

68 16639

No Fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 530

This Indenture Witnesseth, That

ARTHUR C. FLINN & GRACE B. FLINN, HUSBAND & WIFE
of MARION County, in the State of INDIANA

Convey and Warranty to

the STATE OF INDIANA for and in consideration of

EIGHT THOUSAND FOUR HUNDRED FORTY-SIX ⁰⁰/₁₀₀ (\$ 8,446 ⁰⁰/₁₀₀) — Dollars,

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

LOT 31 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.

802676 APR 15 '68
DULY ENTERED FOR TAXATION
John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A-201226
Dated 3-26-1968

RECEIVED FOR RECORD
1968 APR 15 AM 9.28
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$ 8,446 ⁰⁰/₁₀₀; Damages \$ 0 ⁰⁰/₁₀₀; Total consideration \$ 8,446 ⁰⁰/₁₀₀

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 hand and seal, this 14th day of FEBRUARY 1968

(Seal) (Seal)
(Seal) (Seal)
ARTHUR C. FLINN, ADULT HUSBAND (Seal) GRACE B. FLINN ADULT WIFE (Seal)
Arthur C. Flinn (Seal) Grace B. Flinn (Seal)
(Seal) (Seal)

68 16639

WNTB
2-16-68

This Instrument Prepared by John W. Brassart
Attorney

FEB 23 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.

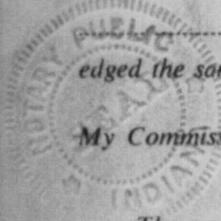
My Commission expires Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 14th
day of FEBRUARY, A. D. 1968; personally appeared the within named.....

ARTHUR C. FLINN & GRACE B. FLINN

..... Grantor 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 NOVEMBER 3, 1969 Notary Public
ROBERT F. DELKS



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: 68 16639

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

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

27

AFFIDAVIT

STATE OF INDIANA)
) SS
MARION)

GRACE W. BENTHUSEN FLINN being duly sworn upon ~~(his)~~ (her) oath says that ~~(he)~~ (she) is ^{OVER} 21 years of age and says that ~~(he)~~ (she) is the owner of the following described real estate located in MARION County, State of INDIANA, to wit:

LOT 31 IN MARGARET MC CARTY'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.

Affiant further says that ~~(he)~~ (she) is the surviving SPOUSE of BERT E. VANBENTHUSEN, who died intestate in the City of INDIANAPOLIS State of INDIANA, on APRIL 9, 1955 that this affiant and the said BERT E. VANBENTHUSEN lived together continuously as husband and wife from date of NOV. 30, 1916, and were so living together on said date, that no administration was had upon the Estate of the said BERT E. VANBENTHUSEN, but that all funeral expenses and debts of every kind and character of said decedent were fully paid, that no Indiana Inheritance Taxes were due the State of Indiana by reason of the death of the said DECEDENT and that his Estate including interests in jointly owned property and the proceeds of Life Insurance was substantially less than the sum of \$60,000.00 and that no Federal Estate Taxes were due thereon.

And further affiant saith not.

Subscribed and sworn to before me the undersigned, a Notary Public, in and for said State and County this 11 day of November, 1967.
My Commission Expires: _____, 19____.

Robert F. Delks
Notary Public
ROBERT F. DELKS



* This instrument prepared by ROBERT F. DELKS.

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

December 28 19⁶⁷

To

Arthur C. and Grace W. Benthussen Flinn

GENTLEMEN:

We enclose State Warrant No. A 187219 12-20-67 1967
 in settlement of the following vouchers:

68-349

Description	Amount
For <u>Moving Costs</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>530</u> as per Grant/Warranty Deed, Dated <u>11-16-67</u>	\$283.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Grace W. Flinn

Date

5/6/68

INDIANA STATE HIGHWAY COMMISSION

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

0536

May 17, 1968

19

To Arthur C. Flinn
 609 Weghorst St.
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-208344 5-13-68
 in settlement of the following vouchers: 68-607 19

Description	Amount
For <u>Closing Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>530</u> as per Grant/Warranty Deed, Dated <u>4-5-68</u>	\$139 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Arthur C. Flinn
 Date 5-22-68

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

April 4

19 68

To Arthur C. Flinn & Grace B. Flinn
1008 Union Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-201226 3-26- 19 68
in settlement of the following vouchers:

Transmittal #68-528

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>530</u> as per Grant/Warranty Deed, Dated <u>2-14-68</u> <div style="text-align: center; font-size: 1.5em;">530</div>	\$8,446.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Arthur C. Flinn
Grace B. FlinnDate April 8, 1968

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70 (52)
 Parcel No. 530
 Road I-70
 County Marion
 Owner Grace W. B. Flinn
 Address 1008 Union
 Address of Appraised Property:
1008 Union

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>See review</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>10-16-67</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>See review</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 Oct. 16, 1967 :
 (Date)

Estimate of Appraisers:

	By: <u>McClure</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$9,200	\$	\$8,500
(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	\$9,200	\$	\$8,500
(1) Land and/or improvements	\$9,200	\$	\$8,500
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$9,200	\$	\$8,500

Approved	Date	Signed
Rev. Appr.	10-16-67	<u>Phillip G. York</u>
Asst. or Chief Appr.		

(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: 4 COUNTY Marion PARCEL NO. 530

NAME & ADDRESS OF OWNER Arthur G & Grace B. Flinn.
1008 Union St. PHONE # 637-1788

NAME & ADDRESS OF PERSON CONTACTED above. PHONE # _____

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

DATE ASSIGNED 11-3-68 DATE OF CONTACT 2-14-68

OFFER \$ 8446⁰⁰ 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: Met with Mr & Mrs Flinn at their request
per telephone call. Mr. Flinn stated that they had
located another house that they decided to purchase
and had elected to convey. He also said he would
like the full time (approx 2 months for check
processing and 30 day grace period thereafter) in
order to do the moving in May. The Flinns are
retaining the furnace, fencing and 6 doors.
All forms were completed and parcel secured.

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

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

Robert Decker
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Monroe PARCEL NO. 530

NAME & ADDRESS OF OWNER Arthur & Grace Flinn (Van Benthusen)
1008 Union St. PHONE # 637-1288

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 11-2-68 DATE OF CONTACT 2-8-68

OFFER \$ 8,500⁰⁰ TIME OF CONTACT 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: _____

Phoned Mr. Flinn to enquire if he had changed his mind and wished to convey immediately rather than next month as previously discussed. He replied that he did not as the house he had considered purchasing did not meet the standards he originally thought and had decided to "pass it up." He further stated that he would still like to convey next month and take the full time thus doing the moving in early May.

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

Distribution Made

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Mason PARCEL NO. 530

NAME & ADDRESS OF OWNER Arthur & Grace W. Flinn
1008 Union St. PHONE # 637-1788

NAME & ADDRESS OF PERSON CONTACTED above
PHONE # _____

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

DATE ASSIGNED 11-3-67 DATE OF CONTACT 11-16-67

OFFER \$ 8,500⁰⁰ TIME OF CONTACT 3:30 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: Obtain salvage values on several items from
property management and submitted same to owners
at their home this date.

Buyer then completed relocation-dislocation papers
and C.V.

The Flinn's said they would take offer under
advisement and notify this buyer of their opinion.

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

Distribution Made

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

Robert Deeks
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 530

NAME & ADDRESS OF OWNER Arthur & Grace W. Flinn.
1008 Union St. PHONE # 637-1788

NAME & ADDRESS OF PERSON CONTACTED above. PHONE # _____

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

DATE ASSIGNED 11-3-67 DATE OF CONTACT 11-15-67

OFFER \$ 8,500⁰⁰ TIME OF CONTACT 11:00 A.M.

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

1. YES Checked abstract with owner? 2. YES Any affidavits taken?
3. NO Any mortgage(s)? 4. NO Any other liens, judgements, etc.?
5. YES Showed plans, explained take, made offer, etc.? PERSONAL
6. YES Explained about retention of buildings, etc.? 7. PROP. Any being retained?
8. YES Walked over property with owner? (or with whom? X)
9. YES Arranged for owner to pay taxes? (Explain how in remarks)
10. N/A Secured Right of Entry? 11. N/A 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: Met with Mr. & Mrs. Flinn to discuss parcel. Mrs. Flinn informed this buyer that she was formerly Mrs. Grace W. Van Benthusen, but since was widowed and re-married to Arthur Flinn. Buyer explained 180 day letter and requested forms for relocation & dislocation be signed. Mr. Flinn wanted buyer to get salvage values on several items and deliver figures to him. Buyer stated he would contact property management and return them P.M.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? Salvage values on certain items

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

Robert Deeks
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-703 (52)

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

NAME & ADDRESS OF OWNER Timothy M Lucas
235 Woodlawn PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Joe Brown
PHONE # _____

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

DATE ASSIGNED 1/30/68 DATE OF CONTACT 2/15/68

OFFER \$ 51900 TIME OF CONTACT 2 PM - 3 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?

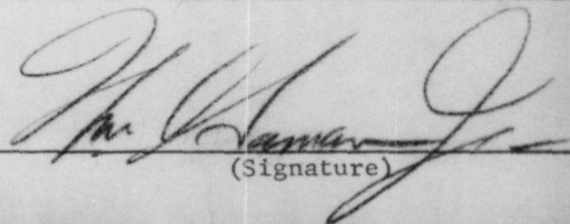
REMARKS:

2/15 2 PM. Checked Bankruptcy Records - This is
cleared up & I will be given such a statement
based on records to be sent down from Phoenix -

3 PM. Checked Mortgage with Pioneer & LeAnn's
it had been released thru Recorder's Office -
Pioneer indicated by stamping the title book -

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

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


(Signature)

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CHICAGO TITLE INSURANCE COMPANY

Amended

INTERIM
GUARANTY OF TITLE

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

Names on Plans Grace W. Van Benthusen

CTIC # 6500-112 -S

Name of Fee Owner Grace B. Flinn, formerly Grace W. Van Benthusen

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 March 16, 1967 to and including February 1, 1968 reveals no changes as to the real estate described under

CTIC # 6500-112 except:

1. Taxes for 1966 payable 19 67 in name of Grace W. Van Benthusen
 Duplicate # 7245225 Parcel # 1019421 Township Center Code # 101
 May \$ 91.81 (paid) (~~unpaid~~); November \$ 91.81 (paid) (~~unpaid~~)
 Taxes for 1967 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. Binkley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 20th day of February, 19 68.

J. Watson
Authorized Signatory

530

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

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

Names on Plans Grace W. VanBenthusen

CTIC # 6500-112

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 16th day of March, 19 67

Grace W. VanBenthusen

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 21st day of March 1967.

J. M. 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 31 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 # 6500-112

The Record Owner or Owners disclosed above acquired title ~~by~~ pursuant to the Last Will and Testament of Barbara M. Engelking, Deceased, and proceedings in the Probate Court of Marion County, Indiana, in Estate Docket E98 page 34188.

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 \$85.68, assessed in the name of Grace W. VanBenthusen, due and payable in May and November, 1966, are paid.
(Center Township - Inside, Parcel No. 101-1019421, Duplicate No. 6093310.)
(Assessed Value - Land \$580; Improvements \$1220; Exemptions None.)

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

g. Taxes for the year 1967, due and payable in 1968.

Plan of Margaret McCarly's Sub-division of
 Cut Lot 10, 11, and west part of Cut lot

No 115, in the city of
 Indianapolis,

50 feet wide

Bluff Road 90 feet wide



60 feet wide

Street 30 feet wide

Wilkerson

60 feet wide

60 feet wide

30 feet wide

50 feet wide

Bluff Road 4 1/2 feet wide

Howard

Para 0-#530

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Grace W. Van Benthusen

CTIC # 6500-112 -S

Name of Fee Owner Grace W. Van Benthusen

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 March 16, 1967 to and including February 1, 1968 reveals no changes as to the real estate described under CTIC # 6500-112 except:

1. Taxes for 19 66 payable 19 67 in name of Grace W. Van Benthusen
 Duplicate # 7245225 Parcel # 1019421 Township Center Code # 101
 May \$ 91.81 (paid) (~~XXXXX~~); November \$ 91.81 (paid) (~~XXXXX~~)
 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. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 8th day of February,
19 68

M. Watson
Authorized Signatory