

Form I.C.-120-BP
Purchase Grant—
LIMITED ACCESS—A
Revised 5-61

INDIANA STATE HIGHWAY COMMISSION
STATE OFFICE BUILDING
INDIANAPOLIS 9, INDIANA
RIGHT OF WAY GRANT

FUND 1
PROJECT No. 65-3
SECTION (17)120

PARCEL No. 49T-TEMP

Sheet 1 of 2 Sheets

This indenture witnesseth that the undersigned, as grantors and sole owners of land in MARION County, Indiana, more definitely described below, through, over and upon which will pass a public highway which it is proposed by the State of Indiana to improve, hereby grant, bargain, warrant and convey to the State of Indiana, for Right of Way, lands as described below and located by surveys and shown on plans on file in the office of the Indiana State Highway Commission. The description from said plans of said right of way hereby granted is as follows:

PLANS ON SR. NO. 1-65, SEC. 1, PROJ. No. 65-3 SEC. (17)120 DATED 1961

SEC. 17, T. 16 N, R. 3E TEMP. R/W 0.978 ACRES, MORE OR LESS, ACQUIRED

Descriptions are of parcels of land lying between the plan centerline and the plan right of way line on the above designated project.

Measured distances along plan centerline are indicated by Station Number and plus.

Widths of parcels are indicated in feet, measured at a right angle from plan centerline at designated Station Number and plus; however, when Station Number and plus is followed by the letters P.L.; F.L.; F.D.; L.L. or C/L.S. (indicating property line, Fence Line, Field Division, Lot Line and Centerline of Stream respectively) or other identifying notations, it shall mean that the boundary line follows said identified line from plan centerline to plan right of way line.

Above explanation is applicable only if centerline description is used.

STA. TO STA. ON (C/L) "GCR"

LEFT

RIGHT

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREIN BEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

1+50	TO 2+00	35 TO 50	
2+00	TO 3+00	50 TO 50	
3+00	TO 4+00	50 TO 75	
4+00	TO 5+00	75	
5+00	TO 5+38±NPL	75 TO 70.4	
1+50	TO 2+00		35 TO 50
2+00	TO 5+38±NPL		50

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE FOLLOWING DESCRIBED RIGHT OF WAY NOT HEREIN BEFORE DESCRIBED AS PERMANENT RIGHT OF WAY IS TEMPORARY RIGHT OF WAY FOR CHANNEL CHANGE ON SAID PROJECT AND WILL REVERT TO THE GRANTOR UPON THE COMPLETION OF SAID PROJECT.

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 16 NORTH, RANGE 3 EAST, MARION COUNTY, INDIANA; THENCE NORTHERLY 622.9 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE EASTERLY AT RIGHT ANGLES TO SAID SECTION LINE 185.6 FEET TO THE POINT OF BEGINNING OF PARCEL 49T-TEMPORARY RIGHT OF WAY:

THENCE NORTHEASTERLY 258.3 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 713.9 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 12 DEGREES 34 MINUTES EAST, AND A LENGTH OF 256.9 FEET; THENCE NORTH 02 DEGREES 12 MINUTES EAST, 85.6 FEET; THENCE NORTH 18 DEGREES 54 MINUTES EAST, 52.2 FEET; THENCE SOUTH 87 DEGREES 48 MINUTES EAST, 70.0 FEET; THENCE SOUTH 14 DEGREES 30 MINUTES EAST, 52.2 FEET; THENCE SOUTH 02 DEGREES 12 MINUTES WEST, 85.6 FEET; THENCE SOUTHERLY 15.3 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 813.9 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 02 DEGREES 44 MINUTES WEST, AND A LENGTH OF 15.3 FEET; THENCE SOUTH 05 DEGREES 58 MINUTES EAST, 110.9 FEET; THENCE SOUTHWESTERLY 109.8 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 838.9 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 14 DEGREES 32 MINUTES WEST, AND A LENGTH OF 109.7 FEET; THENCE SOUTH 35 DEGREES 01 MINUTE WEST, 16.5 FEET TO A SOUTH PROPERTY LINE OF THE GRANTOR'S LANDS; THENCE SOUTH 89 DEGREES 20 MINUTES WEST, 129.6 FEET ALONG SAID PROPERTY LINE TO THE POINT OF BEGINNING AND CONTAINING 0.978 ACRES, MORE OR LESS.

**DULY ENTERED
FOR TAXATION**

NOV 30 1962

Clem Smith
COUNTY AUDITOR

How.
JUL 25 1962

[Signature]
11-7-62

State of Indiana, County of Marion ss:
Personally appeared before me Richard A. + Florence G. [unclear] 69-
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 22nd day of October, 1962.
Witness my hand and official seal.
My Commission expires January 12, 1964 Cleman E. Diehm
Cleman E. Diehm Notary Public.

State of Indiana, County of Marion ss:
Personally appeared before me Reulah W. Murphy
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this 22nd day of October, 1962.
Witness my hand and official seal.
My Commission expires January 12, 1964 Cleman E. Diehm
Cleman E. Diehm Notary Public.

State of Indiana, County of _____ ss:
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this _____ day of _____, 19____.
Witness my hand and official seal.
My Commission expires _____
Notary Public.

RECORDED AT
MARION COUNTY, INDIANA
NOV 30 1962
Record 1965
Page 692

State of Indiana, County of _____ ss:
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this _____ day of _____, 19____.
Witness my hand and official seal.
My Commission expires _____
Notary Public.

State of Indiana, County of _____ ss:
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this _____ day of _____, 19____.
Witness my hand and official seal.
My Commission expires _____
Notary Public.

State of Indiana, County of _____ ss:
Personally appeared before me _____
and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the
facts therein are true, this _____ day of _____, 19____.
Witness my hand and official seal.
My Commission expires _____
Notary Public.

The undersigned owner of a mortgage and/or lien on the land of which the right of way described
in the attached grant, is conveyed, hereby releases from said mortgage and/or lien said granted right of
way, and do hereby consent to the payment of the consideration therefor as directed in said grant, 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.

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

November 27 19.62

To Richard A. & Florence G. West and
Beulah W. Murphy
1331 East Washington Street
Indianapolis 7, Indiana

GENTLEMEN:

We enclose State Warrant No. A 109717 11/16 19.62
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase of Right of Way Temporary	
<i>For the purchase of Right of Way on State Road</i>	
No. I-65 in Marion	
County I Project 65-3	
Section (17) as per Grant dated	
October 22, 1962	
Parcel 49T-Temp	\$1,262.00

PLEASE RECEIPT AND RETURN

Received Payment: *Richard A. West - Florence G. West*
Beulah Murphy
Date

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT F-65-3(17) PARCEL # 497
OWNER Richard A. West PHONE # _____
Berulah Murphy
(Other interested parties and relationship)
none

ADDRESS OF OWNER 1331 E. Washington St. Indpls
DATE ASSIGNED _____
DATE OF CONTACT 10-23-62
TIME OF CONTACT 11:00 AM
DATE OF PREVIOUS CONTACT _____

OFFER \$ 1262⁰⁰

DETAIL CONTACT* Parcel secured

ACTION TAKEN** _____

SIGNED E. R. Souder

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3(17) PARCEL # H9T

OWNER Richard A. West PHONE # _____

Beluah Murphy
(Other interested parties and relationship)

ADDRESS OF OWNER 1331 E Washington St.

DATE ASSIGNED 7-26-62

DATE OF CONTACT 9-27-62

TIME OF CONTACT 5:00 P.m.

DATE OF PREVIOUS CONTACT _____

OFFER \$ 1262.00

DETAIL CONTACT* contacted Mr. West at his office and left papers to be signed by 10-3-62

ACTION TAKEN** _____

SIGNED E.R. Souder

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I-65-3 (17) PARCEL # 497
OWNER R. A. West & B. W. Murphy PHONE # ME. 7-1331

(Other interested parties and relationship)

ADDRESS OF OWNER 1331 E. Washington St. Judspls.
DATE ASSIGNED 7-26-62
DATE OF CONTACT 7-26-62
TIME OF CONTACT 2:30 P.m.
DATE OF PREVIOUS CONTACT 1st. call

OFFER \$ 1262.00

DETAIL CONTACT* Contacted Mr. West's office. Mr. West out of town. Made appt. to see him Mon. 7-30-62.

Also contacted Mrs. Berulah Murphy the contract seller. She is agreeable to

ACTION TAKEN** Sign

SIGNED Roy Souder

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc. If area set out does not have space enough, please use back of sheet.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65

PROJ. I-65-13 (12)

COUNTY Marion

Names on Plans _____

Names in Trans. Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
<u>Pt NW1</u>	<u>17</u>	<u>16</u>	<u>3</u>		

LAST OWNER OF RECORD

Deed Record 1719 p. 713 Recorded 9/16/58 Dated 9/15/58 Deed
 Grantor Beulah W. Murphy, an unmarried adult
 Grantee Dolphin Club, Inc., an Indiana Not-for-Profit Corporation
 Address of Grantee _____

MORTGAGE RECORD

Mortgage Record 2006 p. 647 Amount \$150,000.00 Dated 7/10/61
 Mortgagor Dolphin Club, Inc., an Indiana corporation
 Mortgagee The Indiana National Bank of Indianapolis

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None
 MISCELLANEOUS RECORD Yes None EASEMENTS Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES May Current Paid Delinquent
 Nov. Unpaid

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

Dated this 7 day of Sept 1951

M. L. Sullivan
 Abstractor

Prel. Approval of Title _____
 Date _____

By _____
 Deputy Attorney General

Final approval of Abstract of Title _____
 Date _____

By _____
 Deputy Attorney General

DUPLICATE

INDIANAPOLIS, INDIANA - L. M. BROWN DIVISION - Lawyers Title Insurance Corporation

1

Abstract of Title from September 7, 1941 to September 7, 1961, inclusive to A part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 17 and running thence North 99 feet to a point; thence East and parallel to the South line of said fractional quarter section a distance of 1299.42 feet to the point or place of beginning of this description; thence East and parallel to the South line of said fractional quarter section a distance of 117.43 feet to a point; thence South a distance of 264 feet to a point; thence East 340.16 feet to a point; thence North 442.31 feet to a point; thence East 393.99 feet to a point in the center of the Guion Road; thence northwesterly on the center of the Guion Road a distance of 163.4 feet to a point; thence northwest on a curve to the left, said curve having a radius of 584 feet, a distance of 133.15 feet to a point; thence northwest on a tangent to the last described curve a distance of 98.45 feet to a point; thence West and parallel to the South line of said fractional quarter section a distance of 653.89 feet to a point; thence South and parallel to the West line of said fractional quarter section a distance of 523.96 feet, more or less, to the point or place of beginning, containing 10 acres, more or less.

Prepared for: Indiana State Highway Commission.

Deed Record 1023 page 169 Inst. # 2307 Jan. 10, 1940 Recorded Jan. 17, 1940

Walter H. Guion and, Emma O. Guion, husband and wife, to Earl H. Murphy and, Beulah H. Murphy, husband and wife

Warranty Deed Revenue Stamps Attached in the amount of \$6.00.

2

Part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:-

Beginning at a point 99 feet North of the southwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 16 North, Range 3 East; 1416.86 feet to a point; thence South 264 feet to a point; thence east 931.01 feet, more or less, to the center of the Guion Free Gravel Road; thence in a northwesterly direction along the center of said road to the north line of said quarter Section; thence west along said quarter section line to the (Over)

1

INDIANAPOLIS, INDIANA - L. M. BROWN DIVISION - Lawyers Title Insurance Corporation

3

west line of said quarter Section; thence south along the west line of said quarter Section to the place of beginning.

ABSTRACTER'S NOTE:

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the last will or of the grant of letters of Administration upon the estate of Earl H. Murphy, who died intestate, October 23, 1954.

Deed Record 1719 page 712 Inst. # 57933 Sept. 15, 1958 Recorded Sept. 16, 1958

Frederick E. Cline and, Florence T. Cline, husband and wife, to Dolphin Club, Inc., an Indiana Not-for-Profit Corporation

Quit Claim Deed No Revenue Stamps Attached

4

A part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 17 and running thence North 99 feet to a point; thence East and parallel to the South line of said fractional quarter section a distance of 1299.42 feet to the point or place of beginning of this description; thence East and parallel to the South line of said fractional quarter section a distance of 117.43 feet to a point; thence South a distance of 264 feet to a point; thence East 340.16 feet to a point; thence North 442.31 feet to a point; thence East 393.99 feet to a point in the center of the Guion Road; thence northwesterly on the center of the Guion Road a distance of 163.4 feet to a point; thence northwest on a curve to the left, said curve being a radius of 584 feet, a distance of 133.15 feet to a point; thence northwest on a tangent to the last described curve a distance of 98.45 feet to a point; thence West and parallel to the South line of said fractional quarter section a distance of 653.89 feet to a point; thence South and parallel to the West line of said fractional quarter section a distance of 523.96 feet, more or less, to the point or place of beginning, containing 10 acres, more or less.

Subject to all legal highways and rights of way. This deed is executed and delivered to release any interest of the grantors in the above-described real estate as evidenced by the recitation contained in an affidavit made by Beulah W. Murphy on July 20, 1957, which affidavit was recorded on February 6, 1958, in Miscellaneous Record 596, page 30, in the Office of the Recorder of Marion County, Indiana.

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INDIANAPOLIS, INDIANA - L. M. BROWN DIVISION - Lawyers Title Insurance Corporation

Deed Record 1719 page 713 Inst. # 57939 Sept. 15, 1958 Recorded Sept. 16, 1958

Beulah W. Murphy, an unmarried adult, to Dolphin Club, Inc., an Indiana Not-for-Profit Corporation,

Warranty Deed Revenue Stamps Attached in the amount of \$11.00.

5

(Same real estate as in Deed Record 1719 page 712). Subject to all legal highways and rights of way. Subject to the installment of real estate taxes due and payable in November of 1959 and all installments subsequent thereto.

Misc. Record 581 page 519 Inst. # 34610 June 5, 1957 Recorded June 7, 1957

Dolphin Club, Inc.,

Articles of Incorporation

The name of the corporation shall be Dolphin Club, Inc.

The purposes for which the corporation is formed are to own, operate, lease and conduct a swimming pool and other athletic or amusement facilities of all types and in connection therewith to build, own, operate, conduct or lease a clubhouse, a restaurant, locker rooms, picnic grounds and all other facilities necessary or convenient or desirable in connection with the ownership and operation of a swimming pool and other athletic or amusement facilities.

The corporation shall continue in existence in perpetuity.

The name of the resident agent of the corporation is George E. Lehay.

The post office address of the resident agent of the corporation is 4390 Manning Road, Indianapolis, Indiana.

(For further particulars see instrument).

Approved and Filed June 7, 1957 Frank A. Lemming, Secretary of State of Indiana.

Deed Record 1954 page 650 Inst. # 60842 Sept. 15, 1958 Recorded Sept. 26, 1958

Florence T. Cline, Beulah W. Murphy, and Dolphin Club, Inc.,

Assignment of Contract for Purchase of Real Estate

(With other realty).

Part of the Northwest 1/4 of Section 17, Township 16 North, Range 3 East, more particularly described as follows: Beginning at a point 99 feet north of the southwest corner of the northwest 1/4 of the northwest 1/4 of said Section 17, thence east 1416.86 feet; thence south 264 feet; thence east 931.01 feet, more or less, to the center of the Guion Free Gravel Road; thence northwesterly along the center of said road to the south line of the northeast 1/4 of the northwest 1/4 of said Section 17; thence east along said south line in the west line of the right of way of the Chicago Division of the C.C.C. & St. L. Railroad, thence north along the west line of said right of way to a point 112 feet south of the north line of said Section 17; thence west parallel with the north line of said Section 17, 1127 feet to the center line (Over)

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INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

of the Gulon Free Gravel Road; thence northwesterly along said center line 134 feet, more or less, to the north line of said Section 17, thence west along said north line to the northwest corner of the northwest quarter of said Section 17; thence south along the west line of said northwest quarter to the place of beginning, containing 73.922 acres, more or less.

(For further particulars see instrument).

Deed Record
1961 page 525
Inst. # 11700
Acknowledged
Feb. 7, 1961
Recorded
Feb. 10, 1961

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

CITY OF INDIANAPOLIS, INDIANA
SEWER SERVICE AGREEMENT

THIS AGREEMENT, made and entered into by and between Dolphin Club 4500 Gulon Road Parties of the First Part, hereinafter sometimes called the "Owners", and the City of Indianapolis, Indiana, by and through its Board of Sanitary Commissioners, for and on behalf of the Sanitary District, and approved by the Mayor, Part of the Second Part, hereinafter sometimes called the "City", WITNESSETH:

WHEREAS, the undersigned owners have filed a written petition requesting permission to connect to the City's public sanitary sewer in Gulon Road for the purpose of discharging sanitary sewage into said City's sewer system, and

WHEREAS, the property owned by the undersigned and being hereinafter further described is situated outside of the corporate limits of the City of Indianapolis, and outside of the Sanitary District of said City, and

WHEREAS, such property was not included within the area originally assessed for the estate of construction of such existing public sewer, but such property may be served by a main sewer and lateral connection hereinafter intended to be installed by the City, and for which main sewer and/or lateral connection thereto such property may be assessed therefor, and

WHEREAS, after due consideration of this petition the City is willing to permit a connection to be made to the public sewer system of the City of Indianapolis, to serve the property of the Owners providing that the Owners agree to pay a charge for the privilege of connecting to the City's sewer system and providing that the Owners agree to pay an annual sewer sanitary charge so long as such property remains outside of the Sanitary District of the City of Indianapolis, and providing further that the Owners agree to certain terms and conditions, herein contained, pertaining to such sewer service.

NOW THEREFORE, in consideration of the premises and of the mutual covenants herein set forth and of the acts on the part of each party to be performed hereunder, it is agreed as follows; namely:

Parties of the First Part may construct, maintain, operate and use a Sanitary Sewer connecting the following real estate belonging to the Owners, to-wit:

Part of the northwest quarter of Section 17, Township 16 North, Range 3 East, beginning at the southwest corner of the north half of said northwest quarter, thence east along the south line of said half quarter 1737.01 feet; thence north 277.31 feet to a point 393.99 feet west of the center line of the Gulon Road; thence east parallel with the south line of said half quarter 393.99 feet to a point in the center line of said road, which is the point of beginning of this description (said point of beginning being also arrived at as follows; beginning at a point 99 feet north of the southwest corner of the northwest quarter of the northwest quarter of said Section 17, thence east 1416.85 feet; thence south 264 feet; thence east 931.01 feet more or less, to the center of Gulon Road; thence north-

(Over)

INDIANAPOLIS, INDIANA
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westerly along the center line of said road 404.17); thence west parallel with the south line of said half quarter 403.0 feet; thence south 66.0 feet; thence west 172.0 feet; thence north 31.0 ft; thence east 172 ft; thence south 244.0 feet, to the place of beginning.
(For further particulars see instrument)
(Instrument discloses name of person preparing same).

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Delphin Club, Inc., Mortgage
an Indiana Corporation
(Corp. Seal)
By: Walter G. Havely,
President,
Attest: JoAnn Todd,
Secretary,
to

The Indiana National Bank of Indiana, a national banking association,

The following described real estate, except the west 1299.42 feet thereof, containing 10 acres, more or less; Part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, of the Second Principal Meridian, in Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the West line of the said Northwest Quarter Section, said point being 99.0 feet North of the Southwest corner of the Northwest quarter of the Northwest quarter of said Section 17; running thence East and parallel to the South line of said fractional quarter section a distance of 1416.85 feet to a point; thence south a distance of 264.0 feet to a point; thence east 342.805 feet to a point; thence north 443.31 feet to a point; thence east 393.99 feet to a point in the center of Gulon Road; thence northwesterly on the center of the Gulon Road a distance of 160.14 feet to a point; thence northwest on a curve to the left, said curve having a radius of 564.0 feet, a distance of 133.15 feet to a point; thence northwesterly a tangent to the last described curve a distance of 93.45 feet to a point; thence west, and parallel to the South line of the said fractional quarter a distance of 1953.31 feet to a point on the West line of the north-

(Over)

INDIANAPOLIS, INDIANA
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Lawyers Title Insurance Corporation

west quarter of the northwest quarter of said section 17; thence south 523.96 feet to the point of beginning.
Subject to any legal highways or rights of way.
For the sum of \$160,000.00.
(Also in Chattel Record 247 Inst. #54377).
(For further particulars see instrument.)
(Instrument discloses name of person preparing same).

Mtg. Record
2066 page 647
Inst. # 54376
July 10, 1961
Recorded
July 10, 1961

MECHANICS' LIENS.

11 None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS.

12 Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find none.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

13 Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find none.

JUDGMENTS.

14 Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Earl H. Murphy and Beulah H. Murphy, jointly and not individually, from September 7, 1951 to October 23, 1954, inclusive.

Beulah H. Murphy, from September 7, 1951 to September 16, 1958, inclusive.

Dolphin Club, Inc., from June 5, 1957 to date.
None found unsatisfied.

ASSESSMENTS

15 None found unsatisfied of record which became a lien within the period of this search.

452943

INDIANAPOLIS, INDIANA

TAXES

16

Taxes for the year 1959, and prior years, paid in full.

17

Taxes for the year 1960, assessed in the name of
Dolphin Club, Inc.,

L. M. BROWN DIVISION

ASSESSED VALUATION:

Land	\$ 3000.00
Improvements	\$ None
Exemption	\$ None
Net Valuation	\$ 3000.00

Parcel No. 4751

General Tax Duplicate No. 106072

Pike Township

are due and payable the first Monday in May and November,
1961.

May installment	\$89.73	paid
Nov. installment	\$89.73	unpaid

Lawyers Title Insurance Corporation

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Taxes for the year 1961, became a lien March 1st, and
are due and payable in May and November, of the year, 1962.

452943

19

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from September 7, 1941 to and including

September 7, 1961 and covers Paragraphs No. 1 to 19
both inclusive, and Sheets No. 1

to 9 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN TITLE DIVISION

By *M. S. Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

452943

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Indiana State Highway Commission

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including September 7, 1961 and all other Divisions of the State of Indiana down to and including September 7, 1961

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Earl H. Murphy

Deulah H. Murphy

Dolphin Club, Inc.,

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated September 7, 1961

By

M. L. Sullivan

TITLE AND ENCUMBRANCE REPORT

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. #1-65 PROJ. I-65-3-(17) COUNTY Marion

Names on Plans _____

Names in Trans. Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Pt NW 1/4	17	16	3		

LAST OWNER OF RECORD

Deed Record 1023 P. 169 Recorded 1/17/40 Dated 1/10/40 Deed
 Grantor Walter H. Guion and Emma O. Guion, husband and wife,
 Grantee Earl H. Murphy and Beulah W. Murphy, husband and wife,
 Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ P. _____ Amount _____ Dated _____
 Mortgagor _____
 Mortgagee _____

JUDGMENT RECORD Yes None LIS PENDENS RECORD Yes None
 MISCELLANEOUS RECORD Yes None EASEMENT Yes None

If answer to any of above is yes, clarify on back of sheet or on attached sheet.

TAXES Current Paid Delinquent
 May inst. unpaid Nov. installment unpaid
CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

Dated this 29 day of MAY 1962

 Abstractor

Prel. Approval of Title _____
 Date _____

By _____
 Deputy Attorney General

Final Approval of Title _____
 Date _____

By _____
 Deputy Attorney General

R7 NW 4

457339

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Abstract of Title from May 29, 1942 to May 29, 1962, inclusive, to Part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point 99 feet north of the southwest corner of the northwest 1/4 of the northwest 1/4 of Section 17, Township 16 North, Range 3 East, thence east 1416.05 feet to a point; thence South 264 feet to a point; thence east 931.01 feet, more or less to the center of the Guion Free Gravel Road; thence in a northwesterly direction along the center of said road to the north line of said quarter section; thence west along said quarter section line to the west line of said quarter section; thence south along the west line of said quarter section to the place of beginning.

Except, A part of the Northwest quarter of Section 17, Township 16 North, Range 3 East, Marion County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 17 and running thence North 99 feet to a point; thence East and parallel to the South line of said fractional quarter section a distance of 1299.42 feet to the point or place of beginning, of this description; thence East and parallel to the South line of said fractional quarter section a distance of 117.43 feet to a point; thence South a distance of 264 feet to a point; thence East 340.16 feet to a point; thence North 442.31 feet to a point; thence East 393.99 feet to a point; in the center of the Guion Road; thence northwesterly on the center of the Guion Road a distance of 163.4 feet to a point; thence northwest on a curve to the left, said curve having a radius of 584 feet; a distance of 133.15 feet to a point; thence northwest on a tangent to the last described curve a distance of 98.45 feet to a point; thence West and parallel to the South line of said fractional quarter section a distance of 653.89 feet; to a point; thence South and parallel to the West line of said fractional quarter section a distance of 523.96 feet; more or less, to the point or place of beginning, containing 10 acres, more or less. Also except part of the northwest quarter of Section 17, Township 16 North, Range 3 East, beginning at the southwest corner of the north half of the northwest quarter of said Section 17, thence east along the south line of said half quarter 1,757.01 feet to the point of beginning, of this description; thence north 277.31 feet to a point; 393.99 feet west of the center line of the Guion Free Gravel Road; thence east parallel with the south line of said half quarter to the center line of said road; thence southeasterly along the center line of said road 484.17 feet; thence west parallel with the south line of said half quarter 590.85 feet; thence north 165 feet to the place of beginning, containing 5 acres, more or less.

Prepared for: Indiana State Highway.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

CONVEYANCES

Walter H. Guion and,
Emm O. Guion,
husband and wife,

Warranty Deed
Revenue Stamps
Attached

to
Earl H. Murphy and,
Beulah W. Murphy,
husband and wife,

Part of the Northwest Quarter of Section 17, Township 16 North, Range 3 East, in Marion County, Indiana, more particularly described as follows:

Beginning at a point 99 feet north of the southwest corner of the northwest 1/4 of the northwest 1/4 of Section 17, Township 16 North, Range 3 East, thence east 1416.85 feet to a point; thence south 264 feet to a point; thence East 931.01 feet more or less to the center of the Guion Free Gravel Road; thence in a northwesterly direction along the center of said road to the north line of said quarter section; thence west along said quarter section line to the west line of said quarter section; thence south along the west line of said quarter section to the place of beginning.

Subject to the second installment of the taxes for the year 1939 payable in 1940 and subject to the taxes for the year 1940.

ABSTRACTER'S NOTE:

A careful search in the probate indexes in the Office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the last will or of the grant of letters of Administration upon the estate of

Earl H. Murphy, who died intestate, October 23, 1954.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

None found unsatisfied of record filed within the period of this search.

Deed Record
1023 page 169
Inst. #2307
Jan. 10, 1940
Recorded
Jan. 17, 1940

2

3

4

5

INDIANAPOLIS, INDIANA

MECHANICS' LIENS

None found unsatisfied of record filed within the period of this search.

OLD AGE ASSISTANCE LIENS

Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947.

We find None.

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

Search is made and strictly limited, for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Earl H. Murphy and Beulah H. Murphy, from May 29, 1952 to October 23, 1954, inclusive.
Beulah H. Murphy, for 10 years last past.
None found unsatisfied.

ASSESSMENTS

None found unsatisfied of record which became a lien within the period of this search.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

457339

TAXES

11

Taxes for the year 1960 are unpaid and delinquent.

12

Taxes for the year 1961, assessed in the names of
Earl M. and Beulah Murphy
Part of Parcel Nos. 1039-1046-2851
General Tax Duplicate Nos. 108097-99-100
Pike Township

are due and payable the first Monday in May and November,
1962.

May installment unpaid
Nov. installment unpaid

NOTE: We do not set out the exact amount of taxes as this
real estate is carried on the Tax Duplicate with other
property.

13

Taxes for the year 1962, became a lien March 1st, and
are due and payable in May and November, of the year, 1963.

INDIANAPOLIS, INDIANA
-
L. M. BROWN DIVISION
-
Lawyers Title Insurance Corporation

457339

14

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE CORPORATION, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

And it is further certified that SPECIAL SEARCHES were made as follows:

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics' liens, Federal Tax Liens, and Old Age Assistance Liens.

II. IN THE OFFICE OF THE AUDITOR OF MARION COUNTY, search made in the general index to tax sales as the same is now entered up, for unsatisfied or unredeemed tax sales.

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is

from May 29, 1942 to and including May 29, 1962

and covers Paragraphs No. 1 to 14 both inclusive, and Sheets No. 1 to 5 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION

By *M L Sullivan*



Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

457339

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Indiana State Highway

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, New Albany, and Lafayette.

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This certificate covers the Indianapolis Division down to and including May 29, 1962
and all other Divisions of the State of Indiana down to and including May 29, 1962

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Earl H. Murphy

Beulah H. Murphy

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated May 29, 1962

By M L Sullivan