

68 6835

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 265

This Indenture Witnesseth, That

ROBERT A. ANDERSON, Unmarried, and ROBERT A. ANDERSON, Administrator
of the Estate of WILLIAM B. ANDERSON, Deceased,
of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of

----Five-thousand eight hundred and no/100 ----(\$5,800.00) -----Dollars,

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

LOT 86 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS IN THE CITY
OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, 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 FEB 15 AM 8:49
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

095950 FEB 15 '68
DULY ENTERED
FOR TAXATION
John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A-193615
Dated 2-1-1968

Land and improvements \$ 5,800.00; Damages \$ 0; Total consideration \$ 5,800.00

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 Robert A. Anderson, Unmarried and Robert A. Anderson, Administrator of Estate of William B. Anderson have hereunto set this hand and seal, this 2nd day of October 19 67

(Seal) Robert A. Anderson (Seal)
(Seal) Robert A. Anderson (Seal)
(Seal) Admr. Estate of (Seal)
(Seal) William B. Anderson (Seal)
(Seal) (Seal)
(Seal) (Seal)

EXAMINED AND APPROVED IN OPEN COURT
October 2, 1967
Ronald Y. Baker
Commissioner of the Probate Court
of Marion County Indiana

LCM WAB
11-8-67

68 6835

This Instrument Prepared by R. B. KING 8-4-66

DEC 19 1967

STATE OF INDIANA, MARION County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of October, A. D. 1967; personally appeared the within named

Robert A. Anderson, Unmarried adult,

Grantor in the above conveyance, and acknowledged the same to be his 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 April 19, 1969 Ellen Y. Stone Notary Public

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 2nd day of October, A. D. 1967 personally appeared the within named Robert A. Anderson, Administrator of the Estate of William B. Anderson, deceased

Grantor in the above conveyance, and acknowledged the same to be his 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 April 19, 1969 Ellen Y. Stone 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 his 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

68 6835

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 day of 19

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

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

November 9, 1967 19

To

Robert A. Anderson
1009 S. Senate
Indianapolis, Indiana'

GENTLEMEN:

We enclose State Warrant No. A-179388 11-3- 19 67
in settlement of the following vouchers: 68-206

Description	Amount	
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>265</u> as per Grant/Warranty Deed, Dated <u>9-26-67</u>	\$242	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Robert A Anderson

Date

Nov 15 — 67

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Feb 7

1968

To Robert A. Anderson
410 N. Meridian
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-193615 2-1 1968
in settlement of the following vouchers: Transmittal #68-425

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>265</u> as per Grant/Warranty Deed, Dated <u>10-2-67</u> <div style="text-align: center; font-size: 2em; font-family: cursive;">265</div>	2900	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Robert A Anderson
Date Feb 8 - 1968

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

Feb 7

1968

To Robert A. Anderson
 Administrator of the Estate of William B. Anderson
 410 N. Meridian
 Indianapolis, Ind

GENTLEMEN:

We enclose State Warrant No. A-193616 2-1 198
 in settlement of the following vouchers: Transmittal #68-425

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>265</u> as per Grant/Warranty Deed, Dated <u>10-2-67</u> <div style="text-align: center; font-size: 2em; font-family: cursive;">265</div>	2900	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Robert A AndersonDate Feb 8 - 1968

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3(52)
Parcel No. 265
Road I 70
County Marion
Owner Anderson
Address 1009 Senate Ave
Address of Appraised Property:
1009 Senate 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. 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. Adv. Acq
8. I have personally inspected the site and familiarized myself with the parcel on... 3/2/67
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 3/2/67 :
(Date)

Estimate of Appraisers:

	By: <u>Taylor</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 7,000	\$	\$ 5,800
(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	\$ 7,000	\$	\$ 5,800
(1) Land and/or improvements	\$ 7,000	\$	\$ 5,800
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 7,000	\$	\$ 5,800

Approved	Date	Signed
<u>Acting</u> Rev. Appr.	<u>3/16/67</u>	<u>James R. Zink</u>
Asst. or Chief Appr.	<u>3/23/67</u>	<u>Fred C. Lehman</u>

AFFIDAVIT

STATE OF INDIANA

COUNTY OF MARION

The undersigned, an agent of the Indiana State Highway Commission, having been duly sworn, says on his oath that he has personally delivered ~~or sent by First Class U.S. Mail~~, at their last known address, notice of possession to those persons named in the attached notice, in accordance with the Relocation Assistance Act as passed by the 1967 General Assembly.

This affidavit is given in compliance with Section 11 (b) of that Act.

Clarence Scott, Jr.

Subscribed and sworn to before me this 18 day of April, 1967.

Merle M. Walker
Notary Public
MERLE M. WALKER



My commission expires

February 7, 1971

AFFIDAVIT

STATE OF INDIANA)
) S.S.
MARION County)

Robert A. Anderson being duly sworn upon
(his) ~~(her)~~ oath says that (he) ~~(she)~~ is 86 years of age and knew
in (his) ~~(her)~~ lifetime Mary J. Anderson, deceased,
and knows that said decedent died on or about September 23, 1956,
~~(with)~~ (without) a will and left surviving ~~(him)~~ ~~(her)~~ this affiant,
Robert A. Anderson and William B. Anderson
(widower) (widow)

~~(her)~~ ~~(his)~~ children as (his) (her) sole and only heirs at law and that
the gross estate of the deceased was (less than) ~~(more than)~~ \$60,000.00

Robert A Anderson

Subscribed and sworn to before me this 8th day of September,
1967.

Marie P. Wright
Notary Public

My commission expires March 24, 1969.

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3-521

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER Robt A. Anderson
1009 South Senate Indpls Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Cliff Garvey
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT 11-13-67

OFFER \$ _____ TIME OF CONTACT 830am

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: Cliff Garvey called in regards to
the above parcel. Mr. Garvey informed me
to call Mr. Conaway at Indpls office
pertaining to the above parcel

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

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: _____ COUNTY Mason PARCEL NO. 265

NAME & ADDRESS OF OWNER Robt A Anderson
1009 South Senate Ave Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Al Conaway
PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT Jan 11-13-67

OFFER \$ _____ TIME OF CONTACT 9am

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 Al Conaway with reference to
the above parcel. Mr Conaway informed me that
parcel was ready to be secured but could not
find list of occupants, Room Count or Counter for
Moving Costs. Informed Mr Conaway he might find
the documents in Mr Crawford's office. Mr Conaway
informed me that he would check with
Mr Crawford's office

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

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

C. [Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 270-3(S2)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER William Anderson Robert Anderson
1009 Senate Ave Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Art Sullivan
6th Floor Union Fed Bldg PHONE # _____

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

DATE ASSIGNED 3-24-66 DATE OF CONTACT 9-6-67

OFFER \$ 5800⁰⁰ TIME OF CONTACT 2 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: Left Documents with Art Sullivan

Attorney for Robert Anderson Mr. Sullivan
will get all necessary documents executed then
call me

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? None

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: 8 COUNTY MARION PARCEL NO. 265

NAME & ADDRESS OF OWNER ROBERT A. ANDERSON (ADMINISTRATOR OF
ESTATE OF WILLIAM B. ANDERSON) PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED ARTHUR J. SULLIVAN (ATTORNEY)

312 UNION FEDERAL BLDG. - INDIANAPOLIS, INDIANA. PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT DEC. 15, 1967

OFFER \$ _____ TIME OF CONTACT 1:00 P.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: _____

RECEIVED AFFIDAVITS FROM MR. SULLIVAN IN WHICH
ROBERT A. ANDERSON ATTESTS THAT HE IS NOT THE SAME
ROBERT ANDERSON AGAINST WHOM JUDGMENTS WERE
RENDERED AS INDICATED IN GUARANTEE OF TITLE UNDER
ITEM "H" AND ITEM "I".

AFFIDAVITS ENCLOSED IN PARCEL AND PARCEL RETURNED
TO MR. WILLIAM BELKY, LAND ACQUISITION DIV. OF
INDIANA STATE HIGHWAY COMMISSION.

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

Distribution Made

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

Ermer H. Card
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 7 COUNTY MARION PARCEL NO. 265

NAME & ADDRESS OF OWNER ROBERT A. ANDERSON, (ADMINISTRATOR OF
ESTATE OF WILLIAM B. ANDERSON PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED ARTHUR J. SULLIVAN (ATTORNEY)
312 UNION FEDERAL BLDG. - INDIANAPOLIS INDIANA. PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT DEC. 11, 1967.

OFFER \$ _____ TIME OF CONTACT 3:00 P.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: THIS PARCEL SECURED BY C. SCOTT (BUYER) AND AFTER
CONCLUSION OF TRANSACTION, TWO JUDGMENTS APPEAR ON
GUARANTEE OF TITLE. SEE ITEM "H" AND ITEM "I".
THIS BUYER DIRECTED TO CLEAR SAME AND CORRECT BY
MR. WILLIAM BELKEY.
CONTACTED ATTORNEY MR. SULLIVAN WHO STATED ROBERT
ANDERSON WAS 86 YRS. OLD AND WOULD ONLY SIGN AT HIS
DIRECTION. SULLIVAN STATED THE JUDGMENTS WERE AGAINST
A DIFFERENT ROBERT ANDERSON. HE WILL PREPARE AFFIDAVITS
TO THIS AFFECT AND FORWARD BY MAIL WHEN READY.

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

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

Ernest H. Bond
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-703(52)

BUYER'S REPORT NUMBER: 6 COUNTY Monroe PARCEL NO. 245

NAME & ADDRESS OF OWNER Robert A Anderson
1009 South State Dyalls PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Art Sullivan Ellen y Stone
312 Union Federal Bldg Dyalls PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 10-9-67

OFFER \$ 58000 TIME OF CONTACT 2pm

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 Ellen Stone key to Mr. Sullivan.

Picked up all documents except Pd Receipt
for 67B tapes. Mrs Stone informed me
that she would have ^{67B} tapes paid, and
Pd Receipt sent to me

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

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 Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER Robert A Anderson
1009 South Senate Indianapolis PHONE # 703-8000

NAME & ADDRESS OF PERSON CONTACTED Arthur Sullivan & Robert A Anderson
312 Union Federal Bldg PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-24-67

OFFER \$ 5800.00 TIME OF CONTACT 3pm

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. Sullivan & Mr Anderson at

Mr. Sullivan's office. Mr. Sullivan is an attorney
for Mr. Anderson. Mr. Sullivan informed this buyer that
Robert Anderson was appointed Administrator of the Estate
his brother Wm Anderson. Mr. Sullivan wants to have
an administrator deed for 2900.00 & a warranty deed
for 2900.00 which includes 2 acres. Informed Mr Sullivan
that I would check with our legal dept then
contact him

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: 4 COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER Robert A Anderson
1009 South Senate Inghram Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED above PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-24-67

OFFER \$ 5800⁰⁰ TIME OF CONTACT 9am

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. Anderson and

discussed acquisition Mr. Anderson informed
me that his attorney Art Sullivan would take
care of this transaction in behalf of he & his deceased
brother. Have appt with Mr. Sullivan

Status of Parcel: () - Secured, () - Bought, awaiting mortgage release, () - Condemned
() Other, awaiting what? None

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

Chatt
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3. (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER Robert A. Anderson
1009 South Senate Ave Indianapolis PHONE # No phone

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-22-67

OFFER \$ 5800.00 TIME OF CONTACT 4:30 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:
Called Mr. Hittler of our abstracting Dept
to see what was needed for Robert A. Anderson
to convey title. Mr. Hittler informed me to use
aff do it covering the death of Wm Anderson &
surviving heirs and have heirs sign deed
will contact Mr. Anderson

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

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

Chatt
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER William B. Anderson & Robert A Anderson
1009 South Senate Dr Jdple Ind PHONE # No phone

NAME & ADDRESS OF PERSON CONTACTED Robert A Anderson
1009 South Senate Dr Jdple Ind PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 8-22-67

OFFER \$ 5800.00 TIME OF CONTACT 3:30pm

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 Robert A. Anderson at his home
and rediscussed acquisition. Mr. Anderson informed
me his Brother passed away Aug 8, 1967.
Mr Sullivan is the attorney for the
deceased William A Anderson. Mr. Anderson
is ready to convey property. Will check with
our legal Dept to see what next step is

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: 1 COUNTY Marion PARCEL NO. 265

NAME & ADDRESS OF OWNER William B. Anderson & Robert A. Anderson
1009 South Senate Indpls PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Above PHONE # _____

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

DATE ASSIGNED 3-28-67 DATE OF CONTACT 4-18-67

OFFER \$ 5800.00 TIME OF CONTACT 2pm

- | 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 owner? (Affidavit taken?: Yes ___ No <input checked="" type="checkbox"/>) |
| <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 <input checked="" type="checkbox"/>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Explained about retention of Bldgs. (any being retained? Yes ___ No <input checked="" type="checkbox"/>) |
| <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? _____) |
| <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. William B. Anderson & Robert A. Anderson who are brothers. Robt is 84 yrs old and William is 76 yrs of age. They have resided at this address since ^{about} 1886. Explained House Bill 1347 and discussed acquisition of the above property. Mr. Robert Anderson thinks the State offer is too low in price. He feels the property should be worth 10,000.00. Informed Mr. Anderson of the Relocation office at 1010 Chadwick.

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

Distribution Made

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

Robert A Anderson
Clarence Scott Jr.
(Signature)

For 265

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Wm. B. & Robt. A. Anderson

CTIC # 6500-47 -S

Name of Fee Owner William B. Anderson and Robert A. Anderson

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 July 8, 1966 to and including November 30, 1967 reveals no changes as to the real estate described under CTIC # 6500-47 except:

1. Taxes for 1966 payable 1967 in name of William B. and Robert A. Anderson
 Duplicate # 7007114 Parcel # 1002716 Township Center - Code #101
 May \$ 71.92 (paid) ~~(unpaid)~~ November \$ 71.92 ~~(paid)~~ (unpaid)
 Taxes for 1967 payable 1968 now a lien.

Item lettered "G" is hereby amended to read as follows:

Estate No. E67-1230.

William B. Anderson, owner of an undivided 1/2 interest in the premises in question, died intestate on August 3, 1967. The Application For Issuance of Letters indicates that his surviving heirs at law were Robert A. Anderson (Brother) and Col. John P. Anderson (Nephew).

Letters of Administration issued on August 9, 1967 to Robert A. Anderson, Administrator in Estate No. E67-1230 in the Probate Court of Marion County, Indiana. Relative thereto we note the following:

- (a) Claims allowed or which may be allowed against the estate of said decedent; also expenses of administration.
- (b) State Inheritance Tax which may be charged against the estate of said decedent.
- (c) Federal Estate Tax which may be charged against the estate of said decedent.
- (d) We should be furnished with an affidavit of heirship and this report of title is subject to such further exceptions as may then appear.
- (e) Order Authorizing Administrator To Sell Real Estate entered October 2, 1967 in Probate Order Book 781, pages 22 and 23 and Order Approving Report of Private Sale of Real Estate By Administrator entered October 2, 1967 in Probate Order Book 781, pages 24 and 25, in said Estate Docket E67-1230.

(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 4th day of December 1967.

J. Watson
Authorized Signatory

(f) Interest of the State of Indiana, as purchaser of the undivided 1/2 interest in the premises as set out in the Order Approving Report of Private Sale of Real Estate By Administrator, set out above in Objection #G (e)

(g) Upon the proper recording of the Administrator's Deed we will be willing to issue our Certificate free and clear of all objections set out herein relating to said Estate Docket E67-1230.

Item "H" is hereby being added to our certificate to read as follows:

General Judgment #M267-1134 dated August 15, 1967 for \$970.92 and costs in favor of General Management and Investment Corp. d/b/a Indian Loan vs. Robert Anderson.

Item "I" is hereby being added to our certificate to read as follows:

General Judgment #M167-995 dated June 27, 1967 for \$763.86 and costs in favor of Crown Finance Corporation vs. Robert Anderson.

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 # 265 COUNTY Marion

Names on Plans Wm. B. & Robt. A. Anderson

CTIC # 6500-47

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 July, 19 66

William B. Anderson and Robert A. Anderson

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 15th day of July
19 66.

M. Watson

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:

Lot 86 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-47

Quit Claim Deed as to undivided 1/3, dated November 22, 1958, recorded December 4, 1958, in Deed Record 1730, page 33, from John P. Anderson, unmarried,

The Record Owner or Owners disclosed above acquired title by and Margaret V. Swanson and G. Ralph Swanson, her husband (No Federal documentary stamps affixed) and as heirs at law of Robert G. Anderson, Rebecca Anderson and Mary J. Anderson, as shown by affidavit recorded December 4, 1959 in Book 615, page 638, as to undivided 2/3.

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, each half for \$19.51, assessed in the names of William B. and Robert A. Anderson, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1002716, Duplicate No. 6003137) The May installment has been paid. (Assessed Value - Land \$280; Improvements \$1130; Exemptions \$1000)
- f. Taxes for the year 1966, due and payable in 1967.

Form 3296-15

- g. Taxes for 1964 payable in 1965, due for shortage of \$2.08 and penalty.

