10505

WARRANTY DEED

Project Code

0536 Parcel 224

This Indenture Witnesseth, That

RUTH E. GRABER, an unmarried adult

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 and 00/100 - -

Dollars,

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

Marion

Lots 53 and 54 in Brown, Frank and Ketcham's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Also, Lot 12 in Caven's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 4, page 19, in the Office of the Recorder of Marion County, Indiana.

Except, that part of said lots taken for highway purposes as shown by Right of Way grant recorded in Book 1644, page 584.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above described real estate.

> RECEIVED FOR RECORD 1968 MAR - 7 AM 8: 47 MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

> > 1-3-68

Paid by Warrant No A196584 Det 62 2-23- 1968

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 RUTH	E. GRABER, an unmarried adult	
ha s hereu	into set her hand and seal, , thi	(Seal) Ruch & Traber	19 67 (Seal)
	800223 MAR-7'68	/ - 11	(Seal)
		(Seal)	(Seal)
	Ishn T. Sutton	(Seal)	(Seal)
	COUNTY AUDITOR	(Seal)	(Sept)
djh	078 1-3-68	This Instrument Prepared by S. W. Burres	6/28/66

STATE OF INDIANA,								MAR	ION	C	ounty,	ss:
Before me, the undersigned,	a Notary P	ublic in an	d for s	aid Co	ounty	and State	, this					
day of August		A.	D. 19	67	perso	onally app	peared th	he within i	named			
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edoed the same to be	her I have he	voluntar	y act a scribed	nd dee	ed, for	r the uses	and pur	poses here	ein men	tioned	!.	
							/					
STATE OF INDIANA,												
Before me, the undersigned, day of												
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edged the same to be		voluntar	y act a	and de	ed, fo	r the uses	and pu	rposes her				
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My Commission expires				,					.,		Notai	y Public
STATE OF INDIANA,												
Before me, the undersigned,												
day of		, A	D. 1	9	; pers	onally ap	peared ti	he within	named			
edged the same to be					经营业的工程表示							acknowi-
eagea the same to be	I have he	ereunto sub	scribed	l my n	iame o	and affixed	d my offi	icial seal.	em mer	monec	••	
My Commission expires											Notai	ry Public
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Division of Land Acquisition ana State Highway Commis	Auditor's fee \$	Duly entered for taxation this y of	7	Recorded in Book No.		Received for record this day of		S	un	RUTH E. GRABER		8
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Division of Land Acquisition Indiana State Highway Commission	2	, 19	C		-m,	, 19.						
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10506 68

QUITCLAIM DEED

Project Code

1-70-3(52) 0536

Parcel 224 A

This Indenture Witnesseth, That NAEGELE OUTDOOR ADVENTISING COMPANY OF INDIAMAPOLIS, INE. MARION County, in the State of NOINNA RELEASE AND QUITCLAIM to

the STATE OF INDIANA for and in consideration of

ONE THOUSAND THREE HUNDRED SIXTY (\$13600) Dollars,

the receipt whereof is hereby acknowledged, the following described Real Estate, together with all interests including any and all of the mineral rights and interests on, in, and under said Real Estate, in MARION County, Indiana. to wit:

LOTS 53 AND 54 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF THE VARIOUS LOTS IN CAVEN'S SUBDIVISION OF OUT LOTS 107 AND 108 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS. AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 107, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

ALSO, LOT 12 IN CAVEN'S SUBDIVISION OF A PART OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 19, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

EXCEPT, THAT PART OF SAID LOTS TAKEN FOR HIGHWAY PURPOSES AS SHOWN BY RIGHT OF WAY GRANT RECORDED IN BOOK 1644, PAGE 584.

THE CONSIDERATION PAID HEREIN AND THE RELEASE OF ALL RIGHTS AND INTERESTS, IF ANY, INCLUDED HEREIN, SPECIFICALLY INCLUDES FULL PAYMENT TO, AND AN AGREEMENT BY, THE GRANTOR TO REMOVE FROM THE ABOVE DESCRIBED PREMISES ANY AND ALL SIGNS, BILLBOARDS, DISPLAYS, ADVERTISING STRUCTURES, OR OTHER STRUCTURES SIMILAR THERE-TO, INCLUDING ANY AND ALL SUPPORTS THEREFOR.

> RECEIVED FOR RECORD 1968 MAR - 7 AM 8: 47 MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

Paid by Wavrant no A-196576 Nated 2-23-68

In Witness Whereof, the said ERANTOR

	(Seal)	19 6 7
TEGINE OUTDOOR ADVINTISING		
MONY SIN BANARUS, INC.	(Seal)	
By Urlliam I Mchartre VP.	(Seal)	(Seal
WILHAM HI MEMURTRIE	(Seal)	(Seal
TICST	(Seal)	(Seal
PHILLIP A. WISEMAN	(Seal)	(Seal
	(Seal) (Seal)	(Seal
	(Seal) GOR TAXATION	(Seal
•••••	(Seal) 800224 MAR -7 '68	(Sea
	(Seal)	(Seal
	(Seal) John T. Sutton	(Sea
	(Seal) C SUNITOR	(Set
68 1050	This Instrument Prepared by Take D. Brossage	M

ATE OF Infore me,	ndiana,	Notary	Public in an	d for said Cou	ne and affixed my inty and State, this personally appeare	2210 d the within named	
Ged the so Commi	ame to be	have h	voluntar vereunto sub Y Public in an	act and deed oribed my named of the said County of	rantor	in the above convergence official seal official seal official seal of the within named	yance, and acknowle tioned. Hotary Publi ————————————————————————————————————
ged the so	ame to be	I have h	voluntar ereunto sub	v act and deed scribed my nar	rantor	in the above conve purposes herein ment official seal.	nionedNotary Publi
ged the so	ame to be	I have h	voluntar ereunto sub	act and deed my nai Recorded in Book No	rantor	in the above conve purposes herein ment official seal.	yance, and acknow tionedNotary Publ

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MDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition ROOM 1165 - 100 NORTH SENATE AVENUE INDIANAPOLIS, INDIANA 46209

P	larch 1, 1968 19
Ruth E. Graver (Graber) % G. D. Yaeger 670 Union Federal Building Indianapolis, Indiana	
	96584 2-23 19 68 s: ssmittal #68-481
Description	Amount
For Purchase on S No. 1-70 in Marion County, Project 1-70-3 (52) Parcel No. 224 as per Grant Deed, Dated 8-31-67	
PLEASE RECEIPT AND RET	URN (Do not detach)
Payment Received: By July Date Marc	aeger 2. 1968
DateNarv	211 / \$ 1300

INDIANA STATE HIGHWAY COMMISSION

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

	- Narch 1, 1968	19
To Naegele Gutdoor 511 Madison Ave Indianapolis, I		mpolis, Inc.
GENTLEMEN:	3-	5-68
We enclose State Wa in settlement of the fol	lowing vouchers:	2-23 19 68
Г	Pescription Transmittel #68-4	Amount
7		
For Purchase	on State Road	
No		
County, Project	-70-3 (52)	
	as per Grant/Warranty	
Deed, Dated12	-22-67	
		\$1360.00
	FILE COPY	
Payment Received: By.		
Da	te	

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition Indiana State Highway Commission Project 170-3 (52)

Parcel No. 224

Road 7-70

County Marion

Owner Ruth Snaku

Address 437 Benton Dr.

Address of Appraised Property:

1021 Madion Ovc.

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.
- 2. Planning and Detail Maps were supplied appraisers.
- The three approaches required (Income, Market Data, and Cost Replacement) were considered.
- 4. Necessary photos are enclosed.
- 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.
- 6. Plats drawn by the appraisers are attached.
- 7. I have personally inspected the Plans.
- 8. I have personally inspected the site and familiarized myself with the parcel on...
- The computations of this parcel have been checked and reviewed.
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

yes

yes

yes

Adr. Acq.

1/5/67

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 2/9/67 1/5/67 9/83

- (a) The fair market value of the entire property before the taking is:
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is:

The Total Value of Taking Is:
(a minus b) TOTAL

- (1) Land and/or improvements
- (2) Damages
- (3) Less non-compensable items
- (4) Estimated Total Compensation

By	By:	Approved By Reviewer
\$ 8,800	ş	\$ 8,800
\$ -0-	s	\$ -0-
\$ 8,800	\$	\$ 8,800
\$ 8,800	\$	\$ 8,800
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\$ 8,800	\$	\$ 8,800

Approved	Date	Sig	gned /	
Rev. Appr.	2/9/67 2-9-67	Phille	I. Work	
Asst. or Chief Appr.	2/19/67	Jan 1	Luse	
CONTROL TO PAR &	THE	100		

INDIANA STATE HWAY COMMISSION Land Acquisition Division

PRO	JECT NO. 1-70-3 (52)
BUYER'S REPORT NUMBER: S COUNTY MARION PARC	CEL NO. 224
NAME & ADDRESS OF OWNER TRUTH E GRADER (FIRE	SWINN OF PRIMARY)
437 Bru Ton Do. Junes-hun. PHOI	
NAME & ADDRESS OF PERSON CONTACTED W/m Me MURTINE PAILIPL	CUSTEMAN & JOHN KRIPTER
OF NARGELE OUTBOXO ADV. Co. of lums. INE, PHOT	WE # 6342575
(List other interested parties on reverse side including nature Pane 24 Fig. Assumed To Secret 2/16/67 DATE ASSIGNED 2240. Assumed to Mr. 14/1/67 DATE OF CONTACT / 2	/ /
OFFER \$ 13600 TIME OF CONTACT 10 A	
Write YES, NO, or NA (for Not Applicable), as appropriate, in each 1. Checked abstract with owner? 2. Any affidavits	numbered blank space:
3. Any mortgage(s)? 4. Any other liens, judgements	
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 remark)	
10. Secured Right of Entry? 11. Secured Driveway R: 12. Was Chapter 316, Acts of 1967 Indiana General Assembly,	ight of Entry? explained?
13. Was 180 Day Notice Letter delivered or mailed to all par 14. Waivers, were any secured? 15. Filled out RAAP	
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OTHER PAPERS IN Commercial WITH	TRUMSE DI-
PISPLAY STRUCTURE AT 1021 MARSISON A	VE.
Status of Parcel: ()- Secured, ()- Bought, awaiting mortgage () Other, awaiting what?	e release, ()- Condemned
, other, andreing mate.	
Distribution Made (1) Parcel (1) Weekly Summary	761.9
() Owner () Other, Specify	(Signature)

	PROJECT NO. 170-3- (52)
BUYER'S REPORT NUMBER: COUNTY Mynon	
	PARCEL NO.
NAME & ADDRESS OF OWNER Ruth & Shaber	
437 Benton Unic Infly Seed	PHONE #
NAME & ADDRESS OF PERSON CONTACTED Ray Kester	
1105 State office Blog	PHONE #
(List other interested parties on reverse side including nat	
DATE ASSIGNED 2-16-67 DATE OF CONTACT	7-6-67
OFFER \$ 80000 TIME OF CONTACT_	930cm
Write YES. NO. of NA (for Not Applicable), as appropriate, in	each numbered blank space:
1 Checked abstract with owner? 2 Any affidar	vits taken?
3. Any mortgage(s)? 4. Any other liens, judger 5. Showed plans, explained take, made offer, etc.?	mentes, etc
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on R/w projecty Mr. Kester informer	Ome to go
Cheed of process panel of he would	take care of
moving the righ	
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() Other, awaiting what?	
	1
Distribution Made	// //
(1) Parcel (1) Weekly Summary	11001
() Owner () Other, Specify	(Signature)

BUYER'S REPORT NUMBER: 6 COUNTY Motion PARCEL NO. 22 \(\) NAME & ADDRESS OF OWNER Parth & Graphy 437 Banton Drive Side Series NAME & ADDRESS OF PERSON CONTACTED God from Yellow (List other interested partifs on revenue side including nature of their interest) DATE ASSIGNED 2 16 67 DATE OF CONTACT 7 PHONE \$ 63 Z 95 Z / (List other interested partifs on revenue side including nature of their interest) DATE ASSIGNED 2 16 67 DATE OF CONTACT 7 PHONE \$ 6.7 C 7 OFFER \$ NO. 0.0 C/NM (for Not Applicable), as appropriate, in each numbered blank space: 1. 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 Drivway 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. Walvers, were any secured? 15. Filled out RAAP Form? REMARKS: Must with Must Graphy Graphy Advanced And Form? REMARKS: Must with Must Graphy Graphy Condemned () Other, awaiting what? Walled Distribution Made (1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify		PROJECT NO. <u>I 70-3. (52)</u>
NAME & ADDRESS OF OWNER Porth & Graber PHONE # NAME & ADDRESS OF PERSON CONTACTED Load from Years Phone # NAME & ADDRESS OF PERSON CONTACTED Load from Years PHONE # 63 2 952 / (List other interested parties on reverse side including nature of their interest) DATE ASSIGNED 2 /6 67 DATE OF CONTACT // 30 am Write YES, NO, or Nay (for Not Applicable), as appropriate, in each numbered blank space: 1. 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: Must work Mary Grague out full full out RAAP Form? REMARKS: Must work Mary Grague out full full out RAAP form? Status of Parcel: () - Secured () - Bought, awaiting mortgage release, () - Condemned () Other, awaiting what? Would Summary Distribution Made (1) Parcel (1) Weekly Summary () Owner () Other, Specify	(COUNTY Miss on	
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(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify		1
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify	Distribution Made	
() Owner () Other, Specify	(1) Parcel (1) Weekly Summary	1,000
	() Owner () Other, Specify	(Signature)

	PROJECT NO. 770-3-(52)
BUYER'S REPORT NUMBER: COUNTY Marion	
NAME & ADDRESS OF OWNER Ruth & Graber	
437 Benton De mayes and	PHONE #
NAME & ADDRESS OF PERSON CONTACTED God frey Yacque	
620 Union Federal Bedg Indalple and	PHONE # 632 952/
(List other interested parties on veverse side including na	
DATE ASSIGNED 2-16-67 DATE OF CONTACT	8-30-61
OFFER \$ 880000 TIME OF CONTACT_	10 am
Write YES, NO, or NA (for Not Applicable), as appropriate, in a Checked abstract with owner? 2. Any affidations	
3. Any mortgage(s)? 4. Any other liens, judger	
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 relation of Entry? 11 Secured Drivewa	
12. Was Chapter 316, Acts of 1967 Indiana General Assem	oly, explained?
13. Was 180 Day Notice Letter delivered or mailed to al. 14. Waivers, were any secured? 15. Filled out I	
REMARKS: That with Mr. Yaegu attomy for	Ruth Gaber.
mr gaege informed me that Ret	the Glabe was the
sale duner and he would furnished the.	
H whole forem messmer hein bluded the	
Gaber also abfort on the death of h	1
I the arketical his estate	
flit 10 . A Por and Prof. L. 60	. A 180 Ac. litte
The Their Civilians her for his	10 10 4 4 1004
Mr. gaege will tall me when al	A Sociments are
theuted mr. yaige will also furm	sh offer t that
Leave with levie Supply me will i	Aprice Sex \$ 0 / 967
I that it is not renewed or will be sened	ved
Status of Parcel: ()- Secured, ()- Bought, awaiting mort	gage release, ()- Condemned
() Other, awaiting what? Muled	
	,
Distribution Made	
Distribution Made (1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify	Xf.

INDIANA STATE CHWAY COMMISSION Land Acquisition Division

PROJ	ECT NO. 770-3-(52)
BUYER'S REPORT NUMBER: 4 COUNTY Munon PARC	
NAME & ADDRESS OF OWNER tuth & Graber	
437 Benton Rr. Indale Ind PHON	E #
NAME & ADDRESS OF PERSON CONTACTED God frey you ge	
620 Union Fed Bldg / PHON	E # 632-9571
(List other interested parties on Veverse side including nature	of their interest)
DATE ASSIGNED 2-16-67 DATE OF CONTACT 8-2	79-67
OFFER \$ 800.00 TIME OF CONTACT /C	am
Write YES, NO, or (NA (for Not Applicable), as appropriate, in each 1. Checked abstract with owner? 2. Any affidavits 3. Any mortgage(s)? 4. Any other liens, judgements 5. Showed plans, explained take, made offer, etc.?	numbered blank space: taken?
6. Explained about retention of buildings, etc.? 7. 8. Walked over property with owner? (or with whom?	Any being retained?
9. Arranged for owner to pay taxes? (Explain how in remark 10. Secured Right of Entry? 11. Secured Driveway Ri 12. Was Chapter 316, Acts of 1967 Indiana General Assembly,	ght of Entry?
Was 180 Day Notice Letter delivered or mailed to all par Waivers, were any secured? 15 Filled out RAAP	ties? Form?
REMARKS: Called on the Jaeger atto	//
Jus Jaker and refferented ac quarte	on There
yeager informed me that he than	ight his
Olient war ready to sign all	necessary
Documents. Let appoint ment to	, ,
at his office 8430-67	
Status of Parcel: ()- Secured, ()- Bought, awaiting mortgage	release, ()~ Condemned
() Other, awaiting what?	1
Distribution Made (1) Parcel (1) Weekly Summary () Owner () Other, Specify	att -
	(Signature)

INDIANA STAT HIGHWAY COMMISSION Land Acquisition Division

	PROJECT NO. 170-3-(52)
BUYER'S REPORT NUMBER: 3 COUNTY Marion	PARCEL NO. 224
NAME & ADDRESS OF OWNER Ruth E. Graber, Ruth A.	
2 2 7 7 7	PHONE #
NAME & ADDRESS OF PERSON CONTACTED Golfrey your	ger
620 Union Federal Bldg	PHONE # 632 9571
(List other interested parties on reverse side including r	
DATE ASSIGNED 2/6 DATE OF CONTACT	2- 22-67
OFFER \$ 8800,000 TIME OF CONTACT	2Pm
YES NO N/A (Circle N/A if all questions are not a	pplicable)
1. (x) () Checked abstract with owner? (Affiday	
2. () () Showed plans, explained take, made off 3. () () () Any Mortgage? (Any other Liens, Judge	
3. () () () Any Mortgage? (Any other Liens, Judge 4. () () Explained about retention of Bldgs. (8)	
5. () () Filled out RAAP Form?	0
6. () () Walked over property with owner? (or was 7. () () Arranged for payment of taxes? (Explain	
8. () () Secured Right of Entry? (Secured Drive	way R.O.E.? Yes No N/A
9. (() () Gave Owner Firm Offer & Eminent Domain	. 1 -
REMARKS: met with mr yaeger atto	1 1
Buth E. Shaber and Bishussed deges	esettien
#7 Dave tay memo.	
Mr. yaeger will talked to min	Graber and
then let me Snow what her deine	
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approximately 60 days after parcer	
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their money availing decision	
Status of Parcel: () Secured () Paught qualities waste	
Status of Parcel: () Secured () Bought, awaiting mortga	ge release, () Condemned
() Other, awaiting what?	
ME 3-4/385	
Distribution Made ME 3-4/385 3 6630	
Distribution Made (1) Parcel (1) Weekly Summary	/ 410
() Owner Other, Specify:	sence seats fr.
mr. Jaeger	(Singature)

INDIANA STATHIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. <u>170-3-(52)</u>			
BUYER'S REPORT NUMBER: COUNTY Marion PARCEL NO. 224			
NAME & ADDRESS OF OWNER Ruth & Graber of Lovenz & Messmer			
437 Benten Anne Indels Sed PHONE #			
NAME & ADDRESS OF PERSON CONTACTED Mr. yeager (attorney for Ruth Gaber)			
620 Union Federal Blog Shople And PHONE # ME & 2-957/			
(List other interested parties on reverse side including nature of their interest) DATE ASSIGNED 2-16-67 DATE OF CONTACT 2-21-67			
OFFER \$ 8800° TIME OF CONTACT YPAR			
1. () () Checked abstract with owner? (Affidavit taken?: YesNo) 2. () () Showed plans, explained take, made offer, etc.?			
3. () () () Any Mortgage? (Any other Liens, Judgements? 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 mr yeager attorney for Ruth Graber			
and set appt to discuss a quintin			
and the first of the second			
Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned			
() Other, awaiting what? Stutel			
Distribution Made			
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify:			
() Owner () Other, Specify: (Singsture)			

INDIANA STATE HIGHWAY COMMISSION Land Acquisition Division

PROJECT NO. <u>170-3-(52/</u>			
NAME & ADDRESS OF OWNER Ruth E. Graber & Lovenz E. Mussmer			
70 437 Benton Alnie Ind ple Ind PHONE #			
NAME & ADDRESS OF PERSON CONTACTED			
PHONE #			
(List other interested parties on reverse side including nature of their interest)			
DATE ASSIGNED 2-16-67 DATE OF CONTACT 2-17-67			
OFFER \$ 8800.00 TIME OF CONTACT 2 PM			
YES NO N/A (Circle N/A if all questions are not applicable)			
1. () () () Checked abstract with owner? (Affidavit taken?: YesNo) 2. () () () Showed plans, explained take, made offer, etc.? 3. () () () Any Mortgage? (Any other Liens, Judgements? YesNo) 4. () () () Explained about retention of Bldgs. (any being retained? YesNo) 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.? YesNoN/A) 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? REMARKS: Array Over Cond anappealed fake.			
Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned () Other, awaiting what?			
() other, awaiting what! White			
Distribution Made (1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify: Classing Last Jr (Singsture)			

CHICAGO TITLE INSURANCE COMPANY

INTERIM
GUARANTY OF TITLE

S. R. I-7	70 P	ROJ. I-70-3(52)77(COUNTY Mario	on
Names on P	lans Edwar	d M. Messmer			
			CTIC #_	6500-173	s
Name of Fee	OwnerR	uth E. Graber			
		NSURANCE COMI			
		ndiana, in considerat			
	11, 1968	June 8, 1966 reveals no	changes as to the re		

- 1. Taxes for 19 66 payable 19 67 in name of Ruth E. Graber and Lorenz Messmer

 Duplicate # 7089072 Parcel #1024619 Township Center Code # 101

 May \$ 35.71 (paid) (paid) (paid); November \$ 35.71 (paid) (paid) (paid) (paid)
- 2. Taxes for 1966 payable 1967 in name of Ruth E. Graber and Lorenz Messmer Duplicate #7089073 Parcel #1024620 Township Center Code #101 May \$36.21 (Paid); November \$36.21 (Paid) Taxes for 1967 payable 1968 now a lien. Lot 54. except 18 feet West end.
- 3. Taxes for 1966 payable 1967 in name of Ruth E. Graber and Lorenz Messmer Duplicate #7089074 Parcel #1049135 Township Center Code #101 May \$67.84 (Paid); November \$67.84 (Paid) Taxes for 1967 payable 1968 now a lien. Lot 12, except West 15 feet.
- 4. The Record Owner disclosed above acquired title by Warranty Deed dated July 11, 1967 and recorded August 25, 1967 as Instrument No. 67-40457 by "Ruth E. Graber, unmarried of Marion County, State of Indiana, Ruth A. Messmer, unmarried, and Everett P. Messmer and Kay D. Messmer, his wife, of Orange County, State of California" (\$1.10 Federal Documentary stamps affixed) and by Warranty Deed dated July 11, 1967 and recorded August 25, 1967 as Instrument No. 67-40458 by "A. D. McCarrel, Trustee" (No Federal Documentary stamps affixed.)
- 5. This report of title is based on the assumption the Lorenz E. Messmer, an owner of an undivided 1/2 interest in the premises in question, died November 24, 1962 a resident of New York City.

(continued)
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

CORPORATE

ATTEST:

Robert Kratovel
Secretary

Countersigned and validated as of the 25th day of January

19 68

Authorized Signatory

Page 2.

5. Continued.

New York, leaving as his sole and only surviving heirs, his wife, Ruth A. Messmer of New York City, New York, and a son, Everett P. Messmer of Anaheim, California, and that the said Lorenz E. Messmer's estate was fully and finally administrated in the State of New York. We should be furnished a certified copy of the final decree in saidestate, an affidavit of heirship, proof of payment of Federal Estate Taxes lists the premises in question and this report of title is subject to such additional objections as may then appear.

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE PROJ. I-70-3(52)77 S. R. I-70 Edward W. Messmer Names on Plans CTIC # 6500-173 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 day of June Ruth E. Graber and Lorenz E. Messmer, each to an undivided 1/2 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 ATTEST: Secretary Countersigned and validated as of the 16th_day of_June 19 66 . John It Jagge 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: Lots 53 and 54 in Brown, Frank and Ketcham's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana. Also, Lot 12 in Caven's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 4, page 19, in the Office of the Recorder of Marion County, Indiana. Except, that part of said lots taken for highway purposes as shown by Right of Way grant recorded in Book 1644, page 584. CTIC # 6500-173 The Record Owner or Owners disclosed above acquired title by as devisees under the Last Will and Testament of Edward W. Messmer, deceased, pursuant to proceedings in his Estate, E-61-758, Probate Court of Marion County. The estate has been closed. SCHEDULE "B" 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, assessed in the names of Ruth E. Graber and Lorenz Messmer, due and payable in May and November, 1966. Note: The May installments have been paid. Lot 53 (except 17 feet West end), each half for \$33.32, Parcel No. 101-1024619, Duplicate No. 6033428. (Assessed Value - Land \$700; Improvements None; Exemptions None) Form 3296-15Lot 54 (except 18 feet West end), each half for \$33.80, Parcel No. 101-1024620, Duplicate No. 6033429. (Assessed Value - Land \$710; Improvements None; Exemptions None) Lot 12 (except West 15 feet) each half for \$63.30, Parcel No. 101-1049135, Duplicate No. 6033430. (Assessed Value - Land \$1330; Improvements None; Exemptions None) Note: Exceptions shown in legal descriptions on tax records relate to that part of lots taken for Right of Way. (continued) Page 2 of 3 pages.

f. Taxes for the year 1966, due and payable in 1967.

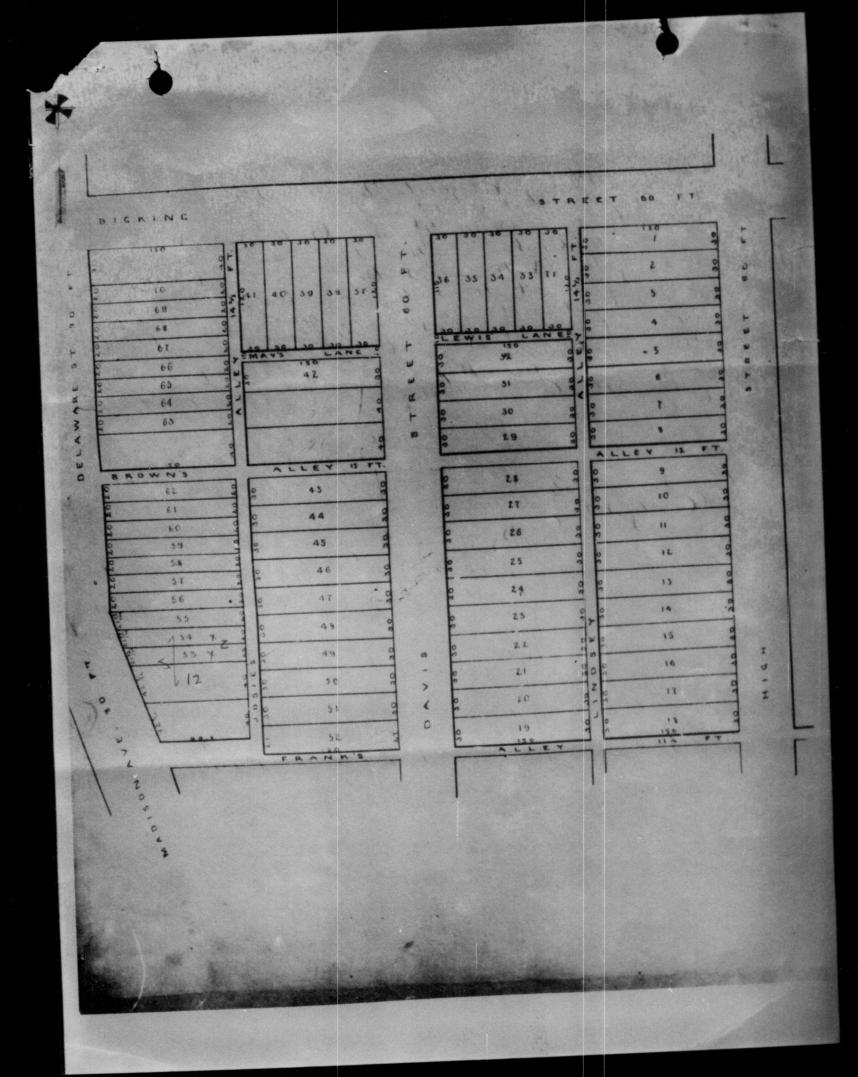
g. Note: Contiguous real estate owned by parties shown in title as follows:

Lot 16, Hasselman Place, First Section, per plat thereof, recorded in Book 13, page 190, in the Office of the Recorder of Marion County, Indiana, also known as 3419 N. College Avenue, Indianapolis, Indiana:

Lots 1 and 2 in Block 6 in Martindale's First Section of Lincoln Park, an Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 8, page 185, and Plat Book 9, page 116, in the Office of the Recorder of Marion County, Indiana, except 100 feet off the entire East end thereof.

Lot 32 in Summy Breeze Addition, an Addition to Marion County, Indiana, as per plat thereof recorded in Flat Book 29, page 71, in the Office of the Recorder of Marion County, Indiana.

Lots 187 and 188 in Michael A. Daugherty's Subdivision of Part of Out Lot 99 in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 103 in the Office of the Recorder of Marion County, Indiana.



Caven' Sub. O.L.108.

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Delaware