

67-40361

W-700

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 334

This Indenture Witnesseth, That

JACK G. MESSMER CONSTRUCTION CO., INC

of MARION County, in the State of INDIANA

Convey and Warrant to

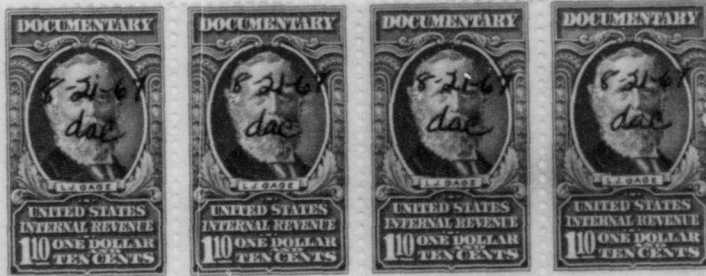
the STATE OF INDIANA for and in consideration of

THREE THOUSAND EIGHT HUNDRED FIFTY (3850.⁰⁰) Dollars,

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

LOTS 22 AND 23 IN MCKERNAN AND PIERCE'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121 IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 94, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.



RECEIVED FOR RECORD
1967 AUG 25 AM 11:26
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY



4.40

Paid by Warrant No A-166274
A-166273
Dated 8-8 1967

Land and improvements \$ 3850.⁰⁰; Damages \$ 0; Total consideration \$ 3850.⁰⁰

W.H.B
6-28-67

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 GRANTOR

has hereunto set hand and seal, this 22ND day of JUNE 1967
FOR TAXATION (Seal) JACK G MESSMER CONSTRUCTION CO., INC (Seal)
(Seal) By C.G. BORSHOFF, Pres. (Seal)
083244 AUG 25 '67 (Seal) C.G. BORSHOFF PRESIDENT (Seal)
(Seal) ATTEST (Seal) GINO P. SGRB SECRETARY (Seal)
John T. Sutton (Seal) COUNTY AUDITOR (Seal)

Handwritten signature and date: JUL 15 1967

STATE OF INDIANA, County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this.....

day of....., A. D. 19.....; personally appeared the within named.....

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

I have hereunto subscribed my name and affixed my official seal. *MARION C.S.*

My Commission expires..... Notary Public

STATE OF INDIANA, County, ss: *C.S.*

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 *JUNE*, A. D. 19*67*; personally appeared the within named *JACK G. MESSMER*

CONSTRUCTION CO., INC BY C.H. BORSHOFF ITS PRESIDENT

ATTEST GINOA Sgro SECRETARY 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 *MAY 18 1970* Notary Public

CLARENCE SCOTT JR.

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.....

..... (Seal) (Seal)

..... (Seal) (Seal)

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

Personally appeared before me.....

[Signature] above named and duly acknowledged the execution of the above release the..... day of....., 19.....

Witness my hand and official seal.

My Commission expires..... Notary Public

67 40361

WARRANTY DEED

FROM..... TO.....
STATE OF INDIANA
Received for record this..... day of....., 19..... at..... 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

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Smiley notified

1/10/68

19

To Jack Messmer Const Co Inc

City

GENTLEMEN:

We enclose State Warrant No. A 188765 1/4/68 19
in settlement of the following vouchers: 68-374

Description	Amount
For <u>relocation expense</u> on State Road <u>49</u> <u>Marion</u> No. _____ in _____ County, Project <u>ZZZZZZZZZZ I-70-3(52)</u> Parcel No. <u>334</u> as per Grant/Warranty Deed, Dated <u>11/14/67</u>	2998. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *[Signature]* *Jack Messmer Const Co (Sec)*
Date *4/16/68*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

August 15 1967

To Jack G. Messmer Construction Co., Inc.
1102 Deloss Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166273 08-0819 67
in settlement of the following vouchers:

Transmittal # 68-49

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>334</u> as per Grant/Warranty Deed, Dated <u>June 22, 1967</u> <div style="text-align: center; font-size: 1.5em; font-family: cursive;">334</div>	\$3775.53

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By CG BrakoffDate 8-22-1967

INDIANA STATE HIGHWAY COMMISSION

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

August 15 19 67

To Marion County Treasurer
 City County Building
 Indianapolis, Indiana

8-12

GENTLEMEN:

We enclose State Warrant No. A-166274 08-08 19 67
 in settlement of the following vouchers:

Transmittal # 68-49

Description	Amount
<p>Jack G. Messner Const. Co., Inc. 1102 Baloss Street Indianapolis, Indiana Dep. #1049139 & #1049140 Par. #7163648 & #7163649</p> <p>For <u>Taxes</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>334</u> as per Grant/Warranty Deed, Dated <u>June 22, 1967</u></p>	<p style="text-align: right;">\$ 74.47</p>

FILE COPY

Payment Received: By _____
 Date _____

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission

Control
 Project I-70 3(52)
 Parcel No. 334
 Road I-70
 County Marion
 Owner Jack H. Messner Const. Co.
 Address 1102 Deloss St.
 Address of Appraised Property:
934 S. Illinois St.

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

- | | |
|--|----------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Yes</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>Yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 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. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Yes</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>5-10-67</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

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 May 10, 1967:
 (Date)

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 3,850	\$	\$ 3,850
(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	\$ 3,850	\$	\$ 3,850
(1) Land and/or improvements	\$ 3,850	\$	\$ 3,850
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 3,850	\$	\$ 3,850

Approved	Date	Signed
Rev. Appr.	5-10-67	<u>Phillip H. York</u>
Asst. or Chief Appr.	5/14/67	<u>Frank C. Kelly</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

THE CORPORATE AUTHORITY AFFIDAVIT

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

I, GINO P. SGRO, being first duly sworn upon his oath
deposes and says:

That he is duly elected Secretary of the JACK G. MESSMER CONSTRUCTION
Co., Inc. (Name); that the following resolution was duly adopted at a
regular meeting of the Board of Directors of said corporation held on
JUNE 20, 1967 (Date), and has not since been revoked, to-wit:

"Resolved, that the PRESIDENT C. G. BORSHOFF
(President)

shall be, and he is hereby,
authorized to convey to the State of Indiana real
estate of this corporation, and to execute all neces-
sary instruments in connection therewith; and said
conveyance shall be attested by the SECRETARY
GINO P. SGRO of this corpora-
(Secretary)

tion, who shall affix the corporate seal thereto;
that said corporation shall be bound by all instru-
ments executed by said officers under powers herein
stated."

GINO P. SGRO
Corporation Secretary
GINO P. SGRO SECRETARY

Subscribed and sworn to before me this 22nd day

of June, 1967.

Friedrich M. Dyer
Notary Public

My Commission expires Aug. 26, 1969.

THIS INSTRUMENT PREPARED BY CLARENCE SCOTT JR

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Manion PARCEL NO. 334

NAME & ADDRESS OF OWNER Jack G. Messmer Construction Co. Inc
1102 Helms St Indianapolis Ind PHONE # 636 4571

NAME & ADDRESS OF PERSON CONTACTED C. B. Borshoff + Gino Sgro
1102 Helms St Indianapolis Ind PHONE # 636 4571
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 5-22-67 DATE OF CONTACT 6-22-67

OFFER \$ _____ TIME OF CONTACT 10 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 C. B. Borshoff + Gino Sgro, Pres
of Jack G. Messmer Constr Co Inc. They signed
Deed Rec for Deed Corp affidavit + Closing Statement
Vouchered 67 B taxes.
Left Copy of Deed Rec for Deed + Closing
Statement

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

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

C. Scott Jr.
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70.3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 334

NAME & ADDRESS OF OWNER Jack G. Messmer Constr CO
1102 Nelson St Indpls Ind PHONE # 636-4571

NAME & ADDRESS OF PERSON CONTACTED Gino P Lgo & C.B. Borshoff
1105 State office Bldg Indpls Ind PHONE # _____

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

DATE ASSIGNED 5-22-67 DATE OF CONTACT 6-19-67

OFFER \$ 3850.00 TIME OF CONTACT 2:30 Pm

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

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

REMARKS: Met with Ray Bower, Calvin Weber, Mr
Lgo & Mr Borshoff. and myself at Room 1105.
Mr Lgo & Mr. Borshoff wanted Mr. Weber
to look appraisal over to see if appraisal
could be raised. Mr Weber looked appraisal
over and it was agreed by all parties that
appraisal could not be changed. Mr Lgo
will contact me and set apt to sign documents.

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

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

Chatt
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 334

NAME & ADDRESS OF OWNER Jack G. Messmer Const Co Inc
1102 Nelson St Suple Ind PHONE # 636 4571

NAME & ADDRESS OF PERSON CONTACTED Gino P. Sgro & C.B. Borshoff
1102 Nelson St Suple Ind PHONE # 636 4571

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

DATE ASSIGNED 5. 22. 67 DATE OF CONTACT 6-14-67

OFFER \$ 3850.00 TIME OF CONTACT 11am

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

- 1. yes Checked abstract with owner? 2. no Any affidavits taken?
- 3. no Any mortgage(s)? 4. no Any other liens, judgements, etc.?
- 5. yes Showed plans, explained take, made offer, etc.?
- 6. yes Explained about retention of buildings, etc.? 7. no 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. NA Secured Driveway Right of Entry?
- 12. yes Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. yes Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. no Waivers, were any secured? 15. no Filled out RAAP Form?

REMARKS: Met with Gino P. Sgro & C.B. Borshoff
and discussed acquisition. Left firm letter
offer & 180 day letter. Mr. Sgro & Mr. Borshoff
thinks state offer is too low.
Exp. planned that they would have to pay 1966
taxes due in 1967. Mr. Sgro wants more
time for further consideration

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)

Pa 374

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13918-S

Name on Plans Jack G. Messmer

Name of Fee Owner Jack G. Messmer Construction Co., Inc.

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 November 10, 1966, 8 A.M. to and including June 30, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13918-O except:

- Taxes for 1966 payable 1967 in name of Jack G. Messmer Construction Co., Inc.
 Duplicate # 7163648-9 Parcel # 1049139 Township I-Center Code # 1-01
 May \$ 74.47 (paid) (~~unpaid~~); November \$ 74.47 (~~paid~~) (unpaid)
 Taxes for 1967 payable 1968 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

Ray E. Sweat

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 7th day of July, 19 67.

Ralph W. Fraker

Authorized Signatory
RALPH W. FRAKER, Attorney

GUARANTY OF TITLE

334

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-13918-0

Names on Plans Jack G. Messmer

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 10 day of November, 19 66 8 A.M.

Jack G. Messmer Construction Co., Inc.

1102 Deloss Street
Indianapolis, Ind. 46203

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:
Russell Nelson
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

Walter A. McLean
Vice President

Countersigned and validated as of the 18 day of Nov., 19 66

James I. Wright
Authorized Signatory
James I. Wright
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:

Lots 22 and 23 in McKernan and Pierce's Subdivision of the middle part of Out Lot 121 in the city of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 94, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from Jack G. Messmer and Lucille D. Messmer, his wife dated April 15, 1961, recorded February 7, 1963 in Deed Record 1977, Inst. #13020. (No U.S.R. shown)

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 65 payable 19 66 in name of Jack G. Messmer Construction Co., Inc.
Duplicate # 6061894-5 Parcel # 1049139-40 Township I. Center Code # 1-01
May \$ 69.50 (paid) ~~XXXX~~; November \$ 69.50 ~~XXX~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation
Land \$560.00 Improvements \$900.00 Exemptions None

PB 2-19-41

W. H. Kernan & Purves Sub 0 121

KEY # 2921-1
(office copy)
UNION TITLE CO.

60.

50.

THIRTY

STREET.

60

30	30	30
81	84	95

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96	97	98

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99	100	101

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STREET.

MAPLE

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STREET.

ILLINOIS

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