



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

STATE OF INDIANA, MARION County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 28th  
day of June, A. D. 19Le. 7; personally appeared the within named.....

ED BRETHMAN and NORA BRETHMAN

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

My Commission expires June 7-1971..... Notary Public  
Harle R. May

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 trans-  
action, this..... day of....., 19.....

..... (Seal) ..... (Seal)  
..... (Seal) ..... (Seal)

State of..... }  
County of..... } ss: **57 40360**

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.....  
**ENVELOPE** (40)  
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 20, 1967 19

To Ed Brethman  
Nora Brethman

City

GENTLEMEN:

We enclose State Warrant No. A 17 6077 19  
in settlement of the following vouchers: 68-147

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>322</u> as per Grant/Warranty Deed, Dated <u>September 13, 1967</u>	208. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Nora Brethman  
Date 10/31/67

## INDIANA STATE HIGHWAY COMMISSION

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

August 18, 1967 19

Ed & Nora Brethman  
 To 824 S. Missouri Street  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166733 8-11 19 67  
 in settlement of the following vouchers:  
 Transmittal #68-61

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>322</u> as per Grant/Warranty Deed, Dated <u>6-28-67</u>  <div style="text-align: center; font-size: 1.5em; font-family: cursive;">322</div>	\$6000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Ms. Nora BrethmanDate 9-19-67.

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

*Control*

Project I-70-3(52)  
Parcel No. 322  
Road I-70  
County Marion  
Owner Ed + Nora Brethman  
Address 824 S. Missouri  
Address of Appraised Property:  
824 S. Missouri

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>See review</u> |
| 2. Planning and Detail Maps were supplied appraisers.  | <u>Adv. Acq.</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>5-16-67</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 16, 1967 :  
(Date)

Estimate of Appraisers:

	By: <u>Perine</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 5,300	\$	\$ 6,000
(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	\$ 5,300	\$	\$ 6,000
(1) Land and/or improvements	\$ 5,300	\$	\$ 6,000
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$ 6,000	\$	\$ 6,000

Approved	Date	Signed
Rev. Appr.	5-16-67	<u>Phillip H. York</u>
Asst. or Chief Appr.	6/1/67	<u>Fred W. ...</u>

(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: 2 COUNTY Marion PARCEL NO. 322

NAME & ADDRESS OF OWNER Ed Brethmann

824 - S. Missouri St PHONE # 634-4744

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT June 28-67

OFFER \$ 6000<sup>00</sup> TIME OF CONTACT 5:30 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: Met the Owners at their home and explained  
the procedure of buying their property.  
Gave them 180 day letter with offer. Signed  
and vouchers that were necessary. Mrs  
Brethman will pay 67B taxes and buyer  
will pick up receipts for the purpose of  
copying. Owners were very cooperative.

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

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

Paul May  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 322

NAME & ADDRESS OF OWNER Ed Brithman

824 S. Marion St. Dept. Ind. PHONE # 634-4744

NAME & ADDRESS OF PERSON CONTACTED Thomas Brithman

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT June 29-67

OFFER \$ 6000<sup>00</sup> 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: Called and made appointment with  
Thomas Brithman for Wed. Evening at 5:30 P.M.  
Her husband took her during day.

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

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

Paul May  
(Signature)

Per 322

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13862-S

Name on Plans Ed & Nora Brethman

Name of Fee Owner Ed Brethman and Nora Brethman, 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 November 7, 1966, 8 A.M. to and including July 7, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13862-O except:

- Taxes for 19 66 payable 19 67 in name of Ed and Nora Brethman  
Duplicate # 7025940 Parcel # 1006145 Township I-Center Code # 1-01  
May \$ 31.11 (paid) ~~(unpaid)~~; November \$ 31.11 (paid) ~~(unpaid)~~  
Taxes for 19 67 payable 19 68 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 12th day of July, 19 67.

*Ralph W. Fraker*

Authorized Signatory  
RALPH W. FRAKER, Attorney



GUARANTY OF TITLE

Pioneer National Title Insurance Company  
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I 70	I 70-3 (52)	Marion	67-2669-0

Names on Plans Ed & Nora Brethman

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 13 day of April, 19 67 8 A.M.

Ed Brethman and Nora Brethman,  
husband and wife

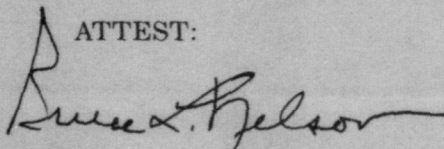
824 S. Missouri Street,  
Indianapolis, Ind.

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".

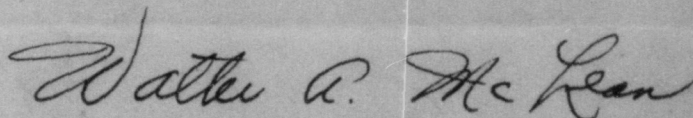
This Guaranty is issued for the use and benefit of the State of Indiana.

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

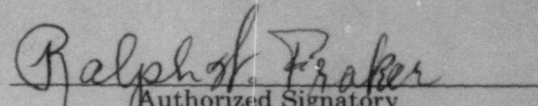
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:  
  
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

  
Vice President

Countersigned and validated as of the 18 day of April, 19 67.

  
Authorized Signatory  
Ralph W. Fraker  
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:

Lot #14 in McKernan and Pierce's Subdivision of part of Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from General Property Corporation  
dated April 22, 1955, recorded May 13, 1955  
in Deed Record 1572, Inst. #34773. (U.S.R. \$1.10)

SCHEDULE "B"

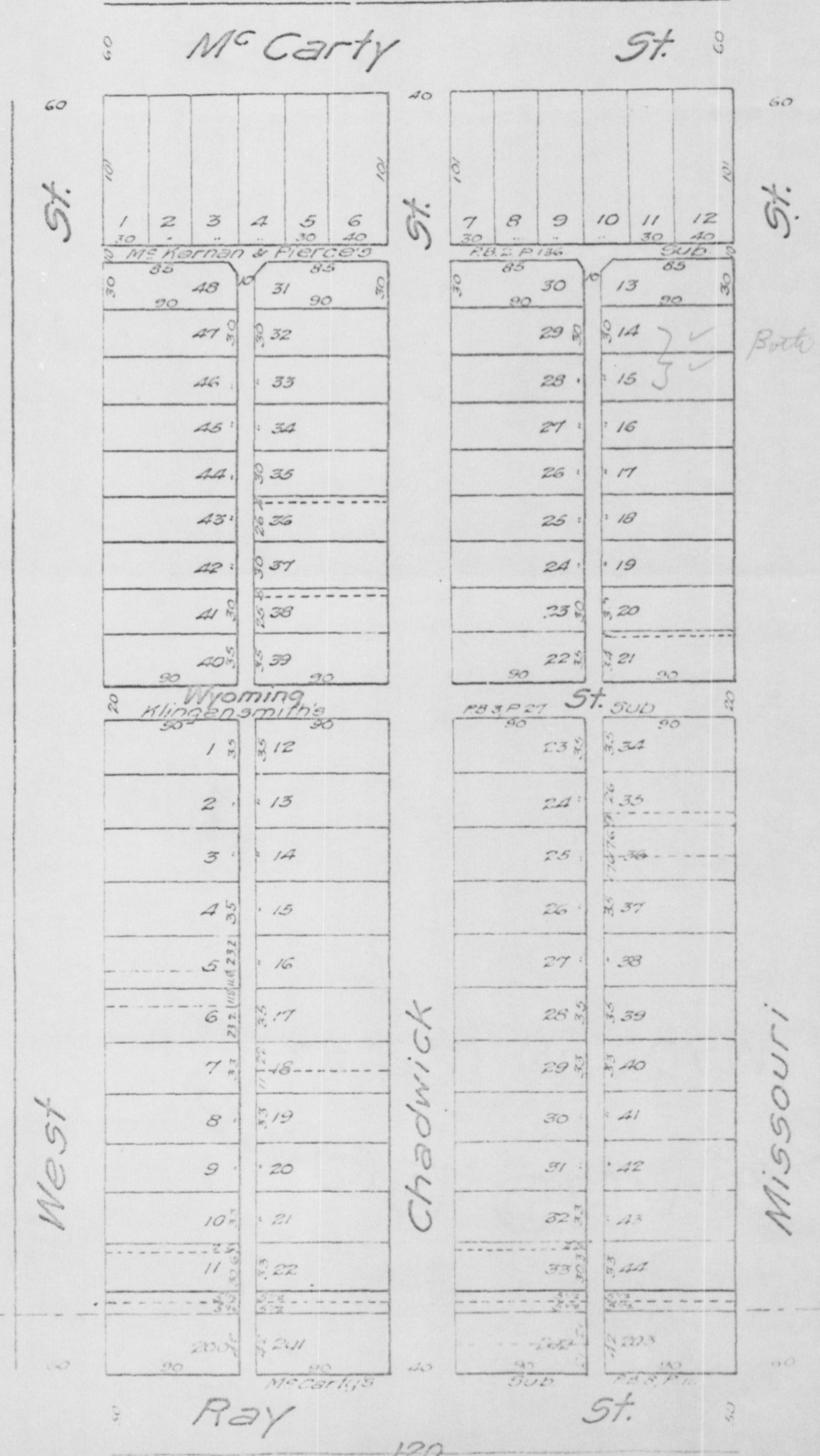
This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

- 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 1965 payable 19 66 in name of Ed and Nora Brethman  
Duplicate # 6009907 Parcel # 1076959 Township I. Center Code # 1-01  
May \$ 10.00 (paid) ~~XXXXX~~; November \$ 10.00 (paid) ~~XXXXX~~  
~~XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX~~  
Assessed Valuation  
Land \$210.00 Improvements None Exemptions None  
Taxes for 1966 payable 1967 and 1967 payable 1968 now a lien.

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



GUARANTY OF TITLE

22

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-13862-0

Names on Plans Ed & Nora Brethman

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

Ed Brethman and Nora Brethman,  
husband and wife

824 S. Missouri 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:  
*Bruce A. Nelson*  
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 16 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:

Lot numbered 15 in McKernan & Pierce's Subdivision of a part of Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 136, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from Albert A. Benjamin and Frances L. Benjamin, husband and wife dated May 24, 1945, recorded June 21, 1945 in Deed Record 1179, Inst. #23462. (U.S.R. \$1.10)

**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

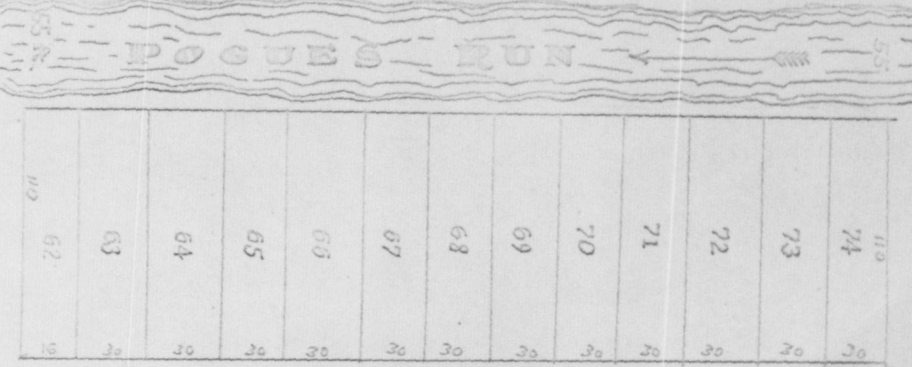
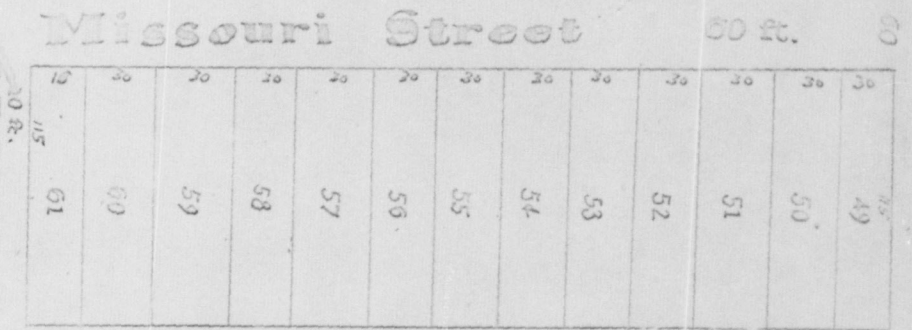
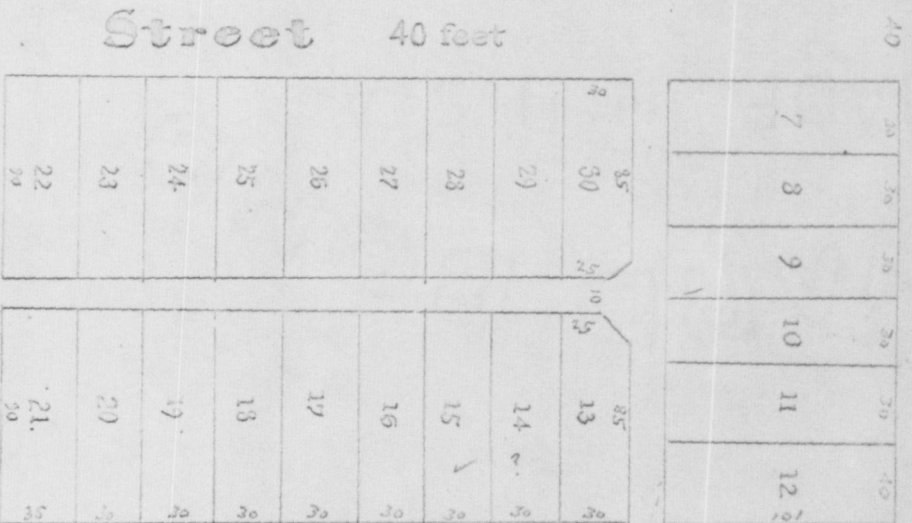
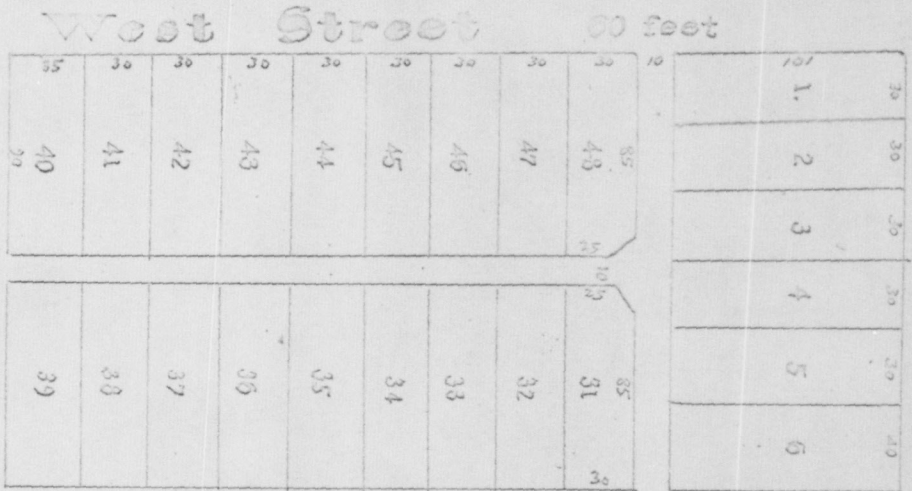
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

5. Taxes for 19 65 payable 19 66 in name of Ed and Nora Brethman  
Duplicate # 6009906 Parcel # 1006145 Township I. Center Code # 1-01  
May \$ 29.04 (paid) ~~XXXXXX~~; November \$ 29.04 ~~XXXXXX~~ (unpaid)  
Taxes for 19 66 payable 19 67 now a lien.  
Assessed Valuation  
Land \$240.00 Improvements \$370.00 Exemptions None

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IMI & DARBY

STROOK CO. R.



SEE DEDICATION OF PT. LOT <sup>71</sup> FOR ALLEY.  
SEE T.L.R. 227 PAGE 45

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154  
154