

68 25367

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 518

wife

This Indenture Witnesseth, That **ARNOLD H CHANDLER and IMOGENE CHANDLER**
(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

Two Thousand Nine Hundred Dollars — — — — — **(2900⁰⁰) Dollars,**
the receipt whereof is hereby acknowledged, the following described Real Estate in **MARION**
County in the State of Indiana, to wit:

18 FEET OFF THE SOUTH SIDE OF LOT NUMBERED 12 IN JACOB KLINGENSMITH JR'S CORRECTED SUBDIVISION OF LOT 1 IN OUT LOT 128 OF THE DONATION LANDS IN THE CITY OF INDIANAPOLIS, THE PLAT OF SAID JACOB KLINGENSMITH JR'S CORRECTED SUBDIVISION IS RECORDED IN PLAT BOOK 3, PAGE 27, 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
1968 JUN -3 AM 10:22
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. A-209857
Dated 5-21-1968

John T. Sutton
COUNTY AUDITOR
806357 JUN-3 '68
DULY ENTERED
FOR TAXATION

Land and improvements \$ 2900⁰⁰; Damages \$ - 0 -; Total consideration \$ 2900⁰⁰

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

ha hereunto se hand and seal, , this 15 day of March 1968
Arnold H Chandler (Seal) Imogene Chandler (Seal)
ARNOLD H CHANDLER Adult husband (Seal) IMOGENE CHANDLER (Adult wife) (Seal)
____ (Seal) _____ (Seal)
____ (Seal) _____ (Seal)
____ (Seal) _____ (Seal)

JAF 2-1-67

3/27/68
ETD

68 25367

This Instrument Prepared by

John W. Brassard

APR 17 1968

STATE OF INDIANA, Morgan County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 15
 day of March, A. D. 1968; personally appeared the within named Arnold
H. Chandler and Imogene Chandler
 Grantor in the above conveyance, and acknowl-
 edged 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 9-18-68 - Frank Bogard Notary Public
 Frank Bogard

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 _____
68 25367
 Grantor in the above conveyance, and acknowl-
 edged 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 acknowl-
 edged 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

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 _____
 _____ above named and duly acknowledged the execution of the above release
 the 15 day of March, 1968.

Witness my hand and official seal.
 My Commission expires _____ Notary Public

WARRANTY DEED

FROM _____

TO _____

STATE OF INDIANA

Received for record this _____ day of _____, 19____, at _____ o'clock _____ m, and Recorded in Book No. _____ page _____ Recorder _____ County _____

Endorsed NOT TAXABLE this _____ day of _____, 19____ Auditor _____ County _____

(16)

**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

October 19, 1967 19

To Paul Coomer
 Indianapolis

GENTLEMEN:

We enclose State Warrant No. A 175893 10-13-67 19
 in settlement of the following vouchers: 68-164

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>518</u> as per Grant/Warranty Deed, Dated <u>September 18, 1967</u>	162 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Paul C Coomer
 Date 4/29/68

INDIANA STATE HIGHWAY COMMISSION

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

May 27 19 68

To Frank Bogard, Atty.
 Arnold H. Chanler & Imogene Chandler
 401 E. Hanna Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-209857 5-21- 19 68
 in settlement of the following vouchers:

Transmittal #68-632

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>518</u> as per Grant/Warranty Deed, Dated <u>3-13-68</u>	\$2,900.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Arnold H. Chandler
Imogene Chandler
 Date 6/5/68

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70 B(52)
Parcel No. 518
Road I-70
County Marion
Owner Arthur Bailey, Jr.
Address See appraisal
Address of Appraised Property:
904 Chadwick

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. Acq.
- 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. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 6-15-67
- 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 June 15, 1967 :
(Date)

Estimate of Appraisers:

- (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
McClure		
\$ 2,900	\$	\$ 2,900
\$ -0-	\$	\$ -0-
\$ 2,900	\$	\$ 2,900
\$ 2,900	\$	\$ 2,900
\$ -0-	\$	\$ -0-
\$ -0-	\$	\$ -0-
\$ 2,900	\$	\$ 2,900

Approved	Date	Signed
Rev. Appr.	6-15-67	Philip J. York
Asst. or Chief Appr.	6/21/67	James C. [Signature]

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 528

NAME & ADDRESS OF OWNER Arnold Chandler
904 Chadwick PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Marion County Treas. Office
PHONE # _____

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT March 20 1968

OFFER \$ 2900⁰⁰ TIME OF CONTACT 9:00 AM

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

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

REMARKS: Went to County Treas office to check on taxes. Picked up Dup Paid Tax Receipt

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

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

William G. Lester
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 8 COUNTY Mauion

PARCEL NO. 528

NAME & ADDRESS OF OWNER Arthur Bailey
840 Chadwick

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Frank Bogard Re Arnold Chandler
401 E Hanna

PHONE # _____

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

DATE ASSIGNED 6-23-67

DATE OF CONTACT March 11 1968

OFFER \$ 2900⁰⁰

TIME OF CONTACT 1:30 PM

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

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

REMARKS: met Mr Frank Bogard atty to pick up papers from
court to quiet title. Left deed and voucher for Chandler to
sign

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

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

William S. Kipps
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. L70-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 518

NAME & ADDRESS OF OWNER Arthur Bailey
904 Chadwick PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED John Hammond Atty
PHONE # _____

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT 12-1-67

OFFER \$ 2900⁰⁰ TIME OF CONTACT 1:00 PM

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

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

REMARKS: Called on Mr Hammond to see if he had filed suit to quiet title yet. He said he needed a legal description will Xerox deed and send to him 12/4/67

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

Distribution Made

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

William H. Keenan
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Maion

PARCEL NO. 518

NAME & ADDRESS OF OWNER Arthur Bailey Jr
904 Chadwick PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED John Hammond Atty
PHONE # _____

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT Sept 27 1967

OFFER \$ 2900⁰⁰ TIME OF CONTACT 10:00 AM

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

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

REMARKS: Contacted Mr John Hammond in his office to see what progress he had made in securing a court deed for the Arthur Chardless contract buyers. It has been started and will be obtained in due process of the courts

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

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

William G. Kenna
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)
BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 518
NAME & ADDRESS OF OWNER Arnold H Chandler
840 Chadwick PHONE # _____
NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # _____

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT Sept 12 1967
OFFER \$ 2900⁰⁰ TIME OF CONTACT 5:00 PM

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. yes 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. NA Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: met with Mr. Mrs Arnold Chandler to buy their home
at 904 Chadwick. Explained their participation in AB 1347
gave 180 day letter also firm offer letter. Mrs Chandler
accepted the offer. Will continue this case with their atty
Mr John Hammond who will handle the deed etc.

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

Distribution Made

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

633-4423 William G. Adams
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 518

NAME & ADDRESS OF OWNER Arthur and Marie Bailey Fee Holder
904 Chadwick PHONE # ~

NAME & ADDRESS OF PERSON CONTACTED John Hammond Atty for Arnold and
Inogene Chandler PHONE # 786-4331
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-23-67 DATE OF CONTACT 8-23-67

OFFER \$ 2900⁰⁰ TIME OF CONTACT 11:30 AM

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. y Explained about retention of buildings, etc.? 7. no Any being retained?
8. Walked over property with owner? (or with whom? myself)
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: Talked to Mr. John Hammond atty for Arnold Chandler
who bought the above property but on contract and paid
in full. The Baileys have never given the Chandlers a deed
Mr. Hammond will have Chandlers file a suit to quiet
the title and will handle the case for them.

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

Distribution Made

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

William G. Keener
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T 70-3(32)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 518

NAME & ADDRESS OF OWNER Arthur Bailey PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Roy Chandler
904 Chadwick PHONE # _____

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

DATE ASSIGNED 6-18-67 DATE OF CONTACT 8-4-67

OFFER \$ 2900⁰⁰ TIME OF CONTACT 1:00 PM

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

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

REMARKS: met with Mr. Chandler to discuss his parcel. He had paid for home and never obtained a deed. Told Mr. Chandler I would contact a Mr. Hammond attorney for the former Mrs. Bailey and try to get it to court to ease title. Will notify of any progress made

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

Distribution Made

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

William A. Kromer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 9 COUNTY Maion

PARCEL NO. 528

NAME & ADDRESS OF OWNER Arthur Barby
807 Chedwick

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr Bogard Atty for Arnold Chandler
and Imogene Chandler

PHONE # _____

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

DATE ASSIGNED 6-23-67

DATE OF CONTACT Mar 12 1967

OFFER \$ 2900⁰⁰

TIME OF CONTACT 4:00 PM

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

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

REMARKS: met with Mr Frank Bogard to pick up court decree
to quit title. Mr Bogard asked that I get leave voucher
and deed and he will have the Chandlers in to sign
and call

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

Distribution Made

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

William D. Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 518

NAME & ADDRESS OF OWNER Arthur Bailey
904 Chadwick PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Frank Bogard
PHONE # 786-4331

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

DATE ASSIGNED 6-23-67 DATE OF CONTACT _____

OFFER \$ 2900⁰⁰ TIME OF CONTACT _____

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

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

REMARKS: Talked to Frank Bogard atty about suit to quiet title
Case was filed and hearing set for March 1 1968. Should have
deed by April 1 1968

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

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

William D. Krone
(Signature)

51

GUARANTY OF TITLE

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	67-575-0

Names on Plans Arthur Ray, Jr. & Marie K. Bailey

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 19 day of January, 19 67, 8 A.M.

Arthur Ray Bailey, Jr. and Marie K. Bailey,
husband and wife

c/o Arnold Chandler
904 Chadwick Street, Indianapolis, Ind.

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".

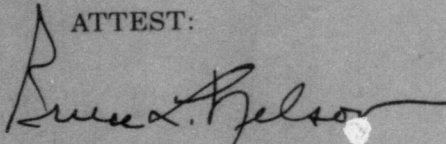
This Guaranty is issued for the use and benefit of the State of Indiana.

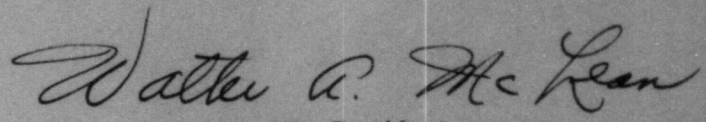
The maximum liability of the undersigned under this Guaranty is limited to the sum of \$5,000.00.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

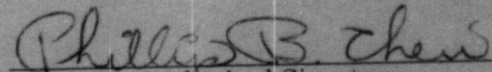
ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY


Assistant Secretary


Vice President

Countersigned and validated as of the 24 day of Jan., 19 67


Authorized Signatory
Phillip B. Chew
Attorney

SCHEDULE "A"

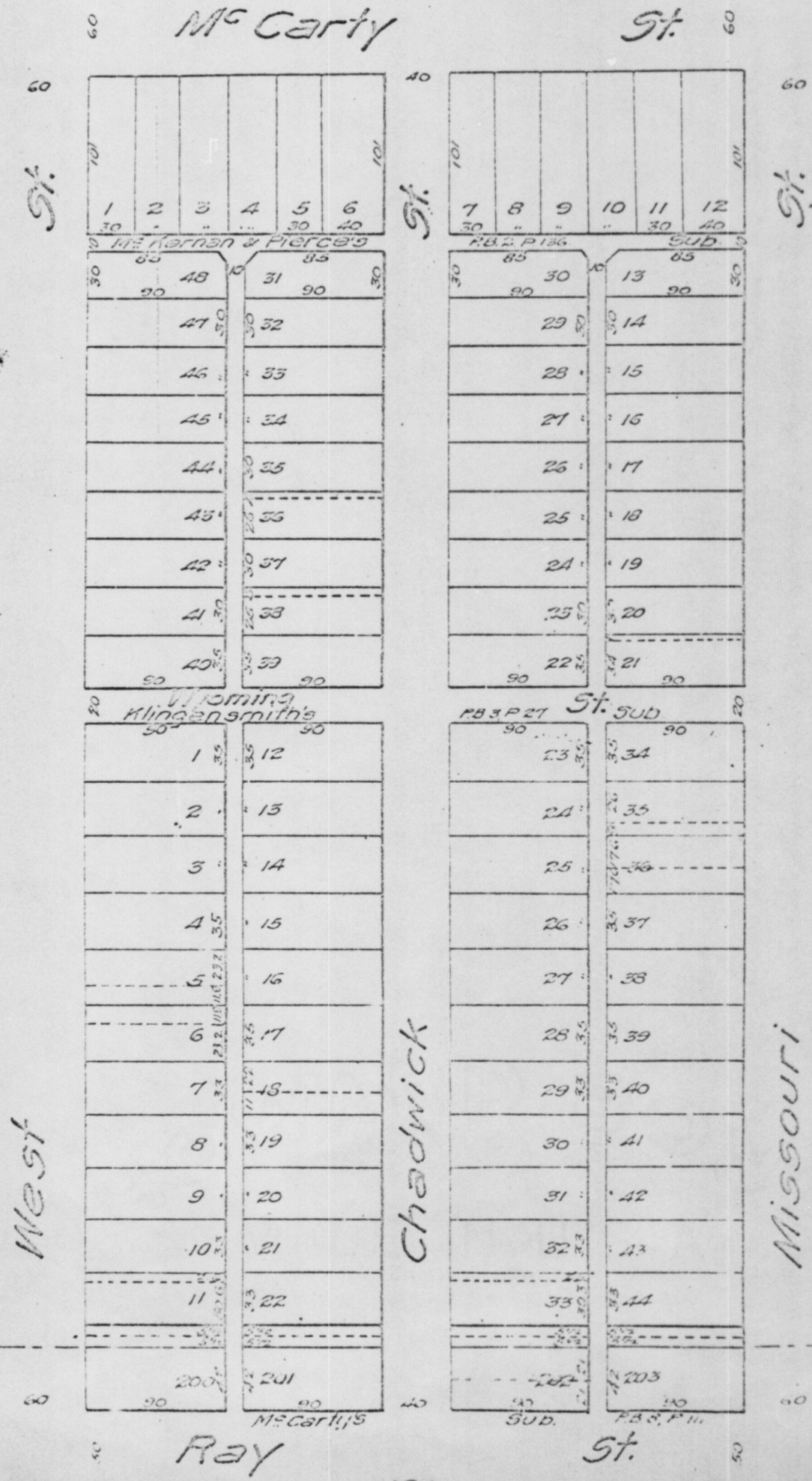
The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

18 feet off the south side of lot numbered 12 in Jacob Klingensmith Jr's Corrected Subdivision of Lot 1 in Out Lot 128 of the Donation Lands in the City of Indianapolis, the plat of said Jacob Klingensmith Jr's Corrected Subdivision is recorded in Plat Book 3, page 27, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from Thomas B. Dillon, widower and unmarried, dated February 28, 1946, recorded March 8, 1946 in Deed Record 1206, Inst.#15376. (U.S.R. \$1.10)

W. Pt. O.L. 128 & N. Pt. O.L. 120.



INTERIM CERTIFICATE OF TITLE

518

Pioneer National Title Insurance Company
Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 67-575-S
--------------	------------------------	------------------	---------------------

Name on Plans Arthur Ray, Jr. & Marie K. Bailey

Name of Fee Owner Arthur Ray, Jr. & Marie K. Bailey, 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 January 19, 1967 8 A.M. to and including April 1, 1968 8 A.M. reveals no changes as to the real estate described under PNTIC # 67-575-0 except:

1. Taxes for 19 66 payable 19 67 in name of Arthur Ray, Jr. and Marie K. Bailey Duplicate # 7010884 Parcel # 1091139 Township I-Center Code # 1-01 May \$ 17.85 (paid) ~~XXXXXX~~ November \$ 17.85 (paid) ~~XXXXXX~~ Taxes for 19 67 payable 19 68 ~~XXXXXX~~ unpaid in name of Arthur Ray, Jr. and Marie K. Bailey. Taxes for 1968 payable 1969 now a lien in name of Arthur Ray, Jr. and Marie K. Bailey.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Bruce A. Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 5 day of April, 19 68

Tom J. O'Brien

Authorized Signatory

TOM J. O'BRIEN, Attorney

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE MARION SUPERIOR COURT
ROOM NO. CAUSE NO.

ARNOLD H. CHANDLER)
and IMOGENE CHANDLER)
)
)
) Plaintiffs)

-VS-

ARTHUR R. BAILEY, JR.,)
and MARIE K. BAILEY)
)
)
) Defendants)

507 211
PRAECIPE

FILED

DEC 28 1967

The Clerk will please issue summons returnable on the
1st day of March, 1968.

Frank Bogard
Frank Bogard, Attorney for Plaintiffs

FRANK BOGARD
Attorney for Plaintiffs
401 East Hanna Avenue
Indianapolis, Indiana 46227
786-4331

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE MARION SUPERIOR COURT

ROOM NO. CAUSE NO.

ARNOLD H. CHANDLER)
and IMOGENE CHANDLER,)
Husband and Wife)

Plaintiffs)

-VS-

ARTHUR R. BAILEY, JR.,)
and MARIE ET K. BAILEY)
Husband and Wife)

Defendants)

COMPLAINT TO QUIET TITLE

FILED

DEC 28 1967

Plaintiffs complain of the defendants, and allege:

1. That plaintiffs are the owners of the following described real estate in Marion County, State of Indiana, to-wit:

18 Feet by parallel lines off the entire South side of Lot numbered 12 in Jacob Klingensmith Jr's. corrected Subdivision of Lot 1 in out Lot 128 of the Donation Lands in the City of Indianapolis, the plat of said Jacob Klingensmith Jr's. corrected Subdivision recorded in Plat Book 3, page 27, in the Office of the Recorder of Marion County, Indiana

2. That the defendants, Arthur R. Bailey, Jr., and Marie K. Bailey, were, on or about the 15th day of February, 1946, the owners of the aforesaid real estate, and on said date conveyed the same to Arnold H. Chandler and Imogene Chandler, husband and wife, by a conditional sales contract, a copy of which is attached hereto and marked as plaintiffs' "Exhibit A". That on or about the 10th day of October, 1952, said contract was paid in full by plaintiffs as shown by


shown by plaintiffs' attached "Exhibit B".

3. That plaintiffs assert title to said real estate against any and all persons whomsoever and their purpose herein is to quiet their title to said real estate as against the world.

4. That plaintiffs have named as defendants herein all persons within their knowledge through whom any hostile claim to said real estate might be asserted.

5. That the defendants, and each of them, are claiming an interest in said real estate adverse to the plaintiffs, which claim is unfounded and without right and constitute a cloud upon plaintiffs' title.

WHEREFORE, plaintiffs ask that their title to said real estate be quieted against any and all claims of the defendants and each of them and as against the world, and for all other proper relief in the premise.


Frank Bogard, Attorney for Plaintiffs

Note: Exhibits A and B above referred to not on file

935 Chadwick
St

Room 1811
\$667

ARNOLD H. CHANDLER
and IMOGENE CHANDLER

vs. *1/24*
MARIE K. BAILEY

et al

SUMMONS
For Individuals
SUPERIOR COURT

To MARCH 1, 1968

SHERIFF'S FEES

Service	-
Mileage	-
Return	-
Copy	-
Total	-

FRANK BOGARD
Attorney for Plaintiff

Return of Summons Upon Individuals

This summons came to hand this 28 day of Dec, 1967, and I served the same 12-29-67

(1) by reading the same to and in the hearing of and by delivering copies of the summons and complaint (except in actions for divorce, custody of children and determination of incompetency or mental illness, or as otherwise ordered by the court, where service of complaint is

not required) to Marie K. Bailey

(or)

(2) by leaving a copy of the summons and complaint (except in actions for divorce, custody of children and determination of incompetency or mental illness, or as otherwise ordered by the

court, where service of complaint is not required) at _____

_____ which is the last and usual residence and place of abode of

_____ and by mailing a copy of the summons

to _____ (name)

at _____ (address)

his last known address.

And I now return this writ served this 29 day of Dec, 1967

Sheriff
Frank Bogard
Deputy
12/29
FRANK BOGARD SHERIFFS

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE MARION SUPERIOR COURT
ROOM NO. CAUSE NO.

ARNOLD H. CHANDLER)
and IMOGENE CHANDLER)
Husband and Wife)

Plaintiffs)

-VS-

ARTHUR R. BAILEY, JR.,)
and MARIE K. BAILEY)
Husband and Wife)

Defendants)

5907 1211

AFFIDAVIT FOR PUBLICATION

FILED

DEC 28 1967

Come now Arnold H. Chandler and Imogene Chandler, and
being first duly sworn upon their oaths, depose and say:

1. That they are the plaintiffs in the above entitled cause of
action, which cause is a complaint to quiet title to the following property
in Marion County, Indiana, to-wit:

18 Feet by parallel lines off the entire South
side of Lot numbered 12 in Jacob Klingensmith
Jr's. corrected Subdivision of Lot 1 in out Lot
128 of the Donation Lands in the City of
Indianapolis, the plat of said Jacob Klingensmith
Jr's. corrected Subdivision recorded in Plat Book
3, page 27, in the Office of the Recorder of Marion
County, Indiana.

2. That said cause is intended to quiet title against all of
defendants named in said cause and against all claims and claimants
and as against the world.

3. That plaintiffs have made a diligent inquiry as to the names
and residence of any and all persons who might claim or assert any right,
title or interest to said real estate, and that the plaintiffs have made a
diligent effort to ascertain the residence of the defendants named in said
cause.

4. That plaintiffs are informed and believe that Arthur R. Bailey, Jr., above named defendant, is not a resident of the State of Indiana.

5. That the residence of the said Arthur R. Bailey, Jr., is unknown to plaintiffs, and it is further unknown to plaintiffs whether said defendant is living or dead or whether he is married or not.

6. That said defendant is a necessary party to the above cause of action and plaintiffs are informed and believe that he is not a resident of the State of Indiana.

7. Further affiants saith not.

Arnold H. Chandler
Arnold H. Chandler

Imogene Chandler
Imogene Chandler

Subscribed and sworn to before me this 27 day of December, 1967.

Frank Bogard
Notary Public

My commission expires:

9-18-68

PROOF OF PUBLICATION

from

The Indianapolis Commercial

INDIANA'S LEADING DAILY LEGAL AND COMMERCIAL NEWSPAPER

Established 1895

223 E. Ohio St., Indianapolis, Indiana 46204 -- Phone 636-3303

**FRANK BOGARD, Attorney
for Plaintiff**

State of Indiana, Marion County,
ss: In the Superior Court of Marion
County in the State of Indiana.
No. 8667-1211.

Complaint to Quiet Title.
Arnold H. Chandler and Imogene
Chandler, Husband and Wife, vs.
Arthur R. Bailey, Jr. and Marie K.
Bailey, Husband and Wife.

Under the de
The Ir
has been
medium in

BE IT KNOWN, That on the 28th
day of December, 1967, the above
named plaintiffs, by their attorney,
filed in the office of the Clerk of the
Superior Court of Marion County,
in the State of Indiana, their com-
plaint against the above named de-
fendant, Arthur R. Bailey, Jr.,
and the said plaintiff having
also filed in said Clerk's of-
fice the affidavit of a competent
person, showing that the residence
of the defendant, upon diligent in-
quiry is unknown, and the defend-
ant, Arthur R. Bailey, Jr., is not
a resident of the State of Indiana,
and that said cause of action is for
quieting title, and that the de-
fendant, Arthur R. Bailey, Jr., is a
necessary party thereto and whereas
said plaintiffs having by endorsement
on said complaint required said de-
fendant to appear in said Court,
and answer or demur thereto on the
1st day of March, 1968.

SUBSCRIBE

NOW, THEREFORE, by order of
said Court, said defendant last
above named Arthur R. Bailey,
Jr., is hereby notified of the
filing and pendency of said com-
plaint against him and that unless
he appear and answer or demur
thereto at the calling of said cause
on the 1st day of March, 1968,
the same being the 23rd judicial day
of a term of said Court, to be be-
gun and held at the Court House
in the City of Indianapolis, on the
first Monday in February, 1968,
said complaint and the matters and
things therein contained and alleged
will be heard and determined in
his absence.

W. ALLEN HUNTER, Clerk
284-1:2-9-16

To the M

State of Indiana, Marion County, ss:

Personally appeared before the undersigned, a Notary Public in
and for said County and State Thelma Churchman
who being duly sworn upon her oath, says she is a clerk for The
Indianapolis Commercial Publishing Co., publishers of The Indianapolis
Commercial, a daily newspaper of general circulation, printed and
published in the English language, in the City of Indianapolis, in the
County aforesaid, and that the notice, of which the attached is a true

copy, was duly published in said paper for-----

----- 3 weekly inserts -----

successively, the first of which publications was on the 2 day

of January 1968, and the last on the

16 day of January 1968

Thelma Churchman

is 16 day of January 1968

Hilda Lowally

Notary Public.

My commission expires Oct. 6, 1971

Please tax the costs as shown below on the court dockets:

Probate Court, Docket No. _____

Superior Court, Docket No. S667-1211

Circuit Court, Docket No. _____

Published Jan 2-9-16, 1968

Legal Advertising in the amount of \$ 16.80

FILED

30 MAR 4 1968 SS

STATE OF INDIANA,
COUNTY OF MARION, } SS:
CLERA

IN THE superior COURT OF MARION COUNTY
ROOM 6

ARNOLD H. CHANDLER, ET AL
Plaintiff,

VS.

ARTHUR R. BAILEY, JR. ET AL
Defendant.

NON-MILITARY AFFIDAVIT

Comes now the plaintiff in the above entitled cause of action and, having been first duly sworn, upon oath deposes and says:

That the defendant, Arthur R. Bailey, Jr. and Marie K. Bailey
in said cause is not now, and was not at the time of the filing of this action, engaged in any branch of the military or naval service of the United States.

Frank Bergard
Affiant.

Subscribed and sworn to before me this 4 day of Mar., 1968

Thomas M. Ault
Notary Public.

My Commission expires

2-5-71

SUMMONS FOR INDIVIDUALS

SUPERIOR COURT
FORM 7-4-27
Marion County, Indiana

ARNOLD H. CHANDLER
and IMOGENE CHANDLER

Plaintiff

5667 1211

NO. _____

v.

MARIE K. BAILEY, et al
935 Chadwick
Indianapolis, Indiana

Defendant

TO THE ABOVE NAMED DEFENDANT OR DEFENDANTS:

You are notified that the above entitled lawsuit for

Complaint to Quiet Title

has been filed against you as a defendant. You are hereby summoned and required to enter an appearance, personally or by attorney, on or before the 1st day of March, 1968, or else be defaulted and have judgment taken against you.

Dated DEC 28 1967

E. R. ...
CLERK

Clerk, Marion Superior Court

FRANK BOGARD

Attorney for Plaintiff

401 East Hanna Avenue
Indianapolis, Indiana 46227

Address

786-4331

Telephone

MARION COUNTY
SHERIFF
LEE N. BARD

67 DEC 28 PM 4:16

RECEIVED
CITY-COUNTY BLDG.

BOOK

10 11

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE MARION SUPERIOR COURT
ROOM NO. 6 CAUSE NO. S667-1211

ARNOLD H. CHANDLER)
and IMOGENE CHANDLER)
Plaintiffs)

-VS-

ARTHUR R. BAILEY, JR.,)
and MARIE K. BAILEY)
Defendants)

JUDGMENT QUIETING TITLE

FILED

MAR 4 1968

E. Allen Hinds
CLERK

Come now the plaintiffs by their attorney, Frank Bogard, and it appearing to the Court by the summons herein and the return of the Sheriff, which summons and return are in the words and figures following:

(H.I.) that the defendant, Marie K. Bailey, has been duly served with process, proof of publication for the defendant, Arthur R. Bailey, Jr., is filed also , and it appearing to the Court that the defendants are not in the military service of the United States, thereupon said defendants are three times audibly called in open Court, and come not and are defaulted.

And the Court having heard the evidence, and being advised in the premises, finds that the plaintiffs are the owner in fee simple of the real estate described in the complaint; that the defendants claim an interest therein adverse to the plaintiff; that their claim is without right and unfounded and that plaintiffs are entitled to have their title thereto quieted.

IT IS THEREFORE CONSIDERED AND ADJUDGED BY THE COURT that the plaintiffs are the owners in fee simple of the real estate described in their complaint, to-wit:

18 Feet by parallel lines off the entire South side of Lot numbered 12 in Jacob Lingensmith Jr's. corrected Subdivision of Lot 1 in out Lot 128 of the Donation Lands in the City of Indianapolis, the plat of said Jacob Klingensmith Jr's. corrected Subdivision recorded in Plat Book 3, page 27, in the Office of the Recorder of Marion County, Indiana.

MAR 4 1968

and that any claim of the defendants thereto is without right and
unfounded, and that plaintiffs' title thereto be and the same is
hereby quieted.

BOOK 22 PAGE 12

Walter C. Kuebler
Judge of the Superior Court of Marion
County, Indiana, Room No. 6.

Date 9 11 56

FRANK BOGARD
Attorney for Plaintiffs
401 East Hanna Avenue
Indianapolis, Indiana, 46227
786-4331