



It is hereby agreed as part of the total consideration as shown below that possession of the buildings and the land constituting the homesite on the real estate above described will be surrendered within \_\_\_\_\_ days from the date first payment is received, and \$ \_\_\_\_\_ will be held in Escrow until said possession is given. Possession of the balance of the real estate will be given upon receipt of the first payment in the amount indicated herein.

The above and foregoing grant is made in consideration of payment of the sum of Twelve Hundred and Forty Two Dollars (\$1,242.00), which sum shall be paid or held in escrow as specified to the order of Dolphin Club Inc.

4600 Guion Road  
INDIANAPOLIS  
4600 Guion Rd. Indianapolis, Ind.  
(Give address of Payee)

The right of way hereby conveyed may be used, subject to the discretion of the grantee, for the establishment, construction, control and maintenance of a limited access facility as defined in the act of 1945 (Acts 1945, ch. 245, page 1113) and is subject to such regulations as therein provided and to such subsequent regulations or use as may be made, adopted or provided under or by law governing such facilities or highways in general.

It is further understood and agreed that this conveyance transfers only the right to make, construct and maintain such highway on said lands and to use any material lying within the above described limits suitable for use in constructing and maintaining said highway and does not convey any rights to any minerals or other substances underneath the surface, except as it may be used for the construction or maintenance of such improved highways.

Any and all timber, shrubbery, fences, buildings and all other physical improvements on the above granted right of way, not specifically reserved by special provision stated above, shall become the property of the State of Indiana.

When, by special provisions as stated above, any trees and/or shrubs are to be left standing on said right of way, it is mutually agreed and understood by grantor and grantee, that such special provision is only for such period as the excepted trees and/or shrubs shall not constitute an obstruction to future construction or hazard to power lines or traffic as shall be determined from time to time by the Indiana State Highway Commission through its authorized representatives.

It is understood and agreed that all provisions of this grant are stated above and that no verbal agreements or promises are binding.

It is also mutually agreed by grantor and grantee that this is a permanent easement unless otherwise specified for Highway purposes and shall be binding until specifically vacated by resolution by the Indiana State Highway Commission.

The undersigned GRANTOR'S being duly sworn, says that he, she (is) or they (are) the sole owner(s) of the above described property, and said grantors further represent that there are no encumbrances, leases, liens or options of any kind or character on said lands as conveyed, except as shown below, and that they make this representation for the purpose of inducing the Indiana State Highway Commission to pay them the amount herein stipulated.

Grantor further agrees to assume for the property described above all taxes payable for current and prior years and any taxes now a lien on said property.

Mortgagee: ~~THE CREDIT NATIONAL BANK OF INDIANAPOLIS~~

This grant is to be and become effective and binding from and after its approval by the Indiana State Highway Commission.

Land and improvements \$1242.00; Damages \_\_\_\_\_; Total consideration \$1242.00

test: <u>Carl L. Leshner, Treas.</u>	(Grantor)	<u>Roger S. Olsen</u>	(Grantor)
<u>Carl L. Leshner, Treasure</u>	(Grantor)	<u>Roger S. Olsen, President</u>	(Grantor)
<u>Dolphin Club Inc.</u>	(Grantor)	<u>Dolphin Club Inc.</u>	(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)
	(Grantor)		(Grantor)

APPROVED

Chief \_\_\_\_\_

Asst. Chief \_\_\_\_\_

Dep. Atty. Gen'l \_\_\_\_\_

Control \_\_\_\_\_

DULY ENTERED  
FOR TAXATION  
JAN 17 1963

John T. Sutton  
COUNTY AUDITOR  
10/17/62

Dated Oct. 9th, 1962

This instrument prepared and checked with project plans for Division of Right of Way.  
BY JH Woodcock  
JUL 25 1962

AMOUNT APPROVED DEC 5 1962  
BY James W. Townsend

THE ABOVE GRANT IS HEREBY ACCEPTED.  
STATE OF INDIANA

DESCRIPTION & FORM OK'D 10-18-62  
BY Ab Hirschky

PAID BY WARRANT NO. A 114380  
DATED Dec. 17, 1962

BY David Cohere  
Title \_\_\_\_\_  
Indiana State Highway Commission  
DATE \_\_\_\_\_, 19\_\_\_\_

78 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 Marion ss: \_\_\_\_\_

Personally appeared before me Roger S. Ober and Carl L. Lester and acknowledged the execution of the above agreement, and being duly sworn, upon their oath stated the facts therein are true, this 9th day of October, 1962.

Witness my hand and official seal.

My Commission expires November 30, 1964 Hazel M. Williams 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.

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 15 day of Nov, 1962

\_\_\_\_\_  
(Seal) The INDIANA NATIONAL BANK of Indianapolis, Indiana (Seal)  
\_\_\_\_\_  
(Seal) C. W. Robertson (Seal)

State of Indiana }  
County of Marion } ss: \_\_\_\_\_

Personally appeared before me C. W. Robertson, V. Pres. I.N.B. above named and duly acknowledged the execution of the above release the 15th day of Nov, 1962.

Witness my hand and official seal.

My Commission expires \_\_\_\_\_ David S. Fowler Notary Public.  
My Commission Expires June 23, 1963

RECEIVED FOR RECORD  
JAN 17 1963  
RECORDED IN  
Book 1972 Page 77  
RECORDER MARION COUNTY

6472

RECORDED AT  
MARION COUNTY, INDIANA  
JAN 17 1963

INDIANA STATE HIGHWAY COMMISSION  
 Division of Land Acquisition  
 ROOM 1105 • 100 NORTH SENATE AVENUE  
 INDIANAPOLIS, INDIANA

January 2, 1963

To Dolphin Club Inc.  
 4600 Guion Rd.  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 114380 12-17-62 1963  
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  For the purchase of Right of Way on State Road No. I-65 in Marion County I Project 65-3 Section (17) as per Grant dated October 9, 1962  Parcel 41-T-1 Temp.	1,242.00

PLEASE RECEIPT AND RETURN

Received Payment: *Luzanne Vols. Blyss*  
 Date: *January 4, 1963*

APPRAISAL PARTIAL TAKING

PROJECT I-65-3(17)120 ROAD I-65 COUNTY Marion PARCEL NO. 41

PROPERTY OWNER Dolphin Club, Inc. 4300 Guion Road, Indianapolis, Indiana Address

Present Use Special Purpose Best Present Use Special Purpose Best Future Use Special Purpose
Acres 10 Value Per Acre (Average) Schedule "A" 2150
Tillable Acres Value Per Tillable Acre Schedule "A"
Square Feet Value Per Square Foot Schedule "A" \$
Front Feet Value Per Front Foot Schedule "A" \$

VALUE - LAND Schedule "A" \$ 21.500 Total
VALUE - IMPROVEMENTS Schedule "B" \$ 300.000 Value \$ 321.500

ZONED: Special Purpose

VALUE OF PART TAKEN

Land - Temporary R/W 1.945 ac @ \$2150 less 40% \$ 2509
Permanent R/W @
@
@

IMPROVEMENTS - See Schedule "B"

VALUE OF IMPROVEMENTS IN R/W TAKING \$

Check here [ ] if Schedule "C" has been completed to show a valuation by the income approach.

SEVERANCE DAMAGE (See Memo Attached) \$

LIMITED ACCESS DAMAGE (See Memo Attached) \$

PROXIMITY DAMAGE is now feet from R/W. Will be feet from R/W.

DAMAGES considered at % \$

OTHER DAMAGES - Fence, Trees, Cuts, Fills, Etc. itemize (use separate sheet if needed.) \$

Approved Date Signed
Rev. Appr.
Asst. or Chief Appr. 5/11/62 [Signature]

USE \$ 2500

Value of Part Taken - including temporary R/W \$ 2509

Value After Taking - including temporary R/W \$ 318.991

Plus Amount Shown as Temporary R/W \$ 2.509

Adjusted Residual Value \$ 321.500

In my opinion the new facility will create a Special Benefit to this property, thereby, increasing its value in the amount of \$ none (See Memo Attached). If no increase in value, write word "none" in the above blank space.

I, hereby, certify that I have no present or contemplated future interest in the above property. I, further, certify that I have personally inspected the improvements on this property. (have - have not)

Dated this 7th day of April 19 62

[Signature] Appraiser B-13343 Number
Joseph F. Sexton

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 # 41 T

OWNER Dolphin Club Inc. PHONE # \_\_\_\_\_

(Other interested parties and relationship)  
none

ADDRESS OF OWNER 4600 Union Rd. Indpls

DATE ASSIGNED 5-11-62

DATE OF CONTACT 10-9-62

TIME OF CONTACT \_\_\_\_\_

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 124200

DETAIL CONTACT\* Parcel secured and complete

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(7) PARCEL # 411

OWNER Dolphin Club PHONE # AX. 1-6180

(Other interested parties and relationship)  
\_\_\_\_\_  
\_\_\_\_\_

ADDRESS OF OWNER 4300 Union Rd. Indianapolis Ind.

DATE ASSIGNED 5-11-62

DATE OF CONTACT 5-23-62

TIME OF CONTACT 4:00

DATE OF PREVIOUS CONTACT 5-14-62

OFFER \$ 2500.00

DETAIL CONTACT\* contacted Mr Collins, chairman of the finance committee. He stated that during the course of their special meeting held 5-~~14~~-21-62 their atty. discovered a cloud on their title

ACTION TAKEN\*\* They will meet again on 5-28-62 and correct this. They will then be ready to sign

SIGNED B.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 # 41  
OWNER Dolphin Club PHONE # AX 1-6180

(Other interested parties and relationship)

John Grayson is now atty. on the case

ADDRESS OF OWNER 4300 Union Rd Indianapolis Ind

DATE ASSIGNED 5-11-62

DATE OF CONTACT 5-18-62

TIME OF CONTACT 11:00 Am.

DATE OF PREVIOUS CONTACT 5-23-62

OFFER \$ 2500.00

DETAIL CONTACT\* contacted Mr. Grayson, explained the plans and left grant and vouchers with him to be executed and returned to me.

ACTION TAKEN\*\* \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

SIGNED E.R. Soudo

\* 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 # 41

OWNER Dolphin Club PHONE # \_\_\_\_\_

(Other interested parties and relationship)

ADDRESS OF OWNER 4300 Union Rd.

DATE ASSIGNED 5-11-62

DATE OF CONTACT \_\_\_\_\_

TIME OF CONTACT \_\_\_\_\_

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ \_\_\_\_\_

DETAIL CONTACT\*: Abstract and ~~transfer~~ grant  
incorrect. Sent back to Eng. 5-29-62  
to be corrected and worked up again.  
new abstract, grant and appraisal to  
be made -

ACTION TAKEN\*\* \_\_\_\_\_

SIGNED B.R. Sautter

\* 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 # 411

OWNER Dolphin Club

PHONE # AX. 1-6180

(Other interested parties and relationship)

ADDRESS OF OWNER 4300 Union Rd. Indianapolis Ind.

DATE ASSIGNED 5-11-62

DATE OF CONTACT 5-23-62

TIME OF CONTACT 4:00

DATE OF PREVIOUS CONTACT 5-14-62

OFFER \$ 2500.00

DETAIL CONTACT\* contacted Mr. Collins, chairman of the finance committee. He stated that during the course of their special meeting held 5-~~24~~-21-62 their atty. discovered a cloud on their title

ACTION TAKEN\*\* They will meet again on 5-28-62 and correct this. They will then be ready to sign

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 # 211 T

OWNER Dolphin Club Inc. PHONE # \_\_\_\_\_

(Other interested parties and relationship)  
none

ADDRESS OF OWNER 4600 Union Rd. Indpls

DATE ASSIGNED 5-11-62

DATE OF CONTACT 10-9-62

TIME OF CONTACT \_\_\_\_\_

DATE OF PREVIOUS CONTACT \_\_\_\_\_

OFFER \$ 1242.00

DETAIL CONTACT\* Parcel secured and complete

ACTION TAKEN\*\* \_\_\_\_\_

SIGNED E. R. Souders

\* 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-65-347 PARCEL # 41T-1 Temp.  
OWNER Dolphin Club, Inc. PHONE # AX-1-6180  
Mr. Collins Pres.  
(Other interested parties and relationship)

ADDRESS OF OWNER 4300 Union Rd. Dulles, Ind  
DATE ASSIGNED 7-26-62  
DATE OF CONTACT 7-26-62  
TIME OF CONTACT 7:30 P.m.  
DATE OF PREVIOUS CONTACT 5-23-62 = 5-28-62

OFFER \$ 1242.00

DETAIL CONTACT\* met with the Dolphin Club committee of the club. I explained the new R/W tape and gave them the revised appraisal. The committee will talk the matter over with their atty. and give me

ACTION TAKEN\*\* their decision very soon. Favorable.

SIGNED Ray 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 # 41T-1 Temp.  
OWNER Dolphin Club, Ind. PHONE # AX. 1-6180  
Mr. Collins Pres.  
(Other interested parties and relationship)

ADDRESS OF OWNER 4300 Union Rd. Indpls. Ind.  
DATE ASSIGNED 7-26-62  
DATE OF CONTACT 7-26-62  
TIME OF CONTACT 7:30 P.m.  
DATE OF PREVIOUS CONTACT 5-23-62 = 5-28-62

OFFER \$ 1242.00

DETAIL CONTACT\* met with the Dolphin Club  
committee of the club. I explained the  
new R/W tape and gave them the revised  
appraisal. The committee will talk the  
matter over with their city and give me  
ACTION TAKEN\*\* their decision very soon. Favorable.

SIGNED Ray 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

DIVISION OF LAND ACQUISITION

INDIANA STATE HIGHWAY COMMISSION

S.R. I-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 1028 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 et ux.,

Address of Grantee

MORTGAGE RECORD

Mortgage Recrd 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 May inst. unpaid Current Paid ( ) Nov. inst. unpaid Delinquent ( )

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 day of 1961

Abstractor

Prel. Approval of Title Date

By Deputy Attorney General

Final Approval of Title Date

By Deputy Attorney General



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

CONVEYANCES

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

Warranty Deed  
Revenue Stamps  
Attached

Deed Record  
1041 page 502  
Inst.#33712  
Aug. 9, 1940  
Recorded  
Aug. 10, 1940

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, 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 quarter section line; thence east to 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 the north line of section 17, aforesaid, a distance of approximately 80 rods; thence west along said north section line a distance of approximately 110 rods; thence south a distance of approximately 70 rods, thence west to a point in the west line of said section 17; thence south along said west line to the place of beginning, containing in all 56.922 acres, more or less.

Except that part conveyed to Howard K. Lewis and Helen M. Lewis, husband and wife, as shown by deed recorded in Deed Record 1020 page 512, of the Records of the Recorder's Office of Marion County, Indiana.

Also except that part conveyed to Earl H. Murphy and Beulah W. Murphy, husband and wife, as shown by deed recorded in Deed Record 1028 page 169, Records of Recorder's Office, Marion County, Indiana.

Subject, however, to all legal highways and rights of way.

SHOWN FOR REFERENCE

Walter H. Guion and,  
Emma O. Guion,  
husband and wife,  
to  
Howard K. Lewis and,  
Helen M. Lewis,  
husband and wife,

Warranty Deed  
Revenue Stamps  
Attached

Deed Record  
1020 page 512  
Inst. 34852  
Sept. 16, 1939  
Recorded  
Sept. 16, 1939

3

Beginning at a point in the North line of the Northwest 1/4 of the Northwest 1/4 of Section 17, Township 16, Range 3 East, at a point where the west line of the right-of-way of the C.C. C. and St. L. Railroad intersects said north line; thence west on and along said North line 1204 feet to the center line of the Guion Free Gravel Road; thence south-



INDIANAPOLIS, INDIANA

east on and along the center line of said road 134 feet to a point; thence east parallel with said North line 1127 feet to the west line of said right-of-way line of the C.C.C. & St. L. Railroad; thence north along said west line of said right-of-way 112 feet to the place of beginning, containing three acres, more or less.

Subject to Easement of the Indianapolis Power & Light Company appearing of record in Misc. Record 218 page 281 of the Records of the Recorder's Office of Marion County, Indiana.

Subjects to the rights of any tenants in possession.

SHOWN FOR REFERENCE

Deed Record  
1028 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 W. Murphy,  
husband and wife,

Warranty Deed  
Revenue Stamps  
Attached

4

L. M. BROWN DIVISION

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.

Deed Record  
1144 page 328  
Inst.#19601  
May 10, 1944  
Recorded  
June 1, 1944

Lawyers Title Insurance Corporation

Right of Way  
FOR AND IN CONSIDERATION OF One Dollar to us in hand paid, the receipt of which is hereby acknowledged, and the further consideration of One Dollar per lineal rod of the route selected by the Grantee, or be paid when this grant shall be used or occupied, Earl H. Murphy and Beulah W. Murphy, husband and wife, Grantors, do hereby for themselves, their heirs, executors, administrators and assigns, grant and release to The Ohio Oil Company, the Grantee, his heirs and assigns, the right of way to lay, maintain, operate, replace and remove a pipe line, and erect, maintain operate and remove telegraph or telephone lines, if the same shall be thought necessary by said Grantee, over across and through their lands in Township of Pike County of Marion, State of Indiana, bounded and (Over)

5

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

described as follows:

All my land situated in the northwest quarter of Section 17, Township 16 North, Range 3 East, lying between the center line of the Guion Free Gravel Road and the right of way of the Chicago Division of the C.C.C. & St. L. Railroad.

and with the right of ingress and egress to and from the same, such right of way to be along such route as may be selected by the Grantee. The said Grantors to fully use and enjoy the said premises, except for the purpose hereinbefore granted to the said Grantee, his heirs and assigns who hereby agree to pay any damages which may arise to crops or fences from the laying, erecting, maintaining operating, replacing or removing of said pipe, telegraph and telephone lines; said damages if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the said Grantors, their heirs or assigns, one by the said Grantee, his heirs or assigns, and the third by the two so appointed as aforesaid, and the award of such three persons shall be final and conclusive.

It is further understood and agreed, that the said Grantee, his heirs and assigns, may at any time by an addition line or lines of pipe alongside the first line as herein provided, upon the payment of a further consideration of the amount above specified per lineal rod for each additional line when laid, and subject to the same rights and conditions. Said Grantee, his heirs and assigns, to have the right to replace or change the size of its pipes, the damage, if any, in making such replacements or changes to be paid by the said Grantee, his heirs and assigns.

It is further understood and agreed by the parties hereto, that it shall be arranged to keep the tension on the line fence, on the north boundary line of the above described real estate, that remains standing. Also, that said fence shall not be out, but removed from the east end post and restretched to the post in as good or better condition than it was before installation of the pipe line.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 10th day of May, 1944.

Earl H. Murphy  
Beulah W. Murphy.

(Duly Acknowledged).

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.

457339

SHOWN FOR REFERENCE

Deed Record  
1836 page  
Inst. # 87230  
Oct. 1, 1960  
Recorded  
Nov. 21, 1960

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

Beulah W. Murphy,  
unmarried,  
to  
Paul C. McGovern, Jr., and,  
Martha B. McGovern,  
his wife,

Warranty Deed  
Revenue Stamps  
Attached

Part of the northwest quarter of Section 17, Township 16 North, Range 3 East, more particularly described as follows: Beginning at a point in the north line of said northwest quarter 1338.96 feet east of the northwest corner thereof, said point being in the center of Guion Road as now located and established, thence southeasterly along the center of said Guion Road 134 feet to the place of beginning of this description; thence east parallel with the north line of said northwest quarter 1127 feet to the west line of the C.C.C. & St. L. R. Co. right of way; thence south along said west line 150 feet; thence west parallel with the north line of said northwest quarter 1018.05 feet to the center line of said Guion Road; thence northwesterly along the center line of said Guion Road 179.46 feet to the place of beginning, containing 3.689 acres, more or less;

(Being the same real estate described in that certain executory contract among Frederick B. Cline and Florence T. Cline, vendors, and Paul C. McGovern, Jr. and Martha B. McGovern, his wife, purchasers dated October 20, 1958 and recorded November 7, 1958 in Mortgage Record 1960, page 526, in the Office of the Recorder of Marion County, Indiana;)

Subject to all taxes which the grantees, as such purchasers, are obligated to pay under such executory contract;

Deed contains usual citizenship statement.

(Instrument discloses name of person preparing same).

457339

INDIANAPOLIS, INDIANA

WE FIND NO FURTHER CONVEYANCES

L. M. BROWN DIVISION

ENCUMBRANCES

Lawyers Title Insurance Corporation

MORTGAGES

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

7 1/2

8

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

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, from May 31, 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.

457339

INDIANAPOLIS, INDIANA  
L. M. BROWN DIVISION

TAXES

14

Taxes for the year 1960 are unpaid and delinquent.

15

Taxes for the year 1961, assessed in the names of  
Earl H. 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.

16

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

Lawyers Title Insurance Corporation

457339

# 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 31, 1942 to and including  
May 31, 1962

and covers Paragraphs No. 1 to 17  
both inclusive, and Sheets No. 1  
to 9 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.

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 May 31, 1962  
and all other Divisions of the State of Indiana down to and including May 31, 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 31, 1962

By

M L Sullivan



13

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. 65 PROJ. 3 COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans. Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Pt NW $\frac{1}{4}$	17	16	3		

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 2096 p. 647 Amount \$160,000.00 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 1961

L. M. BROWN TITLE DIVISION  
 CF  
 LAWYERS TITLE INSURANCE CORP.  
 BY M. L. Sullivan  
 Abstractor

Prel. Approval of Title \_\_\_\_\_  
 Date

By \_\_\_\_\_  
 Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_  
 Date

By \_\_\_\_\_  
 Deputy Attorney General

1

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

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 138.15 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.

CONVEYANCES

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.

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)

Deed Record  
1028 page 169  
Inst.#2307  
Jan. 10, 1940  
Recorded  
Jan. 17, 1940

2

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

INDIANAPOLIS, INDIANA

3

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.# 57938  
Sept. 15, 1958  
Recorded  
Sept. 16, 1958

Frederick B. 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

L. M. BROWN DIVISION  
Lawyers Title Insurance Corporation

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 138.15 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.

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.

(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.

5

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 F. Lahay.

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. Lenning,  
Secretary of State of Indiana.

6

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

Florence T. Cline,  
Beulah W. Murphy,  
and

Assignment of Contract  
for Purchase of Real  
Estate

Dolphin-Club, Inc., (With other realty).

Part of the Northwest 1/4 of Section 17, Township 16  
North, Range 3 East, more particularly described as Folbws:  
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 1416.85 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)

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

NEW

452943

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

of the Guion 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  
1848 page 525  
Inst.# 11700

-----  
Acknowledged  
Feb. 7, 1961  
Recorded  
Feb. 10, 1961

8

CITY OF INDIANAPOLIS, INDIANA  
S E W E R S E R V I C E A G R E E M E N T

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

THIS AGREEMENT, made and entered into by and between Dolphin Club 4600 Guion 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 Guion 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 hereafter 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 fee or sanitary charge so long as such property remains outside of the Sanitary District of the City of Indianapolis, and providing further than the Owners agree to certain terms and conditions, herein contained, pertaining to such sewer service.

NOW THEREFORE, in consideration of the promises 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 1757.01 feet; thence north 277.31 feet to a point 393.99 feet west of the center line of the Guion 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 Guion Road; thence north-

(Over)

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

westerly along the center line of said road 484.17);  
thence west parallel with the south line of said half  
quarter 483.0 feet; thence south 66.0 feet; thence west  
172.0 feet; thence north 310 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

Dolphin Club, Inc.,  
an Indiana Corporation  
(Corp. Seal)  
By: Walter G. Havelly,  
President,  
Attest: JoAnn Todd,  
Secretary,

Mortgage

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 445.31 feet  
to a point; thence east 389.98 feet to a point in the  
center of Guion Road; thence northwesterly on the center  
of the Guion Road a distance of 160.14 feet to a point;  
thence northwest on a curve to the left, said curve having  
a radius of 584.0 feet, a distance of 138.15 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 the said fractional Quarter a distance  
of 1953.31 feet to a point on the West line of the North-

Mtg. Record  
2096 page 647  
Inst.# 54376  
July 10, 1961  
Recorded  
July 10, 1961

452943

INDIANAPOLIS, INDIANA  
—  
L. M. BROWN DIVISION  
—  
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).



## 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  
L. M. BROWN DIVISION  
Lawyers Title Insurance Corporation

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.,

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

18

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

452943

# 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. 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

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**

**Beulah 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. #I-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 1028 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 Recrd \_\_\_\_\_ 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 May inst. unpaid Current Paid ( ) Nov. installment unpaid Delinquent ( )

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 \_\_\_\_\_ day of \_\_\_\_\_ 1961

Abstractor \_\_\_\_\_

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_ Deputy Attorney General

Final Approval of Title \_\_\_\_\_ Date \_\_\_\_\_

By \_\_\_\_\_ Deputy Attorney General

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 1416.85 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.

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 138.15 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 484.17 feet; thence southeasterly along the center line of said road 590.85 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,  
Emma 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  
1028 page 169  
Inst.#2307  
Jan. 10, 1940  
Recorded  
Jan. 17, 1940

2

3

4

5

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

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.



457339

TAXES

INDIANAPOLIS, INDIANA

11

Taxes for the year 1960 are unpaid and delinquent.

12

Taxes for the year 1961, assessed in the names of  
Earl H. 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

L. M. BROWN DIVISION

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.

Lauyers 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 uncumbrances 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.

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 **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

Robert & Mary M. Cloud  
RR #17, Box 262

Earl H & Beulah W. Murphy  
RR #17

Lawrence J & Carlisle H. Eby  
706 Union Title Bldg.

25.63 Acres

Dolphin Club

Russell & Samuella H. Sands  
RR #17, Box 258

Harvey & Gertrude S. Haskell  
RR #17, Box 687

Harvey & Gertrude S. Haskell  
RR #17, Box 687

Gulch

Road

Little Eagle Creek

1299.42'

653.89'

523.94'

1299.42'

1416.85'

593.99'

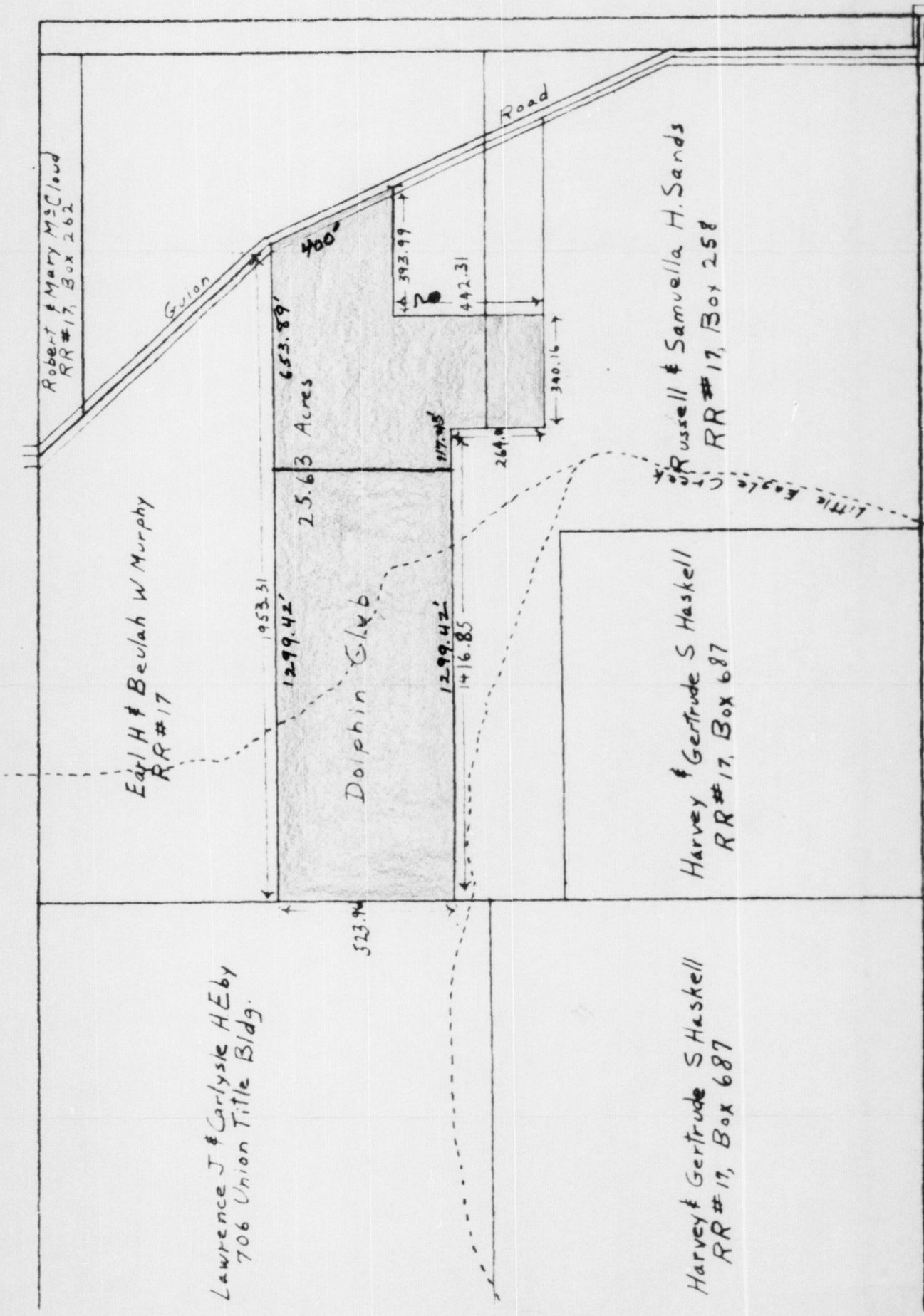
442.31'

264.0'

390.16'

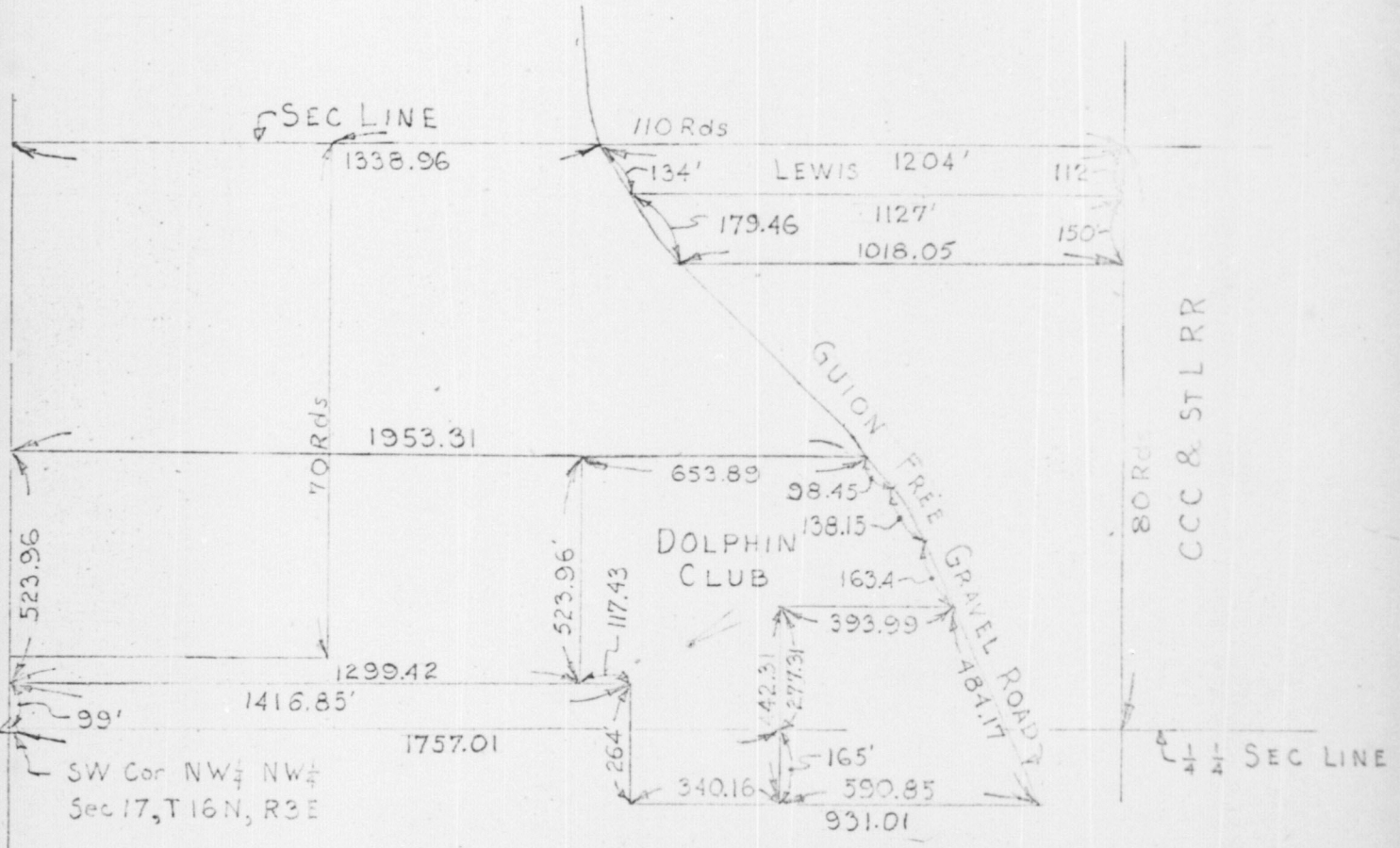
117.05'

700°



PROJ I-65-3(17)  
 MARION CO.

Scale 1" = 400'



BJM 6-27-62

PARCEL NO  
PROJECT NO.  
ROAD.

41  
I-65-3(17)120  
I-65

OWNER : Dolphin Club, Ind.

DRAWN BY  
DEED RECORD

CHECKED BY  
PAGE DTD,



CROSSHATCHED  
AREA IS  
APPROX. TAKE

COUNTY : Marion  
TOWNSHIP : Pike  
SECTION : 17  
T : 16  
R : 3

SCALE 1" =



Provisional Right of Way Shown on Sheet is for the purpose of Relocation of Guion Creek and for Filling of the existing channels of Creek and Little Eagle Creek.

Work Quantities as Follows:

- 20% = 36,221 Cys.
- 20% = 161 Cys. (Guion Creek Channel)
- 20% = 2030 Cys. (Little Eagle Creek Channel)

Remaining 34,033 Cys. are to be used to construct the Road Embankment within the present R/W.

Sheet No. for total Earthwork quantities for this Area.

