

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 564

This Indenture Witnesseth, That *MARY E STYLES, ADULT, UNMARRIED FEMALE*

of *MARION* County, in the State of *INDIANA* Convey and Warrant to
the STATE OF INDIANA for and in consideration of

FIVE THOUSAND NINE HUNDRED THIRTY FIVE — *(\\$5935⁰⁰)* Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION*
County in the State of Indiana, to wit:

LOT 5 IN VAN BLARICUM'S SECOND SUBDIVISION OF THE MIDDLE PART OF OUT LOT 121 OF THE DONATION LANDS
OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26, 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, EXCEPTING ON ANY PART OF SAID REAL ESTATE WHICH IS NOT
UTILIZED IN THE LIMITED ACCESS PORTION OF THE ABOVE DESIGNATED PROJECT.

010496 AUG 13 '70
DULY ENTERED
FOR TAXATION
Edward G. Johnson
COUNTY AUDITOR

Paid by Warrant No: *A-319661*
Dated *7-30-1970*

RECEIVED FOR RECORD
'70 AUG 13 AM 7:14
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Real Estate Transfer
Valuation Affidavit Filed
Edward G. Johnson
Auditor Marion County

Land and improvements \$ *5935⁰⁰*; Damages \$ *-0-*; Total consideration \$ *5935⁰⁰*

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.
It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).
And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said GRANTOR
has hereunto set HER hand and seal, this *9th* day of *JUNE* 1970
..... (Seal) (Seal)
Mary E Styles (Seal) (Seal)
MARY E STYLES, ADULT UNMARRIED FEMALE (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

John W. Brossart
This Instrument Prepared by
JAF 1-21-70 *A. Peery* JUL 6 1970
70 34894

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

3

ENVELOPE

Notary Public

My Commission expires _____

Witness my hand and official seal.

the _____ day of _____, 19____

above named and duly acknowledged the execution of the above release

Personally appeared before me _____

County of _____

State of _____

ss: } _____

70 34894

(Seal)

(Seal)

(Seal)

(Seal)

action, this _____ day of _____, 19____

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-

My Commission expires July 25-1971

Joseph E Carroll
Notary Public

I have hereunto subscribed my name and affixed my official seal.

edged the same to be _____

HERE

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor _____ in the above conveyance, and acknowl-

MARY E STYLES, ADULT UNMARRIED FEMALE

day of _____, A. D. 1970; personally appeared the within named

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

STATE OF INDIANA, _____

My Commission expires _____

edged the same to be _____

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor _____ in the above conveyance, and acknowl-

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

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

STATE OF INDIANA, _____

My Commission expires _____

edged the same to be _____

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor _____ in the above conveyance, and acknowl-

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

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

STATE OF INDIANA, _____

INDIANA STATE HIGHWAY COMMISSION

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

Aug. 4 1970

To Mary E. Styles
934 So. Capitol Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-319661 7-30-1970
in settlement of the following vouchers:

Transmittal #71-30

Description	Amount
For <u>Purchase</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>564</u> as per Grant/Warranty Deed, Dated <u>6-9-70</u>	\$5,935.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Mary E. Styles

Date

8-6-1970

Thank you

INDIANA STATE HIGHWAY COMMISSION

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

0534

July 17 19 70

To
Mary E. Styles
934 S. Capitol Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-317857 July 7 19 70
in settlement of the following vouchers: Transmittal #71-4

Description	Amount	
For <u>Supplement Housing</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>564</u> as per Grant/Warranty Deed, Dated <u>6-9-70</u>	\$4,179	80

Recorded
PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Mary E. Styles
Date 8-18-70 G

INDIANA STATE HIGHWAY COMMISSION

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

0536

September 28, 1970 19

To Mary E. Styles
 951 West 33rd
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A326703 9/8/70 19
 in settlement of the following vouchers: 71-106

Description	Amount
For Closing Costs _____ on State Road No. 49 _____ in Marion _____ County, Project I-70-3 (52) _____ Parcel No. 564 _____ as per Grant/Warranty Deed, Dated 8/18/70 _____	\$53. 00

Recorded
 PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *Mary E. Styles*
 Date *9-28-70*

INDIANA STATE HIGHWAY COMMISSION

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

0536

June 19, 1970

To Mary E. Styles
 934 S. Capitol Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A312462 6/8/70 19
 in settlement of the following vouchers: 70-715

Description	Amount
<p>Moving Costs For _____ on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>If-70-3 (52)</u> Parcel No. <u>564</u> as per Grant/Warranty Deed, Dated <u>5/25/70</u></p>	<p style="text-align: right;">\$262 00</p>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Mary E. Styles
 Date 8-24-70

CERTIFICATE OF REVIEW APPRAISER AND CONCLUSION OF FAIR MARKET VALUE

Indiana State Highway Commission - Division of Land Acquisition

Project I-70-3-(52) Road I-70 County Marion Owner Mary E. Styles Parcel # 564

	Name: <u>Mecker</u> Appraiser	Name: _____ Appraiser	Review Appraiser
BEFORE VALUE.....	6,000.00		6,000.00
AFTER VALUE.....	-0-		-0-
DIFFERENCE	6,000.00		6,000.00
LAND &/OR IMPROVEMENTS.....	6,000.00		6,000.00
LOSS IN VALUE TO REMAINDER.....	-0-		-0-
ESTIMATED COMPENSATION (DUE PROPERTY OWNER).....	6,000.00		6,000.00
NON-COMPENSABLE ITEMS.....			

REVIEWER'S COMMENTS:

After the adjustments were given consideration as reflected in Mr. Mecker's corrections, It is the opinion of the reviewer that the fair market value as indicated is justified.

I, the undersigned, certify that I have made a visual inspection of the subject and that I have inspected the comparables used in the appraisal(s). I also certify that I have no direct or indirect present or contemplated future personal interest in the subject property or in any benefit from its acquisition; and that my estimate of fair market value has been reached independently, based on appraisals and other factual data of record without collaboration or direction. Items compensable under State law, but not eligible for Federal reimbursement, if any, are set out in this review.

It is my understanding that the value estimate may be used in connection with a Federal-aid highway project and whereas the Indiana State Highway Commission at its duly scheduled meeting held on February 27, 1969 delegated the authority to estimate fair market value of properties to be acquired for the Commission to the Chief Review Appraiser, and who with authority has re-delegated such authority to the undersigned, I estimate the fair market value of the part taken, plus loss in value to the remainder (if any), as of 3/7/70 is \$ 6,000.00.

Date: 5/7/70

Signed Daniel L. Fisher
Review Appraiser

Date: _____

Approved: _____
Chief Review Appraiser

Project I-70-3-(52) Road I-70 County Marion Parcel # 564
 Appraiser Hugh B. Mecker, Sr. Address 970 Mohawk Dr. Carmel, Indiana

Type of Appraisal

Partial Taking

Total Taking

LEGENDS: ✓ ACCEPTABLE
 x NOT ACCEPTABLE

O-OMITTED BUT APPLICABLE
 N/R NOT REQUIRED DUE TO APPRAISAL FORM

GENERAL

1. PROJECT & PARCEL NO.
2. OWNER'S NAME
3. LOCATION: ADDRESS
 LEGAL DESC.
4. TOTAL AREA IN PROPERTY
5. AREA TO BE ACQUIRED
6. 5-YEAR RECORD OF SALES
 - A. PARTIES TO TRANSACT.
 - B. DATE OF PURCHASE
 - C. PURCHASE PRICE VERIF.
 - D. DEED BOOK REFERENCE

STATEMENT OF PURPOSE

1. VALUE TO BE ESTIMATED
2. RIGHTS - INT. APPRAISED

DESCRIPTION OF PROPERTY

1. LOCATION
2. PRESENT USE
3. ZONING
4. ACCESS
5. LAND
 - A. AREA
 - B. DIMENSIONS & SHAPE
 - C. OTHER PHYS. FEATURES
6. BUILDINGS
 - A. TYPES
 - B. SIZE
 - C. AGE
 - D. CONDITION
 - E. QUALITY OF CONST.
7. PHOTOGRAPHS (IDENTIFIED)
8. SKETCH
 - A. DIMENSIONS & BLDGS.
 - B. LAND AREAS

HIGHEST AND BEST USE

1. STATED
2. JUSTIFIED

COMPARABLE SALES USED

1. DATE
2. SELLER & BUYER
3. CONSIDERATION
4. FINANCING

	BEFORE	AFTER		BEFORE	AFTER
5. CONDITION OF SALE	✓			✓	
6. VERIFIED & SOURCE	✓			✓	
7. LOCATION	✓			✓	
8. TOTAL AREA	✓			✓	
9. TYPE OF IMPROVEMENT	✓			✓	
10. HIGHEST AND BEST USE	✓		*	✓	
11. ZONING	✓			✓	
12. PHOTOGRAPHS (IDENTIFIED)	✓			✓	
MARKET DATA APPROACH:					
1. IF NOT APPLICABLE - EXP'D.				NA	
2. DIR. COMPARISON TO SUBJECT				✓	
3. EACH ADJUSTMENT EXPLAINED				✓	
4. SEVER, DAMAGE STUDIES				NA	
COST APPROACH					
1. IF NOT APPLICABLE EXP'D				NA	
2. COST DATA SOURCE				✓	
3. ALL DEPRECIATION EXPLAINED				✓	
4. PERTINENT CALCULATIONS				✓	
INCOME APPROACH					
1. IF NOT APPLICABLE EXP'D				NA	
2. INCOME				NA	
3. EXPENSE				NA	
4. INTEREST & CAR RATES				NA	
5. ECONOMIC LIFE				NA	
6. ECON RENT AND CONTRACT RENT DIFFERENCE SUPPORTED				NA	
CORRELATION AND CONCLUSION OF VALUE					
1. EACH VALUE ESTIMATE SHOWN				✓	
2. REASONABLE EXPLANATION				✓	
CERTIFICATION OF VALUE					
1. SIGNED AFFIDAVIT				✓	
2. DATE OF APPRAISAL				✓	
3. INDEPENDENT APPRAISAL				✓	
4. PERSONAL PROPERTY EXCL'D				NA	
5. NONCOMPENSIBLE ITEMS EXCL'D				NA	

REMARKS: (Reviewer shall comment as to why the appraisal is acceptable or not acceptable, ie, are the State's appraisal specifications followed; are items specified in the P.P.M.-80-3, paragraph 5F (1) through (5) taken into consideration, etc.).

*Comparable Sales Used.

#10 While the highest and best use of the comparable is not discussed on the comparable work sheet, the highest and best use of all of the comparables is discussed in the documentation section of the comparable docket.

Some of the adjustments were discussed with the appraiser, particularly location feature. Mr. Mecker agreed that the suggestions were with merit and made adjustments reflecting the same.

Inasmuch as this is a total taking the after value column is not applicable in this instance.

Date: 5/7/70

Signed: David L. Fisher
 Review Appraiser

PROJECT NO. I-70-3 (52)

COUNTY MARION PARCEL NO. 564

NAME & ADDRESS OF OWNER MARY E. STYLES
934 CAPITOL AVE. INDPLS PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED SAME AS ABOVE
PHONE # _____

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

DATE ASSIGNED 5-27-70 DATE OF CONTACT 6-10-70 TIME OF CONTACT 10:00 AM

OFFER \$ 6000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)? | 14. _____ Written offer? |
| 4. _____ Any other liens, judgments, etc.? | 15. _____ Retention Letter? |
| 5. _____ Showed plans? Explained take? | 16. _____ Transfer of Property Letter? |
| 6. _____ Explained about retentions? | 17. _____ Tax memo (interim period)? |
| 7. _____ Any major item retained? | 18. _____ Receipt of Deed? |
| 8. _____ Any minor items retained? | 19. _____ Copy of Deed? |
| 9. <input checked="" type="checkbox"/> Walked over property? | 20. _____ Private appraisal letter? |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You?" |
| 11. <u>NA</u> Secured Right of Entry? | |

REMARKS:

Went to Mrs. Styles residence to pick up 70B Tax receipt. She had not obtained one although she had money order to pay same so I accompanied her to City County Bldg where she paid taxes and gave me the receipt to be processed. Parcel now complete

Status of Parcel : ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|--|--|
| (<input checked="" type="checkbox"/>) Parcel | (<input checked="" type="checkbox"/>) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Joseph E. Carroll
(Signature)
Eugene Hamilton

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 564

NAME & ADDRESS OF OWNER MARY E. STYLES

934 So. CAPITOL AV. INDIANAPOLIS PHONE # 635-7782

NAME & ADDRESS OF PERSON CONTACTED SAME AS ABOVE

PHONE # _____

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

DATE ASSIGNED 5-27-70 DATE OF CONTACT 6-9-70 TIME OF CONTACT 10:00 AM

OFFER \$ 6000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|--|
| 1. <u>YES</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. <u>YES</u> Any affidavits taken? | 13. <u>NA</u> Sent Daily Notice to Relocation Section. |
| 3. <u>NO</u> Any mortgage(s)? | |
| 4. <u>NO</u> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u>NA</u> Showed plans? Explained take? | 14. <u>NA</u> Written offer? |
| 6. <u>YES</u> Explained about retentions? | 15. <u>YES</u> Retention Letter? |
| 7. <u>NO</u> Any major item retained? | 16. <u>NA</u> Transfer of Property Letter? |
| 8. <u>YES</u> Any minor items retained? | 17. <u>NA</u> Tax memo (interim period)? |
| 9. <u>NA</u> Walked over property? | 18. <u>YES</u> Receipt of Deed? |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 19. <u>YES</u> Copy of Deed? |
| 11. <u>NA</u> Secured Right of Entry? | 20. <u>NA</u> Private appraisal letter? |
| | 21. <u>NA</u> Brochure, "Relocation & You?" |

REMARKS: We met with Mrs. Styles and her advisor Reverend Robert Bennett all necessary papers were signed

Mrs. Styles retained her gas furnace for \$65⁰⁰ which made her claim voucher and deed show \$5935⁰⁰ as payment for the property.

She also signed claim voucher for re-location Housing Supplement (\$4,179.80) (\$4,179.80)

Mrs. Styles will pay her 70 B Taxes and we will pick up receipt to-morrow (6-10-70)

The parcel will then be complete.

Status of Parcel : ()-Secured, ()-Condemmed, ()-Other (Explain):

- Distribution Made
- | | |
|--|---|
| (<input checked="" type="checkbox"/>) Parcel | (<input type="checkbox"/>) Weekly Summary |
| (<input checked="" type="checkbox"/>) Owner | () Attorney |
| () Broker | () Other, specify: |

Joseph E. Carroll
(Signature)
Legislator Hamilton

PROJECT NO. I-70-3(52)

COUNTY MARION PARCEL NO. 564

NAME & ADDRESS OF OWNER MARY E. STYLES

934 So. CAPITOL AVE. INDCPLS PHONE # 635-7782

NAME & ADDRESS OF PERSON CONTACTED INDIANA NATIONAL BANK

MRS HUBLEY PHONE # _____

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

DATE ASSIGNED 5-27-70 DATE OF CONTACT 6-9-70 TIME OF CONTACT 9:00 AM

OFFER \$ 6000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. _____ Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. _____ Any mortgage(s)? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 4. _____ Any other liens, judgments, etc.? | 14. _____ Written offer? |
| 5. _____ Showed plans? Explained take? | 15. _____ Retention Letter? |
| 6. _____ Explained about retentions? | 16. _____ Transfer of Property Letter? |
| 7. _____ Any major item retained? | 17. _____ Tax memo (interim period)? |
| 8. _____ Any minor items retained? | 18. _____ Receipt of Deed? |
| 9. _____ Walked over property? | 19. _____ Copy of Deed? |
| 10. _____ Arranged for owner to pay taxes? | 20. _____ Private appraisal letter? |
| 11. <input checked="" type="checkbox"/> Secured Right of Entry? | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You?" |

REMARKS:

Mr. Carroel and I went to the Indiana National Bank to see if a furnace Mrs. Styles purchased on contract could be moved and if they had a mortgage on the property, that had not been recorded

It was a signature loan and she could do as she pleased as long as they were informed of her new address

Status of Parcel : ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|--|--|
| (<input checked="" type="checkbox"/>) Parcel | (<input checked="" type="checkbox"/>) Weekly Summary |
| () Owner | () Attorney |
| () Broker | () Other, specify: |

Joseph E. Carroel
(Signature)
Eugene Hamilton

PROJECT NO. I-70-3-(52)

COUNTY MARION PARCEL NO. 564

NAME & ADDRESS OF OWNER MARY E. STYLES

934 S. CAPITOL AV INDIANAPOLIS PHONE # 635-7782

NAME & ADDRESS OF PERSON CONTACTED SAME

PHONE # _____

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

DATE ASSIGNED 5-27-70 DATE OF CONTACT 6-5-70 TIME OF CONTACT 10:00 AM

OFFER \$ 6000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|---|---|
| 1. <u>NA</u> Checked Abstract with owner? | 12. <u>NA</u> Secured driveway right of entry? |
| 2. <u>NO</u> Any affidavits taken? | 13. _____ Sent Daily Notice to Relocation Section. |
| 3. <u>?</u> Any mortgage(s)? | 14. _____ |
| 4. <u>?</u> Any other liens, judgments, etc.? | 15. _____ |
| 5. <u>NA</u> Showed plans? Explained take? | 16. _____ |
| 6. <u>YES</u> Explained about retentions? | 17. _____ |
| 7. <u>YES</u> Any major item retained? | 18. _____ |
| 8. <u>NA</u> Any minor items retained? | 19. _____ |
| 9. <u>NA</u> Walked over property? | 20. _____ |
| 10. <u>YES</u> Arranged for owner to pay taxes? | 21. <input checked="" type="checkbox"/> Brochure, "Relocation & You?" |
| 11. <u>NO</u> Secured Right of Entry? | |

LEFT FOLLOWING PAPERS WITH OWNERS:

REMARKS: Mrs Styles called 6-4-70 and wished to see Mr Carroll and myself 10:00 AM 6-5-70
We met with her at the designated time with her minister and advisor (Reverend Bennett.)
The acquisition and supplement housing was discussed satisfactorily also her face taxes must be paid.
She wishes to retain her Gas furnace which hasn't been paid off. We will check on this matter and will return 10:00 AM - 6-9-70 for signatures.

Status of Parcel : ()-Secured, ()-Condemned, ()-Other (Explain):

Distribution Made

- | | |
|--|--|
| (<input checked="" type="checkbox"/>) Parcel | (<input type="checkbox"/>) Weekly Summary |
| (<input type="checkbox"/>) Owner | (<input type="checkbox"/>) Attorney |
| (<input type="checkbox"/>) Broker | (<input type="checkbox"/>) Other, specify: |

Joseph E Carroll
(Signature)
Begone Hamelton

PROJECT NO. I-70-3(52)

COUNTY Marion PARCEL NO. 569

NAME & ADDRESS OF OWNER Mary E Styles

934 S. Capitol - Indpls PHONE # 635-7782

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # _____

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

DATE ASSIGNED 5-27-70 DATE OF CONTACT 6-2-70 TIME OF CONTACT 3:15 PM

OFFER \$ 6000⁰⁰ TYPE OF CONTACT: ()-PERSONAL VISIT, ()-TELEPHONE CALL
Write, YES, NO or NA (for Not Applicable), as appropriate, in each numbered blank space:

- | | |
|--|---|
| 1. <u>Yes</u> Checked Abstract with owner? | 12. <u>No</u> Secured driveway right of entry? |
| 2. <u>No</u> Any affidavits taken? | 13. <u>Yes</u> Sent Daily Notice to Relocation Section. |
| 3. <u> }</u> Any mortgage(s)? | |
| 4. <u> }</u> Any other liens, judgments, etc.? | LEFT FOLLOWING PAPERS WITH OWNERS: |
| 5. <u>Yes</u> Showed plans? Explained take? | 14. <u>Yes</u> Written offer? |
| 6. <u> }</u> Explained about retentions? | 15. <u>No</u> Retention Letter? |
| 7. <u> }</u> Any major item retained? | 16. <u> }</u> Transfer of Property Letter? |
| 8. <u>Possibly</u> Any minor items retained? | 17. <u> }</u> Tax memo (interim period)? |
| 9. <u>Yes</u> Walked over property? | 18. <u> }</u> Receipt of Deed? |
| 10. <u> }</u> Arranged for owner to pay taxes? | 19. <u> }</u> Copy of Deed? |
| 11. <u>No</u> Secured Right of Entry? | 20. <u> }</u> Private appraisal letter? |
| | 21. <u> }</u> Brochure, "Relocation & You?" |

REMARKS: I met with Mrs Styles, a widow, at her home. We discussed the acquisition. She is upset about having to move. I made offer of 6000⁰⁰ and gave owner Firm offer Letter. I also explained Sp'l Hsg award of 4179.80 in event she purchases another home. Mrs Styles said she could not accept 6000⁰⁰ offer. Her house is the best along the street, but the offer is also the highest. She asked for a few days to think about the offer and to discuss it with a good friend and advisor. She does not want to go to court. She said she would contact me in a few days.

Status of Parcel : ()-Secured, ()-Condemmed, ()-Other (Explain):

Distribution Made

- | | |
|--|--|
| (<input checked="" type="checkbox"/>) Parcel | (<input checked="" type="checkbox"/>) Weekly Summary |
| (<input checked="" type="checkbox"/>) Owner | () Attorney |
| () Broker | () Other, specify: |

Joseph E Carroll
(Signature)

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

par 564

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-6257-S

Name on Plans _____

Name of Fee Owner Mary E. Styles

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 July 31, 1969 8 AM to and including June 19, 1970 8AM reveals no changes as to the real estate described under PNTIC # 69-6257-0 except:

Lot 5 Van Blaricum's 2nd Sub. OL 121

- Taxes for 19 69 payable 19 70 in name of Mary E. Styles
Duplicate # 0507595 Parcel # 1001850 Township I-Center Code # 1-01
May \$ 21.14 Unpaid (~~period~~); November \$ 21.14 unpaid (~~period~~)
Taxes for 19 70 payable 19 71 now a lien, in the name of Mary E. Styles.
Assessed Valuation: Land \$260.00, Improvements \$1,110.00
Exemptions \$1,000.00

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

Russell Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 25th day of June, 19 70

Greg S. Quizon
Authorized Signatory
GREG S. QUIZON, TITLE OFFICER

GUARANTY OF TITLE

564

Pioneer National Title Insurance Company
Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	69-6257-0

Names on Plans _____

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 31 day of July, 19 69,

MARY E. STYLES

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 attested by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Bruce Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 12 day of August, 19 69.

Greg S. Quizon
Authorized Signatory

Greg S. Quizon, Title Officer

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 5 in Van Blaricum's Second Subdivision of the middle part of Out Lot 121 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 26, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by Deed from Abe Abraham and Betty Abraham, husband and wife to Hezekiah Styles and Mary E. Styles, husband and wife dated July 12, 1945, recorded July 13, 1945, in Town Lot Record 1182 page 69, as Instrument #26785.
Hezekiah Styles died intestate February 11, 1961.

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 1968 payable 1969 in name of Mary E. Styles
Duplicate # 9935503 Parcel # 1001850 Township I-Center Code # 1-01
May \$ 16.52 (~~paid~~) ~~unpaid~~; November \$ 16.52 (~~paid~~) (~~unpaid~~)
Taxes for 1969 payable 1970 now a lien.
Assessed Valuation: Land \$260.00, Improvements \$1,040.00
Exemptions 1,000.00

6. Subject to Federal Estate Tax against the estate of Hezekiah Styles, deceased.

26785
20775

WARRANTY DEED U. S. R. #2.75
now payment, checked by

1182
TOWN LOT RECORD
Inst. # page 69
July 12, 1945
Recorded
July 13, 1945

Abe Abraham and
Betty Abraham, husband and wife
to
Hezekiah Styles and Mary E. Styles,
husband and wife

Lot 5 in Van Blaricum's Subdivision of the
Middle Part of Out Lot 121 in the City of Indianapolis, as per plat
thereof, recorded in Plat Book 2, page 26 in the office of the
Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.
Proper citizenship clause is attached.

RM

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