

68 32932

WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 540

This Indenture Witnesseth, That *IMMANUEL UNITED CHURCH OF CHRIST OF INDIANAPOLIS, (A CORPORATION)*

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

*FIFTY AND 00/100 (\$50.00)* Dollars,

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

FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS SAID LIMITED ACCESS FACILITY (TO BE KNOWN AS I-70 AND AS PROJECT I-70-3(52)77) TO AND FROM THE OWNER'S ABUTTING LANDS ONLY ALONG THE NORTH LINE OF LOT 1 IN WILLIAM H. L. NOBLE'S SUBDIVISION OF PART OF OUT LOT 108 IN THE CITY OF INDIANAPOLIS, ACCORDING TO THE RECORDED PLAT OF SAID SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 202, OF THE RECORDS IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



RECEIVED FOR RECORD  
'68 JUL 11 PM 2:56  
MARCIA H. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

809669 JUL 11 '68

*John T. Sutton*  
COUNTY AUDITOR

Paid by Warrant No. *A 215388*  
Dated *6-26-1968*

Land and improvements \$ *— 0 —*; Damages \$ *50.00*; Total consideration \$ *50.00*

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 *IMMANUEL UNITED CHURCH OF CHRIST OF INDIANAPOLIS* EDWARD B. NORDHOLT, PRES. ATTEST EDSON L. KIEWIT, SEC. has hereunto set ITS hand and seal, this *21* ST. day of *APRIL* 19*68*

(Seal) *IMMANUEL UNITED CHURCH OF CHRIST OF INDIANAPOLIS* (Seal)

(Seal) *Edward B. Nordholt* (Seal)

(Seal) *EDWARD B. NORDHOLT, ITS PRESIDENT* (Seal)

(Seal) *Edson L. Kiewit* (Seal)  
ATTEST *EDSON L. KIEWIT, ITS SECRETARY*

68 32932

*WHB*  
*5-14-68*

This Instrument Prepared by *John W. Brassard*

MAY 21 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  
L.L. Nicewander

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  
JAMES A. SILVERS

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

68 32932

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 \_\_\_\_\_  
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

July 5

19<sup>68</sup>

To Immanuel United Church of Christ of Indianapolis  
1035 South New Jersey Street  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 215388 6-26 19<sup>68</sup>  
in settlement of the following vouchers:

Transmittal 68-711

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>540</u> as per Grant/Warranty Deed, Dated <u>3-27-68</u>	\$ 50.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

*Immanuel United Church of Christ*  
*Edward B. Roddott Pres of Conventory*  
 Date July 17, 1968

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: \_\_\_\_\_ COUNTY MARION PARCEL NO. 540

NAME & ADDRESS OF OWNER IMMANUEL UNITED CHURCH OF CHRIST OF

INDPLS. 1035 So. NEW JERSEY ST. INDPLS PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED MR. NORDHOLT (PRESIDENT OF ABOVE)

PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 4-25-68

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

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

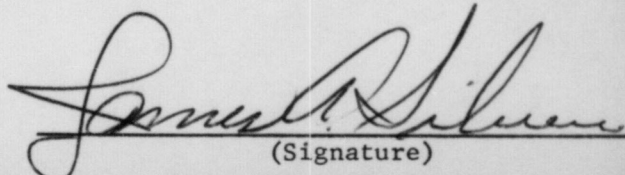
- 1. \_\_\_\_\_ Checked abstract with owner? 2. \_\_\_\_\_ Any affidavits taken?
- 3. \_\_\_\_\_ Any mortgage(s)? 4. \_\_\_\_\_ Any other liens, judgements, etc.?
- 5. \_\_\_\_\_ Showed plans, explained take, made offer, etc.?
- 6. \_\_\_\_\_ Explained about retention of buildings, etc.? 7. \_\_\_\_\_ 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. NORDHOLT AT 2457 SO. MADISON  
AVE. HE GAVE ME ALL PAPERS-SIGNED,

HAD TO SEND DEED BACK TO BE NOTARIZED)

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

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

  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70 3(52)

BUYER'S REPORT NUMBER: \_\_\_\_\_ COUNTY MARION PARCEL NO. 540

NAME & ADDRESS OF OWNER IMMANUEL UNITED CHURCH OF CHRIST  
ON INDPLS. PHONE # 784-8961

NAME & ADDRESS OF PERSON CONTACTED DON. CHAFER PROPERTY MANAGER

SUBJECT PROP AT 1035 S. NEW JERSEY PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 3-26-68 DATE OF CONTACT 2:00 PM

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 3-27-68

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.?
6. NA Explained about retention of buildings, etc.? 7. NA 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. NA Secured Right of Entry? 11. NA Secured Driveway Right of Entry?
12. NA Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. NA Was 180 Day Notice Letter delivered or mailed to all parties?
14. NA Waivers, were any secured? 15. NA Filled out RAAP Form?

REMARKS: <u>LEFT PAPERS WITH MR.</u>	Left the following papers with owner(s)
<u>NORDHOLT AT 2457 MADISON AVE.</u>	Trans. Prop to State
<u>HE IS PRESIDENT OF CHURCH CORP.</u>	Tax Memo
<u>HE WILL CALL WHEN PAPERS ARE SIGNED.</u>	Retention Small
	Retention Letter
	Receipt of Deed
	Copy of Deed
	Buyers Report <span style="float: right;">X</span>
	Private Appraisal Letter
	Referred Chapter #316 to Crawford

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

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

James A. Miller  
(Signature)

**GUARANTY OF TITLE**

**Pioneer National Title Insurance Company**

Union Title Division

5-40

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	68-143-0

Names on Plans None

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 8 day of January, 19 68, 8 A.M.

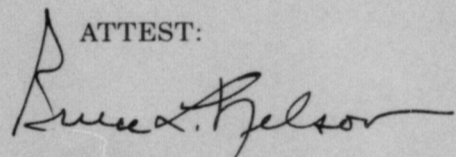
Immanuel United Church of Christ of Indianapolis, Indiana  
(a corporation)  
1035 S. New Jersey Street;  
Indianapolis, Indiana

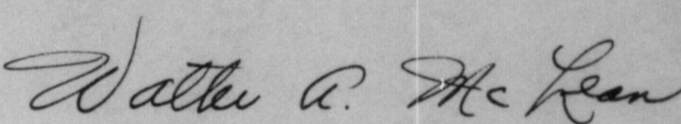
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except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

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

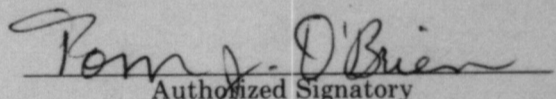
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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

ATTEST:  
  
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY  
  
Vice President

Countersigned and validated as of the 17 day of Jan., 19 68.

  
Authorized Signatory  
Tom J. O'Brien  
Attorney

**SCHEDULE "A"**

The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 1 in William H. L. Noble 's Subdivision of part of Out Lot 108 in the City of Indianapolis, according to the recorded plat of said Subdivision, as recorded in Plat Book 4, page 202, of the records in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from The Evangelical Reformed Immanuel's Church of Indianapolis, Indiana, dated November 28, 1927, recorded December 31, 1927 in Town Lot Record 807, page 408.  
(No U. S. R. shown)

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.

on Lots 1,2,4,5&6 Nobles Sub. OL 108

Ind.

5. Taxes for 1966 payable 1967 in name of Immanuel United Church of Christ of Indpls,  
Duplicate # 7041295 Parcel # 1097129 Township I-Center Code # 1-01  
May ~~x~~ None Payable ~~xxxxxxx~~, November ~~x~~ None Payable ~~xxxxxxx~~  
Taxes for 1967 payable 1968 now a lien.

**Assessed Valuation:**

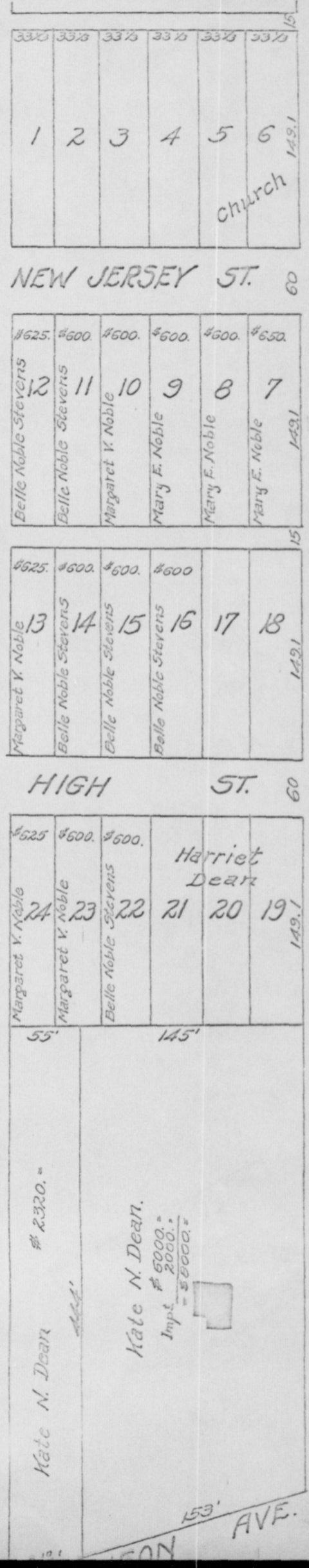
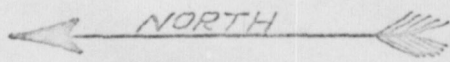
Land \$1,980.00; Improvements \$50,990.00; Exemptions \$52,970.00

6. There should be a Director's resolution to convey subject real estate authorizing officers to deed with approval of congregation, if required, or otherwise in accordance with the rules and regulations required in the discipline of The United Church of Christ.



**EXHIBIT "B"** as shown in Marion Circuit Court Cause No. 2912.

"24 Lots comprising W.H.L. Noble's Subdivision of a part of Out Lot 108 in the City of Indianapolis, Recorded in Plat Book A at page 202. Also strip fronting 59 1/2 ft. on Madison Ave. running back (East) 55ft. wide to said subdivision. All decree to be owned equally by Kate N. Dean, Belle Noble Stevens, Margaret V. Noble & Mary E. Noble, EXCEPT LOTS 1, 2, 3, 4, 5, 6, 17, 18, 19, 20, 21, Sold by W.H.L. Noble or his heirs. Also tract 153' wide on Madison Ave. running East 145' wide to said Sub-division decreed to be owned equally by said Kate, Belle & Margaret only.  
All in South Half of Out Lot 108 of said City."



55'	Margaret V. Noble	24	\$525
	Margaret V. Noble	23	\$600.
	Belle Noble Stevens	22	\$600.
	Harriet Dean		
		21	
		20	
		19	
			149.1

Margaret V. Noble	13	\$625.
Belle Noble Stevens	14	\$600.
Belle Noble Stevens	15	\$600.
Belle Noble Stevens	16	\$600
	17	
	18	
		149.1

Belle Noble Stevens	12	\$625.
Belle Noble Stevens	11	\$600.
Margaret V. Noble	10	\$600.
Mary E. Noble	9	\$600.
Mary E. Noble	8	\$600.
Mary E. Noble	7	\$650.
		149.1

	1	33 1/3
	2	33 1/3
	3	33 1/3
	4	33 1/3
	5	33 1/3
	6	33 1/3
Church		149.1

NEW JERSEY ST. 60

HIGH ST. 60

COBURN

STREET

153' AVE.