

67-40358

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 156

W.F. Fee

This Indenture Witnesseth, That

ZENOR HOUSE & LINA M. HOUSE (ADULT HUSBAND & WIFE)
of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of

FIVE THOUSAND THREE HUNDRED FORTY (\$5,340.00) Dollars,

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

THE NORTH 24 FEET OF LOT 33 IN SIMON YANDES SUBDIVISION OF THE EAST PART OF OUT LOT 129, OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 112, 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.

RESERVING, HOWEVER, UNTO THE GRANTOR THE FOLLOWING DESCRIBED FIXTURES AND IMPROVEMENTS WHICH ARE TREATED BY THE GRANTOR AND GRANTEE AS PERSONAL PROPERTY: ALL STORM WINDOWS, ALL STORM DOORS, 3 ALUMINUM AWINGS, ALL CHAIN LINK FENCE AND GATES, KITCHEN CABINET AND SINK, HOT WATER HEATER; WHICH FIXTURES AND IMPROVEMENTS GRANTOR COVENANTS TO MOVE FREE OF COST TO GRANTEE OFF THE ABOVE DESCRIBED REAL ESTATE WITHIN 30 DAYS FROM THE DATE OF RECEIPT OF PAYMENT, AND WHICH FIXTURES AND IMPROVEMENTS GRANTOR FURTHER COVENANTS SHALL BE TREATED AS AN ENCROACHMENT ON SAID REAL ESTATE, IF SAID FIXTURES AND IMPROVEMENTS ARE NOT REMOVED FROM SAID REAL ESTATE WITHIN THE TIME LIMIT ABOVE DESIGNATED, THEREBY PERMITTING THE GRANTEE TO REMOVE FROM THE ABOVE DESCRIBED REAL ESTATE, BY DESTRUCTION OR OTHERWISE, SAID FIXTURES AND IMPROVEMENTS WITHOUT INCURRING ANY LIABILITY WHATSOEVER TO THE GRANTOR.



RECEIVED FOR RECORD
1967 AUG 25 AM 11:25
MARCIA M. HAWTHORNE
RECORDER OF MARION
Paid by Warrant No. A-98164
Dated 8-08-1967

Land and improvements \$ 5,340.00; Damages \$ _____; Total consideration \$ 5,340.00

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 GRANTORS

ha hereunto set hand and seal, this 7 day of June 1967
FOR TAXATION (Seal)
(Seal) Zenor House (Seal)
(Seal) ZENOR HOUSE, adult Husband (Seal)
(Seal) Lina M. House (Seal)
(Seal) LINA M. HOUSE, adult wife (Seal)

John T. Sutton
COUNTY AUDITOR

This Instrument Prepared by John Brassart Attorney

Handwritten signature and date: JUL 5 1967

STATE OF INDIANA, _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____
day of _____, A. D. 19____; personally appeared the within named _____

Grantor _____ in the above conveyance, and acknowl-
edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 7th
day of JUNE, A. D. 1967; personally appeared the within named _____
ZENOR HOUSE and LINA M. HOUSE

Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires Dec. 9-1967 Warren L. Hooten Notary Public
WARREN L. HOOTEN

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

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: **67 40358**

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 _____	ENVELOPE (40)	Division of Land Acquisition Indiana State Highway Commission
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INDIANA STATE HIGHWAY COMMISSION

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

September 27, 1967 19

To

Zenor and Lina House
 1807 N. Somerset Ave.
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-172011 9-18 19 67
 in settlement of the following vouchers: 68-115

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>156</u> as per Grant/Warranty Deed, Dated <u>8-29-67</u>	\$190 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Zenor & Lina House
 Date 9/28/67

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

August 16, 1967 19

To Zenor & Lina M. House
1056 S. West Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166164 8-08 19 67
in settlement of the following vouchers:

Transmittal #68-39

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>156</u> as per Grant/Warranty Deed, Dated <u>6-06-67</u> _____ <div style="text-align: center; font-size: 2em; font-family: cursive;">156</div>	\$5340.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Zenor Lina M. HouseDate Aug 19. 1967

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3 (52)
Parcel No. 156
Road I-70
County Marion
Owner Zenor House
Address 1056 S. West St.
Address of Appraised Property:
1056 S. West St.

I have reviewed this parcel and appraisal report for the following items:

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 9-7-66
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers, including any comments by the property owner, along with any recent awards by condemnation juries that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of Sept. 7, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Boyce</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>—</u>	\$	\$ <u>—</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(1) Land and/or improvements	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(2) Damages	\$ <u>—</u>	\$	\$ <u>—</u>
(3) Less non-compensable items	\$ <u>—</u>	\$	\$ <u>—</u>
(4) Estimated Total Compensation	\$ <u>5,500</u>	\$	\$ <u>5,500</u>

Approved	Date	Signed
Rev. Appr.	<u>9-7-66</u>	<u>Phillip G. York</u>
Asst. or Chief Appr.	<u>9/13/66</u>	<u>J. E. Gallagher</u>

AFFIDAVIT

STATE OF INDIANA)
MARION COUNTY) SS

ZENOR HOUSE being duly sworn upon (his)
(~~her~~) oath says that (he) (~~she~~) is over 21 years of age and knew in
(his) (~~her~~) lifetime CLEVIE L. HOUSE, deceased,
and knows that said decedent died _____
SEPTEMBER 9-1960

Zenor House

Subscribed and sworn to before me this 26th day of SEPT., 1966

Warren L. Hooten
Notary Public

My commission expires Dec. 9-1967

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 9 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenon House
1056 S. West St Judpa Ind. PHONE # 635-5249

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 6-7-67 DATE OF CONTACT 6-7-67

OFFER \$ 5,340⁰⁰ TIME OF CONTACT 5:15 - P.M.

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

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Met with Mrs & Mrs Zenon House at 5:15 P.M.
and explained the new deed with retention clause
for the articles the owner wished to keep. Owner
agreed to salvage price and signed the deed
and voucher. Owner asked buyer if he could rent
his home in the near future to protect the
building. Buyer informed the owner that the
State would not have any obligations to the
renter for moving cost etc. Owner said he
understood that. Parcel now secured.

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

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

Warren Hoaten

(Signature)
Allen May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Yenor House

1056 S. West St - Indianapolis PHONE # 635-5243

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED Re 6-7-67 DATE OF CONTACT _____

OFFER \$ _____ TIME OF CONTACT 3:30 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: Parcel received back by buyer with new deed and a letter from property management stating the price of 160.00 for the salvage articles to be kept by owner.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned

() Other, awaiting what? Re signing of new warranty deed and claim Vouchers - by owner.

Distribution Made

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

Warren Hoaten

(Signature)

Alle May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenon House

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 6/5/67

OFFER \$ _____ TIME OF CONTACT 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: Parcel sent back to Property Control to

Engineering for new warranty deed with retention

Clause added naming personal items the

owner is keeping.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned

() Other, awaiting what? waiting for new deed.

Distribution Made

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

Warren Hooten

(Signature)

Al May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenor House

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Prop. Mgt. Section

PHONE # _____

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

DATE ASSIGNED 5-31-67 DATE OF CONTACT 6-2-67

OFFER \$ _____ TIME OF CONTACT 10:30 A.M.

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|-----------------------------|--------------------------|--------------------------|---|
| 1. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Checked abstract with owner? (Affidavit taken? Yes ___ No ___) |
| 2. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Showed plans, explained take, made offer, etc.? |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form? |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____) |
| 7. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Arranged for payment of taxes? (Explain how in remarks) |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: In the absence on vacation, of Mr. Smiley, Mr. Jim Kirk reviewed the list of items wanted by Mr. House, and reported that the total salvage valuation would be around \$165.00 to \$170.00. This agent suggested withholding a salvage letter until a report from Mr. House.

6 P.M. - Phoned and talked with Mr. House, and reported that the items he desired to keep would have a salvage figure of around \$165.00 or so. Mr. House said OK, he would take them. He was told that a new offer price was now established and all papers would have to be resigned. He said OK.

Status of Parcel: - Secured, - Bought, awaiting mortgage release, - Condemned
 Other, awaiting what? Get new W. Deed and salvage letter.

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify: _____

W. Hooten
(Signature)
Orle May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenor House
1056 S. West St - Judgls. Bldg. PHONE # 635 5243

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 5-31-67 DATE OF CONTACT 6-1-67

OFFER \$ _____ TIME OF CONTACT 6:30 p.m.

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|--------|-----|-----|---|
| 1. () | () | () | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| 2. () | () | () | Showed plans, explained take, made offer, etc.? |
| 3. () | () | () | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. () | () | () | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. () | () | () | Filled out RAAP Form? |
| 6. () | () | () | Walked over property with owner? (or who? _____) |
| 7. () | () | () | Arranged for payment of taxes? (Explain how in remarks) |
| 8. () | () | () | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. () | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Papers all completed, when Mr. House requested he was not interested in retaining house - but did want to retain 2 aluminum storm doors - aluminum storm windows - 3 aluminum window and door awnings - all chain link fence around yard - kitchen cabinet and sink - and hot water heater.

He was told that if these were to be retained, the only way available to allow him to have them was to have his offer reduced by the salvage amount established by Prop. Mgt. Section.

He requested that a salvage figure be obtained for him.

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

Distribution Made

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

W. Hooten
(Signature)

Arle May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER ZENDR HOUSE (and LINA M. HOUSE, H&W)
1056 S West St, Indianapolis, Ind. PHONE # 635, 5243

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 8-14-66 ⁵⁻³¹⁻⁶⁷ DATE OF CONTACT 6-1-67

OFFER \$ 5,500.00 TIME OF CONTACT 5:30 P.M.

YES NO N/A (Circle N/A if all questions are not applicable)

1. (X) () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Met with Mrs & Mrs in above house. They stated that they were willing to settle at the State offer. Signed claim vouchers and warranty deed and were given a 180 Notice. Owners were told to make claim for moving costs after they have moved at the Re-location office at 1010 Chadwick St. Payment will be made in 60- to 80 days.

Received \$42.38 from Owners for payment of 67c B taxes and will be paid by buyer.

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

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

Warren Hooten
 (Signature)
Arle May

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion

PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenor House

1056 S. West St - Judpls

PHONE # 635 5243

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 5-31-67

DATE OF CONTACT 5-31-67

OFFER \$ 5,500.00

TIME OF CONTACT 1155 A.M.

YES NO N/A

(Circle N/A if all questions are not applicable)

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: After a call from Mr. Miller, Relocation Office 1010 Chadwick,
that word had come to him that owners may be ready -
Phoned and talked to Mrs. House, who implied that
since they had found another house to purchase, Mr. House
may consider signing sale to state

Appointment was set up to call on owners, with
Mr. Miller

Thurs - June 1 - 515 p.m.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned

() Other, awaiting what? _____

Distribution Made

(1) Parcel (1) Weekly Summary

() Owner () Other, specify: _____

Warren Hooten

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion

PARCEL NO. 156

NAME & ADDRESS OF OWNER ZENOR HOUSE (and LINA M. HOUSE, H. & W.)

1056 S. West St - Judson, Ind.

PHONE # 635 5243

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 9-14-66

DATE OF CONTACT 9-23-66

OFFER \$ 5,500.⁰⁰

TIME OF CONTACT 5:15 P.M.

YES NO N/A (Circle N/A if all questions are not applicable)

1. (✓) () () Checked abstract with owner? (Affidavit taken?: Yes ✓ No _____)
2. (✓) () () ~~Showed~~ plans, explained take, made offer, etc.?
3. () (✓) () Any Mortgage? (Any other Liens, Judgements? Yes _____ No _____)
4. (✓) () () Explained about retention of Bldgs. (any being retained? Yes _____ No ✓)
5. () () (✓) Filled out RAAP Form?
6. (✓) (✓) () Walked over property with owner? (or who? _____)
7. () (✓) () Arranged for payment of taxes? (Explain how in remarks)
8. () () (✓) Secured Right of Entry? (Secured Driveway R.O.E.? Yes _____ No _____ N/A _____)
9. (✓) () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Met with Mr. & Mrs. House in the above home. This agent explained the method of appraising to derive a fair market value, and presented the status offer. Mr. House without hesitation refused the offer stating that from the amount of money he has spent on new siding, new furnace, new bath fixtures, new kitchen sink & cabinets, and new water heater, all in the last 5 years, the offer is only about half what it should be - and if offer figure cannot be raised acquisition will be processed ~~to~~ through the Court. This agent informed owners that the parcel would be returned to the Hwy Commission for filing in Condemnation

Status of Parcel: () Secured () Bought, awaiting mortgage release, (X) Condemned
(✓) Other, awaiting what? Prepare report and turn back.

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

Warren Hooten
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 156

NAME & ADDRESS OF OWNER Zenor House
1056 S. West St - Judpls. Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 9-14-66 DATE OF CONTACT 9-16-66

OFFER \$ 5500.⁰⁰ TIME OF CONTACT 4 P.M.

YES NO N/A (Circle N/A if all questions are not applicable)

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Called at residence. No one home.

Small child next door says no one home until evenings.

Try next week, after 4-5 P.M.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
~~() Owner~~ () Other, specify: _____

Warren Hooten
(Signature)

Per 154

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Zenar House

CTIC # 6500-12 -S

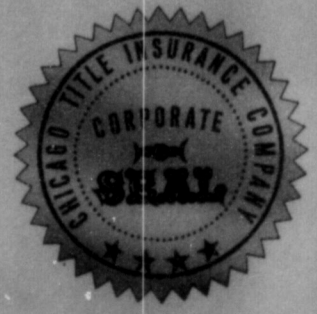
Name of Fee Owner Zenor House

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 April 20, 1966 to and including June 15, 1967 reveals no changes as to the real estate described under CTIC # 6500-12 except:

1. Taxes for 19 66 payable 19 67 in name of Zenor House
 Duplicate # 7110561 Parcel # 1062450 Township Center Code # 101
 May \$ 44.38 (paid) ~~(unpaid)~~; November \$ 44.38 (paid) ~~(unpaid)~~
 Taxes for 19 67 payable 19 68 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 30th day of June 19 67

John W. Jagg
Authorized Signatory

#156

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 #156 COUNTY Marion

Names on Plans Zenor House
1056 S. WEST

CTIC # 6500-12

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 20th day of April, 1966

Zenor House

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. Binsley

ATTEST: President

Robert Kratochvil

Secretary

Countersigned and validated as of the 29th day of April
1966.

John W. Page
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:

The North 24 feet of Lot 33 in Simon Yandes Subdivision of the East part of Out Lot 129, of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-12

The Record Owner or Owners disclosed above acquired title by Affidavit dated November 12, 1960, recorded November 21, 1960, in Book 1836, page 641, regarding Zenor House as surviving tenant by the entireties after acquiring title with Clevie L. House by Warranty Deed dated September 4, 1959, recorded September 17, 1959 in **SCHEDULE "B"** Book 1770, page 541. (\$4.95 Federal documentary stamps affixed).

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 \$41.41, assessed in the name of Zenor House due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1052450, Duplicate No. 6041987) (Assessed Value - Land \$310; Improvements \$560; No Exemptions.)
- f. Taxes for the year 1966, due and payable in 1967.

WHITE RIVER

MCCARTY STREET.

ROOT STREET.

KINSAN STREET.

ROCKWOOD STREET.

YINTON STREET.

THOMAS STREET.

JONES STREET.

STREET.

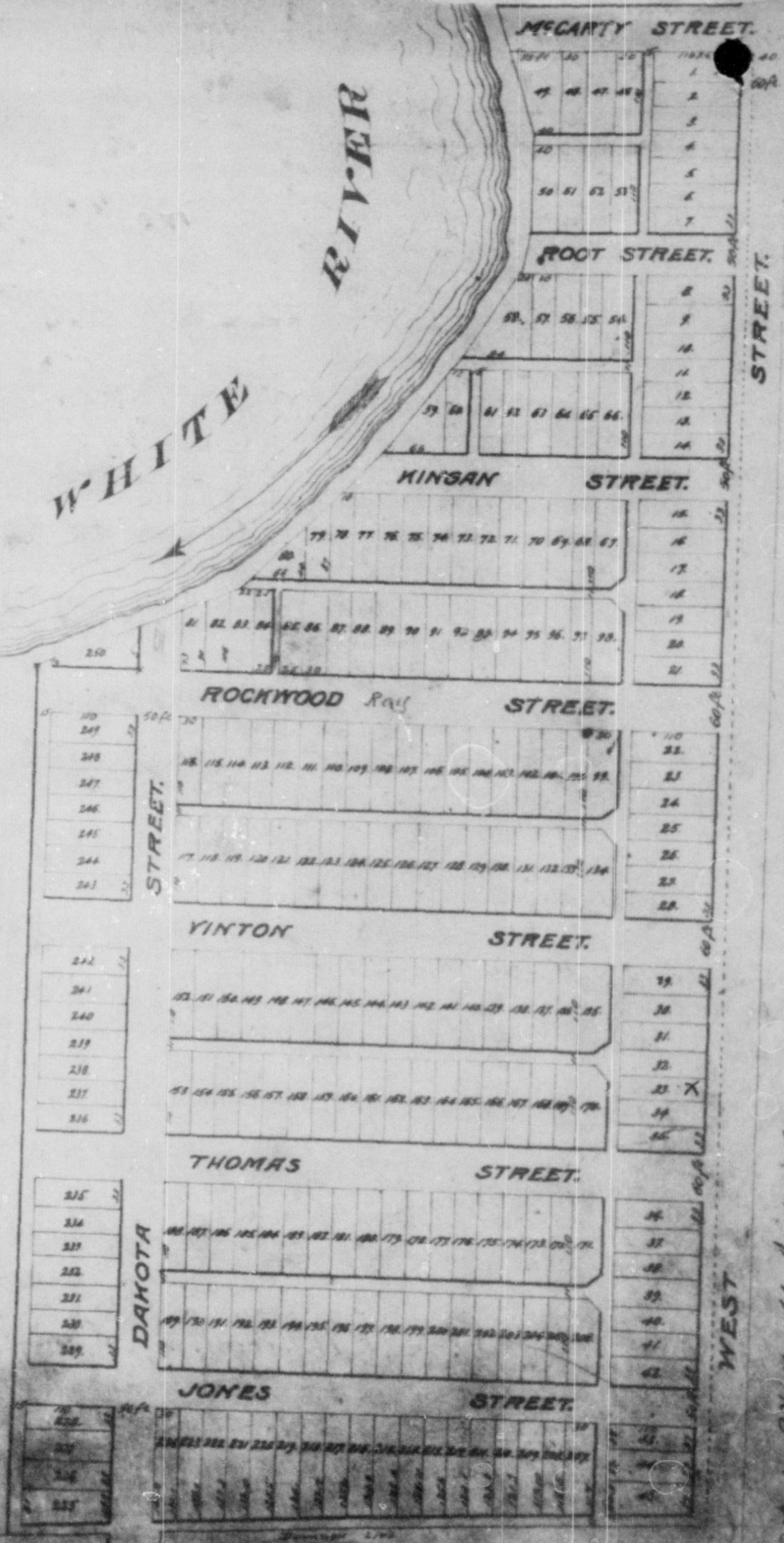
DAKOTA

STREET.

WEST

*See S. L. R. 240 page 270
 of the 1st alley West of Dakota St. see S. L. R. 240 page 270
 of Dakota St. from Jones St. to Root St. see S. L. R. 240 page 270
 of the first alley West of Dakota St. see S. L. R. 240 page 270
 of the alley in this addition see S. L. R. 241 page 270*

*of part of Yinton St. McKinnis St. and Jones St. see S. L. R. 246 page 28
 of the 1st alley West of Dakota St. see S. L. R. 240 page 270
 of the 1st alley West of Dakota St. see S. L. R. 240 page 270
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WHITE RIVER

MCCARTY STREET.

ROOT STREET.

KINGAN STREET.

ROCKWOOD STREET.

YINTON STREET.

THOMAS STREET.

JONES STREET.

STREET.

DAKOTA

WEST

of parts of Yinton St. McKinnis St. and Jones St. See S.D.A. 426 of page 28
and also the 1st alley West of Dakota St. see S.D.A. 210 page 29
of parts of Dakota St. from Jones St. to White St. see S.D.A. 210 page 29
of parts of Dakota St. from the first alley West of Dakota St. to the first alley West of Thomas St. see S.D.A. 210 page 29
of parts of Dakota St. from the first alley West of Thomas St. to the first alley West of Jones St. see S.D.A. 210 page 29

to the 1st alley West of Dakota St. see S.D.A. 210 page 29
to the 1st alley West of Dakota St. see S.D.A. 210 page 29
from Jones St. to White St. see S.D.A. 210 page 29
from the first alley West of Dakota St. to the first alley West of Thomas St. see S.D.A. 210 page 29
from the first alley West of Thomas St. to the first alley West of Jones St. see S.D.A. 210 page 29

