

WARRANTY DEED

Project I-70-3(52)
Code 0536
Parcel 293

This Indenture Witnesseth, That **LEONARD K MCGREEVY AND CORNELIA MCGREEVY**
(Adult Husband and Wife)

of **MARION** County, in the State of **INDIANA**

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

NINE THOUSAND ONE HUNDRED SIXTY FIVE DOLLARS - (\$9165⁰⁰) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in **Marion**
County in the State of Indiana, to wit:

A part of Lot 24 in Wm. H. L. Noble's Subdivision of part of Out Lot 108 of the Donation Lands of the City of Indianapolis, Indiana, the plat of which is recorded in Plat Book 4, page 202, in the Office of the Recorder of Marion County, Indiana, described as follows: Beginning at the northeast corner of said lot; thence Southerly 9.57 feet along the east line of said lot; thence South 86 degrees 10 minutes 25 seconds West 99.94 feet; thence Northerly 19.49 feet along a line which line is parallel with the east line of said lot to the north line of said lot; thence Easterly 99.50 feet along said north line to the point of beginning and containing 1,446 square feet more or less.

Also, an easement in and to the following described real estate, to wit: A part of Lot 24 in Wm. H. L. Noble's Subdivision of part of Out Lot 108 of the Donation Lands of the City of Indianapolis, Indiana, the plat of which is recorded in Plat Book 4, page 202, in the Office of the Recorder of Marion County, Indiana, described as follows: Beginning at the southeast corner of said lot; thence Westerly 99.50 feet along the south line of said lot; thence Northerly 13.84 feet along a line which line is parallel with the east line of said lot; thence North 86 degrees 10 minutes 25 seconds East 99.94 feet to the east line of said lot; thence Southerly 23.76 feet to the point of beginning and containing 1,871 square feet more or less, for the purpose of the removal of a building which encroaches upon the lands herein conveyed in fee simple, which easement will revert to the grantor upon the completion of said building removal and the legal release of this easement in the Office of the Recorder of the aforesaid county.

Paid by Warrant No. **A-221046**

Dated **7-25 1968**

DULY ENTERED
FOR TAXATION

813815 AUG 26 '68

John T. Sutton
COUNTY AUDITOR

Page 1

lml 9/20/67

WHS
5-8-68

This Instrument Prepared by

John W. Brassart
ATTORNEY

RECEIVED FOR RECORD
68 AUG 26 PM 11:57
MARCIA H. HARTHORNE
RECORDER OF MARION COUNTY

[Handwritten signature]

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 _____

44

Division of Land Acquisition
Indiana State Highway Commission

My Commission expires _____

Witness my hand and official seal.

the _____ day of _____, 19____

above named and duly acknowledged the execution of the above release

Personally appeared before me

State of _____ }
County of _____ } ss: _____
68 42257

(Seal) _____ (Seal) _____

(Seal) _____ (Seal) _____

action, this _____ day of _____, 19____

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-

My Commission expires _____

I have returned and received my name and signed my official seal.

Notary Public

James H. Farrar

Notary Public

James H. Farrar

My commission expires January 29, 1968

Witness my hand and official seal.

the above release the _____ day of August, 1968

Personally appeared before me

County of Marion

State of Indiana

(Seal) _____ (Seal) _____

(Seal) R. E. Schmitter, Notary (Seal) _____

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 293, Project No. I 70-3(52)) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration thereof as directed in claim voucher providing for payment for said deed, this _____ day of August, 1968



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.....

Audior..... County

Division of Land Acquisition
Indiana State Highway Commission

49

My Commission expires.....

Witness my hand and official seal.

the..... day of....., 19.....

Personally appeared before me.....
above named and duly acknowledged the execution of the above release

State of.....
County of.....
ss: 68 42257

..... (Seal)
..... (Seal)
..... day of....., 19.....
action, this.....

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-

My Commission expires.....

Notary Public

I have returned subscribed my name and affixed my official seal.

James H. Farrar
Notary Public
James H. Farrar

My commission expires

January 29, 1968

Witness my hand and official seal.

the above release the.....
Personally appeared before me.....
above named and duly acknowledged the execution of

State of.....
County of.....
ss:

..... (Seal)
..... (Seal)
..... day of....., 19.....

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 293, Project No. I 70-3(52)) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration thereof as directed in claim voucher providing for payment for said deed, this..... day of....., 1968



Land and improvements \$ 6850⁰⁰ Damages \$ 2315⁰⁰ Total consideration \$ 9165⁰⁰

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 seal, this 3rd day of May 1968
Leonard K McGreevy (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal)
LEONARD K MCGREEVY (Adult husband) CORNELIA MCGREEVY (Adult wife)

STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of May, A. D. 1968; personally appeared the within named Grantor in the above conveyance, and acknowledged 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 June 28 1970 Notary Public

STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 6th day of May, A. D. 1968; personally appeared the within named Grantors in the above conveyance, and acknowledged 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 June 28 1970 Notary Public
WILLIAM G KRAMER

JUN 10 1968

INDIANA STATE HIGHWAY COMMISSION

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

August 5, 1968 19

To

Leonard K McGreevy

City

GENTLEMEN:

We enclose State Warrant No. A 221147 7-16-68 19
 in settlement of the following vouchers: 69-9

Description	Amount
For Relocation expense _____ on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>293</u> as per Grant/Warranty Deed, Dated <u>6-6-68</u>	\$256 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By Leonard K McGreevy
 Date _____

INDIANA STATE HIGHWAY COMMISSION

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

July 31, 1968

To Leonard K. McGreevy
 Cornelia McGreevy
 Railroadmen's Federal Savings and Loan Co.
 1042 South High Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-221046 7-25 1968
 in settlement of the following vouchers:

Transmittal #69-6

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>293</u> as per Grant/Warranty Deed, Dated <u>5-6-68</u>	\$9,165.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Date

Leonard K McGreevy
8/16/68

APPRAISAL REVIEW

Project I-70-3(S2) Road I-70 County MARION Parcel # 293
Appraiser LARRY MISNER Address _____

INDIANAPOLIS INDIANA

Type of Appraisal

Partial Taking

Total Taking

Review Check List

- (1) Are all pages and sections of report complete?
- (2) Is parcel number, project name, and number correct?
- (3) Is property owner's name and address correct?
- (4) Is five year sales record shown?
- (5) Is area or size correctly shown?
- (6) Are photos, or sketches, included and properly identified? ..
- (7) Is appraisal data, signature, and certification complete? ...

Yes See
 Remarks

<input checked="" type="checkbox"/>	
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<input checked="" type="checkbox"/>	<u>STAFF</u>

Value of Property Before and After Taking

- (1) Is description and highest and best use shown and clearly set out?
- (2) Are proper approaches to value used?
- (3) Is reason for approaches NOT used shown?
- (4) Is justification of value and correlation complete?

Value of Taking

- (1) Is description and highest and best use given?
- (2) Is tabulation of right-of-way and easements correct?
- (3) Is the recapitulation and summary of salient facts shown correctly?
- (4) Is this appraisal acceptable for review?
- (5) Do you recommend payment of fee (if staff, indicate)?

REMARKS:

Date 4-23-68

Signed Robert C. Bommer
Review Appraiser

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 293

NAME & ADDRESS OF OWNER Leonard K McCreary
1042 So High St PHONE # 632-4616

NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # Same

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

DATE ASSIGNED 4-26-68 DATE OF CONTACT May 3 1968

OFFER \$ 9165⁰⁰ TIME OF CONTACT 12:00 M

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

- 1. Yes Checked abstract with owner? 2. Any affidavits taken?
- 3. Yes Any mortgage(s)? 4. Any other liens, judgements, etc.?
- 5. Yes Showed plans, explained take, made offer, etc.?
- 6. Yes Explained about retention of buildings, etc.? 7. Any being retained?
- 8. Yes Walked over property with owner? (or with whom? myself)
- 9. Yes Arranged for owner to pay taxes? (Explain how in remarks)
- 10. NA Secured Right of Entry? 11. 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. Filled out RAAP Form?

REMARKS: met with Mr. Mrs McCreary to buy their home.
Gave firm offer letter. Explained retention of building
also the payment of taxes. Mr + Mrs McCreary accepted the
offer and all necessary papers were signed to secure the parcel

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

Distribution Made
(1) Parcel (1) Weekly Summary
() Owner () Other, Specify 637-9640 William D. Kramer
(Signature)

Pu. 293

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	67-9854-S

Name on Plans Leonard K. McGreevy & Cornelia McGreevy

Name of Fee Owner Leonard K. McGreevy and Cornelia McGreevy, 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 September 6, 1967 8 A.M. to and including May 9, 1968 8 A.M. reveals no changes as to the real estate described under PNTIC # 67-9854-0 except:

1. Taxes for 19 67 payable 1968 in name of Leonard K. and Cornelia McGreevy
Duplicate # 8860370 Parcel # 1021094 Township I-Center Code # 1-01
May \$ 52.61 ~~(paid)~~ (unpaid); November \$ 52.61 ~~(paid)~~ (unpaid)
Taxes for 1968 payable 1969 now a lien.

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 Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 27 day of May, 19 68.

Tom Withrow

Authorized Signatory

TOM WITHROW, Title Officer

GUARANTY OF TITLE

Pioneer National Title Insurance Company

Union Title Division

293

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	67-9854-0

Names on Plans Leonard K. McGreevy & Cornelia McGreevy

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 6 day of September, 1967, 8 A.M.

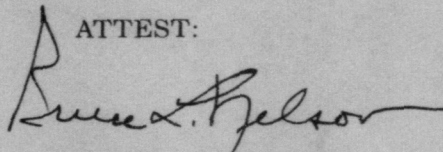
**Leonard K. McGreevy and Cornelia McGreevy,
husband and wife
1042 High Street,
Indianapolis, Indiana**

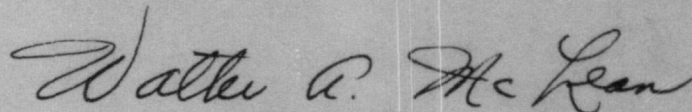
are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except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

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

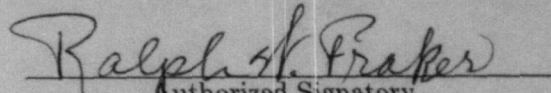
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

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 11 day of Sept., 1967.


Authorized Signatory
Ralph W. Fraker
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 24 in Wm. H. L. Noble's Subdivision of a part of Out Lot 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 4, page 202, in the Office of the Recorder of Marion County, Indiana, except 50 feet by parallel lines off the West end thereof.

The Record Owner or Owners disclosed above acquired title by

**Deed from Grace Alexander and Harry Alexander, her husband, dated March 10, 1945, recorded April 16, 1945, in Deed Record 1173, page 92.
(U.S.R. \$3.85)**

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

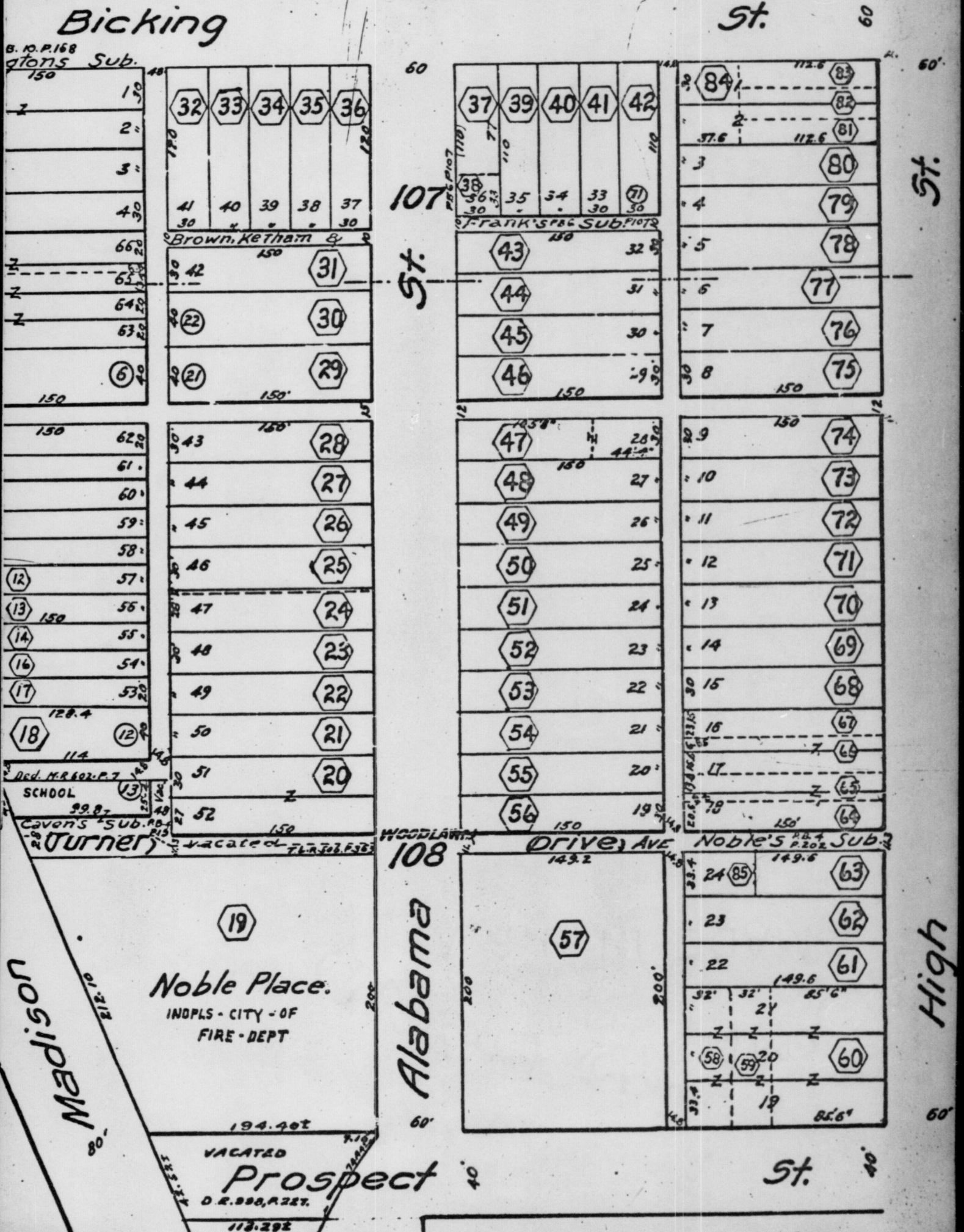
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

5. Taxes for 1966 payable 1967 in name of Leonard K. and Cornelia McGreevy
Duplicate # 7159726 Parcel # 1021094 Township I. Center Code # 1-01
May \$ 48.96 (paid) ~~XXXXXX~~ November \$ 48.96 ~~XXXX~~ (unpaid)
Taxes for 1967 payable 1968 now a lien.
Assessed Valuation
Land \$300.00; Improvements \$1,610.00; Exemptions \$950.00.

6. ✓ Mortgage for \$3,200.00
from Leonard K. McGreevy and Cornelia McGreevy, husband and wife
to Railroadmen's Federal Savings and Loan Association of
Indianapolis
dated February 25, 1957, recorded February 26, 1957 in
Mortgage Record 1880, Instrument #12439, in the Office
of the Recorder of Marion County, Indiana.
Modified by Modification Agreement dated March 25, 1966,
recorded March 30, 1966, as Instrument #66-15878.

Out Lots N^o 107 & 108.

PPL Pro 7



Bicking St.

St. 60

B. N. P. 168
Lots Sub.

1	150
2	150
3	150
4	150
5	66.2
6	150

7	62.2
8	61
9	60
10	59
11	58
12	57
13	150
14	55
15	54
16	53
17	128.4
18	114

SCHOOL
Caven's Sub. No. 1 (Turner)

Madison St.
80'

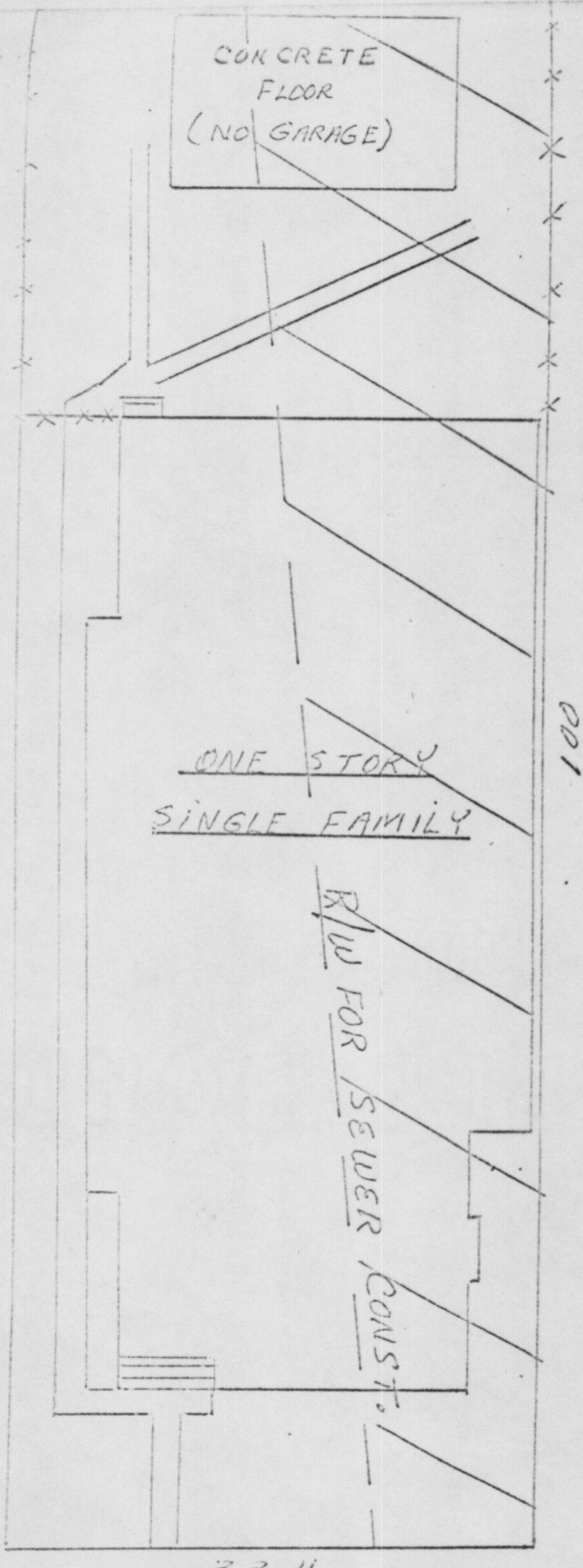
107 St.

108 Alabama St.

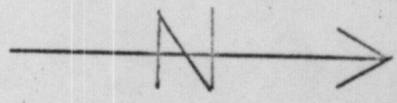
St.

High St.

St. 60



PROJECT: _____
 PARCEL #: 293
 COUNTY: MARION
 SCALE: 1" = 10'



PLOT
PLAN

1042 S. HIGH ST.