

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 555

This Indenture Witnesseth, That **JAMES JOHNSON AND MAUDIE JOHNSON,**
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

EIGHT THOUSAND EIGHT HUNDRED THIRTY — (\$8830⁰⁰) — Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION**
County in the State of Indiana, to wit:

LOT 34 IN JOSEPH V. MCKERNAN'S SUBDIVISION OF LOT 129 IN MCKERNAN AND PIERCES SUBDIVISION OF PARTS OF
OUT LOTS 128, 121 AND A SMALL PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER
PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 180, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

ALSO, A PART OF LOT 33 IN JOSEPH V. MCKERNAN'S SUBDIVISION OF LOT 129 IN MCKERNAN AND PIERCE'S SUB-
DIVISION OF OUT LOTS 120, 121 AND 128 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, INDIANA, THE PLAT
OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 180 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA,
DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 33; THENCE SOUTHERLY 25.00 FEET ALONG
THE EAST LINE OF SAID LOT TO THE SOUTHEASTERN LINE OF SAID LOT; THENCE SOUTHWESTERLY 6.85 FEET ALONG SAID
LINE TO THE SOUTH LINE OF SAID LOT; THENCE WESTERLY 24.00 FEET ALONG SAID LINE; THENCE NORTHEASTERLY 34.92
FEET TO THE NORTH LINE OF SAID LOT; THENCE EASTERLY 9.86 FEET ALONG SAID LINE TO THE POINT OF BEGINNING
AND CONTAINING 569 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM,
AND ACROSS THE LIMITED ACCESS FACILITY (TO BE KNOWN AS I-70 AND AS PROJECT 1-70-3(52)77) TO AND FROM THE
OWNERS' ABUTTING LANDS ALONG THE EAST LINE OF LOT 33 DESCRIBED ABOVE. THIS RESTRICTION SHALL BE A COVENANT
RUNNING WITH THE LAND AND SHALL BE BINDING ON ALL SUCCESSORS IN TITLE TO THE SAID ABUTTING LANDS.

DULY ENTERED
FOR TAXATION
08193 JUL 13 70
COUNTY AUDITOR

Paid by Warrant No. A-314480
Dated 6-25-1970

RECEIVED FOR RECORD
70 JUL 13 AM 7:33
MARGIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Land and improvements \$ 8780⁰⁰; Damages \$ 50⁰⁰; Total consideration \$ 8830⁰⁰

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said **GRANTORS**
have hereunto set **THEIR** hands and seals, this 12th day of MAY 1970
..... (Seal) (Seal)
James Johnson (Seal) (Seal)
JAMES JOHNSON - ADULT HUSBAND (Seal) (Seal)
..... (Seal) (Seal)
Maudie Johnson (Seal) (Seal)
MAUDIE JOHNSON - ADULT WIFE (Seal) (Seal)

JAF 1-20-70 A. Perry This Instrument Prepared by John W. Brossart
JUN 9 1970 70 28986 Atty.

STATE OF INDIANA, ss:

County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day of A. D. 19, personally appeared the within named

Grantor in the above conveyance, and acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned.

My Commission expires I have herunto subscribed my name and affixed my official seal.

Notary Public

STATE OF INDIANA, ss: County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day of A. D. 19, personally appeared the within named

Grantor in the above conveyance, and acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned.

My Commission expires I have herunto subscribed my name and affixed my official seal.

Notary Public

STATE OF INDIANA, ss: Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this day of May A. D. 1970, personally appeared the within named

JAMES JOHNSON AND MAUDIE JOHNSON, ADULTS, HUSBAND AND WIFE Grantor in the above conveyance, and acknowledged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.

My Commission expires July 25 1971 I have herunto subscribed my name and affixed my official seal.

Joseph E. Carroll, 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 transaction, this day of 19

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

70 28586

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

Division of Land Acquisition Indiana State Highway Commission

2

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

July 2 1970

To James & Maudie Johnson
3629 Bluff Road
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-314480 6-25-1970
in settlement of the following vouchers:

Transmittal #70-735

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>555</u> as per Grant/Warranty Deed, Dated <u>5-12-70</u>	<div style="text-align: center; font-size: 2em; margin-bottom: 10px;"><i>Recording</i></div> \$8,830.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By James Maudie Johnson
Date July 7 1970

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 - 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

0536

September 29, 1970 19

To Stuart's Moving & Storage, Inc.
701 North Senate Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A326924 9/18/70 19
in settlement of the following vouchers: 71-140

Description	Amount
Business Estimate Fee For _____ on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No <u>555</u> as per Grant/Warranty Deed, Dated <u>8/12/70</u>	\$25 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By [Signature]
Date Oct 5, 1970

recorded 10-1-70 G

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

0536

July 17 19 70

To Sarah B. Hughes
955 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-317862 July 7 19 70
in settlement of the following vouchers: Transmittal #71-4

Description	Amount	
For <u>Supplement Housing</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>6-15-70</u>	\$825	36

Recorded
PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Sarah Bessie Hughes
Date Marie Hadaway
Daughter. 8-3-70 G

INDIANA STATE HIGHWAY COMMISSION

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

0536

September 29, 1970

19

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

GENTLEMEN:

We enclose State Warrant No. A326925 9/18/70 19
 in settlement of the following vouchers: 71-140

Description	Amount
For <u>Business 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>555</u> as per Grant/Warranty Deed, Dated <u>8/12/70</u>	\$20 00

recorded

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Jay's Moving by Sect.

Date Oct 1 - 70 Virginia L. Hayes

INDIANA STATE HIGHWAY COMMISSION

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

6536

July 17 19 70

To
Kenneth Strong, Margie Strong
955 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-317861 July 7 19 70
in settlement of the following vouchers: Transmittal #71-4

Description	Amount	
For <u>Supplement Housing</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>6/16/70</u>	\$965	28

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Margie Strong
Date Kenneth Strong

8-10-70 4

INDIANA STATE HIGHWAY COMMISSION

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

0536

June 19, 1970 19

To
Kenneth Strong
Margie Strong
955 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A312459 6/8/70 19
in settlement of the following vouchers: 70-715

Description	Amount	
For <u>Moving Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>1-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>5/19/70</u>	\$195	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Margie Strong
Date Kenneth Strong

8-10-70 C

0536

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

September 29, 1970 19

To James and Maudie Johnson
 3629 Bluff Road
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A326938 9/17/70 19
 in settlement of the following vouchers: 71-134

Description	Amount
For <u>Business Move Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>8/13/70</u>	\$210 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By James Maudie Johnson
 Date 10-6-70

received

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

0536

June 19, 1970

19

To
 Nancy Lawrence
 955 Church Street Apt C
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A312460 6/8/70 19
 in settlement of the following vouchers: 70-715

Description	Amount	
For <u>Moving Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>1-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty <u>5/20/70</u> Deed, Dated _____	\$145	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Nancy R. Lawrence
 Date 8-90-70

INDIANA STATE HIGHWAY COMMISSION

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

0536

June 19, 1970

19

To Sarah B. Hughes
955 Church Street
Indpls, Indiana

GENTLEMEN:

We enclose State Warrant No. A312457 6/8/70 19
in settlement of the following vouchers: 70-715

Description	Amount	
For <u>Moving Costs</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>1-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>5/19/70</u>	\$195	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Sarah Bessie Hughes
Date Marie Hadaway
Daughter. 8-3-70

INDIANA STATE HIGHWAY COMMISSION

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

0536

July 17 19 70

To Freelen Allen, Barbara Allen
 955 Church Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-317863 July 7 1970
 in settlement of the following vouchers: Transmittal #71-4

Description	Amount	
For <u>Supplement Housing</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>6-16-70</u>	\$965	28

Recorded
 PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Freelen Allen

Date Barbara Allen

10-24-70

INDIANA STATE HIGHWAY COMMISSION

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

0536

June 19, 1970 19

To Freelen Allen
Barbara Allen
955 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A312458 6/8/70 19
in settlement of the following vouchers: 70-715

Description	Amount	
Moving Costs For _____ on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>1-70-3 (52)</u> Parcel No. <u>555</u> as per Grant/Warranty Deed, Dated <u>XXXX 5/21/70</u>	\$181	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By ~~X~~ ^{Recorded} Freelen Allen

Date ~~7-25~~ Barbara Allen

10-29-70

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3-(52) Road I-70 County Marion Owner James Johnson etux Parcel # 555 & 555A

	Name: <u>P. York</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE.....	14,100.00		14,100.00
AFTER VALUE.....	5,270.00		5,270.00
DIFFERENCE	8,830.00		8,830.00
LAND &/OR IMPROVEMENTS.....	8,780.00		8,780.00
LOSS IN VALUE TO REMAINDER.....	50.00		50.00
ESTIMATED COMPENSATION (DUE PROPERTY OWNER).....	8,830.00		8,830.00
NON-COMPENSABLE ITEMS.....	-0-		-0-

REVIEWER'S COMMENTS:

I would concur with the appraisers estimate of the "Before and After Values" in his correlated value by the Market Data Approach, while the appraiser has also developed the Cost and Income approaches, I agree with his opinions as to their lack of reliability.

~~XX~~

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 March 10, 1970 is \$ 8,830.00.

Date: 4/20/70

Signed Daniel L. Fisher
Review Appraiser

Date: _____

Approved: _____

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 7-70-3(V2)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 555 & 555A

NAME & ADDRESS OF OWNER James Johnson and Maudie Johnson
3629 Bluff Rd Indianapolis, Ind. PHONE # 784-8436

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-12-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 2:00 PM

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

- 1. NA 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:

I met with owners at their home. They had decided to accept offer and signed all papers to convey. I picked up pd. 69B tax receipts to Zerax for Parcel. I left Receipt for Deed, 3rd copy of Deed and original of Tax memo letter re: 70 A+B taxes

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

Distribution Made

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

Joseph E Carroll
(Signature)

PROJECT NO. I-70-3(52)

COUNTY Marion PARCEL NO. 555 & 555A

NAME & ADDRESS OF OWNER James Johnson and Maudie Johnson
3629 Bluff Rd Indpls PHONE # 784-8936

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-11-70 TIME OF CONTACT 4:15 PM

OFFER \$ 8830⁰⁰ 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>Na</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>Na</u> Explained about retentions? | 15. <u>No</u> Retention Letter? |
| 7. <u>No</u> Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. <u>No</u> Any minor items retained? | 17. _____ Tax memo (interim period)? |
| 9. <u>Yes</u> Walked over property? | 18. _____ Receipt of Deed? |
| 10. <u>Yes</u> Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. <u>No</u> Secured Right of Entry? | 20. _____ Private appraisal letter? |
| | 21. _____ Brochure, "Relocation & You?" |

REMARKS: I met as scheduled with owners. I showed them the Plan sheet and outlined the area to be acquired. I explained appraisal procedures, made offer and gave owners firm offer letter. Owners thought award should be around 10,000⁰⁰ but stated they don't want any litigation. I pointed out that loss of C.D. sked and limited access to 555A would not hurt rental potential as the property is cheap rental anyway and will remain about the same as it is. They agreed. They will talk over the acquisition tonight and I will re-contact at 2:00 PM tomorrow 5/12

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

Distribution Made

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

meeting with owners 5/12

Joseph E. Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 555

NAME & ADDRESS OF OWNER James Johnson + Maudie Johnson
3629 Bluff Rd Indpls PHONE # 784-8436

NAME & ADDRESS OF PERSON CONTACTED Maudie Johnson
at above address PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-7-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 3:30 PM

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

1. NA 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:

I contacted owners home. Mr Johnson was away for the afternoon. Mrs Johnson and I discussed the acquisition but since Mr Johnson was not there I did not make offer. I set up an appt to do so Mon 5/11/70

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? Contact with owner 5/11

Distribution Made

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

Joseph E Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 555

NAME & ADDRESS OF OWNER James Johnson + Maudie Johnson
3629 Bluff Rd Indianapolis, Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-6-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 2:00 PM

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

- 1. NA 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: _____

I reviewed this Parcel & studied the appraisal.
I drove to and inspected subject site. I will
contact owners and make an appt to open nego.

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? meeting with owners to make offer.

Distribution Made

- Parcel Weekly Summary
- Owner Other, Specify

Joseph E Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marrow PARCEL NO. 555

NAME & ADDRESS OF OWNER James Johnson + Maudie Johnson
3629 Bluff Rd Indpls PHONE # 784-8436

NAME & ADDRESS OF PERSON CONTACTED Maudie Johnson
at above address PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-7-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 3:30 PM

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

1. NA 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:

I contacted owners home. Mr Johnson was away for the afternoon. Mrs Johnson and I discussed the acquisition but since Mr Johnson was not there I did not make offer. I set up an appt to do so Mon 5/11/70

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
(✓) Other, awaiting what? Contact with owner 5/11

Distribution Made

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

Joseph E Carroll
(Signature)

PROJECT NO. I-70-3(52)

COUNTY Marion PARCEL NO. 555 & 555A

NAME & ADDRESS OF OWNER James Johnson and Maudie Johnson
3629 Bluff Rd Indpls PHONE # 784-8936

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-11-70 TIME OF CONTACT 4:15 PM

OFFER \$ 8830⁰⁰ 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>Na</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>Na</u> Explained about retentions? | 15. <u>No</u> Retention Letter? |
| 7. <u>No</u> Any major item retained? | 16. _____ Transfer of Property Letter? |
| 8. <u>No</u> Any minor items retained? | 17. _____ Tax memo (interim period)? |
| 9. <u>Yes</u> Walked over property? | 18. _____ Receipt of Deed? |
| 10. <u>Yes</u> Arranged for owner to pay taxes? | 19. _____ Copy of Deed? |
| 11. <u>No</u> Secured Right of Entry? | 20. _____ Private appraisal letter? |
| | 21. _____ Brochure, "Relocation & You?" |

REMARKS: I met as scheduled with owners. I showed them the Plan sheet and outlined the area to be acquired. I explained appraisal procedures, made offer and gave owners firm offer letter. Owners thought award should be around 10,000⁰⁰ but stated they don't want any litigation. I pointed out that loss of 60 shed and limited access to 555A would not hurt rental potential as the property is cheap rental anyway and will remain about the same as it is. They agreed. They will talk over the acquisition tonight and I will re-contact at 2:00 PM tomorrow 5/12

Status of Parcel : ()-Secured, ()-Condemned, ()-Other (Explain):
Distribution Made meeting with owners 5/12

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

Joseph E Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 555 & 555A

NAME & ADDRESS OF OWNER James Johnson and Maudie Johnson
3629 Bluff Rd Indianapolis, Ind. PHONE # 784-8936

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-12-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 2:00 PM

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

- 1. NA 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: _____

I met with owners at their homes. They had decided to accept offer and signed all papers to convey. I picked up pd. 69B tax receipts to Zerex for Parcel. I left Receipt for Deed, 3rd copy of Deed and original of Tax memo letter re: 70 A + B taxes

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

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

Joseph E Carroll
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 555

NAME & ADDRESS OF OWNER James Johnson + Maudie Johnson
3629 Bluff Rd Indianapolis, Ind. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 5-1-70 DATE OF CONTACT 5-6-70

OFFER \$ 8830⁰⁰ TIME OF CONTACT 2:00 PM

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

1. NA 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: _____

I reviewed this Parcel + studied the appraisal.
I drove to and inspected subject site. I will
contact owners and make an appt to open nego.

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

() Other, awaiting what? meeting with owners to make offer.

Distribution Made

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

Joseph E Carroll
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

000555

	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-6266-S

Name on Plans _____

Name of Fee Owner James Johnson and Maudie Johnson, 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 August 7, 1969 8 AM to and including May 19, 1970 8 AM reveals no changes as to the real estate described under PNTIC # 69-6266-0 except:

- Lot 34 J. V. McKernan's Sub.
- 1. Taxes for 19 69 payable 19 70 in name of Maudie and James Johnson
 Duplicate # 0401695 Parcel # 1035206 Township I-Center Code # 1-01
 May \$ 109.71 (~~paid~~) (unpaid); November \$ 109.71 (~~paid~~) (unpaid)
 Taxes for 19 70 payable 19 71 now a lien, in the name of Maudie and James Johnson.
 Assessed Valuation: Land \$270.00, Improvements \$1,650.00
 Exemptions None

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

Bruce A. Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 27th day of May, 19 70.

Greg S. Quizon

Authorized Signatory
GREG S. QUIZON, TITLE OFFICER

228 W Ray.

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

555

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 69-6266-0
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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 7 day of August, 1969, 8 A.M.

JAMES JOHNSON AND MAUDIE JOHNSON, 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: [Signature] Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

[Signature] Vice President

Countersigned and validated as of the 7 day of August 69, 1969

[Signature] 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 34 in Joseph V. McKernan's Subdivision of Lot 129 in McKerman and Pierces Subdivision of parts of Out Lots 128, 121 and a small part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 180, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Deed from Leonard J. Meisberger and Melva C. Meisberger, his wife, to James Johnson and Maudie Johnson, husband and wife dated July 13, 1963, recorded July 15, 1963, as Instrument #41478,

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 James and Maudie Johnson
Duplicate No. 9829818, Code No. 1-01,
Township: I-Center, Parcel No. 1035206,
May \$112.85 paid, November \$112.85 unpaid,
Assessed Valuation: Land \$ 270.00, Improvements \$1,780.00
Exemptions none.
Taxes for 1969 payable 1970 in name of James and Maudie Johnson

JUL 15 1963

41478

Note: This form is copyrighted by the Indianapolis Bar Association. Use of this form constitutes practice of law and is limited to practicing lawyers.

VOL 2006 PAGE 197

WARRANTY DEED

THIS INDENTURE WITNESSETH, That LEONARD J. MEISBERGER and
MELVA C. MEISBERGER, his wife
of Marion County, in the State of Indiana, CONVEY
AND WARRANT to JAMES JOHNSON and MAUDIE JOHNSON,
husband and wife
of Marion County, in the State of Indiana, for the sum
of ----- ONE & 00/100ths----- Dollars (\$ 1.00) and other
valuable consideration, the receipt of which is hereby acknowledged, the following described real
estate in Marion County, in the State of Indiana:

Lot 34 in Joseph V. McKernan's Subdivision of Lot 129 in McKernan and Pierce's Subdivision of parts of Out Lots 128, 121 and a small part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 180, in the Office of the Recorder of Marion County, Indiana.



Subject to current taxes.



IN WITNESS WHEREOF, the said LEONARD J. MEISBERGER and
MELVA C. MEISBERGER, his wife

have hereunto set their hands and seal § this 13th day of July, 1963

Signature DULY ENTERED (SEAL)
FOR TAXATION
Printed _____

Signature Leonard J. Meisberger (SEAL)
Printed LEONARD J. MEISBERGER

Signature John T. Sutton (SEAL)
COUNTY AUDITOR
Printed _____

Signature Melva C. Meisberger (SEAL)
Printed MELVA C. MEISBERGER

THIS INSTRUMENT WAS PREPARED BY
PATRICK J. FISHER,
Attorney At Law

STATE OF INDIANA
COUNTY OF MARION

}SS:

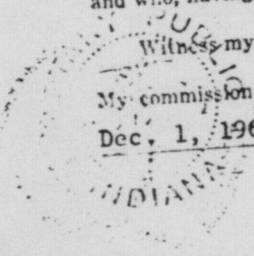
Before me, a Notary Public in and for said County and State, personally appeared
LEONARD J. MEISBERGER and MELVA C. MEISBERGER, his wife

_____, who acknowledged the execution of the foregoing Warranty Deed,
and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 13th day of July, 1963

My commission expires
Dec. 1, 1963

Signature Ruth H. Giffel
Printed Ruth H. Giffel, Notary Public



RECORDED AT 7:55 P. M.
MARION COUNTY, INDIANA
JUL 15 1963

STATE OF INDIANA
COUNTY OF

}SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

_____, who acknowledged the execution of the foregoing Warranty Deed,
and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this _____ day of _____, 19____

My commission expires _____

Signature _____
Printed _____, Notary Public

Return to the law offices of:
PATRICK J. FISHER
915 INDIANA BLDG.
INDPLS. 4, IND. Form No. 1-10M-V/61 CR

John T. Fisher
COUNTY AUDITOR

DULY ENTERED
FOR TAXATION

JUL 15 1963
and recorded in
Record 206 page 1917
RECORDER MARION COUNTY

FOR RECORD

Send tax statements to:
JAMES JOHNSON and MAUDIE
JOHNSON, husband and wife
943 Church Street

FROM
LEONARD J. MEISBERGER and
MELVA C. MEISBERGER, his wife
TO

41478
WARRANTY DEED

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company
 Union Title Division

Raw 555

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-7851-S

Name on Plans James Johnson and Maudie Johnson, husband and wife

Name of Fee Owner _____

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 September 24, 1969 8 AM to and including May 19, 1970 8 AM reveals no changes as to the real estate described under PNTIC # 69-7851-0 except:

- Taxes for 19 69 payable 19 70 in name of James and Maudie Johnson
 Duplicate # 0401697 Parcel # 1054613 Township I-Center Code # 1-01
 May \$ 93.72 ~~(paid)~~ (unpaid); November \$ 93.72 ~~(paid)~~ (unpaid)
 Taxes for 19 70 payable 19 71 now a lien, in the name of
James and Maudie Johnson. Assessed Valuation: Land \$290.00
 Improvements \$1,350.00
 Exemptions None

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

Walker A. McLean
 Vice President

Countersigned and validated as of the 27 day of May, 19 70.

Greg S. Quizon
 Authorized Signatory
 GREG S. QUIZON, TITLE OFFICER

943 CHURCH

GUARANTY OF TITLE

555A

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	69-7851-0

Names on Plans James Johnson and Maudie Johnson, 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 guarantees that as of the 24th day of September, 19 69, 8 A.M.

JAMES JOHNSON AND MAUDIE JOHNSON, husband and wife

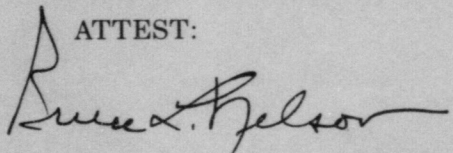
(Address: None given)

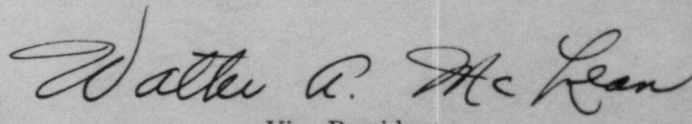
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except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

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

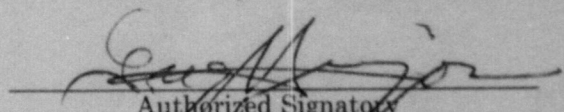
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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 2nd day of Oct., 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 33 in Joseph V. McKernan's Subdivision of Lot 129 in McKernan Pierce's Subdivision of Out Lots 120, 121 and 128 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 180, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Deed from Mayo Pardo and Sophie Pardo, his wife to James Johnson and Maudie Johnson, husband and wife, dated September 7, 1946 recorded September 13, 1946 in Town Lot Record 1232 page 323 as Instrument #54018.

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 68 payable 19 69 in name of James and Maudie Johnson
Duplicate # 9829819 Parcel # 1054613 Township I-Center Code # 1-01
May \$ 87.53 (paid) (~~unpaid~~); November \$ 87.53 (~~paid~~) (unpaid)
Taxes for 19 69 payable 1970 now a lien.

Assessed Valuation:

Land \$290.00 Improvements \$1300.00 Exemptions none.

2928-5
UNION TITLE CO.

LOT 28 & 21

Geo. V. McManis's Sub.
M & P's Sub. Out Lots 129 & 80.

