

68 10505

WARRANTY DEED

Project I-70-3(52)
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 Marion County in the State of 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.

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

Paid by Warrant No. 4196576 4196584
Dated 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

has hereunto set her hand and seal, this 31st day of August 19 67

(Seal) Ruth E. Graber (Seal)

800223 MAR-7'68 (Seal) Ruth E. Graber (Seal)

(Seal) (Seal)

(Seal) (Seal)

(Seal) COUNTY AUDITOR (Seal)

djh

WTB
1-3-68

This Instrument Prepared by S. W. Burres 6/28/66

68 10505

Handwritten signature and date stamp: JAN 29 1968

STATE OF INDIANA, MARION County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 31st day of August, A. D. 1967; personally appeared the within named RUTH E. GRABER, an unmarried adult

Grantor in the above conveyance, and acknowledged the same to be her 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 January 19, 1971 Dorothy Thorton Notary Public

STATE OF INDIANA, County, ss:

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

63 10505 Grantor in the above conveyance, and acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires Notary Public

STATE OF INDIANA, County, ss:

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

Grantor in the above conveyance, and acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires Notary Public

WARRANTY DEED

FROM

RUTH E. GRABER

an unmarried adult

TO

STATE OF INDIANA

Received for record this

day of, 19

at o'clock m, and

Recorded in Book No. page

Recorder County

Duly entered for taxation this

day of, 19

Auditor's fee \$

Auditor County

15

Division of Land Acquisition  
Indiana State Highway Commission





STATE OF INDIANA, ..... County, ss:

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

..... Grantor..... in the above conveyance, and acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 22nd day of DECEMBER, A. D. 1947; personally appeared the within named.....

William H. McMurtrie and Philia A. Wineman, Respectfully President & Secretary of NAFEELE-OUTDOOR ADV. Co. Inc 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 October 4, 1970 William T. Howard, Jr. Notary Public

68 10506

STATE OF INDIANA, ..... County, ss:

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

..... Grantor..... in the above conveyance, and acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

QUITCLAIM 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.....

Duly entered for taxation this.....

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

Auditor's fee \$.....

Auditor..... County.....

15

Division of Land Acquisition  
Indiana State Highway Commission



## INDIANA STATE HIGHWAY COMMISSION

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

March 1, 1968 19

To Ruth E. Graver (Graber)  
 % G. D. Yaeger  
 670 Union Federal Building  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-196584 2-23 19 68  
 in settlement of the following vouchers:  
 Transmittal #68-481

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>224</u> as per Grant/Warranty Deed, Dated <u>8-31-67</u>	\$3800.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By G. D. Yaeger  
 Date March 7, 1968

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

March 1, 1968 19

To **Naegels Outdoor Advertising Co. of Indianapolis, Inc.**  
**511 Madison Avenue**  
**Indianapolis, Indiana**

GENTLEMEN:

3-5-68

We enclose State Warrant No. A-196576 2-23 19 68  
 in settlement of the following vouchers:

Transmittal #68-481

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>224A</u> as per Grant/Warranty Deed, Dated <u>12-22-67</u>	<b>\$1360.00</b>

FILE COPY

Payment Received: By \_\_\_\_\_

Date \_\_\_\_\_



Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I 70-3 (52)  
Parcel No. 224  
Road I-70  
County Marion  
Owner Ruth Orabow  
Address 437 Benton Dr.  
Address of Appraised Property:  
1021 Madison Ave.

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

- 1. I have personally checked all comparables and concur in the determinations made. yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. App.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
- 4. Necessary photos are enclosed. yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
- 6. Plats drawn by the appraisers are attached. yes
- 7. I have personally inspected the Plans. Adv. App.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 1/5/67
- 9. The computations of this parcel have been checked and reviewed. yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of 2/9/67 1/5/67 JRS :  
(Date)

Estimate of Appraisers:

	By: <u>Kerrine</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 8,800	\$	\$ 8,800
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 8,800	\$	\$ 8,800
(1) Land and/or improvements	\$ 8,800	\$	\$ 8,800
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 8,800	\$	\$ 8,800

Approved	Date	Signed
<u>Acting</u>	<u>2/9/67</u>	<u>James R. Zink</u>
Rev. Appr.	<u>2-9-67</u>	<u>Phillip G. York</u>
Asst. or Chief Appr.	<u>2/19/67</u>	<u>Jay D. Luse</u>

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 8 COUNTY MARION PARCEL NO. 224

NAME & ADDRESS OF OWNER RUTH E. GRANGER (FEE OWNER OF PROPERTY)  
437 BENTON DR. INDIANAPOLIS, IND. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Wm McMurtrie, Philip Lusselman & John Krueger  
OF NAEGLER OUTDOOR ADV. CO. OF INDIANAPOLIS, IND. PHONE # 634 2575

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

DATE ASSIGNED 224A. ASSIGNMENT. MC 12/11/67 DATE OF CONTACT 12/22/67

OFFER \$ 13600 TIME OF CONTACT 10 A.M.

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

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

REMARKS: SIGNATURES SECURED ON QUIT CLAIM DEED &  
OTHER PAPERS IN CONNECTION WITH RELEASE OF  
DISPLAY STRUCTURE AT 1021 MARION AVE.

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

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

William J. Haman Jr.  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I70-3. (52)

BUYER'S REPORT NUMBER: 1 COUNTY Monon PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Graber  
437 Benton Ave Indianapolis PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Ray Kester  
1105 State Office Bldg PHONE # \_\_\_\_\_

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

DATE ASSIGNED 2-16-67 DATE OF CONTACT 9-6-67

OFFER \$ 8800.00 TIME OF CONTACT 9:30 am

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

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

REMARKS: Met with Ray Kester of the appraisal Dept  
with reference to sign owned by Magale sitting  
on R/W property Mr. Kester informed me to go  
ahead & process panel & he would take care of  
moving the sign

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

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

C. Scott  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Monroe

PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Graber  
437 Benton Drive Indpls Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Bob Gray Yeager  
620 Federal Bldg Indpls Ind PHONE # 632 9521  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 2-16-67

DATE OF CONTACT 9-1-67

OFFER \$ 8800.00

TIME OF CONTACT 1130 am

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

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

REMARKS: Met with Mr. Yeager and picked  
up all necessary documents. Mr. Yeager  
will make arrangements to get Rd tax receipt

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

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

C. Scott  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Manion

PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Graber  
437 Benton Dr Indpls Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Godfrey Yaeger  
620 Union Federal Bldg Indpls Ind PHONE # 632 9521  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 2-16-67 DATE OF CONTACT 8-30-67

OFFER \$ 8800.00 TIME OF CONTACT 10 am

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

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

REMARKS: Met with Mr. Yaeger attorney for Ruth Graber.  
Mr. Yaeger informed me that Ruth Graber was the  
sole owner and he would furnish the state with instrument  
at which Lorenz Messmer heirs pleased their interest to Mrs  
Graber. Also advised on the death of Lorenz Messmer  
& the probating of his estate.  
Ref + Decd, Croucher Re for plead 180 day letter.  
Mr. Yaeger will call me when all documents are  
prepared Mr. Yaeger will also furnish affd + that  
Lease with Service Supply Inc. will expire Sept 30 1967  
& that it is not renewed or will be renewed

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

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

C. Smith  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Monon PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Graber  
437 Benton Av. Indpls Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Godfrey Jaeger  
620 Union Fed Bldg PHONE # 632-9571  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 2-16-67 DATE OF CONTACT 8-29-67

OFFER \$ 8800.00 TIME OF CONTACT 10am

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

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

REMARKS: Called on Mr Jaeger attorney for Mrs Graber and reassured acquisition Mr Jaeger informed me that he thought his client was ready to sign all necessary documents. set appointment to meet at his office 8/30-67

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

( ) Other, awaiting what? Stated

Distribution Made

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

C. Scott  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3-52

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Graber, Ruth A. Messmer + Everett P. Messmer  
437 Benton Judge Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Godfrey Yaeger  
620 Union Federal Bldg PHONE # 632 9571

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

DATE ASSIGNED 2-16 DATE OF CONTACT 2-22-67

OFFER \$ 8800.00 TIME OF CONTACT 2 Pm

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

REMARKS: met with Mr. Yaeger attorney for Mrs. Ruth E. Graber and discussed acquisition #7 Lane tax memo.

Mr. Yaeger will talk to Mrs. Graber and then let me know what her decision will be.

I explained to Mr. Yaeger that it would be approx imately 60 days after parcel is approved by the various Dept heads that they would receive their money. awaiting decision

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

ME 3-4385  
3 6630

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

Clarence Scott, Jr.  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I70-3-(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E Graber & Lorenz E Messmer  
437 Benton Drive Indpls Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mr. Yeager (attorney for Ruth Graber)  
620 Union Federal Bldg Indpls Ind PHONE # ME 2-9571  
(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<sup>00</sup> TIME OF CONTACT 4:30

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

REMARKS:  
Called Mr. Yeager attorney for Ruth Graber  
and set appt to discuss acquisition

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

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

Clarence Lott Jr.  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3-(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 224

NAME & ADDRESS OF OWNER Ruth E. Gruber + Lorenz E. Messmer  
70437 Benton Olive Indpls 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?: Yes \_\_\_ No \_\_\_)
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any Mortgage? (Any other Liens, Judgements? Yes \_\_\_ No \_\_\_)
- 4. ( ) ( ) ( ) Explained about retention of Bldgs. (any being retained? Yes \_\_\_ No \_\_\_)
- 5. ( ) ( ) ( ) Filled out RAAP Form?
- 6. ( ) ( ) ( ) Walked over property with owner? (or who? \_\_\_\_\_)
- 7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? (Secured Driveway R.O.E.? Yes \_\_\_ No \_\_\_ N/A \_\_\_)
- 9. ( ) ( ) ( ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Shove over and inspected take.

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

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

Clarence Lott, Jr  
(Signature)

2224  
**CHICAGO TITLE INSURANCE COMPANY**

**INTERIM  
GUARANTY OF TITLE**

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

Names on Plans Edward M. Messmer

CTIC # 6500-173 -S

Name of Fee Owner Ruth E. Graber

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from June 8, 1966 to and including January 11, 1968 reveals no changes as to the real estate described under CTIC # 6500-173 except:

1. Taxes for 1966 payable 1967 in name of Ruth E. Graber and Lorenz Messmer  
Duplicate # 7089072 Parcel # 1024619 Township Center Code # 101  
May \$ 35.71 (paid) ~~(unpaid)~~; November \$ 35.71 (paid) ~~(unpaid)~~  
Taxes for 1967 payable 1968 now a lien. Lot 53, except 17 feet West end.
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



*John A. Binsley*  
President

*Robert Kratochvil*  
Secretary

ATTEST:

Countersigned and validated as of the 25th day of January  
19 68.

*J. Watson*  
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

S. R. I-70 PROJ. I-70-3(52)77 <sup>224 - Lots 53 & 54</sup> COUNTY Marion

Names on Plans Edward W. Messmer  
*deceased*

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 8th day of June, 1966

Ruth E. Graber and <sup>deceased</sup> 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



*John A. Binkley*

ATTEST:

President

*Robert Kratochvil*

Secretary

Countersigned and validated as of the 16th day of June

1966

*John W. 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 3296-15 Lot 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)

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 189, 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 Sunny Breeze Addition, an Addition to Marion County, Indiana, as per plat thereof recorded in Plat Book 29, page 71, in the Office of the Recorder of Marion County, Indiana.

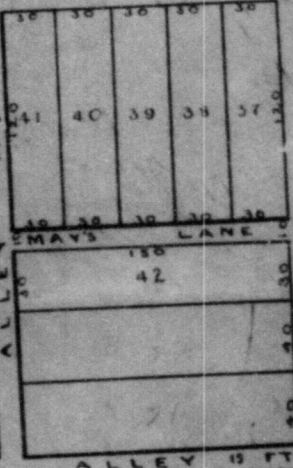
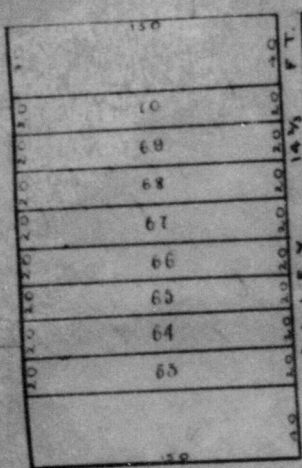
Lots 187 and 188 in Michael A. Daugherty's Subdivision of Part of Out Lot 99 in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 103 in the Office of the Recorder of Marion County, Indiana.



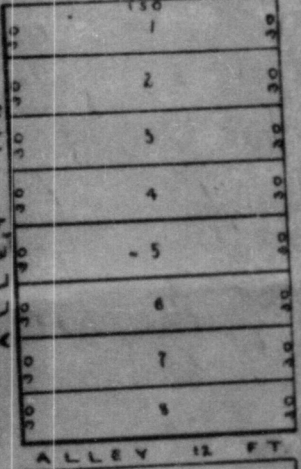
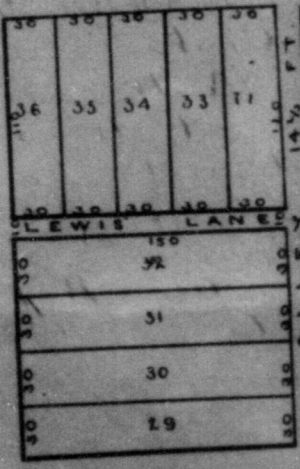
BICKING

STREET 60 FT

DELAWARE ST 90 FT



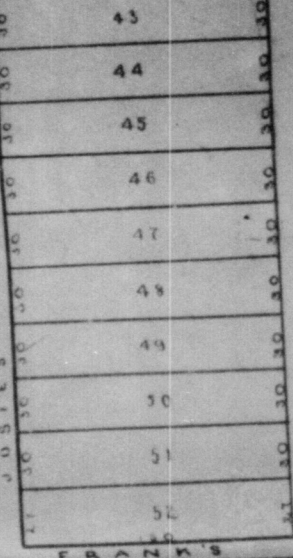
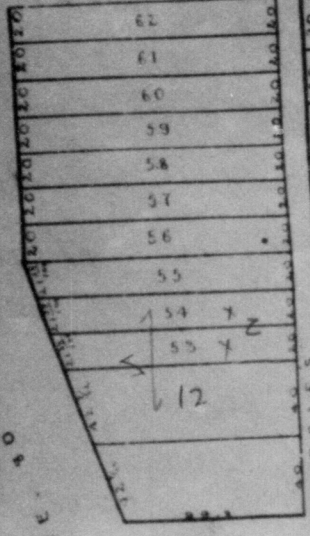
STREET 60 FT



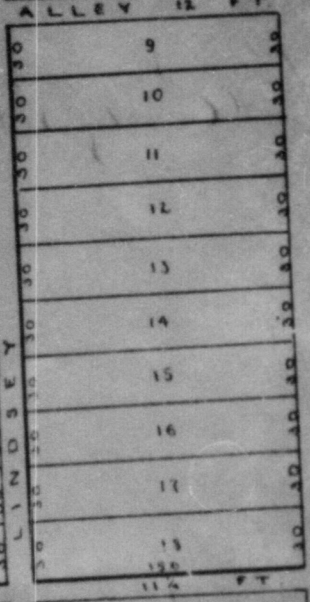
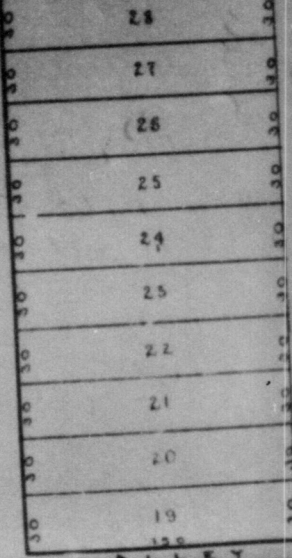
STREET 60 FT

BROWNS

ALLEY 12 FT



DAVIS



HIGH

MADISON LANE 40 FT

# Caven' Sub. O.L. 108.

