINGSWORTH, Unmarried,

of Marion County, in the State of Indiana Convey and Warrant to the STATE OF INDIANA for and in consideration of Fifty-Five Thousand Dollars (\$55,000)

Dollars,

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

LOTS 56, 57, 58, 59, AND 60 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF THE VARIOUS LOTS OF CAVEN'S SUBDIVISION OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, EXCEPT THAT PORTION OFF THE WEST END OF SAID LOTS ACQUIRED BY THE STATE HIGHWAY COMMISSION CONTAINING A GROSS AREA OF APPROXIMATELY 327 SQUARE FEET AS RECORDED IN DEED RECORD 1684, PAGE 545.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

Subject to taxes for 1967 due and payable in 1968.

COUNTY AUDITOR

Handwritten signature of John T. Sutton

95574 FEB-8-68

DULY ENTERED FOR TAXATION

Paid by Warrant No. A-191858
Dated 1-25-1968

RECEIVED FOR RECORD

1968 FEB - 8 AM 9:14

MARCI A. HAWTHORNE RECORDER OF MARION COUNTY

WTHB 10-31-67

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 Louisa Alice Dwyer and Stephen E. Dwyer, Her Husband, and Lucy Emma Hollingsworth, Unmarried, ha hereunto se hand and seal, this 25th day of October 19 67.

Signatures and seals of Louisa Alice Dwyer, Stephen E. Dwyer, and Lucy Emma Hollingsworth.

Handwritten signature and date NOV 30 1967

STATE OF INDIANA,

MARION

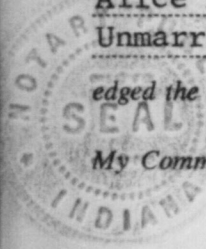
County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 25TH day of October, A. D. 1967; personally appeared the within named Louisa Alice Dwyer and Stephen E. Dwyer, Her Husband, and Lucy Emma Hollingsworth, Unmarried,

Grantors in the above conveyance, and acknowledged 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 28, 1969. Leo L. Kriner Notary Public



STATE OF INDIANA, 68 5931 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 acknowledged 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 acknowledged 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

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

(23)

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

0536

5-17-68 19

To

Hollingsworth Tool Works
Louisa Alice Dwyer

Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 208336 5-13-68 19
in settlement of the following vouchers: 68-597

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>257</u> as per Grant/Warranty Deed, Dated <u>4-1-68</u>	
	\$3000 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Hollingsworth Tool Works
Louisa A. Dwyer

Date 4/11/69

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Jan. 31 19 68

To Louisa Alice Dwyer
 Lucy Emma Hollingsworth
 1011 South Delaware Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-191858 1-25- 19 68
 in settlement of the following vouchers:

Transmittal #68-397

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>257</u> as per Grant/Warranty Deed, Dated <u>10-25-67</u>	\$55,000.00

257

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Louisa Alice Dwyer

Date _____

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70 B (52)
Parcel No. 257
Road I-70
County Marion
Owner Louisa Alice Dwyer
Address 1011 S. Delaware
Address of Appraised Property:
1011 S. Delaware

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>6-15-67</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 15, 1967 :
(Date)

Estimate of Appraisers:

	By: <u>Bruce</u>	By: <u>Butterworth</u>	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$55,000	\$58,500	\$55,000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$ - 0 -	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$55,000	\$58,500	\$55,000
(1) Land and/or improvements	\$55,000	\$58,500	\$55,000
(2) Damages	\$ - - -	\$ - 0 -	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$ - 0 -	\$ - 0 -
(4) Estimated Total Compensation	\$55,000	\$58,500	\$55,000

Approved	Date	Signed
Rev. Appr.	6-15-67	<u>Phillip J. York</u>
Asst. or Chief Appr.	7/27/67	<u>Fred Wehling</u>

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

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louisa Alice Dwyer Lucy Emma Hollingworth
1011 South Delaware Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr Crawford Pelecaton
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT October 25, 1967

OFFER \$ _____ TIME OF CONTACT _____

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. Crawford is making arrangements with the operators of the Hollingworth tool works concerning the moving expense.

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)

- 10. _____ Secured 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: Picked up the deed and voucher from Attorney Kriner's office. Mr Kriner assured me the continuation of the abstract would show the property to be in the names indicated on the deed and that all taxes on the estate have been taken care of and that they are filing a amended return on the tax to show a tax credit due to the sale of the property to the State of Indiana for \$55,000.

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: 5 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louisa Alice Dwyer and Lucy Emma Hollingsworth
1011 South Delaware St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Leo L. Kriner Attorney
1110 Fidelity Building, Indianapolis PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT October 25, 1967

OFFER \$ _____ TIME OF CONTACT 4:15 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: Picked up the deed and voucher from Attorney
Kriner's office. Mr Kriner assured me the continuation
of the abstract would show the property to be in
the names indicated on the deed and that
all taxes on the estate have been taken care of
and that they are filing a amended return on
the tax to show a tax credit due to the sale of
the property to the State of Indiana for \$55,000⁰⁰!

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

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

Luther C Hooper
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louisa A Dwyer - Stephen E Dwyer - Lucy Emma Hollingsworth
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Attorney Leo L. Kriner
1110 Fidelity Building, Indianapolis PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT October 24 1967

OFFER \$ 55,000⁰⁰ TIME OF CONTACT 11:15 AM

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: Left the deed with Mr. Kriner to be completed and filled out the voucher. The owners will be in 10/25 to sign the necessary papers. Mr. Kriner will call when I am to pick up the signed papers. The estate has been closed. This will show on the abstract continuation.

Present Correct Property Owner
Louisa Alice Dwyer - Stephen E Dwyer
Lucy Emma Hollingsworth Unmarried Adult.

Louisa Alice Dwyer Owner of the business.

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

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

Lester C Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louise Alice Droyer (Hollingsworth) Bol
Works 1011 S. Delaware Indpls, Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Appraisal - State Office
Bldg Indpls, Ind PHONE # _____

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

DATE ASSIGNED 7/28/67 DATE OF CONTACT 9/22/67

OFFER \$ 55000 TIME OF CONTACT 10:00 AM

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. Culbran made a request that the appraisal in this Parcel be reviewed. This was made at the request of Leo L. Finer 1110 Fidelity Bldg (Attorney). This was an estate and 2 outside appraisals were made at \$60,000 and inheritance tax was also paid on \$60,000. Our appraisal was \$55,000 and remained the same after being reviewed.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
(~~1~~) Owner (~~1~~) Other, Specify none

Frank L. Culbran
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louise Alice Ruyter (Hollingsworth Tool Works) 1011 S. Delaware Indpls Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Leo L. Kriner 1110 Fidelity Bldg Indpls, Indiana PHONE # _____

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

DATE ASSIGNED 7/28/67 DATE OF CONTACT 8/15/67

OFFER \$ 55000 TIME OF CONTACT 9:00am

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. Bullman met with Mr Kriner attorney for the person listed above which owns this property. It was stated that \$55000 offer was made for the property by Mr. Bullman on 8/19/67. Mr. Kriner stated that the property was appraised by Eugene A. Raines and George B. Rolfsen Sr. on June 11, 1966. This was made for an estate and for tax purposes. Mr. Bullman was given copies of these and Mr. Bullman informed Mr. Kriner he would submit these to his superiors for consideration.

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

Distribution Made

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

Frank L. Bullman, Sr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 257

NAME & ADDRESS OF OWNER Louisa Alice Sawyer 1011 Delaware
Indpls, Indiana PHONE # 631-3232

NAME & ADDRESS OF PERSON CONTACTED Louisa Alice Sawyer 1011 S.
Delaware Indpls, Indiana PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 7/28/67 DATE OF CONTACT 8/9/67

OFFER \$ 55000 TIME OF CONTACT 1:30 P.M.

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

- 1. Yes Checked abstract with owner? 2. _____ 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? self.)
- 9. Yes Arranged for owner to pay taxes? (Explain how in remarks)
- 10. No Secured Right of Entry? 11. No 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: Mr. Culhnan met with Mrs. Sawyer
owner of Holbairworth Tool Co. to discuss
the purchase of this property by the
State of Indiana. All of house Bill #347
was explained. This is a business and will
be treated as such. A formal offer letter
and 180 day letter was delivered and an
offer of \$55,000 was made. Louisa Alice Sawyer
was not happy with this price and believes
it ~~will~~ should be more

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

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

Frank L. Culhnan
(Signature)

Pi 257

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Alfred V. and Emma Marie Hollingsworth

CTIC # 6500-175 -S

Name of Fee Owner Louisa Alice Dwyer and Lucy Emma Hollingsworth

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 30, 1966 to and including November 13, 1967 reveals no changes as to the real estate described under CTIC # 6500-175 except:

1. Taxes for 1966 payable 1967 in name of Alfred V. and Emma M. Hollingsworth
Duplicate # 7108384 Parcel # 1032742 Township Center Code # 101
May \$ 32.64 (paid) ~~(unpaid)~~; November \$ 32.64 ~~(paid)~~ (unpaid)
Taxes for 1967 payable 1968 now a lien. (Pt. Lot 56)

Taxes for 1966 payable 1967 in name of Alfred V. and Emma M. Hollingsworth
Duplicate No. 7108385, Parcel No. 1032743, Township Center, Code #101
May \$231.05 paid; November \$231.05 unpaid;
Taxes for 1967 payable 1968 now a lien. (Pt. Lot 57)

Taxes for 1966 payable 1967 in name of Alfred V. and Emma M. Hollingsworth
Duplicate No. 7108381, Parcel No. 1010407, Township Center, Code #101
May \$37.74 paid; November \$37.74 unpaid;
Taxes for 1967 payable 1968 now a lien. (Pt. Lot 58)

Taxes for 1966 payable 1967 in name of Alfred V. and Emma Marie Hollingsworth
Duplicate No. 7108382, Parcel No. 1010408, Township Center, Code #101
May \$37.74 paid; November \$37.74 unpaid;
Taxes for 1967 payable 1968 now a lien. (Pt. Lot 59)

Taxes for 1966 payable 1967 in name of Alfred V. and Emma Marie Hollingsworth
Duplicate No. 7108383, Parcel No. 1010409, Township Center, Code #101
May \$209.64 paid; November \$209.64 unpaid;
Taxes for 1967 payable 1968 now a lien. (Pt. Lot 60)

Items Lettered "F" and "G" and all taxes of the Interim Guaranty of Title are hereby 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. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 20th day of November 1967

J. Watson
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 # 257 COUNTY Marion

Names on Plans Alfred V. & Emma Marie Hollingsworth

CTIC # 6500-175

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 30th day of June, 19 66

Louisa Alice Dwyer

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 8th day of July

19 66

John H. Jagge
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:

Lots 56, 57, 58, 59, and 60 in Brown, Frank and Ketcham's Subdivision of the various lots of Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the Office of the Recorder of Marion County, Indiana, except that portion off the West end of said lots acquired by the State Highway Commission containing a gross area of approximately 327 square feet as recorded in Deed Record 1684, page 545.

CTIC # 6500-175

The Record Owner or Owners disclosed above acquired title by provisions of Last Will and Testament of Emma Marie Hollingsworth, deceased, as shown by proceedings in said Estate, Estate Docket E65-937.

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, due and payable in May and November, 1966, assessed in the names of Alfred V. and Emma Marie Hollingsworth, as follows: All lots in Center Township - Inside.

Lot 56 except 19 feet West End: Parcel No. 101-1032742, Duplicate No. 6041186. May installment of \$30.47 is paid; November installment of \$30.47 is unpaid. (Assessed Value - Land \$640; Improvements None; Exemptions None)

Form 3296-15

Lot 57 except 15 feet West End: Parcel No. 101-1032743, Duplicate No. 6041187. May installment of \$215.62 is paid; November installment of \$215.62 is unpaid. (Assessed Value - Land \$640; Improvements \$3890; Exemptions None)

Lot 58: Parcel No. 101-1010407, Duplicate No. 6041183. May installment of \$35.22 is paid; November installment of \$35.22 is unpaid. (Assessed Value - Land \$740; Improvements None; Exemptions None)

(continued)

Lot 59 except 6 feet West End: Parcel No. 101-1010408, Duplicate No. 6041184. May installment of \$35.23 is paid; November installment of \$35.23 is unpaid. (Assessed Value: Land \$740; Improvements None; Exemptions None)

Lot 60 except 3 feet West End: Parcel No. 101-1010409, Duplicate No. 6041185. May installment of \$195.63 is paid; November installment of \$195.63 is unpaid. (Assessed Value - Land \$740; Improvements \$3370; Exemptions None.)

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

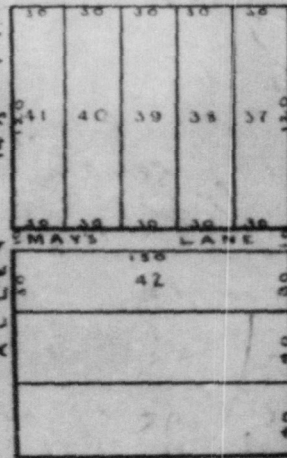
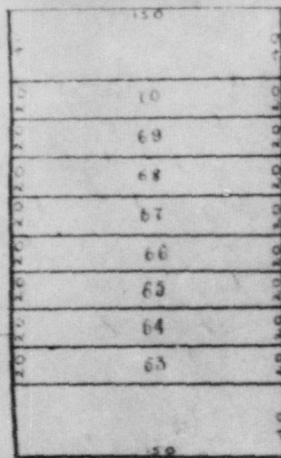
g. Emma Marie Hollingsworth, owner of the premises in caption, died testate June 8, 1965, and her estate is being administered in Probate Court of Marion County, Estate E65-937. Louisa Alice Dwyer qualified as Executor on June 14, 1965. After making certain bequests, the balance of testator's estate was devised to Louisa Alice Dwyer. Relative thereto we note the following:

- (1) Claims versus Estate of said decedent.
- (2) Federal Estate tax versus said estate.
- (3) State Inheritance Tax versus said Estate.

BICKING

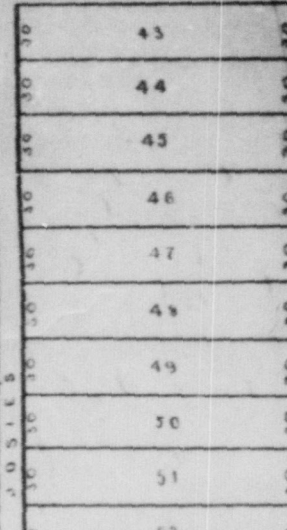
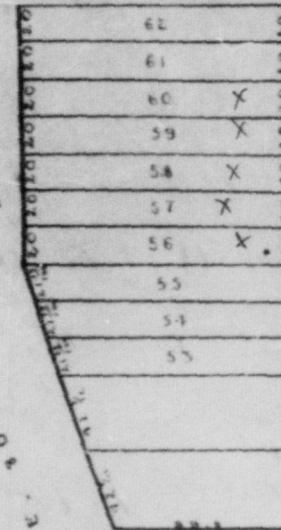
STREET 60 FT

DELAWARE ST 50 FT



BROWN'S

ALLEY 15 FT

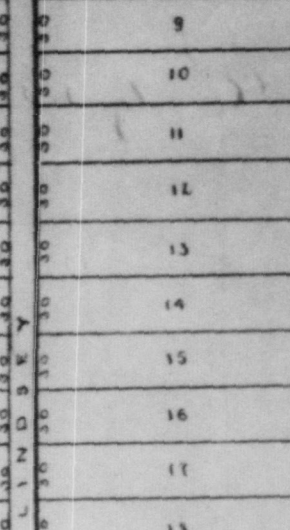
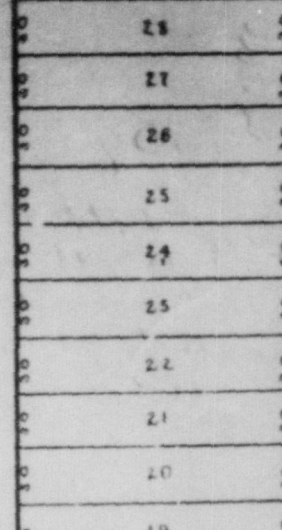
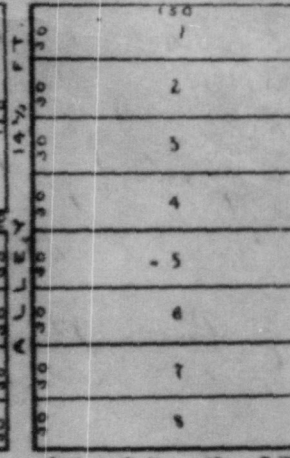
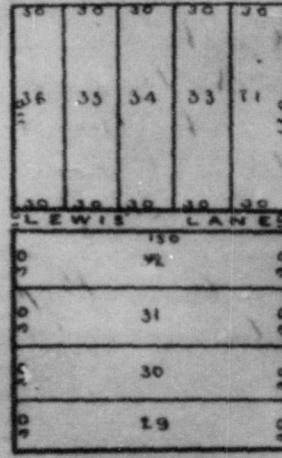


MADISON AVE 40 FT

FRANKS

STREET 60 FT

DAVIS



ALLEY 12 FT

ALLEY

11 1/2 FT

STREET 60 FT

HIGH