

70 40562

# WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 567

This Indenture Witnesseth, That **ERVIN LEE RUFFIN AND**  
**AYLEE RUFFIN ADULTS HUSBAND AND WIFE**  
of **MARION** County, in the State of **INDIANA** Convey and Warrant to  
the STATE OF INDIANA for and in consideration of

**TWO THOUSAND DOLLARS - - - \$2,000.<sup>00</sup> Dollars,**

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

LOT 8 IN VAN BLARICUM'S SECOND SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121 OF THE DONATION LANDS  
OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, 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, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT  
UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.

012681 SEP 16 '70  
DULY ENTERED  
FOR TAXATION  
County Auditor

A-323816  
A-323815  
Paid by Warrant No. ....  
Dated 8-31-1970

RECEIVED FOR RECORD  
70 SEP 16 PM 7:17  
MARCIA H. HARTDORF  
RECORDER OF MARION COUNTY

Land and improvements \$ **2,000.<sup>00</sup>**; Damages \$ **0**; Total consideration \$ **2,000.<sup>00</sup>**

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 hands and seal, this **28th** day of **JULY** 19**70**

**Ervin Lee Ruffin** (Seal) **Aylee Ruffin** (Seal)  
**ERVIN LEE RUFFIN (ADULT HUSBAND)** (Seal) **AYLEE RUFFIN (ADULT WIFE)** (Seal)

**John W. Brassart** (Seal)  
This Instrument Prepared by

JAF 1-22-70

**A. Peery**  
AUG 19 1970

70 40562

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..... 28<sup>th</sup>  
day of..... JULY....., A. D. 19..... 70; personally appeared the within named ERVIN LEE  
RUFFIN AND AYLEE RUFFIN ADULTS HUSBAND AND WIFE

..... Grantors..... 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..... 3-1-71..... Lewis H Smith Notary Public  
Lewis H Smith

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..... 70 40562..... Notary Public

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:

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....., 19.....  
at..... o'clock..... m, and  
Recorded in Book No..... page.....  
Recorder..... County.....  
Endorsed NOT TAXABLE this.....  
day of....., 19.....  
Auditor..... County.....  
ENVELOPE  
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

Sept. 9 19 70

To  
 Marion County Treasurer  
 City-County Building  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-323816 8-31- 19 70  
 in settlement of the following vouchers: Transmittal #71-89

Description	Amount
For <u>Taxes</u> on State Road No. <u>          </u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>567</u> as per Grant/Warranty Deed, Dated <u>8-3-70</u>	\$345.33

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Lawrence S. Buel

Date September 9, 1970

INDIANA STATE HIGHWAY COMMISSION

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

0536

December 17, 1970 19

To Ervin and Arlee Ruffin  
3338 Broadway  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A334916 11/23/70 19  
in settlement of the following vouchers: 71-288

Description	Amount
For <u>Business Move Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>567</u> as per Grant/Warranty Deed, Dated <u>10/6/70</u>	\$90.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Ervin Ruffin  
Date Arlee Ruffin  
1-27-71 J B Gingles, Recorded

# INDIANA STATE HIGHWAY COMMISSION

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

0536

November 17, 1970 19\_\_

To M.C. & Lois J. Alexander  
924 South Capitol Avenue  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A332281 10/29/70 19\_\_  
in settlement of the following vouchers: 71-244

Description	Amount
For <u>Moving Costs</u> _____ on State Road No. <u>49</u> _____ in <u>Marion</u> _____ County, Project <u>I-70-3 (52)</u> _____ Parcel No. <u>567</u> _____ <del>500</del> as per Grant/Warranty Deed, Dated <u>9/29/70</u> _____	                    \$ 195.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By M.C. Alexander  
Lois Alexander  
Date 12-15-70 JBY/mgl

**INDIANA STATE HIGHWAY COMMISSION**  
 Division of Land Acquisition  
 ROOM 1105 — 100 NORTH SENATE AVENUE  
 INDIANAPOLIS, INDIANA 46209

*0536*

December 22, 1970 19

To M.C. Alexander & Lois Alexander  
 924 S. Capitol Avenue  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A336579 12/3/70 19  
 in settlement of the following vouchers:

71-316

Description	Amount
For <u>Repl. Housing Supplement</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>567</u> as per Grant/Warranty Deed, Dated <u>10/13/70</u>	\$108.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

*MC Alexander*

Date

*Lois Alexander*  
*3-3-71 J.B. Gungley*

*received*

## INDIANA STATE HIGHWAY COMMISSION

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

0536

November 24, 1970

19

To Jay's Moving  
 Jay D. Harper  
 1019 Dawson Street  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A333240 11/9/70 19  
 in settlement of the following vouchers:

71-269

Description	Amount
For <u>Bid Estimate Fee</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>567</u> as per Grant/Warranty Deed, Dated <u>10/1/70</u>	\$15.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Date

*J. M. [Signature]*  
*Jay D. Harper*  
*by Mr. Jay D. Harper*  
11-25-70

**INDIANA STATE HIGHWAY COMMISSION**

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

0534

November 24, 1970 19

To **Stuarts Moving & Storage**  
 701 North Senate Avenue  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A333239 11/9/70 19  
 in settlement of the following vouchers: 71-269

Description	Amount
<p>For <u>Bid Estimate Fee</u> on State Road                      No. <u>49</u> in <u>Marion</u>                      County, Project <u>I-70-3 (52)</u>                      Parcel No. <u>567</u> as per Grant/Warranty                      Deed, Dated <u>10/6/70</u></p>	<p>\$15.00</p>

**PLEASE RECEIPT AND RETURN (Do not detach)**

Payment Received: By *Marian Stuart* By *Jan Brann*  
*J. Mckee* Date 11-25-70



**INDIANA STATE HIGHWAY COMMISSION**

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

Sept. 9 19 70

To Ervin Lee Ruffin  
 Arlee Ruffin  
 3338 Broadway  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-323815 8-31- 19 70  
 in settlement of the following vouchers:

Transmittal #71-89

Description	Amount
For <u>Purchase</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>567</u> as per Grant/Warranty Deed, Dated <u>8-3-70</u>	\$1,654.67

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Arlee Ruffin

Date 9-22-70

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

*Central*

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3-(52) Road I-70 County Marion Owner Jacob Cohen etux Parcel #  
 (Irwin Lee & Arlee Ruffin, see note)

	Name: <u>Mecker</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE.....	2,000.00		2,000.00
AFTER VALUE.....	-0-		-0-
DIFFERENCE .....	2,000.00		2,000.00
LAND &/OR IMPROVEMENTS.....	2,000.00		2,000.00
LOSS IN VALUE TO REMAINDER.....	-0-		-0-
ESTIMATED COMPENSATION (DUE PROPERTY OWNER).....	2,000.00		2,000.00
NON-COMPENSABLE ITEMS.....	-0-		-0-

REVIEWER'S COMMENTS:

It will be noted in the appraisal that this property was sold to Irwin Lee and Arlee Ruffin 2/16/70, deed recorded, Instrument No. 70-6276. The appraiser has shown the name of the present owner of record in the appraisal.

The reviewer concurs with the appraiser's estimate of value and approves it for negotiation.

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal(s). I also certify that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my estimate of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my understanding that the value estimate may be used in connection with a Federal-aid highway project and whereas the Indiana State Highway Commission at its duly scheduled meeting held on February 27, 1969 delegated the authority to estimate fair market value of properties to be acquired for the Commission to the Chief Review Appraiser, and who with authority has re-delegated such authority to the undersigned, I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 3/17/70 is \$ 2,000.00.

Date: 4/27/70

Signed Daniel L. Fisher  
Review Appraiser

Date: \_\_\_\_\_

Approved: \_\_\_\_\_  
Chief Review Appraiser

Project I-70-3-(52) Road I-70 County Marion Parcel # 567  
 Appraiser Hugh B. Mecker, Sr. Address 810. Mohawk Hill Dr. Carmel, Ind.

Type of Appraisal

Partial Taking

Total Taking

LEGENDS: ✓ ACCEPTABLE  
 x NOT ACCEPTABLE

0-OMITTED BUT APPLICABLE  
 N/R NOT REQUIRED DUE TO APPRAISAL FORM

GENERAL

- 1. PROJECT & PARCEL NO.
- 2. OWNER'S NAME \*
- 3. LOCATION: ADDRESS  
 LEGAL DESC.
- 4. TOTAL AREA IN PROPERTY
- 5. AREA TO BE ACQUIRED
- 6. 5-YEAR RECORD OF SALES
  - A. PARTIES TO TRANSACT.
  - B. DATE OF PURCHASE
  - C. PURCHASE PRICE VERIF.
  - D. DEED BOOK REFERENCE

- STATEMENT OF PURPOSE
- 1. VALUE TO BE ESTIMATED
  - 2. RIGHTS - INT. APPRAISED

- DESCRIPTION OF PROPERTY
- 1. LOCATION
  - 2. PRESENT USE
  - 3. ZONING
  - 4. ACCESS
  - 5. LAND
    - A. AREA
    - B. DIMENSIONS & SHAPE
    - C. OTHER PHYS. FEATURES
  - 6. BUILDINGS
    - A. TYPES
    - B. SIZE
    - C. AGE
    - D. CONDITION
    - E. QUALITY OF CONST.
  - 7. PHOTOGRAPHS (IDENTIFIED)
  - 8. SKETCH
    - A. DIMENSIONS & BLDGS.
    - B. LAND AREAS

- HIGHEST AND BEST USE
- 1. STATED
  - 2. JUSTIFIED

- COMPARABLE SALES USED
- 1. DATE
  - 2. SELLER & BUYER
  - 3. CONSIDERATION
  - 4. FINANCING

- 5. CONDITION OF SALE
- 6. VERIFIED & SOURCE
- 7. LOCATION
- 8. TOTAL AREA
- 9. TYPE OF IMPROVEMENT
- 10. HIGHEST AND BEST USE \*
- 11. ZONING
- 12. PHOTOGRAPHS (IDENTIFIED)

- MARKET DATA APPROACH:
- 1. IF NOT APPLICABLE - EXP'D.
  - 2. DIR. COMPARISON TO SUBJECT
  - 3. EACH ADJUSTMENT EXPLAINED
  - 4. SEVER, DAMAGE STUDIES

- COST APPROACH
- 1. IF NOT APPLICABLE EXP'D
  - 2. COST DATA SOURCE
  - 3. ALL DEPRECIATION EXPLAINED
  - 4. PERTINENT CALCULATIONS

- INCOME APPROACH **G.R.M.**
- 1. IF NOT APPLICABLE EXP'D
  - 2. INCOME
  - 3. EXPENSE
  - 4. INTEREST & CAP RATES
  - 5. ECONOMIC LIFE
  - 6. ECON RENT AND CONTRACT RENT DIFFERENCE SUPPORTED

- CORRELATION AND CONCLUSION OF VALUE
- 1. EACH VALUE ESTIMATE SHOWN
  - 2. REASONABLE EXPLANATION

- CERTIFICATION OF VALUE
- 1. SIGNED AFFIDAVIT
  - 2. DATE OF APPRAISAL
  - 3. INDEPENDENT APPRAISAL
  - 4. PERSONAL PROPERTY EXCL'D
  - 5. NONCOMPENSIBLE ITEMS EXCL'D

	BEFORE	AFTER		BEFORE	AFTER
1. PROJECT & PARCEL NO.	✓			✓	
2. OWNER'S NAME *	✓			✓	
3. LOCATION: ADDRESS	✓			✓	
LEGAL DESC.	✓			✓	
4. TOTAL AREA IN PROPERTY	✓			✓	
5. AREA TO BE ACQUIRED	✓			✓	
6. 5-YEAR RECORD OF SALES	✓			✓	
A. PARTIES TO TRANSACT.	✓			✓	
B. DATE OF PURCHASE	✓			✓	
C. PURCHASE PRICE VERIF.	✓			✓	
D. DEED BOOK REFERENCE	✓			✓	
STATEMENT OF PURPOSE					
1. VALUE TO BE ESTIMATED	✓			✓	
2. RIGHTS - INT. APPRAISED	✓			✓	
DESCRIPTION OF PROPERTY					
1. LOCATION	✓			✓	
2. PRESENT USE	✓			✓	
3. ZONING	✓			✓	
4. ACCESS	✓			✓	
5. LAND	✓			✓	
A. AREA	✓			✓	
B. DIMENSIONS & SHAPE	✓			✓	
C. OTHER PHYS. FEATURES	✓			✓	
6. BUILDINGS	✓			✓	
A. TYPES	✓			✓	
B. SIZE	✓			✓	
C. AGE	✓			✓	
D. CONDITION	✓			✓	
E. QUALITY OF CONST.	✓			✓	
7. PHOTOGRAPHS (IDENTIFIED)	✓			✓	
8. SKETCH	✓			✓	
A. DIMENSIONS & BLDGS.	✓			✓	
B. LAND AREAS	✓			✓	
HIGHEST AND BEST USE					
1. STATED	✓			✓	
2. JUSTIFIED	✓			✓	
COMPARABLE SALES USED					
1. DATE	✓			✓	
2. SELLER & BUYER	✓			✓	
3. CONSIDERATION	✓			✓	
4. FINANCING	✓			✓	
5. CONDITION OF SALE					
6. VERIFIED & SOURCE					
7. LOCATION					
8. TOTAL AREA					
9. TYPE OF IMPROVEMENT					
10. HIGHEST AND BEST USE *					
11. ZONING					
12. PHOTOGRAPHS (IDENTIFIED)					
MARKET DATA APPROACH:					
1. IF NOT APPLICABLE - EXP'D.				✓	
2. DIR. COMPARISON TO SUBJECT				NA	
3. EACH ADJUSTMENT EXPLAINED				✓	
4. SEVER, DAMAGE STUDIES				✓	
COST APPROACH					
1. IF NOT APPLICABLE EXP'D				✓	
2. COST DATA SOURCE				✓	
3. ALL DEPRECIATION EXPLAINED				✓	
4. PERTINENT CALCULATIONS				✓	
INCOME APPROACH <b>G.R.M.</b>					
1. IF NOT APPLICABLE EXP'D				✓	
2. INCOME				NA	
3. EXPENSE				NA	
4. INTEREST & CAP RATES				NA	
5. ECONOMIC LIFE				NA	
6. ECON RENT AND CONTRACT RENT DIFFERENCE SUPPORTED				NA	
CORRELATION AND CONCLUSION OF VALUE					
1. EACH VALUE ESTIMATE SHOWN				✓	
2. REASONABLE EXPLANATION				✓	
CERTIFICATION OF VALUE					
1. SIGNED AFFIDAVIT				✓	
2. DATE OF APPRAISAL				✓	
3. INDEPENDENT APPRAISAL				✓	
4. PERSONAL PROPERTY EXCL'D				NA	
5. NONCOMPENSIBLE ITEMS EXCL'D				NA	

REMARKS: (Reviewer shall comment as to why the appraisal is acceptable or not acceptable, ie, are the State's appraisal specifications followed; are items specified in the P.P.M.-80-3, paragraph 5F (1) through (5) taken into consideration, etc.).

\* General:

#2- Name on Packet reads: Jacob Cohen etux. This property was sold to Irwin Lee Ruffin etux. 2/16/70 Inst. #70-6276

\* Comparable Sales Used:

#10: While the highest and best use is not indicated on the comparable work sheet, the highest and best use of each comparable is discussed in the documentation section of the comparable docket.

After Value Column:

Since this property is a total taking this column is not applicable.

Date: 4/27/70

Signed: Daniel P. Fisher

Review Appraiser

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER Ervin Lee RUFFIN & Aylee RUFFIN  
3338 BROADWAY INDIANAPOLIS INO PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED RICHARD PAYNE Chief Deputy  
MARION COUNTY Treasurer PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 8-5-70 TIME OF CONTACT 4:00 P.M.

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Glen Ross and I contacted the above on  
this date. Mr. Payne signed the Claim Voucher  
for back taxes due and for 1969 payable in  
1970.  
The parcel is secured.

70<sup>B</sup> tax billing attached to junk copy of C. Voucher  
to Treasurer Marion County - \$345.33

Status of Parcel : ()-Secured, ( )-Condemned, ( )-Other (Explain):  
Distribution Made

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Parcel | <input checked="" type="checkbox"/> Weekly Summary |
| <input checked="" type="checkbox"/> Owner  | ( ) Attorney                                       |
| ( ) Broker                                 | ( ) Other, specify:                                |

Louis H. Smith  
(Signature)

PROJECT NO. I-70-3 (52)

COUNTY MAYION PARCEL NO. 567

NAME & ADDRESS OF OWNER EVVIN Lee RUFFIN & ArLee RUFFIN  
3338 BROADWAY INDIANAPOLIS PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED EVVIN Lee RUFFIN & ArLee RUFFIN  
3338 BROADWAY INDIANAPOLIS PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 8-3-70 TIME OF CONTACT 8:30 P.M

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS;                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Glen Ross and I called on the above on this date. Mr. & Mrs Ruffin signed a claim voucher for 345.33 for taxes due the Marion County Treasurer, also signed a voucher for \$1654.07 balance due the Ruffin of the State office for the property.  
The parcel is secured.

Status of Parcel : ()-Secured, ( )-Condemned, ( )-Other (Explain):

- Distribution Made
- |  |  |
|--|--|
| ( <input checked="" type="checkbox"/> ) Parcel | ( <input checked="" type="checkbox"/> ) Weekly Summary |
| ( <input checked="" type="checkbox"/> ) Owner  | ( ) Attorney   |
| ( ) Broker                                     | ( ) Other, specify:                                    |

Louis H. Smith  
(Signature)  
G. Ross

PROJECT NO. I-70-3 (52)

COUNTY MAVION PARCEL NO. 567

NAME & ADDRESS OF OWNER EYVIN Lee RUFFIN & Aylee RUFFIN

3338 BROADWAY INDIANAPOLIS PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED EYVIN Lee RUFFIN & Aylee RUFFIN

3338 BROADWAY INDIANAPOLIS PHONE # 925-1995

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

DATE ASSIGNED 6-8-70 DATE OF CONTACT 8-3-70 TIME OF CONTACT 7.00 P.M

OFFER \$ \$2000 TYPE OF CONTACT: ( )-PERSONAL VISIT, (X)-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  | 14. <input type="checkbox"/> Written offer?                           |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | 15. <input type="checkbox"/> Retention Letter?                        |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 6. <input type="checkbox"/> Explained about retentions?       | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 7. <input type="checkbox"/> Any major item retained?          | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 8. <input type="checkbox"/> Any minor items retained?         | 19. <input type="checkbox"/> Copy of Deed?                            |
| 9. <input type="checkbox"/> Walked over property?             | 20. <input type="checkbox"/> Private appraisal letter?                |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |
| 11. <input type="checkbox"/> Secured Right of Entry?          |   |

LEFT FOLLOWING PAPERS WITH OWNERS:

REMARKS: I called the above on the phone this date.  
Made an appointment to meet with Mr. & Mrs  
Ruffin to sign a claim voucher for the back  
taxes.

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Louis H. Smith  
(Signature)

PROJECT NO. I-70-3 (52)

COUNTY MAVION PARCEL NO. 567

NAME & ADDRESS OF OWNER ERVIN Lee RUFFIN & Aylee RUFFIN  
3338 BROADWAY INDIANAPOLIS PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED Aylee RUFFIN 3338 BROADWAY  
INDIANAPOLIS IND PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-30-70 TIME OF CONTACT 8:15 P.M

OFFER \$ 2000 TYPE OF CONTACT: ( )-PERSONAL VISIT, ()-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Called Mrs. Ruffin on the phone this date  
She said she had been unable to reach Mr.  
Cohen but would try and contact him over  
the week end and I should contact her Monday  
8-3-70.

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Louis H. Smith  
(Signature)

PROJECT NO. I-70-3 (52)

COUNTY MAKION PARCEL NO. 567

NAME & ADDRESS OF OWNER ERVIN Lee RUFFIN & Aylee RUFFIN  
3338 BROADWAY INDIANAPOLIS INDIANA PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED Aylee RUFFIN 3338 BROADWAY  
INDIANAPOLIS INDIANA PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-29-70 TIME OF CONTACT 5.00 P.M

OFFER \$ 2000 TYPE OF CONTACT: ( )-PERSONAL VISIT, (x)-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  | 14. <input type="checkbox"/> Written offer?                           |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | 15. <input type="checkbox"/> Retention Letter?                        |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 6. <input type="checkbox"/> Explained about retentions?       | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 7. <input type="checkbox"/> Any major item retained?          | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 8. <input type="checkbox"/> Any minor items retained?         | 19. <input type="checkbox"/> Copy of Deed?                            |
| 9. <input type="checkbox"/> Walked over property?             | 20. <input type="checkbox"/> Private appraisal letter?                |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |
| 11. <input type="checkbox"/> Secured Right of Entry?          |   |

REMARKS: I called Mrs. Ruffin on the phone on this day. I told Mrs. Ruffin we check at the treasurer office and had a statement that there is due \$345.33 taxes on the property.  
Mrs. Ruffin said that Mr. Cohen was supposed to have paid some of the taxes at the time of purchase. I told Mrs. Ruffin to contact Mr. Cohen to clarify who was responsible to pay the taxes.  
I told Mrs. Ruffin I would contact her 7-30-70 as I had to have a paid receipt for all taxes due before the parcel could be turned in for payment.

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Lewis H. Smith  
(Signature)



PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER Ervin Lee RUFFIN & Arlee RUFFIN  
3338 BROADWAY INDIANAPOLIS IN PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED MARION COUNTY TREASURER  
OFFICE INDIANAPOLIS IN PHONE #  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-29-70 TIME OF CONTACT 9:30 AM

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Glen Ross and I called at the office of the  
above on this date.

They gave us a tax statement for back tax and  
penalties to be presented to the Ruffins.

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Lewis H. Smith  
(Signature)  
Glen

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER ERVIN Lee RUFFIN & Aylee RUFFIN

3338 BROADWAY INDIANAPOLIS, IN PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED ERVIN Lee RUFFIN & Aylee RUFFIN

3338 BROADWAY INDIANAPOLIS, IN PHONE # 925-1995

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

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-28-70 TIME OF CONTACT 6:45 P.M

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Glen Ross and I called on the above on this date.  
Mr. & Mrs. Ruffin signed the warranty deed, claim  
voucher, and receipt of warranty deed. Mr. & Mrs.  
Ruffin showed us their warranty deed so the name change  
form could be filled out.  
Told Mr. & Mrs. Ruffin the 1969 taxes payable in 1970  
would have to be paid.  
Mrs. Ruffin ask us to check at the County Treasurer  
office for the amount of the taxes due. She said she would  
give us a check for the taxes as Mr. & Mrs Ruffin  
didn't want to lay off of work to pay the taxes

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Louis H Smith  
(Signature)

Glen Ross

PROJECT NO. I-70-3 (52)

COUNTY MAYION PARCEL NO. 567

NAME & ADDRESS OF OWNER EVVIN Lee RUFFIN & Aylee RUFFIN  
3338 BROADWAY INDIANAPOLIS PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Aylee RUFFIN 3338 BROADWAY  
INDIANA POLIS INDIANA PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-27-70 TIME OF CONTACT 6:00 P.M

OFFER \$ 2000 TYPE OF CONTACT: (✓)-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |  |  |
|--|--|
| 1. _____ Checked Abstract with owner?      | 12. _____ Secured driveway right of entry?         |
| 2. _____ Any affidavits taken?             | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)?                  |  |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                 |
| 5. _____ Showed plans? Explained take?     | 14. _____ Written offer?                           |
| 6. _____ Explained about retentions?       | 15. _____ Retention Letter?                        |
| 7. _____ Any major item retained?          | 16. _____ Transfer of Property Letter?             |
| 8. _____ Any minor items retained?         | 17. _____ Tax memo (interim period)?               |
| 9. _____ Walked over property?             | 18. _____ Receipt of Deed?                         |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed?                            |
| 11. _____ Secured Right of Entry?          | 20. _____ Private appraisal letter?                |
|  | 21. _____ Brochure, "Relocation & You?"            |

REMARKS: I called on the above on this date. Mrs. Ruffin told me they would accept the States offer. She said they didnt think the offer was fair but they didnt want to get involved in any court action.

Mrs. Ruffin said her husband was working in the eastern part of the State.

She said to call to-morrow and she would tell him what time to come to sign the papers.

Status of Parcel : ( )-Secured, ( )-Condemmed, ( )-Other (Explain):  
Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Louis H. Smith  
(Signature)

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER Ervin Lee RUFFIN & Arlee RUFFIN  
3338 BROADWAY INDIANAPOLIS IN PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED Ervin Lee RUFFIN & Arlee RUFFIN  
3338 BROADWAY INDIANAPOLIS IN PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-6-70 TIME OF CONTACT 6:20 P.M

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <u>YES</u> Checked Abstract with owner?      | 12. <u>NO</u> Secured driveway right of entry?          |
| 2. <u>NO</u> Any affidavits taken?              | 13. <u>YES</u> Sent Daily Notice to Relocation Section. |
| 3. <u>NO</u> Any mortgage(s)?                   |   |
| 4. <u>NO</u> Any other liens, judgments, etc.?  | LEFT FOLLOWING PAPERS WITH OWNERS:                      |
| 5. <u>YES</u> Showed plans? Explained take?     | 14. <u>YES</u> Written offer?                           |
| 6. <u>YES</u> Explained about retentions?       | 15. <u>NO</u> Retention Letter?                         |
| 7. <u>NO</u> Any major item retained?           | 16. <u>NO</u> Transfer of Property Letter?              |
| 8. <u>NO</u> Any minor items retained?          | 17. <u>YES</u> Tax memo (interim period)?               |
| 9. <u>YES</u> Walked over property?             | 18. <u>NO</u> Receipt of Deed?                          |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 19. <u>NO</u> Copy of Deed?                             |
| 11. <u>NO</u> Secured Right of Entry?           | 20. <u>NO</u> Private appraisal letter?                 |
|   | 21. <u>YES</u> Brochure, "Relocation & You?"            |

REMARKS: Sam Wasmuth and I called on the above on this date. Explained the acquisition and presented the firm offer letter. Asked Mr. Ruffin if there were any items in the house he wanted to retain. He said there was one hot water heater about 8 years old but didn't think he wanted it.

Mr. Ruffin said they paid cash for the property and didn't know the H/W was coming through at the time of purchase. He said he had started to replaster the house and fix it up for a nursing home.

Mr. Ruffin is a nurse at one of the hospitals

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Lewis H. Smith  
(Signature)

PAGE II

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER Ervin Lee Ruffin & Arlee Ruffin 3338  
BROADWAY INDIANAPOLIS IND PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED Ervin Lee Ruffin & Arlee Ruffin  
3338 BROADWAY INDIANAPOLIS PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-6-70 TIME OF CONTACT 6:20 P.M

OFFER \$ 2000 TYPE OF CONTACT: ()-PERSONAL VISIT, ( )-TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |   |   |
|---|---|
| 1. <input type="checkbox"/> Checked Abstract with owner?      | 12. <input type="checkbox"/> Secured driveway right of entry?         |
| 2. <input type="checkbox"/> Any affidavits taken?             | 13. <input type="checkbox"/> Sent Daily Notice to Relocation Section. |
| 3. <input type="checkbox"/> Any mortgage(s)?                  |   |
| 4. <input type="checkbox"/> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:                                    |
| 5. <input type="checkbox"/> Showed plans? Explained take?     | 14. <input type="checkbox"/> Written offer?                           |
| 6. <input type="checkbox"/> Explained about retentions?       | 15. <input type="checkbox"/> Retention Letter?                        |
| 7. <input type="checkbox"/> Any major item retained?          | 16. <input type="checkbox"/> Transfer of Property Letter?             |
| 8. <input type="checkbox"/> Any minor items retained?         | 17. <input type="checkbox"/> Tax memo (interim period)?               |
| 9. <input type="checkbox"/> Walked over property?             | 18. <input type="checkbox"/> Receipt of Deed?                         |
| 10. <input type="checkbox"/> Arranged for owner to pay taxes? | 19. <input type="checkbox"/> Copy of Deed?                            |
| 11. <input type="checkbox"/> Secured Right of Entry?          | 20. <input type="checkbox"/> Private appraisal letter?                |
|   | 21. <input type="checkbox"/> Brochure, "Relocation & You?"            |

REMARKS: Both Mr. & Mrs. Ruffin were disappointed in the  
States offer.

Mr. Ruffin said he had about 2500 in the property  
He said he was paying taxes on \$1810 assessed valuation  
and it seem to him the property would be worth  
some where the assessed valuation. I explained the  
methods used in the appraisal and told Mr. Ruffin  
he could have his own appraisal made and we would  
turn it in for review. Mr. & Mrs Ruffin were very  
Cooperative and said to see them 7-27-70.

Status of Parcel : ( )-Secured, ( )-Condemned, ( )-Other (Explain):

Distribution Made

- |            |                     |
|------------|---------------------|
| (1) Parcel | (1) Weekly Summary  |
| ( ) Owner  | ( ) Attorney        |
| ( ) Broker | ( ) Other, specify: |

Sam Wassmuth  
Louis H. Smith  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 567

NAME & ADDRESS OF OWNER EVVIN Lee RUFFIN & Arlee RUFFIN  
3338 BROADWAY INDIANAPOLIS IND PHONE # 925-1995

NAME & ADDRESS OF PERSON CONTACTED EVVIN Lee RUFFIN 3338 BROADWAY  
INDIANAPOLIS INDIANA PHONE # 925-1995  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-8-70 DATE OF CONTACT 7-6-70 TIME OF CONTACT 2:00 P.M

OFFER \$ \_\_\_\_\_ TYPE OF CONTACT: ( ) PERSONAL VISIT (  ) TELEPHONE CALL  
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- |  |   |
|--|---|
| 1. _____ Checked Abstract with owner?      | 12. _____ Secured driveway right of entry?  |
| 2. _____ Any affidavits taken?             | 13. _____ Mailed Daily Notice to Relocation |
| 3. _____ Any mortgage(s)?                  | Section. (thru Control Section)?            |
| 4. _____ Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS:          |
| 5. _____ Showed plans? Explained take?     | 14. _____ Written offer?                    |
| 6. _____ Explained about retentions?       | 15. _____ Retention Letter?                 |
| 7. _____ Any major item retained?          | 16. _____ Transfer of Property Letter?      |
| 8. _____ Any minor items retained?         | 17. _____ Tax Memo (interim period)?        |
| 9. _____ Walked over property?             | 18. _____ Receipt of Deed?                  |
| 10. _____ Arranged for owner to pay taxes? | 19. _____ Copy of Deed?                     |
| 11. _____ Secured Right of Entry?          | 20. _____ Private appraisal letter?         |

REMARKS: I called Mr. Ruffin on the Phone this date.  
Made an appointment to meet with Mr. & Mrs.  
Ruffin at 6:00 P.M 7-6-70 to present the firm  
offer.

Status of Parcel : ( ) -Secured, ( ) -Condemned, ( ) -Other (Explain):

Distribution Made

- |  |  |
|--|--|
| ( <input checked="" type="checkbox"/> ) Parcel | ( <input checked="" type="checkbox"/> ) Weekly Summary |
| ( <input checked="" type="checkbox"/> ) Owner  | ( ) Attorney   |
| ( ) Broker                                     | ( ) Other, specify:                                    |

Louis H Smith  
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company *Par 567*

Union Title Division

S.R. I-70	PROJECT I70-3(52)	COUNTY MARION	PNTIC # 69-6260-S
--------------	----------------------	------------------	----------------------

Name on Plans \_\_\_\_\_

Name of Fee Owner ERVIN LEE RUFFIN AND ARLEE RUFFIN, Husband and Wife

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from July 31, 1969, 8 A.M. to and including August 10, 1970, 8 A.M. reveals no changes as to the real estate described under PNTIC # 69-6260-O except:

1. Taxes for 1969 payable 1970 in name of Jacob and Sylvia Cohen  
 Duplicate # 0315350 Parcel # 1013584 Township I-Center Code # 1-01  
 May \$ 114.29 (~~paid~~unpaid); November \$ 114.29 (~~paid~~unpaid)  
 Taxes for 1970 payable 1971 now a lien.  
 (Taxes for the year 1968 unpaid and delinquent in the amount of \$107.61.)
2. Ervin Lee Ruffin and Arlee Ruffin, husband and wife, acquired title by Warranty Deed from Jacob Cohen and Sylvia Cohen, husband and wife, dated June 15, 1969, recorded February 16, 1970, as Instrument #70-6276, copy of deed attached herein.

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 13 day of August, 19 70

Authorized Signatory  
 GREG S. QUIZON TITLE OFFICER

1970

20

70 6276  
WARRANTY DEED

THIS INDENTURE WITNESSETH, That JACOB COHEN AND SYLVIA COHEN, HIS WIFE,

of MARION County, in the State of INDIANA  
Convey and Warrant to ERVIN LEE RUFFIN AND ARLEE RUFFIN, HIS WIFE

of MARION County, in the State of INDIANA for and in consideration  
of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS Dollars:  
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION County  
in the State of Indiana, to-wit:

① LOT 8 IN VAN BLARICUM, 5 SECOND SUBDIVISION OF THE MIDDLE  
PART OF LOT 121 IN THE CITY OF INDIANAPOLIS, INDIANA, AS  
OUT  
AS SHOWN BY THE PLAT THEREOF, RECORDED IN PLAT BOOK 2 PAGE 26,  
IN THE RECORDER'S OFFICE OF MARION COUNTY, STATE OF INDIANA.

3338 Broadway

SUBJECT TO TAXES BECOMING DUE AND PAYABLE IN NOVEMBER 1969  
AND THEREAFTER

Real Estate  
Valuation Affidavit  
Edward B. Hoffmann, Jr.  
Auditor Marion County

RECEIVED FOR RECORD  
70 FEB 16 PM 1:41  
MARCIA V. HANBORN  
RECORDER OF MARION COUNTY

Sign in BLACK INK for better Micro copies

IN WITNESS WHEREOF, the said grantor(s) JACOB COHEN AND SYLVIA COHEN, HIS WIFE  
has hereunto affixed their name and seal, this 15<sup>TH</sup> day of JUNE 1969  
Jacob Cohen (Seal) Sylvia Cohen (Seal)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)



STATE OF INDIANA, Marion County, ss: Corporate Seal  
Before me, the undersigned, a Notary Public in and for said County and State,  
this 30th day of July, 1969  
personally appeared Jacob Cohen and Sylvia Cohen

and acknowledged the execution of the foregoing deed.  
Mary Ruth Alsop Notary Public  
My Commission expires December 20, 1970 MARY RUTH ALSOP, Notary Public  
My Commission Expires December 20, 1970

Auditor Stamp

Recorder Stamp

RECEIVED  
FOR TAXATION

924715 FEB 15 '70

COUNTY CLERK

70 6276

This Document Prepared by Nathan Misbourne

OL-4

FEB 15



GUARANTY OF TITLE

567

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70 =	I-70-3 (52)	Marion	69-6260-0

Names on Plans \_\_\_\_\_

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 31 day of July, 19 69, 8 A.M.

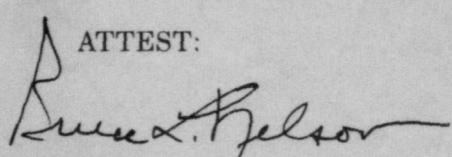
JACOB COHEN AND SYLVIA COHEN, husband and wife

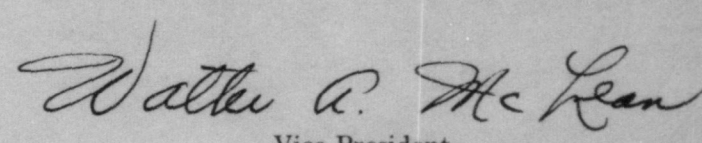
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

This Guaranty is issued for the use and benefit of the State of Indiana.

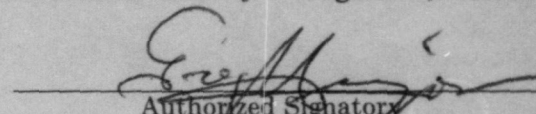
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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:  
  
 Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY  
  
 Vice President

Countersigned and validated as of the 11 day of August, 19 69

  
 Authorized Signatory  
 GREG S. QUIZON, Title Officer

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 8 in Van Blaricum's Second Subdivision of the middle part of Out Lot 121 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 26, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Deed from Rachel D. Dilworth, unmarried to Jacob Cohen and Sylvia Cohen, husband and wife, dated February 24, 1958, recorded March 3, 1958, as Instrument #13453.

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to 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 no encumbrances or defects in the title of the Record Owner or Owners.

~~5. Taxes for 19\_\_\_ payable 19\_\_\_ in name of \_\_\_  
Duplicate # \_\_\_ Parcel # \_\_\_ Township \_\_\_  
May \$ \_\_\_ (paid) (unpaid); November \$ \_\_\_  
Taxes for 19\_\_\_ payable 19\_\_\_ now a lien.~~

5. Taxes for 1968 payable 1969 in name of Jacob and Sylvia C  
Duplicate No. 9745293, Code No. 1-01,  
Township: I-Center, Parcel No. 1013584,  
May \$99.64 paid, November \$99.64 unpaid,  
Assessed Valuation: Land \$260.00, Improvements \$1, 55  
Taxes for 1969 payable 1970 in name of Jacob and Sylvia

**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\_\_\_ payable 19\_\_\_ in name of \_\_\_\_\_  
Duplicate # \_\_\_\_\_ Parcel # \_\_\_\_\_ Township \_\_\_\_\_ Code # \_\_\_\_\_  
May \$ \_\_\_\_\_ (paid) (unpaid); November \$ \_\_\_\_\_ (paid) (unpaid)  
Taxes for 19\_\_\_ payable 19\_\_\_ now a lien.~~

5. Taxes for 1968 payable 1969 in name of Jacob and Sylvia Cohen  
Duplicate No. 9745293, Code No. 1-01,  
Township: I-Center, Parcel No. 1013584,  
May \$99.64 paid, November \$99.64 unpaid,  
Assessed Valuation: Land \$260.00, Improvements \$1,550, Exemptions none.  
Taxes for 1969 payable 1970 in name of Jacob and Sylvia Cohen.