

65 62213
85 62213

DULY ENTERED
FOR TAXATION

PROJECT I-70-3 (52) *Chet*
CODE NO. 0536
PARCEL 18

NOV 24 1965

John T. Sutton
COUNTY AUDITOR

STATE OF INDIANA) IN THE MARION PROBATE COURT
) SS:
COUNTY OF MARION) ESTATE DOCKET 178 PAGE 66393

IN THE MATTER OF THE ESTATE OF

ARTHUR E. WARD, DECEASED

Paid by Warrant No. A 71711

Dated 11-5-65

RECEIVED FOR RECORD
1965 NOV 24 AM 9:15

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

ADMINISTRATRIX'S DEED

Anita Delores Buchan, Administratrix of the Estate of Arthur E. Ward, deceased, as such Administratrix by order of Probate Court of Marion County, in the State of Indiana, entered in Order Book _____ of the said Court, on page _____, conveys to the State of Indiana for the sum of Thirty-five Hundred Dollars (\$3500.00) the following real estate in Marion County, in the State of Indiana, to-wit:

Lot 127 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana, and known as 1038 Church Street, Indianapolis, Indiana.

IN WITNESS WHEREOF, the said Anita Delores Buchan, Administratrix as aforesaid, has hereunto set her hand and seal this 14th day of September, 1965.

Anita Delores Buchan Adm.
of the Estate of Arthur E. Ward-deceased
Anita Delores Buchan, Administratrix
of the Estate of Arthur E. Ward, deceased

Subscribed and sworn to before me this 14th day of September, 1965.

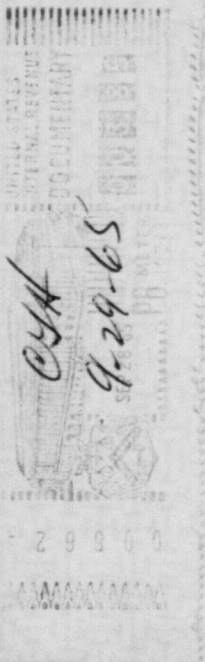
Roberta L. Rogers
Notary Public

My Commission Expires:
December 15, 1968

EXAMINED AND APPROVED IN OPEN COURT THIS 14 DAY OF Sept, 1965

65 62213
85 62213
John F. Raftery
Judge Marion Probate Court

This instrument prepared by: John F. Raftery, Attorney, 900 Circle Tower Bldg.
Indianapolis, Indiana



3.85

CJA
9-29-65

W. B. B.
10-1-65

105
10-27-65

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

November 10, 1965 19

To Anita Delores Buchan, Administratrix of the Estate
of Arthur E. Ward
1214 East McDougal St.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-71711-11-5-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated September 14, 1965 Parcel 18	3000.00

PLEASE RECEIPT AND RETURN

Received Payment:

Anita Delores Buchan admx for Arthur E. Ward Estate

Date

Nov 13, 1965

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

-----November 10, 1965-----19-----

To Anita Delores Buchan, Administratrix of the Estate
of Arthur E. Ward
1214 East McDougall St.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 71712 11-5-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated September 14, 1965 Parcel 18 escrow	500.00

PLEASE RECEIPT AND RETURN

Received Payment: Anita D. Buchan

Date: Nov 16, 1965

R E S O L U T I O N

(18)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 9-14-65 executed by THE STATE OF INDIANA and Anita Buchan

including trees, shrubs and fence, if any, on Road # I-70 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:

Lot 127 in McCarty's Subdivision of W. part of out lot 120 in city of Indianapolis

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission for construction of Road I-70 through the County, and

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I-70-3 (52) and

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the INDIANA STATE HIGHWAY COMMISSION of INDIANA, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided and

BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 28th day of October, 19 65

Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

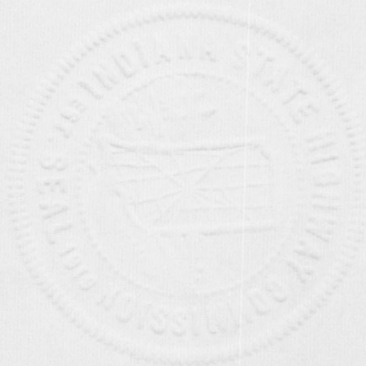
This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 28th day of October, 19 65

Roy P. Whitton

Secretary

SEAL:



APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(S2)
Parcel No. 18
Road I-70
County Marion
Owner Anita Bushen et al
Address 1214 E. M. Dargal
Address of Appraised Property:
10385 Church St.

I have reviewed this parcel and appraisal for the following items:

1. I have personally checked all Comparables and concur in the determinations made. yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on May 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

I have made a determined effort to consider all competent information that I have secured and that is documented by the appraisers including any comments by the property owner along with any recent awards by condemnation juries, that have been brought to my attention, that is relevant to this matter.

This is to certify that I have no present or contemplated future interest in this property, nor have I entered into collusion with the property owner or an agent of the property owner.

It is my opinion as of March 31, 1965 :
(Date)

- (a) The fair market value of the entire property before the taking is: \$ 3,500.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b)	TOTAL	\$ <u>3,500.00</u>
(1) Land and/or improvements	\$	<u>3,500.00</u>
(2) Damages	\$	<u>0</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>0</u>
(4) Estimated Total Compensation	\$	<u>3,500.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>6-8-65</u>	<u>[Signature]</u>
N65 Asst. or Chief Appr.	<u>JUN 8 1965</u>	<u>[Signature]</u>

(All comments and additional information will be shown on the reverse side of this page and/or by use of supplemental sheets.)

STATE OF INDIANA)
)
COUNTY OF MARION)

) SS:
)

IN THE MARION PROBATE COURT
ESTATE DOCKET 178 PAGE 66393

IN THE MATTER OF THE ESTATE OF
ARTHUR E. WARD, DECEASED

A F F I D A V I T

Anita Delores Buchan, being first duly sworn upon her oath says:

That she is of legal age and resides at 1214 East McDougal Street, Indianapolis, Indiana; that she is the daughter of Arthur E. Ward, deceased, who died intestate a resident of Marion County, Indiana, and whose estate is pending in the Marion Probate Court, and that this affiant is Administratrix of said estate.

Affiant further says that at the time of the death of Arthur E. Ward, deceased, September 30, 1958, he was the owner of fee simple title to the following described real estate located in Marion County, Indiana, to-wit:

Lot 127 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana, and known as 1038 Church Street, Indianapolis, Indiana.

Affiant further says that she has been informed there appears a judgment in the abstract of title of the said described real estate, which was rendered in Lake County, Indiana. Said judgment is captioned as follows: In the United States District Court, Hammond Division, In The Matter of a Voluntary Petition for Bankruptcy of Arthur Earnest Ward, Cause No. 4910.

This instrument prepared by: John F. Raftery, Attorney
900 Circle Tower Building
Indianapolis, Indiana

Affiant further says that the said judgment mentioned above is against an Arthur Earnest Ward and is not against this affiant's father, Arthur E. Ward, deceased.

Affiant further says that her father's name was Arthur Edward Ward and at no time did the decedent, Arthur E. Ward, live in Lake County, Indiana, and would not be subject to a law suit in Lake County, Indiana.

Affiant further says that the Arthur Earnest Ward whom said judgment is against and Arthur E. Ward, deceased, is not one and the same person and the judgment mentioned above is not against Arthur E. Ward, deceased.

Further affiant sayeth not.

Anita Delores Buchan
Anita Delores Buchan, Affiant

Subscribed and sworn to before me this 7th day of September, 1965.

Roberta R. Rogers
Notary Public

My Commission Expires:

December 15, 1968

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I70-3(52) PARCEL # 18 COUNTY MARION

NAME & ADDRESS OF OWNER ARTHUR E WARD ESTATE
PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED JOHN F. RAFFERY (ATTY)
Room 900 CIRCLE TOWER PHONE # ME 9-6306

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 9-22-65

OFFER \$ 3500⁰⁰ TIME OF CONTACT 12:45 PM

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. ____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: MET WITH MR RAFFERY (ATTY) HE GAVE ME PROBATE
COURT DEED - PETITION TO SELL - ORDER APPROVING AND
4 CONSENT & WAIVERS ON THIS PARCEL.

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

ME 3-6630

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

Chadwick Lytle
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # _____

PROJECT # J70-3 (52) PARCEL # 18 COUNTY MARION

NAME & ADDRESS OF OWNER ESTATE OF ARTHUR E WARD.

^{DELORES}
ANITA BUCHAN (ADMINISTRATRIX) PHONE # 576-1178
1214 MC DOUGAL ST

NAME & ADDRESS OF PERSON CONTACTED ^{DELORES}
ANITA BUCHAN (ADP) PHONE # _____

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 7-1-65

OFFER \$ 3500⁰⁰ TIME OF CONTACT 3:30 PM

YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () (X) () Any mortgage? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. _____?)
- 4. (X) () () Explained about retention of Buildings? (any being retained? () Yes, (X) No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: MET WITH MRS BUCHAN - MADE OFFER - IT WAS ACCEPTED.

PAPERS WILL BE PREPARED AND SENT OR TAKEN TO
ANITA BUCHAN. LETTERS OF ADMINISTRATION 10-20-58
ESTATE DOCKET 178 PAGE 66393.

GAVE ANITA BUCHAN THE WARRANTY DEED
TO BE EXECUTED.

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

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

Anita DeLores Buchan
Chadwick G Hall
(Signature)
CHADWICK G HALL

ABSTRACT OF TITLE

TO

Lot 127. in Mr. Cartys Subdivision
of the West Part of
Out lot 120.

in

The City of Indianapolis,

MARION COUNTY, INDIANA.

Prepared for Mr. Ernst Herge.

BY

Wm. C. Anderson,

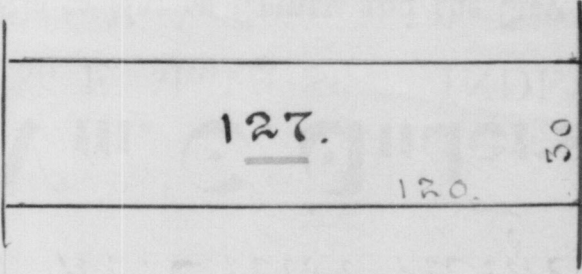
Moore's Block, 86 E. Market St. INDIANAPOLIS, IND.

Original Title to Marion County and the City of Indianapolis.

The land now known as Marion County, is a part of the Territory purchased by the United States of the Delaware Indians, by Treaty, at Greenville, Ohio, in 1818. By act of Congress, the United States granted to the State of Indiana four Sections of Land for a State Capital, subject to certain conditions, which grant and conditions were accepted, and in 1821 said four sections were located, being Sections 1, 2 and 12, and part of Sections 11 and 3, in Township 15, North, of Range 3 East, containing in all 2,560 acres, equal to four full sections.

The City of Indianapolis was then laid out into Squares and Out-Lots, and the office of Agent of State created; the duty of said officer being to sell and convey Lots in said city. In 1844 said office was discontinued, and the papers and records transferred to the Secretary and Auditor of State who are at present custodians thereof.

Accy. 15 ft.



Church Street.

D. p. 535. Agent of State
May 2, 1834. to
Nicholas M^cCarty

Agents Deed
Outlot 120. and
others.

Nicholas M^cCarty died intestate, seized of said Outlot 120. and other Real Estate. He left as his heirs his widow, Margaret M^cCarty and four children, Nicholas M^cCarty, Frances J. M^cCarty, Margaret A. M^cCarty and Susan M^cCarty.

In Complete Record No. 4. of the Marion Court of Common Pleas, page 159. etc. is record of Partition of the Estate of Nicholas M^cCarty dec^d in which certain parts of the Estate are set off to the widow as her full share, and the remainder of Estate, which included Outlot 120. is left to the four children, as tenants in common, and free of all claims of the widow.

Marriage Susannah M^cCarty
Rec^d No. 6. and
p. 659. Henry Day.

Marriage
Dech. 8, 1857.

Marriage Margaret A. M^cCarty
Record and
10. p. 30. John C. S. Harrison.

Marriage
Oct. 1, 1867.

Swanna McBarly Day did take estate August 30, 1873.

The estate has been fully settled and closed Oct. 19, 1874.

Swanna took 35.40 of the Marion built Circuit Court.

Will Record that Will and Declaration of Swanna McBarly Day, taken August 21, 1873, and notated Sep-tember 19, 1873.

Swanna $\frac{1}{4}$ of her Real Estate each to her husband and Swanna Day and to her children Swanna McBarly Day and Margaret McBarly Day.

Plat Book Nicholas McBarly, Swanna J. McBarly 7. p. 74. John G. Swanna, his wife, and Swanna Day, for Sep. 10, 1875 Swanna, his wife, and Swanna Day, for himself and as guardian of Swanna McBarly and Margaret McBarly filed a Plat of McBarly's distribution of the West Part of Quarter 120. in the City of Indianapolis.

The Plat comprises 136 lots, amount-
less 1. to 136. inclusive, and 2 large lots in Clarke, lettered A and B.

112. p. 315 Henry Day, Guardian
May 20, 1875. of Henry McBarty Day
and Margaret McBarty Day

Guardian's Deed.

to
Ernst Sterge.

The undivided $\frac{1}{6}$ ^d part of lot 127.
in McBarty's subdivision of the West part of
Out Lot 120., by order of the Marion Civil
Circuit Court. Order Book 35. page. 522.

112. p. 314. Nicholas McBarty, John
May 8, 1875. C. S. Harrison and Margaret
A. McBarty Harrison, his wife,
Frances J. McBarty and
Henry Day

Warranty Deed.

to
Ernst Sterge.

The undivided $\frac{5}{6}$ th part of
Lot 127. in McBarty's subdivision of the
West part of Out lot numbered 120.

Ernst Sterge still owns the said
lot 127. in McBarty's subdivision of
the West Part of Outlot 120. in the
City of Indianapolis.

Dever of Attorney

Grant Henge
to
Crown of Attorney

6 p. 197
Apr. 9. 1883.
Assessors
July 9/83

Grant + Overriding.

to sign, seal, execute
Mortgage
to Wisconsin State of Grant on Apr. 127. in
M. County, Indio. of Grant on Apr. 120.

of mass

All of mass are paid, including for
the year 1882.

Indiana ap. 18. June 18th 1883

is further furtherance or

materially in encumbrance of Deem.

each made as to Records of Deem

Office in Deem the judgment

Records of the County of Deem of this

County of S. County held at this

as no docket

Wm. Anderson

No. 2804. A partial Abstract to Lot 127 in W^d Curty's Subdivision of the W part of Outlot 120 in the City of Indianapolis (being a continuation of an Abstract of Title prepared by W^m C. Anderson June 18th 1883)

No. 1 We find no further conveyances of record

Encumbrances

W^m R 125 Ernst Merges
P. 341 (unmarried)
to 343 by Ernst Overding
his Attorney fact
to

Mortgage
Lot No 127 in W^d Curty's
Subdivision of the
W part of O.L. 120
in the City of Ind.
ianapolis to secure

No. 2. Delaware Street
Building and Loan
Association

Satisfied
No. 1886
No. C. D. No. 1886

the weekly dues upon
B Shares of stock at
the rate of 55¢ each

per week and 6% interest on \$594⁰⁰/₁₀₀
Dated and Acknowledged July 7th 1883
12 W # 6543

Taxes for 1884

No. 3. City Dup No. 17348 Merges Ernst Lot
127 W^d Curty Sub W part of O.L. 120 Tax \$9¹⁵/₁₀₀

No. 4 County Dup No. 16684 Merges Ernst Lot
127. W^d Curty Sub - W part of O.L. 120 Tax \$6²⁵/₁₀₀

The foregoing partial Abstract of Title is
recorded as shown by the general indices
of deeds mortgages and mechanics
liens judgments in the Record Book
and said Superior Court of Superior
County the Superior for 1884 and
Indices of Tax and Street Improvements
Sales
Examined from June 18th 1883 to March 25th 1885
for
Ernest Bernhauer
No 2804 of the General Index
No 1275 of the Record Book

Continuation of Abstract of Title
to lot 127. in Mr. Carlys subdivisions of
the west part of Outlot 120. in the City
of Indianapolis.

Prepared for Mr. Ernst Herge since
the date of continuation by Secy
and Gerhauer. March 25. 1885.

No further conveyances ^{and} Title to
the above described lot 127. still rests
in Ernst Herge.

Mortgages or Judgments
None.

Taxes.

Taxes 1885, are

1 RANGE PAID IN FULL
300 00
300 00
600 00

Indianapolis Feb. 8th 1886
I find no further conveyances or
unratified encumbrances of record
Search made as to Records of Records
office, his Indors Records of Complaints
Attachments, ^{and} Judg^t Dockets of Superior
and various Circuit Courts, as said Records
Dockets are now entered up.

W. B. Anderson

Sprinkling 1898 Paid

Taxes 1898 not paid

ONCE PAID IN FULL
MAR 27 1899
T. J. CO.
1899

Indianapolis, Ind. March 25. 1899
On Examination made subsequent to Oct 8. 1898 as
to Recorder's Office, General Judgment Dockets of
the Circuit and Superior Courts and Lis Pendens
Records of Complaints and attachments of
Marion County, Indiana, I do find no convey-
ances or Incumbrances on said Lot 127. other
than as above shown Elliott & Butler

Continuation of Abstract of Title to Lot 127 in McCarty's
Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

Prepared for Means and Buenting, since date of former
continuation, March 25, 1899.

IN THE MARION CIRCUIT COURT.

Sales Real
Estate Docket
3.p.163
#2074
petition filed
Oct.10,1898.

The Marion Trust Company, as
Administrator of the estate
of Eliza A. Browning, deceased,

Petition for order
to Sell Real Estate.

vs

Reson Browning, Anna B. Hamlin,
Frederick W. Hamlin, her husband,
Leslie M. Sulgrove, Blanch H.
Browning, Richard H. Bigger, James
Collier, Martin J. Murphy
Collier & Murphy a partnership
composed of James Collier and
Martin J. Murphy.

The Marion Trust Company, as administrator of the
estate of Eliza A. Browning, deceased, respectfully
petitioning the Marion Circuit Court says that on or about
the 19th day of March, 1897, the said Eliza A. Browning
died intestate, the owner in fee simple of the following
described real estate situated in the County of Marion, in
the State of Indiana, to-wit:- Lot 127 in McCarty's
Subdivision of the West part of Out Lot 120 in the City of
Indianapolis, according to the plat of said Subdivision as
recorded in Plat Book 7 at page 74 in the office of the
Recorder of said county of Marion, which said real estate
is liable to be sold to make assets with which to pay debts
of said decedent; that said real estate is of the probable
value of \$1350.00, exclusive of liens; that no personal
estate of said decedent has come to the knowledge or
possession of this administrator; that the defendant
Richard H. Bigger has a claim against the estate of said
decedent for \$103.00 which said claim has been duly filed
and allowed of record on October 23, 1897. That thereafter
to-wit:- on March 19, 1898, the said Richard H. Bigger
assigned said claim to the defendat James Collier; that
Collier and Murphy, undertakers filed a claim in the sum
of \$165.00 for expence of burial of said decedent, which
said claim was duly allowed of record on November 16, 1897;
that no other claims have been filed against said estate, and
no claims are now pending; that at the time of the death of
said decedent, the taxes for the year 1896, were a lien in
the sum of \$15.26 and were due and unpaid at said time;
that it is necessary that said real estate be sold in order
to make assets with which to pay debts of said decedent.

And this petitioner further respectfully shows to the
court that the defendant Reson Browning is the widower of
the said Eliza A. Browning, deceased; that the defendant, An
Anna B. Hamlin, is a daughter of said decedent, and that
the defendant, Frederick W. Hamlin, is the husband of said
Anna B. Hamlin; that the defendant Leslie B. Sulgrove is
a son of said decedent, and that the defendant, Blanch H.
Sulgrove is a daughter of said decedent; that the above
named widower and children are all and the only heirs at
law of said decedent.

WHEREFORE, this petitioner prays that the court grant

(over)

an order authorizing and empowering this administrator to sell said real estate, in accordance with the provisions of law, in that behalf enacted, in order to make assets with which to pay debts of said decedent, there being no personal property with which to pay same, and for all other further proper relief in the premises.

October 11, 1898, Reson Browning, Anna B. Hamlin, Frederick W. Hamlin, Leslie M. Sulgrove, and Blanch H. Browning served by reading or leaving copy.

March 24, 1899, Richard H. Bigger, James Collier, Martin J. Murphy, file answers. Omer U. Newman appointed guardian ad litem for defendants Leslie M. Sulgrove and Blanch H. Browning file answer in general denial.

March 25, 1899, Thomas F. Quill, and Horace M. Hadley appointed appraisers, take oath and appraise said lot 127 as above described at \$1300.00. Court orders sale as said lot for at least 1/3 cash, the deferred payments to be evidenced by two equal promissory notes bearing 6% interest per annum, and attorney's fees, without relief from valuation or appraisement laws. See Order Book 136, page 434.

April 3, 1899, Proof of publication for one day in The Indianapolis News, a newspaper of general circulation filed.

April 3, 1899. Administrator reports sale of said lot to John Jacobs for \$1300.00 cash, deed reported, court orders sale approved and that the said administrator deliver said deed for said real estate to the said John Jacobs, which is now done in open court, see Order Book 136 page 475.

--See also proceedings in full in Complete Record 66 page 11.--

Town Lot Record

313.p.90.
Mch. 27, 1899,
Recorded
Apr. 3, 1899.

Marion Trust Company, Administrator | Administrator's Deed
of the estate of Eliza A. Browning, deceased
as such administrator by order of the
Circuit Court entered in Order Book #136
in said court on page -- by Joseph T.
Elliott, President, Attest: P. C. Trusler,
Secy., (Corp. Seal)

to
John Jacobs.

Lot numbered 127 in McCarty's Subdivision of the West part of Out Lot numbered 120 in the City of Indianapolis, as shown by the plat of said Subdivision as recorded in Plat Book 7 at page 74 in the Recorder's office of said county of Marion.

Approved by this court this April 3, 1899.
Henry Clay Allen, Judge.

Town Lot Record

313.p.136
Mch. 31, 1899,
Recorded
Apr. 5, 1899.

Reson Browning, (widower) | Quit Claim Deed
(Signs Reson Browning)
of Eliza A. Browning, deceased,
and still unmarried,

to
John Jacobs.

Lot 127 in McCarty's Subdivision of the West part of Out Lot number 120 in the City of Indianapolis as recorded in Plat Book No. 7 at page 74 in the Recorder's office of said County of Marion.

John Jacobs died testate November 12, 1916.

Will Record

B.B. p. 572-575
March 24, 1915.

LAST WILL AND TESTAMENT OF JOHN JACOBS, DECEASED,
PROBATED NOVEMBER 17, 1916.

I, John Jacobs of the City of Indianapolis, Marion County, Indiana, being of sound and disposing mind and memory and being now desirous of making a disposition of my estate to take effect after my decease, do now make, establish, publish and declare the following as my last Will and Testament.

Item I. It is my will and I hereby direct that my just debts including the expenses of my last sickness and funeral and costs of administration upon my estate, be paid as soon as practicable out of such personal estate of which I may die seized.

Item II. I give and bequeath to Minnie Bleck, Charles F. Rugenstein, John Rugenstein, and Frederick Rugenstein, my step children and who are children of my deceased wife Sophia Jacobs, each the sum of \$5.00 to be theirs absolutely and forever.

Item III: It is my will and I hereby give, grant and devise to my beloved son Charles Jacobs, a life estate in and to the following described real estate in Marion County, State of Indiana, to-wit:- Lot 125 in McCarty's Subdivision of the West part of Out Lot 120 and also lot 106 in McCarty's South Addition, both in the City of Indianapolis, he to receive the rents, issues and profits resulting from said real estate so long as he may live and I hereby give, grant and devise the fee simple of said real estate subject to said life estate to the children of my said son, Charles Jacobs, who may be living at the time of his death, to be theirs share and share alike absolutely and forever.

Item IV: I hereby give, grant and devise to my beloved daughter Caroline Rossman, in fee simple the following real estate in Marion County, Indiana, to-wit:- Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 and also lot 205 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, to be hers absolutely and forever.

Item V: I hereby give, grant and devise to my beloved daughters Minnie Legg and Emma Bleck, in fee simple and share and share alike, the following real estate in Marion County, Indiana, to-wit:-

141 feet off of the West end of lot 26 in John C. Pierson's North Meridian Street Addition to the City of Indianapolis, to be theirs absolutely forever.

Item VI. It is my will and I hereby give, grant, devise and bequeath all the rest and residue of my estate remaining whether the same be real, personal or mixed and wheresoever situated to my said children to-wit:- Charles Jacobs, Caroline Rossman, Minnie Legg, and Emma Bleck, to be theirs absolutely and forever share and share alike.

Item VII. I hereby nominate and appoint as the Executor of this Will and Testament Lueppo D. Buenting.

Item VIII. I hereby cancel, revoke and declare null and void any and all others wills and testaments made by me heretofore.

IN WITNESS WHEREOF, I, John Jacobs, the testator have hereunto subscribed my name and do declare the above and foregoing instrument written upon this and two preceding pages which I have also signed for identification as and for my last Will and Testament in the presence of Harvey J. Bowman, and Francis P. Leckliter, who I have requested to witness the execution hereof this 24th day of March, 1915.

(Signed) John Jacobs.

We, the undersigned, hereby certify that the

(over)

instrument hereto attached was on this 24th day of March, 1915, signed by the said John Jacobs, and by him declared to be his last Will and Testament in our presence and we at his request in his presence and in the presence of each other have signed the same as witnesses and we hereby certify that said John Jacobs was at the time of the execution of this instrument a person of sound mind and free of undue influence.

(Signed) Harvey J. Bowman,
Francis P. Leckliter.

CODICIL: I, John Jacobs, of the City of Indianapolis, County of Marion, in the State of Indiana, being of sound and disposing mind and memory and having heretofore to-wit:- on the 24th day of March, 1915, duly made, executed and acknowledged my last Will and Testament and being now desirous of making a change in said will and testament do now make, establish, publish and declare the following as and for a codicil to my last Will and Testament as follows:

1. It is my will and I hereby declare Item No. 3 of my last Will and Testament heretofore made by me, on the 24th day of March, 1915, as null and void, and hereby make and establish in lieu of said item 3 the following:-

It is my will and I hereby give, grant, devise and bequeath to my beloved son, Charles Jacobs, in fee simple the following real estate in Marion County, Indiana, to-wit:-

Lot 125 in McCarty's Subdivision of the West part of Out Lot 120 and also lot 106, in McCarty's South Addition, both in the City of Indianapolis, to be his absolutely and forever.

2. I hereby re-establish and declare all other items contained in said last Will and Testament and that said last Will and Testament executed by me on the 24th day of March, 1915, shall be my last Will and Testament except as to Item 3 thereof, which shall be as stated in Item 1. of this Codicil.

IN WITNESS WHEREOF, I, John Jacobs, the testator have hereunto subscribed my name and so declare the above and foregoing instrument written upon this and one preceding page, which I have signed, for identification as and for a codicil to my last Will and Testament, dated the 24th day of March, 1915, in the presence of Charles Roeder and L. P. Buenting, who I have requested to witness the execution of this codicil this 23rd day of September, 1916.

(Signed) John Jacobs.

We, the undersigned, hereby certify that the instrument hereto attached was on this 23rd day of September, 1916, signed by the said John Jacobs, and by him declared to be a codicil to his last Will and Testament dated the 24th day of March, 1915, in our presence and we, at his request in his presence and in the presence of each other have signed the same as witnesses and we hereby certify that said John Jacobs was at the time of the execution of this instrument a person of sound mind and free from undue influence.

(Signed) Chas. Roeder,
L. D. Buenting.

--56608--

Estate Docket
50.p.14844

November 17, 1916, Will Probated, and Lueppe D. Buenting was appointed and qualified as Executor of the last Will and Testament of John Jacobs, deceased, Bond filed and approved see Order Book 44, page 41.

December 18, 1916, Proof of publication of appointment filed.

February 15, 1918, Final report filed.

March 12, 1918, Proof of publication of final notice filed.

March 16, 1918, Proof of posting filed, final report approved and estate closed, see Order Book 50, page 107, Administrator's Reports 52. page 47.

Costs paid.

Caroline Rossman died intestate March 11, 1918.

Estate Docket
52.p.15994.

March 11, 1918, Bond filed and approved and Charles C. Jacobs appointed and qualified as administrator of the estate of Caroline Rossman, deceased, renunciation filed, see Order Book 52, page 149.

March 23, 1918, Petition to mortgage real estate filed.

April 1, 1918, Proof of publication of appointment filed.

June 6, 1918, Waiver filed, answer of guardian ad litem filed.

Bond filed, petition to mortgage real estate granted, see Order Book 47, page 489.

April 23, 1919, Final report filed.

May 16, 1919, Proof of final notice filed.

May 24, 1919, Proof of posting filed, final report approved and estate of Caroline Rossman, deceased, closed, see Order Book 60, page 73.

Costs paid.

Guardian's Docket
15.p. 231.

April 23, 1919, Dietrich Rossman was appointed and qualified as guardian of Lillian Rossmann, aged 10 years, see Order Book 56, page 345.

April 23, 1919, Petition to advance funds filed and granted, see Order Book 56, page 351.

May 23, 1919, Inventory filed.
"Pending".

June 10, 1929. Final Report filed.

June 11, 1929 Final report approved. Guardian released, discharged and trust closed. Order Book 124 page 103.

ATTEST: UNION TITLE CO. INC.
BY *Walter N. Corral*
7. PRES. & GENL. MGR.

IN THE PROBATE COURT OF MARION COUNTY.

Guardian's Docket

15.p.231.

Petition filed

June 3, 1919.

IN RE GUARDIANSHIP OF
LILLIAN ROSSMANN, A MINOR.

Petition to sell
Real Estate.

Guardian shows to the court that said minor is the owner in fee simple of an undivided 2/3rds interest in Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7, at page 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

Also lot 205 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, according to the Plat of said Subdivision as recorded in Plat Book --, page -- thereof of the records in the office of the Recorder of Marion County, Indiana. That the remaining undivided interest in said real estate is owned by this guardian in his individual capacity; that the improvements upon said real estate are badly in need of repair and that the repairs to the same will cost on or about the sum of \$800.00; that said lot 205 is encumbered by a mortgage in favor of the Railroadmen's Building and Savings Association originally in the principal sum of \$800.00 Dollars; that the income derived from said real estate is inadequate to pay the taxes and other charges levied on said real estate, the payments as they become due on said mortgage and to keep said property in repair and that this Guardian believes it will be to the best interest of his said ward that her interest therein be sold; that with the proceeds derived from a sale a better investment can be had.

That the proceeds which may be derived by this guardian from the sale his ward's interest in said real estate can be invested in securities, subject to the approval of this court, which will insure an annual income.

WHEREFORE, this guardian prays for an order of court authorizing and directing him to make sale of said real estate, upon such terms, conditions and notice as the court may deem advisable.

June 3, 1919, The Court having inspected said petition and being fully advised now finds apparent propriety for the sale of said real estate as prayed for and now appoints Harry B. Dynes and George J. Yoke, resident freeholders of Marion County, Indiana, wherein said real estate is situated, appraisers to appraise the interest of said wards therein, and they are directed after taking the oath by law required to proceed to discharge their duties and make report of their proceedings during the present term of this court and the certificate of their appointment is now issued to them, see Order Book 56, page 572.

"Pending". SEE No. _____ SUBSEQUENT CONTINUATION

586 See sub cont

There are no further conveyances.

AFFIDAVIT.

Misc. Record
71.p.357
Mch. 1, 1912,
Recorded
May 14, 1912.

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty, being duly sworn upon his oath says that he was acquainted during the life time, with one Henry Day, who was the husband of Susannah McCarty Day, who was formerly the owner of the North Half of the North West Quarter of Section 22. Township 15. Range 3. in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, that the said Henry Day, who together with Nicholas McCarty and others conveyed by warranty Deed the undivided five sixths part of lot 109 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April 28th, 1875, and recorded in Town Lot Record 114 at page 234 was at that time an unmarried man and that the said Henry Day never remarried after the death of his wife, Susanna McCarty Day, but died a widow.

Further affiant sayeth not.

(Signed) Nicholas McCarty.

Subscribed and sworn to before me a Notary Public in and for said county and State this 1st day of May, 1912.

(Signed) Fred D. Stilz,

Notary Public, (L.S.)

My Commission expires April 8th, 1916.

Sheriff's Notice
of Attachment
1.p.266

William C. Meuseling,
vs
D. C. Rassman.

Lis Pendens
Attachment notice.

Notice is hereby given, that the undersigned, sheriff of said county and state above named, by virtue of a writ of attachment issued, and to him directed in the cause above entitled by the clerk of the circuit court of Marion County, Indiana, has attached the following described real estate in said county, first above named, situate on the property of said John Jacobs, deceased.

Lot 127 in McCarty's Subdivision of the West part of Out Lot 120.

Lot 205 in McCarty's Subdivision of the middle part of Out Lot 120.

Geo. V. Coffin,

By M. S. Mathews, deputy.

Filed and recorded this 26th day of February, 1918, at 10 o'clock A. M.

Theodore Stein, Jr., Clerk.

*Dept 28-7919
For satisfaction of just claims
to be made by said Deed of P. 263
for payment of debts on Entry Deed.
35 days 27th of
Richard J. Lipe
attest Indiana Title & Co.
Ind. Co. Secy. Treas.*

--56608--

Taxes for the year 1918, 1st installment paid;
2nd installment unpaid.

*Paid in full
5/21/19
J. J. ...*

SINCE PAID IN FULL
WEST UNION TITLE CO., INC.

Taxes for the year 1919, now a lien.

BY *[Signature]*
PRES. & GENL. MGR.

Indianapolis, Indiana, August 4, 1919.

From a search of the records in the Recorder's office, tax sale records in the Auditor's office, current tax duplicates, and the records of street, alley, park and sewerimprovement assessments in the Treasurer's office, as certified by the City Comptroller, and the Lis Pendens Records of complaints and attachments and judgment dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in Caption.

No search made for Judgments in the United States Circuit and District Courts at Indianapolis.

E. & C.
Compared with "G".

INDIANA TITLE GUARANTY & LOAN CO.

[Signature]

Sec'y & Treasr

1. Continuation of an Abstract of Title to Lot 127 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana. August 4, 1919.

IN THE MARION PROBATE COURT.

Guardian's Docket
15 page 231.

2.

In Re:-
Guardianship of Lillian Rossmann.
Petition to sell Real Estate continued from former
Continuation.
Sept. 22, 1919.

Comes now Dietrich C. Rossmann and comes now also Harry B. Dynes and George J. Yoke, appraisers heretofore appointed to appraise the real estate in said petition described and herein files the appraisement of said real estate as by them made, which appraisement and the oaths of said appraisers thereto attached, together with the certificate of their appointment, read as follows:-

The undersigned, Clerk of the Probate Court of said County, hereby certifies that Harry B. Dynes and George J. Yoke freeholders of said County, have been appointed by said Court to appraise the real estate of Lillian Rossmann which is about to be sold by Dietrich C. Rossmann Guardian by order of said Court, to-wit:-

Tract No. 1.

----- Subdivision of the west part of Out Lot number 20 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

Eight Hundred Dollars (Free of incumbrances) \$800.00

Tract No. 2.

An undivided two-thirds of Lot Number 205 in McCarty's Subdivision of the middle part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said Subdivision, as recorded in Plat Book -- at page -- thereof of the records in the Office of the Recorder of Marion County, Indiana.

Twelve Hundred fifty Dollars (Free of incumbrances) \$1250.00

And They are to make their report of their appraisement thereof to this Court, at the present term thereof..

Witness the Clerk and seal of said Court, this
3rd day of June A.D. 1919.

Richard V. Sipe Clerk.

By _____ Deputy.

State of Indiana, Marion County, SS:

Harry B. Dynes, and George J. Yoke the above named appraisers, being duly sworn, upon their oaths say that they will truly, honestly and impartially appraise the real estate described in the above certificate of their appointment, at the fair cash value thereof, to the best of their judgment.

Harry B. Dynes,
George J. Yoke.

-1.I.-T(over)

Subscribed and sworn to before me this 3rd day of June,
A.D. 1919.

My Commission expires Feby. 5th, 1923.

L.D. Buenting Notary Public. (LS)

The undersigned, selected and appointed as shown by the within certificate, to appraise the real estate therein set forth and described, having been duly sworn, report that after due examination of the premises, we are of the opinion that said real estate, as described in said certificate is worth:-

Tract No. 1 Eight Hundred (\$800.00) Dollars and
Tract No. 2 Twelve Hundred Fifty (\$1250.00) Dollars, free of all incumbrances.

and that said amount is the fair cash value thereof.

Dietrick C. Rossmann.

Harry B. Dynes

George J. Yoke Appraisers.

Subscribed and sworn to before me this 3rd day of June
A.D. 1919.

My Commission expires Feb. 8th, 1923.

L.D. Buenting, (LS) Notary Public.

And it appearing to the satisfaction of the court that the interest of said ward in said real estate is appraised at the sum of \$2,050.00, said Guardian is now ordered to execute bond, with sufficient surety thereon, in penalty of at least double such amount, conditioned as by law required and now said Guardian tenders his bond in such penalty and so conditioned, which bond being found sufficient by the court is now in all things approved and reads as follows:- (not now in the file). And the Court having examined said petition and heard the evidence thereon and being fully advised in the premises finds that the allegations therein contained are true and that in the interest of said ward the prayer thereof should be granted.

It is therefore ordered by the court that the real estate of said minors in said petition set forth, described as follows, to wit:-

Tract No. 1.

An undivided two-thirds of Lot number One Hundred and Twenty Seven (127) in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74 thereof of the records in the Office of the Recorder of Marion County, Indiana.

Tract No. 2.

An undivided two-thirds of Lot Number Two Hundred and Five (205) in McCarty's Subdivision of the middle part of Out Lot Number One Hundred and Twenty (120) in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book 8 at page 145 thereof of the records in the office of the Recorder of Marion County, Indiana.

That at said sale Elias Krauthamer and Gitel Krauthamer bid for said real estate herein above designated as Tract No. 2 the sum of Thirteen Hundred Thirty Three and 34/100 (\$1333.34) Dollars, free of encumbrances, except taxes for the year 1919, that being more than the full appraised value thereof and the highest and best bid therefor received the same was then and there, by this Guardian sold to said Elias Krauthamer and Gitel Krauthamer husband and wife subject to the approval of this Court.

Said purchasers of said respective parcels of real estate having fully complied with the terms of sale by paying the full amount of said purchase money in cash to this Guardian, and this Guardian now brings into open Court said Cash proceeds and asks that said sales and his acts in the premises may be approved and confirmed.

Dietrich C. Rossmann, Guardian.

Subscribed and sworn to before me, a Notary Public, this 3rd day of October 1919.

L.D. Buenting (LS) Notary Public.

My Commission expires February 8th, 1923.
Oct. 3, 1919.

Comes now Dietrich C. Rossmann, Guardian herein, and files the following verified report of the sale of the real estate by him made and therein described, (Here insert), and the court having examined said report, and being sufficiently advised in the premises finds that said Guardian in the manner required by the order of this Court authorizing such sale, caused due notice thereof to be given as shown by the notice of proof of publication thereof attached to said report, which reads as follows (Here insert), that at the time and place in said notice stated said Guardian sold all the interest of said ward being,

An undivided two-thirds of Lot Number One Hundred and Twenty-seven (127) in McCarty's Subdivision of the west part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74 thereof of the Records in the Office of the Recorder of Marion County, Indiana, and designated as Tract No. 1, to Martin Haley and Josephine Haley as joint tenants for the sum of Eight Hundred (\$800.00) Dollars, that being the highest and best bid received therefor and the full appraised value thereof, subject to the taxes for the year 1919, and that he sold all of the interest of said ward, being,

An undivided two-thirds of Lot Number Two Hundred and Five (205) in McCarty's Subdivision of the middle part of Out Lot Number One Hundred and Twenty (120) in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book 8 at page 145 thereof of the records in the office of the Recorder of Marion County, Indiana, and designated as Tract No. 2, to Elias Krauthamer and Gitel Krauthamer, husband and wife, for the sum of Thirteen Hundred Thirty Three and 34/100 (\$1333.34) Dollars that being the highest and best bid received therefor and the full appraised

All in Marion County, Indiana, be sold by said Guardian, at private sale, for not less than the full appraised value thereof and upon the following terms and conditions:- Cash in hand. The said real estate shall be sold subject to the taxes for the year 1919, and said Guardian is required to give due notice of the time, terms and place of sale, by one publication in a newspaper of general circulation, printed and published in Marion County, Indiana, at least five days before the date of such sale, and said Guardian is required to make due report of his proceedings under this order.
October 3, 1919.

Dietrich C. Rossman, Guardian of Lillian Rossmann, a minor, duly qualified and acting as such under appointment of this court, respectfully shows that pursuant to the order of sale in this proceeding hereto granted he offered to sale, at private sale, after giving one notice by publication, of the time, terms, and place of said sale by one insertions in the Indiana Daily Times, a newspaper of general circulation, printed and published in the City of Indianapolis, Indiana, the last of which publications was had on the 23rd day of September 1919, more than five days prior to the date of said sale, a copy of which notice and proof thereof is herewith filed and hereof made a part, the interest of said minor in the real estate in this proceeding ordered sold, located in Marion County, Indiana, and described as follows:-

Tract No. 1.

An undivided two-thirds of Lot number One Hundred and Twenty Seven (127) in McCarty's Subdivision of the west part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

Tract No. 2.

An Undivided two-thirdsof Lot Number Two Hundred and Five (205) in McCarty's Subdivision of the middle part of Out Lot Number One Hundred and Twenty (120) in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book 8 at page 145 thereof of the records in the office of the Recorder of Marion County, Indiana.

all in Marion County, Indiana; that at said sale Martin Haley and Josephine Haley as joint tenants bid for the sale real estate herein above described as Tract No. 1, the sum of Eight Hundred(\$800.00) Dollars, free of encumbrances, except taxes for the year 1919, and that sum being in excess of the full appraised value thereof and the highest and best bid received therefor the same was then and there, by this Guardian sold to said Martin Haley and Josephine Haley subject to the approval of this Court.

value thereof, subject to the taxes for the year 1919.

That the purchasers of said respective tracts of real estate have fully complied with the terms of said sale by paying the purchase money, to-wit:- Eight hundred (\$800.00) Dollars and Twelve Hundred and Fifty (\$1250.00) Dollars respectively, to this Guardian in cash, and which cash said Guardian now brings into court, and the court now in all things approves said report and ratifies and confirms said sales and the acts of said Guardian as by him reported, and said Guardian is now hereby ordered and directed to execute his deeds conveying to said purchasers the respective parcels of real estate so purchased by them and now said Guardian reports the execution of said deed and the same being examined are approved by the Court and are ordered delivered to said purchasers, and this proceeding is now adjudged disposed of.

Order Book 57 page 547.

For full proceedings in the above cause see Complete Record 57 page 547.

616 page 368.
Oct. 3, 1919
Recorded
Oct. 3, 1919.

Dietrich C. Rossman Guardian of Lillian
Rossman as such Guardian by order of the
probate Court of Marion County, in the
State of Indiana, entered in order Book
57 of said Court on page ---

3.

to

Guardian's Deed.

Martin Haley and Josephine Haley
as joint tenants.

An undivided two-thirds of lot number 127 in McCarty's
Subdivision of the west part of Out Lot No. 120 in the City
of Indianapolis, according to the plat of said subdivision
as recorded in Plat Book 7 at page 74 thereof of the
Records in the office of the Recorder of Marion County,
Indiana.

Approved by M.E. Bash, Judge.

616 page 367.
Oct. 3, 1919
Recorded
Oct. 3, 1919

Dietrich C. Rossman unmarried
to

Warranty Deed.

Martin Haley and Josephine Haley
as joint tenants.

An undivided one third of lot number 127 in McCarty's
Subdivision of the west part of Out Lot number 120 in the
City of Indianapolis, according to the plat of said
Subdivision as recorded in Plat Book 7 at page 74 thereof
of the records in the office of the Recorder of Marion
County, Indiana.

4.

AFFIDAVIT

136 page ----
Mar. 13, 1923.
Recorded
Mch. 24, 1923.

5.

State of Indiana
Marion County, SS:-

Charles C. Jacobs of said County and State being duly sworn upon his oath says that his father John Jacobs acquired title to Lot 106 in McCarty's South Addition to the City of Indianapolis, as per plat thereof in Plat Book 3 page 147 of the office of the Recorder of Marion County, Indiana, by deed recorded in Deed Record 345 page 495 of the office of said Recorder. That said John Jacobs died testate on the 12th day of November 1916, and was at the time of his death an unmarried man that said John Jacobs executed his last will and testament on the 24th day of March, 1915; that subsequent to that time there were no children born to him; that this affiant as devisee of his father acquired title to said real estate and conveyed same to Lillian Kreher by deed recorded in Deed Record 589 page 397 of said Recorder's Office for the purpose of receiving title back in the name of this affiant and his wife, which conveyance back was subsequently executed and is of record in Deed Record 589 page 396 of said Recorder's Office that on October 9, 1918, by deed recorded in Deed Record 596, page 470 said affiant and his wife conveyed said real estate to John N. Wahl; that by mistake of scrivener said conveyance to affiant and his wife recorded in Deed Record 589, page 396 aforesaid was made to said affiant and his wife in the name of Charles Jacobs and Rose Jacobs, husband and wife and should have been to Charles C. Jacobs and Mary R. Jacobs husband and wife. That in consequent of said mistake there appears a variance as between Charles Jacobs and Rose Jacobs husband and wife grantees aforesaid and Charles Jacobs and Mary R. Jacobs grantors aforesaid but affiant says that they were one and the same and he makes this affidavit to quiet any doubt as to the matters and facts herein stated.

Chas. C. Jacobs

Subscribed and sworn to before me this 13th day of March 1920.

Herman W. Kothe (LS) Notary Public

My Commission expires July 7, 1923.

Sale Book 20 pg.187
Certificate No. 64720.

Martin and Josephine Haley
By Auditor
to
W. C. Foster.

REDEEMED *Dec 3-1925*

ATTEST: UNION TITLE CO. INC.
BY: *Walter A. Corral*
VICE PRES. & GENL. MGR.

6.

*Redeemed
12/3/25
JS*

Lot 127 herein described sold Feby. 9, 1925 for taxes of years 1923 and 1924 for \$77.50. Costs Etc.

7.

Examination made for Judgments against Dietrich C. Rossman and Lillian Rossman from August 4, 1919 to and including Oct. 3, 1919 and against Martin Haley and Josephine Haley within the 10 years last past and against none other.

8.

Taxes for 1923 and 1924 paid by sale see Tax Sale above.

9.

Taxes for 1925 ~~are now a lien payable~~ in 1926.

SINCE PAID IN FULL *by sale*
UNION TITLE CO., INC.
BY *W. H. W. W.*
PRES. & GENL. MGR.

Indianapolis, Indiana, March 17, 1925.

10. From a search of the records in the Recorder's Office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments, and the General Judgment Dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, on the tract described in the Caption.
No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.
No search made for pending resolutions for municipal improvements where the lien has not attached.

-7.I.-

Union Title Company
Incorporated
By *W. H. W. W.*
Secy. 5

1. A Continuation of an Abstract of Title to Lot 127 in McCarty's Sub-division of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana, since March 17, 1925.

Prepared for Joseph T. Markey.

Town Lot Record
840 page 598
Inst. # 14617
April 6, 1929
Recorded
April 15, 1929.

Harry Dunn, Auditor of the
County of Marion in the
State of Indiana
to

Tax Title Deed

The Zehn Company

Lot 127 Out Lot 120 McCarty's West Sub. sold in the name of Martin & Josephine Haley. (Also other real estate). Sold on the 14th day of February 1927 for the non-payment of taxes, costs, and charges for the years 1925 and 1926. (Note: For Tax Sale on the Real Estate herein abstracted, see tax sale register 21 page 94 Certificate 67193).

2.

Misc. Record
167 page 574
Feb. 2, 1926
Recorded
Feb. 3, 1926.

ARTICLES OF INCORPORATION OF THE ZEHN COMPANY.

Name: The name of this incorporation shall be The Zehn Company.

Object: The business to be done by this corporation is to buy, sell, mortgage, lease and otherwise acquire dispose of, and deal in real properties, government, municipal corporation, association, and individual bonds mortgages and debentures of all kinds; also in stocks and choses in action of all kinds, in trust receipts, receivers certificates, conditional sale contracts, commercial paper, and securities and evidences of indebtedness of all kinds, of social, business, governmental, organizations and of individual persons; to improve, complete, construct, operate, maintain, lease and sell dwelling houses, apartment houses, factories, and business houses of all kinds and descriptions; to maintain a general real estate agency, and brokers business, including the right to manage estates, to act as general broker or attorney-in-fact for any person or corporation; to make and obtain loans upon real estate, improved or unimproved, with full power to execute mortgages and assignments of mortgages upon the same; to have property insured against fire and other casualties; to improve, manage, operate sell, convey, mortgage, lease, or otherwise dispose of any property, real or personal, and take mortgages and assignments of mortgages upon the same and generally to conduct a general investment company with all of the rights and privileges thereto appertaining, and such rights and privileges as shall hereafter be conferred by law.

Capital Stock: The amount of the Capital Stock of this Corporation shall be all Common Stock, consisting of 10 shares of no specified par value.

The price per share at which the stock is to be, or shall have been sold, is \$100.00 per share.

The principal place of business: The principal off of place of business of this corporation shall be located in Marion County, and the post office address shall be 2130 Shelby Street, Indianapolis, Indiana.

Term of Existence: The length of life of this corporation shall be fifty years.

Judgment Search.

4. Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise;
Martin Haley and Josephine Haley from March 17, 1925 to date and against none other.
5. Taxes for the year 1928, 1st 1/2 paid,
2nd 1/2 unpaid and delinquent
with penalty, see Special Tax Duplicate (1929) 21 page 236
Duplicate 011416
6. Taxes for the year 1929 paid in full.
7. Taxes for the year 1930 on the Real Estate for which this abstract is prepared are assessed in the name of The Zehn Company and are due and payable on or before the first Monday in May and the first Monday in November of 1931. General Tax Duplicate No. 102886, Corporation, Indianapolis Center Township.
- May Installment \$19.46 unpaid.
- Nov. Installment \$19.46 unpaid.

SINCE PAID IN FULL
BY *Willis W. ...*
PRES. & GENL. MGR.

SINCE PAID IN FULL
BY *Willis W. ...*
PRES. & GENL. MGR.

105459

CERTIFICATE

8.



STATE OF INDIANA }
COUNTY OF MARION }SS:

The undersigned hereby *certifies, guarantees and warrants* to whoever relies upon this certificate, and *this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.*

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, affecting the title to the tract described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the tract described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as hereinabove set out.

THIRD That according to the current tax duplicates and special tax duplicates and municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

The undersigned has two complete independent sets of indexes to the foregoing records of said County, compiled from the records and not copied from the official indexes, and the searches covered by this certificate reflect said records of said County and are not restricted to the indexes thereof.

In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

This certificate covers entries Nos. **1** to **8** both inclusive and sheets water-marked "Union Title Company" Nos. **1** to **3** both inclusive, search being made from **March 17, 1925** to and including **February 25, 1931, 8:00 A.M.**

UNION TITLE COMPANY

By Willis N. Lovel
President and General Manager

-3-W

179291

CAPTION

-1-

Continuation of Abstract of Title to Lot 127 in
McCarty's Subdivision of the west part of Out Lot
120 in the City of Indianapolis, as per plat thereof,
recorded in Plat Book 7 page 74 in the office of
the Recorder of Marion County, Indiana.
Since February 25, 1931, 8 A.M.

Prepared for: Judge Joseph T. Markey

IN THE PROBATE COURT OF MARION COUNTY

Guardian's
Docket
18 page 93

-2-

IN THE MATTER OF THE GUARDIANSHIP OF JOSEPHINE
HALEY, INFIRM.

December 27, 1923. Verified Petition for
the appointment of a guardian for Josephine Haley
an infirm person filed.

Summons issued December 27, 1923 and returned
showing that defendant Josephine Haley was served
by reading and copy December 28, 1923.

January 8, 1924. Submitted to Court. De-
fendant defaulted.

Clerk filed answer. Prosecutor appears,
evidence heard, finding and judgment that defendant
is an inhabitant of Marion County, Indiana, owns
property, is infirm and unable to manage her estate.

Joseph T. Markey appointed guardian.

Order Book 85 page 397.

January 10, 1924. Bond filed, guardian
qualifies.

Order Book 85 page 407.

(Pending.)

December 9, 1940 Final report filed and approved
December 9, 1940 Guardian released and discharged.
Guardianship closed. Order Book 196 page 206.

-1- MES

ATTEST, UNION TITLE CO.
BY *Albert M. Bristol*
PRESIDENT

179291

Misc. Record
234 page 291
Inst. # 15604
June 24, 1931
Recorded
June 26, 1931

STATE OF INDIANA, COUNTY OF MARION, SS:

Herman Sommer, being first duly sworn upon his oath says that he is the duly elected, qualified and acting president of The Zehn Company, a corporation organized under and pursuant to the laws of the State of Indiana, and that as such officer he is familiar with the stock issued by said corporation; and the said The Zehn Company has never at any time issued any preferred stock in said corporation.

Herman Sommer, President
Affiant

(Corp. Seal) of The Zehn Company)

Subscribed and sworn to before me this 24th day of June, 1931.

Louis A. Weiland (LS)
Notary Public

My Commission Expires:
July 17, 1933.

-3-

Town Lot Record
879 page 488
Inst. # 15605
June 24, 1931
Recorded
June 26, 1931

The Zehn Company
(Corp. Seal)
By: Herman Sommer, Pres.
Attest: Henry F. Weiland,
Secretary, a corporation
to

Quit Claim Deed

did 7/10/31
Martin Haley, and
Josephine Haley

Lot No. 127 in McCarty's Subdivision of the west part of Out Lot 120 in Indianapolis, Marion County, Indiana;

Subject to all liens, taxes, mortgages and other encumbrances.

This deed is made pursuant to a resolution of the Board of Directors of The Zehn Company, held on the 24 day of June, 1931; grantor further certifies that Herman Sommer and Henry F. Weiland are respectively, the duly elected, qualified and acting President and Secretary of said corporation.

-4-

179291

Old Age Assistance
Search

-5-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, 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, approved March 18, 1936.

We find none.

Judgment Search

-6-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein, and not otherwise:

Martin Haley
and
Josephine Haley,

from February 25, 1931,
8 A.M. to date

and -vs-

Joseph T. Markey,
Guardian,

for the 10 years last
past and against none
other.

-7-

Taxes for the year 1937 on the Real Estate for which this Abstract is prepared are assessed in the name of Martin & Josephine Haley, and are due and payable on or before the first Mondays in May and November of 1938.

General Tax Duplicate No. 80456. H. I. J.
Indianapolis Center Township.

May installment \$ 15.68 unpaid.

November installment \$ 15.68 unpaid.

-8-

Taxes for the year 1938 now a lien.

179291

GUARANTEED CERTIFICATE



-9-

STATE OF INDIANA }
COUNTY OF MARION } SS:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract Old Age Certificate Index in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Repievin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

THIRD That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the Caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relate and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 9 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, January 5, 1939, 8 A.M.

UNION TITLE COMPANY

By William N. Corral
President and General Manager

-4-

MES-14

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



179291

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: **Judge Joseph T. Markey**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including
December 28, 1938, 8 A.M. and
The Indianapolis Division of the Southern District down to and including

December 30, 1938, 8 A.M.

Martin Haley

Josephine Haley

Joseph T. Markey, Guardian

Union Title Co.
INCORPORATED
BY *Willis Alveal*
PRES. & GENL. MGR.

MES-14

311694

CAPTION

-1-

Continuation of Abstract of Title to Lot 127 in
McCarty's Subdivision of the West part of Out Lot
120 in the City of Indianapolis, as per plat thereof,
recorded in Plat Book 7, page 74, in the office of
the Recorder of Marion County, Indiana.
Since January 5, 1939, 8 A.M.

Prepared for: Railroadmen's Federal Savings and Loan
Association.

-2-

Martin Haley died-September 18, 1921, as appears at
a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the
Clerk's office of Marion County, Indiana, upon an
estate of Martin Haley, deceased. No will of said
decedent filed for probate in said County.

-4-

Mary Haley died testate October 19, 1923.

Will Record
 HH page 485
 Probated
 January 12, 1924

-5-

LAST WILL AND TESTAMENT OF MARY HALEY, DECEASED.

I, Mary Haley, being of sound mind and memory do hereby make and publish and declare this to be my last will and testament. Hereby revoking and making void all former wills by me at any time heretofore made.

1. I order and direct my executor as soon after my decease as practicable to pay off and discharge all the debts, dues and liabilities that may exist against me at the time of my decease.

2. I give and bequeath to my sister Josephine Haley, she surviving me all my estate, real, personal and mixed, where-so-ever situated.

3. Should I survive my sister Josephine, I give and bequeath to St. Johns Catholic Church the sum of \$1000.00 the same to be used for masses for the Haley Family.

4. Should I survive my sister Josephine, I give and bequeath to the St. Josephs Home, 84 York Street, Jersey City, New Jersey, the sum of \$500.00.

5. Should I survive my sister Josephine, I give and bequeath to the St. Vincents Hospital of Indianapolis, Indiana the sum of \$500.00.

6. Should I survive my sister Josephine, I give and bequeath to the Little Sisters of the Poor of Indianapolis, Indiana the sum of \$500.00.

7. Should I survive my sister Josephine, I give and bequeath to George Stewart, Gilford Avenue of Indianapolis, Indiana the sum of \$200.00.

8. Should I survive my sister Josephine, I give and bequeath to Mary Perkinson, 314 West Ray Street of Indianapolis, Indiana the sum of \$200.00.

9. Should I survive my sister Josephine, I give and bequeath, property known as 1038 Church Street for the benefit of the orphans of the members of the Catholic Churches of the City of Indianapolis, the same to be kept and known as the "Haley's Orphans Home," and direct that the director of the St. Johns Church be the supervisor and director of said Home and to take care and look after its management and supervision.

10. Should I survive my sister Josephine, all the rest and residue of my estate, I give and direct that the same shall be used for maintaining and for the betterment of the "Haley's Orphans Home."

11. I nominate, constitute and appoint George Stewart, executor of this my last will and testament.

IN WITNESS HEREOF, I have hereunto subscribed my name and affixed my seal at Indianapolis, Indiana, this --- day of November, 1922.

Mary Haley

The foregoing instrument so subscribed, sealed published and declared by Mary Haley, as and for her last will and testament in our presence and in the presence of each of us and we at the same time at her request in her presence and in the presence of each other hereunto subscribed our names this 20 day of November, 1922 as attesting her witnesses.

Mrs. Clara Weinbrecht
 337 Propect St.
 CatherineLux
 3601 N. Capitol Ave.

311694

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
67 page 21964

IN THE MATTER OF THE ESTATE OF MARY HALEY, DECEASED.
January 12, 1924. Will probated in open Court.
Bond Filed.

-6-

Joseph T. Markey duly appointed and qualified as administrator, with the will annexed of the estate, of Mary Haley, deceased.

Order Book 86 page 116.

February 12, 1924. Proof of notice of appointment filed.

March 21, 1925. Verified final report filed.

April 3, 1925. Proof of publication of final notice filed.

April 18, 1925. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 92 page 88.

Final Report Record 68 page 509.

Note: Entry on final report reads in part as follows, to-wit: that all of decedent's debts and legacies have been paid and discharged, and that said decedent left surviving the following and only beneficiary, Josephine Haley, sister, that the said Josephine Haley is a person of unsound mind and under Guardianship in this Court; that said decedent died the owner of an undivided -- interest in the following described real estate situated in Marion County, Indiana: Lot 127 in McCarthy's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, that the title to said -- interest in said real estate at the time of the death of said decedent vested by devise, pursuant to the provisions of the last will and testament of said decedent.

That no inheritance tax was assessed against said estate.

ABTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement shows the gross value of said decedent's estate to be \$900.00.

-7-

Josephine Haley died testate March 3, 1940.

Will Record
BBB page 500
Probated
March 6, 1940

-8-

LAST WILL AND TESTAMENT OF JOSEPHINE HALEY, DECEASED.

I, Josephine Haley, being of sound mind and memory do hereby make and publish and declare this to be my last will and testament. Hereby revoking and making void all former wills by me at any time heretofore made.

1. I order and direct my executor as soon after my decease as practicable to pay off and discharge all the debts dues and liabilities that may exist against me at the time of my decease.

2. I give and bequeath to my sister, Mary Haley she surviving me all my estate, real, personal and mixed, where-so-ever situated.

3. Should I survive my sister Mary, I give and bequeath to St. Johns Catholic Church the sum of \$1000.00 the same to be used for masses for the Haley Family.

4. Should I survive my sister Mary, I give and bequeath to St. Josephs Home, 84 York Street, Jersey City, New Jersey, the sum of \$500.00.

5. Should I survive my sister Mary, I give and bequeath to the St. Vincents Hospital of Indianapolis, Indiana the sum of \$500.00.

6. Should I survive my sister Mary, I give and bequeath to the Little Sisters of the Poor of Indianapolis, Indiana, the sum of \$500.00.

7. Should I survive my sister Mary, I give and bequeath to George Stewart, Gilford Avenue, of Indianapolis, Indiana, the sum of \$200.00.

8. Should I survive my sister Mary, I give and bequeath to Mary Perkinson, 314 West Ray Street of Indianapolis, Indiana the sum of \$200.00.

9. Should I survive my sister Mary, I give and bequeath, property known as 1038 Church Street for the benefit of the orphans of the members of the Catholic Churches of the City of Indianapolis, the same to be kept and known as the "Haley's Orphans Home," and direct that the director of the St. Johns Church be the supervisor and director of said Home and to take care and look after its management and supervision.

10. Should I survive my sister Mary, all the rest and residue of my estate, I give and direct that the same shall be used for maintaining and for the betterment of the "Haley's Orphans Home."

11. I nominate, constitute and appoint George Stewart, executor of this my last will and testament.

IN WITNESS HEREOF, I have hereunto subscribed my name and affixed my seal at Indianapolis, Indiana, this --- day of November, 1922 in the presence of -

Josephine Haley

The foregoing instrument so subscribed, sealed, published and declared by Josephine Haley, as and for her last will and testament in our presence and in the presence of each of us and we at the same time at her request in her presence and in the presence of each other hereunto subscribed our names this 20 day of November, 1922 as atesting her witnesses.

Mrs. Clara Weinbrecht
337 Prospect St.
Catherine Lux
3601 N. Capitol

311694

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
118 page 42332

-9-

IN THE MATTER OF THE ESTATE OF JOSEPHINE HALEY, DECEASED.
March 6, 1940. Will probated in open Court. May 11, 1940. Bond filed.

Joseph T. Markey duly appointed and qualified as administrator with the will annexed of the estate, of Josephine Haley deceased.

Order Book 193 page 16.

June 1, 1940. Proof of notice of appointment filed.

March 15, 1944. Verified final report filed.

March 31, 1944. Proof of publication of final notice filed.

April 8, 1944. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 211 page 216.

Final Report Record 120 page 315.

Note: Entry on final report reads in part as follows, to wit: that all of decedent's debts and liabilities have been paid and satisfied.

That there was no Gross Income Tax payable upon said estate.

That said estate was not subject to inheritance tax.

ABSTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists the real estate described in the caption hereof as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$4090.51.

Misc. Record
351 page 439
Inst. #6902
Feb. 23, 1944
Recorded
Feb. 28, 1944

-10-

STATE OF INDIANA, COUNTY OF MARION, SS:

Joseph T. Markey, being first duly sworn upon his oath, deposes and says:

That he was the duly appointed, qualified and acting Guardian of Josephine Haley, an infirm person, which guardianship was pending in the Probate Court of Marion County, Indiana, in Guardianship Docket 18, page 93, that the said Josephine Haley died on the --- day of March, 1940, and that thereafter filed his guardian's final report which was approved and he was discharged as such guardian. That thereafter he was duly appointed and qualified as Administrator of The Estate of said Josephine Haley, deceased, whose estate is now pending in the Probate Court of Marion County, Indiana, in Estate Docket 118, page 42332 of the records of said Probate Court.

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Affiant further says he was personally acquainted with Martin Haley and Josephine Haley, brother and sister respectively, who were the owners as joint tenants of the following described real estate in Marion County, Indiana, to-wit:

Lot 127 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Affiant further says that said Martin Haley died on the 18th day of September, 1921, and upon his death the said Josephine Haley became the absolute owner in fee simple of the aforesaid real estate.

Affiant further says that at the time of the death of said Martin Haley he left surviving him as his sole and only heirs at law his two sisters, Mary Haley and the aforesaid Josephine Haley. That the said Mary Haley died October 19, 1923, and left as her sole and only heir at law the said Josephine Haley, and that thereafter, to-wit: on the ---- day of March, 1940, the said Josephine Haley died testate and her estate is now pending in the Probate Court as aforesaid.

Affiant further says that aforesaid real estate was sold for delinquent taxes on February 9, 1925, to W. C. Foster but was redeemed in the name of Martin and Josephine Haley but as stated hereinbefore the said Martin Haley was dead at the time of said redemption and at said time the title of said real estate was vested in said Josephine Haley.

Affiant further says that thereafter, to-wit: on the 15th day of April, 1929, Harry Dunn, Auditor of Marion County, Indiana, by tax title deed conveyed aforesaid real estate to The Zehn Company for the non-payment of taxes for the years, 1925, and 1926.

Affiant further says that the said The Zehn Company by quit claim deed conveyed said real estate on June 24, 1931, to the said Martin Haley and Josephine Haley, which deed was recorded on June 26, 1931 in Town Lot Record 879 page 488 of the records of the Recorder of Marion County, Indiana, and as hereinbefore stated at said time the said Martin Haley was dead, he having died on the 18th day of September, 1921, that through inadvertence of the scrivener of said deed the said Martin Haley was made a grantee whereas only Josephine Haley should have been named as grantee. That at the time of the execution and delivery of said quit claim deed by said The Zehn Company affiant was the guardian of Josephine Haley and the consideration for said quit claim deed was paid from the guardianship funds of the said Josephine Haley.

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Affiant further says that since 1931 to and including the year, 1943 all taxes on aforesaid real estate was paid by the undersigned in his capacity as Guardian of the said Josephine Haley and upon her death was paid by the undersigned as Administrator With the Will Annexed of the Estate of Josephine Haley, deceased.

Affiant further says that pursuant to order made and entered by the Probate Court of Marion County on the 21st day of February, 1944, the undersigned as Administrator With the Will Annexed of the Estate of Josephine Haley, deceased, conveyed aforesaid real estate to Arthur Ward and Florence Ward, husband and wife, of Marion County, Indiana, which deed was on said 21st day of February, 1944, duly recorded in the office of the Recorder of Marion County, Indiana, and that the said grantees are the now fee simple owners thereof.

Further affiant saith not.

Joseph T. Markey.

Subscribed and sworn to before me, this 23rd day of February, 1944.

A. J. Klee (LS)

Notary Public.

My commission expires: Sept. 27, 1945.

IN THE PROBATE COURT OF MARION COUNTY.

Estate Docket
118 page 42332
Verified Petition
Filed
February 9, 1944

Joseph T. Markey,
Administrator With the
Will Annexed of the
Estate of Josephine Haley,
Deceased,

Petition to Sell Real
Estate to Pay Debts

vs

Most Reverend Joseph E. Ritter,
Bishop of the Roman Catholic
Diocese of Indianapolis.

Comes now Joseph T. Markey, the duly appointed, qualified and acting Administrator With the Will Annexed of the Estate of Josephine Haley, deceased, late of Marion County, Indiana, and by way of petition to sell the hereinafter described real estate belonging to said decedent at the time of her death, in order to make assets to pay debts, respectfully shows:

1. That George Stewart, mentioned and described in said Last Will and Testament of Josephine Haley, Deceased, filed his renunciation to act as Executor of said Last Will and Testament, whereupon the undersigned was appointed and qualified as Administrator with the Will Annexed of said decedent.

311694

2. That the total value of the personal estate of the decedent which has come to his knowledge or into his possession amounts to the sum of \$3,843.86; that claims have been filed and allowed against said estate amounting in the aggregate to \$3,422.86, and that one claim has been filed against said estate which is still pending in the sum of \$500.00 and that in addition to said claims the costs of administration will have to be paid, and that, therefore, the personal estate of said decedent is insufficient to pay and discharge the debts and liabilities and the costs of administration of said estate.

3. That at the time of her death said decedent was the owner in fee simple of the following described real estate in the City of Indianapolis, County of Marion, and State of Indiana, to-wit:

Lot 127 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana, and known as 1038 Church Street, Indianapolis, Indiana, and which is the identical real estate mentioned and described in Paragraph 9 of the Last Will and Testament of said Josephine Haley, Deceased.

4. That the Last Will and Testament of said Josephine Haley, Deceased, was duly probated in the Probate Court of Marion County, Indiana, on March 6, 1940, and appears in Will Record BBB, Pages 500-501. That Paragraph 9 of said Last Will and Testament of said decedent reads as follows:

"9. Should I survive my sister Mary, I give and bequeath, property known as 1038 Church Street for the benefit of the orphans of the members of the Catholic Churches of the City of Indianapolis, the same to be kept and known as the 'Haley's Orphans Home,' and direct that the director of the St. Johns Church be the Supervisor and director of said Home and to take care and look after its management and supervision." That Mary Haley, sister of said testatrix, mentioned and described in said Last Will and Testament of said testatrix, died prior to said testatrix, to-wit: on the 19th day of October, 1923.

5. That Martin Haley, a brother of said testatrix, died intestate on the 18th day of September, 1921.

6. That said decedent at the time of her death was the owner of no other real estate or any interest in any other real estate and that said real estate hereinbefore described is the identical and same real estate mentioned and described in said Last Will and Testament of said testatrix as 1038 Church Street, Indianapolis, Indiana, and which said real estate was the sole and only real estate owned by said decedent at the time of her death.

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7. That said testatrix left no other personal estate out of which said testatrix' debts and costs of administration may be paid. That as a result there will be no funds, money or property out of which to pay any of the specific bequests of said testatrix nor will said defendant realize anything from devise mentioned and described in Item 9 of her said last will.

8. That said real estate hereinafter described is liable to sale to make assets for the payment of the debts and costs of administration of said estate and that the probable value thereof is \$500.00.

9. That under the Canon Law and Rules and Regulations of the Roman Catholic Church in the Roman Catholic Diocese of Indianapolis, all devises for Catholic charitable purposes in said Indianapolis Diocese, including the devise of said testatrix as set out in Paragraph 9 of her said Last Will and Testament, became vested in the Bishop of the Roman Catholic Diocese of Indianapolis, upon the probate of said will.

10. That defendant, Most Reverend Joseph E. Ritter, Bishop of the Roman Catholic Diocese of Indianapolis was at the time of the death of said testatrix and at the time that said will was probated and ever since said time and now is the duly ordained, qualified and acting Bishop of said Roman Catholic Diocese of Indianapolis, and the owner of said real estate and is made defendant hereto to answer to his interest therein.

11. That said real estate lies wholly within the Roman Catholic Diocese of Indianapolis.

WHEREFORE, your administrator With the Will Annexed of the Last Will and Testament of Josephine Haley, Deceased, prays the court that upon a hearing on this petition that the defendant be declared to be the owner of said real estate, and that an order may be granted to your Administrator, as aforesaid, authorizing him to offer for sale and sell said real estate for the purposes of making assets to pay the debts, liability and costs of administration of said estate, and that the court will grant such other and further relief in the premises as the interest of such estate may require.

February 9, 1944. Defendant Most Reverend Joseph E. Ritter, Bishop of the Roman Catholic Diocese of Indianapolis, herein filed waiver of service of notice and assents to sale of real estate herein described.

February 9, 1944. Inventory and appraisement filed showing that Harvey J. Keppel and Thomas F. Broden after taking oath appraised Lot 127 herein for \$500.00.

February 9, 1944. Bond filed in the penal sum of \$1000.00. Approved by the Court.

February 9, 1944. And said petition and the issues joined thereon by the waiver and assent filed by said defendant are now submitted to the court for trial,

finding and decree, and the court having heard the evidence and being fully advised in the premises finds that the personal assets of said estate are insufficient to pay and discharge the debts and liabilities of said estate and the costs of administration thereof, and that the real estate in said petition as hereinafter described is liable to be made assets in the hands of said Administrator With the Will Annexed to pay such indebtedness.

The court further finds that to make assets to pay the debts and liabilities and costs of administration of said estate it will be necessary to sell all of the decedent's interest in said real estate, and that the material allegations contained in the petition of said Administrator With the Will Annexed are true as therein stated and set forth.

The court further finds that Martin Haley, a brother of said decedent, died intestate on the 18th day of September, 1921 and left as his sole and only heir at law, and none other, said decedent, Josephine Haley, and a sister, Mary Haley, an adult person who died October 19, 1923.

The court further finds that at the time of the death of said decedent, Josephine Haley, she was the owner in fee simple of the real estate in said petition and hereinafter described.

The court further finds that said decedent at the time of her death was the owner of no other real estate, or any interest in any other real estate, and that the real estate mentioned and described in said petition and hereinafter described, is the same and identical real estate mentioned in the Last Will and Testament of said decedent as 1038 Church Street, Indianapolis, Indiana, and that said real estate was the sole and only real estate owned by decedent at the time of her death.

The court further finds that said decedent left no other personal estate out of which said decedent's debts, liabilities and costs of administration may be paid, and that there are not sufficient funds, money or property out of which to pay any of the special bequests of said decedent.

The court further finds that the Last Will and Testament of said Josephine Haley, Deceased, was duly probated in the Probate Court of Marion County, Indiana, on March 6, 1940, and appears of record in Will Record BBB, pages 500 and 501; that Paragraph 9 of said last will and testament of said decedent reads as follows, to-wit:

"9. Should I survive my sister Mary, I give and bequeath, property known as 1038 Church Street for the benefit of the orphans of the members of the Catholic Churches of the City of Indianapolis, the same to be kept and known as the 'Haley's Orphans Home,' and direct that the director of the St. Johns Church be the supervisor and director of said Home and to take care and look after its management and supervision."

The court further finds that under the Canon Law

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and Rules and Regulations of the Roman Catholic Church in the Roman Catholic Diocese of Indianapolis, all devised for Catholic charitable purposes in said Indianapolis Diocese, including the devise of said Testatrix as set out in Paragraph 9 of her said Last Will and Testament, became vested in the Bishop of the Roman Catholic Diocese of Indianapolis, upon the probate of said will.

The court further finds that defendant, Most Reverend Joseph E. Ritter, Bishop of the Roman Catholic Diocese of Indianapolis was at the time of the death of said testatrix, and at the time that said Will was probated, and ever since said time has been, and now is the duly ordained, qualified and acting Bishop of said Roman Catholic Diocese of Indianapolis, and the owner of the real estate mentioned in Item 9 of said Last Will and Testament of said decedent, and hereinafter described, and that said real estate lies wholly within the Roman Catholic Diocese of Indianapolis, and which said real estate is subject to sale to make assets to pay debts of said estate, including costs of administration, and that said real estate is not susceptible of division.

IT IS THEREFORE ORDERED ADJUDGED AND DECREED BY THE COURT: that the real estate of said decedent in said petition mentioned and described as follows, to-wit:

Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana, be sold by said Administrator with the Will Annexed at private sale for not less than the full appraised value thereof, and for cash only, and subject to the taxes of 1943, payable in 1944. And said Administrator With the Will Annexed is required to give at least three-days' notice of the time, terms and place of such sale by one publication in the Indianapolis Commercial, a newspaper of general circulation, printed and published in the City of Indianapolis, Marion County, Indiana.

And said Administrator With the Will Annexed is required to make due report of his proceedings under the foregoing order and time is given.

Order Book 215 page 142.

February 21, 1944. Proof of publication of notice of sale of real estate herein filed showing therein that said notice appeared in The Indianapolis Commercial, a daily newspaper of general circulation, printed and published in the City of Indianapolis, Marion County, Indiana, one insertion on the 9th day of February 1944.

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February 21, 1944. VERIFIED REPORT OF SALE OF REAL ESTATE.

Comes now the undersigned, Joseph T. Markey, Administrator With the Will Annexed, of the Estate of Josephine Haley, Deceased, and reports to the court that pursuant to the order of court hereinbefore made in this proceeding authorizing and directing the sale of the real estate therein and hereinafter described, he gave notice of the time, terms and place of such sale by at least three days' notice by one publication in the Indianapolis Commercial, a newspaper of general circulation printed and published in the City of Indianapolis, Marion County, Indiana, and attaches hereto and makes a part of this report copy of such proof of publication of notice.

That on the 21st day of February, 1944, being the time fixed for such sale, and at the place, and upon the terms in said notice set forth, he sold said real estate, to-wit:

Lot 127 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the Office of the Recorder of Marion County, Indiana, and known as 1038 Church Street, Indianapolis, Indiana, at private sale to Arthur Ward and Florence Ward, husband and wife, of Marion County, Indiana, subject to the taxes for 1943, payable in 1944, and subject to the approval of this court, for the sum of Five Hundred Dollars, that being the highest and best bid received therefor, and being the full appraised value thereof. Said purchasers complied with the terms of such sale by paying to your Administrator With the Will Annexed, in cash, the full purchase price; that said sale in all things was in accordance with the order of this court hereinbefore made.

And said Administrator With the Will Annexed now brings into court the cash payment of Five Hundred (\$500.00) Dollars so made by said purchasers and asks that said sale and his acts as herein reported be approved and confirmed.

February 21, 1944. And the court having examined the same and being sufficiently advised in the premises finds that said Administrator With the Will Annexed, aforesaid, after giving notice of the time, terms and place of sale as required by order of this court authorizing the same, sold the real estate in his said report and the former order of this court described at private sale to Arthur Ward and Florence Ward, Husband and Wife, for the sum of Five Hundred (\$500.00) Dollars, subject to the taxes for 1943, payable in 1944, that being the highest and best bid received therefor, and the full appraised value thereof.

The court further finds that said purchasers have

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in all things complied with the terms of said sale. And the court being satisfied that in the interests of said estate said sale ought to be approved, now in all things ratifies and confirms the same, together with the acts of said Administrator With the Will Annexed, as by him reported. And said Administrator With the Will Annexed is now ordered to execute his deed conveying said real estate so sold to said purchasers, which deed is now reported by said Administrator With the Will Annexed, and, being examined, is approved by the court and delivered to said purchasers.

And this proceeding is adjudged finally disposed of.

Order Book 215 page 217.

Town Lot Record
1136 page 172
Inst. #6047
Feb. 21, 1944
Recorded
Feb. 21, 1944

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Joseph T. Markey,
Administrator with the
Will Annexed, of the
Estate of Josephine Haley,
deceased, as such Adminis-
trator by the order of the
Probate Court of Marion
County, Indiana, entered in
Order Book 24, of said court
on page ---,

to

Arthur Ward and Florence
Ward, husband and wife

Lot 127 in McCarty's Subdivision of the West
Part of Out Lot 120 in the City of Indianapolis, as
per plat thereof, recorded in Plat Book 7, page 74,
in the office of the Recorder of Marion County, Indiana,
and known as 1038 Church Street, Indianapolis, Indiana.

Subject to taxes for 1943 payable in 1944.

Examined and approved in open court, this 21 day
of February, 1944.

Dan V. White,
Judge Marion Probate Court.

Administrator's Deed
(U.S. Revenue
Stamp Attached)

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Judgment Search

-13-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Josephine Haley

from January 5, 1939,
8 A.M. to and including
March 3, 1940

Joseph T. Markey,
Guardian

from January 5, 1939,
8 A.M. to and including
December 9, 1940

and vs

Arthur Ward
and
Florence Ward,
jointly and
not individually

for the 10 years
last past and
against none other

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Taxes for the year 1946 on the Real Estate for which this Abstract is prepared are assessed in the name of Arthur and Florence Ward and are due and payable on or before the first Mondays in May and November of 1947.

General Tax Duplicate No.424350, T-Z, Indianapolis, Center Township, Parcel No.28863.

May Installment \$19.90 Paid.

November Installment \$19.90 Unpaid.

SINCE PAID IN FULL
ATTEST, UNION TITLE CO.

BY: *C. Charles Blum*
PRESIDENT

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Taxes for the year 1947 now a lien.

SEE SUBSEQUENT CONTINUATION

GUARANTEED CERTIFICATE

-16-

STATE OF INDIANA }
COUNTY OF MARION } ss:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract Old Age Certificate Index in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein above set out.

THIRD That according to the current tax duplicates, moratorium duplicates, and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the Caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 16 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 15 both inclusive.

Dated at Indianapolis, Indiana, April 26, 1947, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Briston*
President

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UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



311694

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES,
INTERNAL REVENUE TAX LIENS

Prepared for: **Railroadmen's Federal Savings And Loan Association.**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including

April 23, 1947, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 24, 1947, 8 A.M.

Josephine Haley

Joseph T. Markey, Guardian

Arthur Ward

Florence Ward

UNION TITLE CO.

BY *Albert M. Bristor*
PRESIDENT

FC

64-25130A

CAPTION

-1-

Continuation of Abstract of Title to Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana. Since April 26, 1947, 8 A.M.

Prepared for: Mrs. Anita Buchanan

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Florence Ward died intestate October 17, 1952 as appears at a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an estate of Florence Ward; deceased.

Town Lot Record
1544 page 381
Inst. #65032
Sept. 18, 1954
Recorded
Sept. 18, 1954

COUNTY OF MARION, STATE OF INDIANA --

Arthur Ward, being duly sworn does state that he was the husband of Florence Ward deceased.

That together they were the owners of the following described real estate:

1-01-28863 - Lot 127 OL 120 in McCartys West Sub.

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-1- dkr -over-

64-25130A

This Affidavit is made to induce the Auditor of Marion County to remove the name of Florence Ward from the tax records and to transfer the above described real estate to the name of this Affiant.

Further he sayeth not.

Arthur Ward

Subscribed and sworn to before me this 18th day of September, 1954.

Carolyn C. Denson (LS)

Notary Public

My commission expires May 15, 1955.

Town Lot Record
1549, Inst. #75624
Oct. 25, 1954
Recorded
Oct. 26, 1954

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STATE OF INDIANA, COUNTY OF MARION, SS:

Arthur Ward, being first duly sworn, on oath states that he is of lawful age and resides in the County of Marion, State of Indiana, That he is the surviving widower of Florence Ward who died intestate on the 17 day of Oct. 1952, and that as such surviving widower is the owner of the following described real estate situated in Marion County, Indiana:

Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

That said decedent and this affiant acquired title to the above described real estate as husband and wife by virtue of a certain Administrator's Deed executed by Joseph T. Markey, Administrator with the Will Annexed, of the Estate of Josephine Haley, on the 21st day of February 1944, which said deed appears of record in Town Lot Record 1136, at page 172 thereof of the records in the office of the Recorder of Marion County, Indiana.

That all debts, funeral expenses and doctor bills of said decedent have been fully paid and satisfied, and that said decedent's estate has not been and is not to be administered upon.

That said decedent and this affiant were husband and wife at the time they took title to the above described real estate and that they remained such continuously until the death of said Decedent, Florence Ward.

-2- dkr -over-

64-25130A

That the gross value of the estate of said Florence Ward, deceased, together with her investment in all the property in which -he held a joint interest, including the proceeds of Insurance upon her life was not more than 60,000.00 Dollars, and therefore not subject to Federal Estate Tax.

This affidavit is made for the purpose of inducing the Auditor of Marion County, Indiana, to change the tax records and show the title to the above described real estate in the name of affiant herein, Arthur Ward.

Arthur Ward

Sworn to before me and subscribed in my presence this 25 day of October, 1954.

Martha Louis Barkhan (LS)

Notary Public

My commission expires August 21, 1955.

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Arthur E. Ward died intestate Sept. 30, 1958.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF ARTHUR E. WARD,
DECEASED.

Oct. 20, 1958. Bond filed, Anita Delores Buchan, duly appointed and qualified as administratrix of the estate of Arthur E. Ward, deceased.

Order Book 445, page 349.

Nov. 24, 1958. Proof of notice of appointment filed.

"Pending"

NOTE: Petition for issuance of Letters of Administration shows the name, age, relationship

Estate Docket
178 page 66393

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-3- dkr -over-

64-25130A

to such decedent and place of residence of each known heir of such decedent's estate are:

NAME	AGE	RELATIONSHIP	RESIDENCE
Anita Delores Buchan	--	Daughter	1038 Church St., Indianapolis, Indiana
Norma Jean Robbins	--	"	" " " " " "
Milla Lanman	--	"	510 N. Main St., Martinsville, Indiana
Helen Davis	--	Daughter	R. R. 2, Wilbur Rd. Martinsville, Indiana

Old Age Assistance Search

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.

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Juvenile Court Search

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

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64-25130A

Uniform Commercial Code
-10- Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except NONE.

Judgment Search
-11- Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Arthur Ward
and
Arthur E. Ward

from October 21, 1953
to and including
September 30, 1958

and vs

Anita Delores Buchan,
Norma Jean Robbins,
Milla Lanman,
and
Helen Davis

for the 10 years
last past and
against none other.

Cause No. C-39971
-12- Judgment for \$2,800.00 and costs in favor of Interstate Finance, Inc. vs Helen Davis rendered February 27, 1959 in the Superior Court, Cause No. C-39971.
Order Book 926, page 457.
Judgment Docket D-2, page 55, Series 8.

64-25130A

Cause No. S-60-8474

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Judgment for \$10,854.72 and costs in favor of Citizen's Federal Savings & Loan Ass'n. vs Helen Davis rendered May 10, 1961 in the Superior Court, Cause No. S60-8474.

Order Book 1024, page 490.

Judgment Docket D-2, page 95, Series 8.

November 7, 1961. Assigned in Misc.

Order Book 17, pg. 63 to J. S. Gleason Jr., Administrator of Veteran's Affairs.

Cause No. S-61-7214

-14-

Judgment for \$1,085.62 and costs in favor of Indianapolis Morris Plan Corp vs Helen Davis rendered December 13, 1961 in the Superior Court, Cause No. S-61-7214.

Order Book 1039, page 479.

Judgment Docket D-2, page 105, Series 8.

Cause No. R-15331

-15-

Judgment for \$200.00 and costs in favor of Interstate Finance, Inc. vs Helen Davis rendered June 9, 1959 in the Municipal Court, Cause No. R-15331.

Order Book 185, page 296.

Judgment Docket D-4, page 85.

64-25130A

NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS.

Tax Lien Record
1 Page 59
Inst. #9117
Feb. 7, 1955
Recorded
Feb. 7, 1955

No. I - E - 44

Indianapolis, Indiana

Pursuant to the provisions of Sections 6321, 6322 and 6323 of the Internal Revenue Code of 1954, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer, towit:

NAME OF TAXPAYER: Fred & Helen Davis

RESIDENCE OR PLACE OF BUSINESS: 640 N. Beville,
Indianapolis, Indiana

NATURE OF TAX	ACCOUNT NO.	YEAR OR TAXABLE PERIOD	ASSESSMENT DATE	AMOUNT OF ASSESSMENT
Income	Apr 54 - OP-1003604	1953	3-15-54	\$696.00
			Filing Fee	1.00
			Total	\$697.00

WITNESS my hand at Indianapolis 6, Indiana
on this the 7th day of February, 1955.

Gary Campbell,
District Director of
Internal Revenue

By: R. R. Gill
Group Supervisor

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NOTICE OF FEDERAL TAX LIEN UNDER INTERNAL REVENUE LAWS

Tax Lien Record
1 Page 61
Inst. #11586
Feb. 21, 1957
Recorded
Feb. 21, 1957

No. IE-2224

Indiana District

Pursuant to the provisions of Sections 6321, 6322, and 6323 of the Internal Revenue Code of 1954, notice is hereby given that there have been assessed under the Internal Revenue laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by

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-7- dkr -over-

64-25130A

virtue of the above-mentioned statutes the amount of said taxes, together with penalties, interest, and costs that may accrue in addition thereto, is a lien in favor of the United States upon all property and rights to property belonging to said taxpayer, towit:

NAME OF TAXPAYER: Fred M. & Helen Davis

RESIDENCE OR PLACE OF BUSINESS: 612 N. Beville,
Indianapolis, Indiana

NATURE OF TAX	ACCOUNT NO.	YEAR OR TAXABLE PERIOD	ASSESSMENT DATE	AMOUNT OF ASSESSMENT
Income	5-56-OP-1500599	1955	5-31-56	\$598.78
			Total	\$598.78

WITNESS my hand at Indianapolis 6, Indiana,
on this, the 21st day of February, 1957.

Gary Campbell
District Director
of Internal Revenue
By: H. M. Showalter
Group Supervisor

-18- Taxes for the year 1962 and prior years paid in full.

-19- Taxes for 1963 payable 1964 in name of Arthur Ward.

Duplicate No. 449306, T-Z, Indianapolis Center
Township, Code No. 1-01, Parcel No. 28863.

May Installment \$44.32 Unpaid.

November Installment \$44.32 Unpaid.

Assessed Valuation:

Land \$280.00 Improvements \$710.00 Exemptions (None)

-20- Taxes for 1964 now a lien in name of Arthur Ward.

SYNOPSIS OF THE ZONING AND PLANNING REGULATIONS
OF THE CITY OF INDIANAPOLIS

-21-

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended being the establishment of the City Plan Commission, and except the District Zone Map, as amended, which were adopted, continued and are now in full force and effect.

The purpose of the "Municipal Code of Indianapolis 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to become a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines and for all such purposes to divide the City of Indianapolis, into the following districts:

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

Four classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit, and H-4, 180 foot Height limit.

Modifications of said height restrictions are provided, depending upon position of building on lot, generally allowing 2 feet additional height in Classes H1 and H2 and 3 feet in H3 and H4 for each 1 foot the higher portion is set back from required yard lines.

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provided, that in Class AA, A1 and A2 districts one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of December 20, 1922, or on any numbered lot in a recorded plat or replat that is on record in the office of the County Recorder.

Regulations are construed to determine number of families permitted to occupy residential buildings in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

Computation of Lot Areas.

In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot, a depth of only three times such width shall be used.

In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line.

Restrictions on Reduction of Lot Areas.

The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other building.

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A-3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

Where front yard lines are established by recorded plat, such lines shall apply as minimum requirements, or lines may be established by average distance of existing houses.

Where no such lines are established, from set-back line shall be equal to 1/3 of the average depth of the lot up to 50 feet, with minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than 2 1/2 stories high, such least dimension shall be not less than 1/6 of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimension of rear yard shall be not less than 1/2 of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards, and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U2 district.

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Non-Conforming Uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance by not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City plan commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this city with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing, amend, supplement, or change the districts and regulations herein established.

This certificate is a synopsis only of the general provisions. For specific details, reference should be had to the complete text of the ordinance.

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

64-25130A

ORDINANCE

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

That Sub-Sections (e), (f), and (g) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read respectively:

(e) Class A4 District. In a class A4 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1700 square feet of the area of the lot.

(f) Class A5 District. In a class A5 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1100 square feet of the area of the lot.

(g) Class A6 District. In a class A6 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 800 square feet of the area of the lot.

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

64-25130A

O R D I N A N C E

BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

That Sub-Section (j) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read as follows:

(j) Restrictions of Floor Areas in Dwelling Houses,
In a Class AA District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 1,500 square feet for each family, or 1,000 square feet for each family if additional floor area of at least 500 square feet per family is provided on any floor or floors.

In a class A1 or A2 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a class A3, A4, A5, or A6 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

64-25130A

For purposes of this section, "Additional Floor Area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided, however, that:

- (1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and
- (2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

ATTEST: Clem Smith By: Mary N. Darko, Deputy
AUDITOR OF MARION COUNTY, INDIANA

RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

-22-

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And to the end that adequate light, air, convenience of access and safety from fire, flood, and other danger may be secured, that congestion in the public streets may be lessened or avoided, that property values may be preserved, and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted, be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that it recommends to The Marion County Council the adoption by it without amendment of all existing zoning and Subdivision control ordinances now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in case any lands within Marion County, Indiana, are not zoned by existing Zoning Ordinances, The Metropolitan Plan Commission of Marion County, Indiana, recommends that the resolution to be adopted by the Marion County Council pursuant to Section 5 of Chapter 184 of the Acts of 1957, set forth the following residential or agricultural zoning classifications for such unzoned land.

If such lands lie inside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, and

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance.

said existing Marion County Master Plan Permanent Zoning Ordinance being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above resolution passed by The Metropolitan Plan Commission of Marion County, at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957.

Effective March 28, 1957.

Copy of above resolution recorded April 1, 1957 in Town Lot Record 1657, page 486.

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October 9, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

EXCERPTS OF THE "AIRPORT DISTRICT ORDINANCE", ADOPTED BY THE MARION COUNTY COUNCIL, SEPTEMBER 4, 1963.

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions:

SECTION 1.01 AIRPORT DISTRICT

An AIRPORT DISTRICT, a secondary zoning district, is hereby established for Marion County, Indiana. The AIRPORT DISTRICT shall consist of two parts, the "Airport Approach Area" and the "Airport Circling Area" as each is defined in this ordinance and indicated on the Airport District Map for each public airport (which Map dated November 7, 1962 is a part of this ordinance and incorporated herein by reference).

All land so defined and indicated is hereby zoned and classified as the AIRPORT DISTRICT.

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

The following regulations shall apply to land within the Airport District. These regulations shall be in addition to all other primary or secondary zoning district regulations applicable to said land, and in case of conflict, the more restrictive regulations shall control.

1. USE

Within that part of the Airport Approach Area of the Airport District within a horizontal radius of 10,000 feet from the airport reference point, as defined in this ordinance, no building, structure or premises shall be erected, relocated or converted for use as a school, church, child caring institution, hospital, stadium, public auditorium, theater, public assembly hall, public swimming pool, picnic grounds, carnival, amusement park, penal institution or sports arena.

2. HEIGHT

a. Within the Airport Circling Area and the Airport Approach Area, of the Airport District, no projection of any building, structure, or plant growth hereafter constructed, located or grown, or of any existing building, structure, or plant growth hereafter reconstructed, relocated or enlarged shall penetrate above the approach surfaces, the runway surfaces, the transitional surfaces, the horizontal surface, or the conical surface, whichever is more restrictive.

b. Provided, however, projections may extend to a maximum height of 50 feet above the established airport elevation.

3. PERFORMANCE STANDARDS

The following performance standards shall apply within the Airport Circling Area and the Airport Approach Area, of the Airport District, except that part of the Airport Area whose horizontal distance from the airport reference point is greater than the radius of the Airport Circling Area:

Interference with Communication

No use shall create interference with any form of communication whose primary purpose is for air navigation.

Smoke, Dust and Particulate matter

(1) No use shall create or emit smoke of a density equal to or greater than No. 2 according to the Ringelmann Scale, as now published and used by the United States Bureau of Mines.

(2) No use shall cause dust, dirt or fly-ash of any kind to escape beyond the lot lines in a manner detrimental to or endangering the visibility of air crews using the airport in landing, taking off, or maneuvering of aircraft.

NOTE: COPIES OF MAP ABOVE REFERRED TO BEING A DISTRICT MAP FOR INDIANAPOLIS (WEIR COOK) MUNICIPAL AIRPORT ARE ON FILE IN THE OFFICE OF THE METROPOLITAN PLANNING DEPARTMENT: ALSO A COPY FILED OCTOBER 7, 1963, AS INSTRUMENT #59018, IN THE MARION COUNTY RECORDER'S OFFICE.

64-25130A

GUARANTEED CERTIFICATE

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STATE OF INDIANA }
COUNTY OF MARION } ss:

The undersigned hereby certifies, guarantees and warrants to whoever relies upon this certificate, and this certificate inures to the benefit of the present and all future persons in interest and runs with the real estate described in the caption hereof.

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

That all instruments abstracted herein appear regular in form, execution, and acknowledgment, unless otherwise noted.

SECOND That there are no wills, estates, nor guardianships affecting the title to the real estate described in the caption hereof, except as shown herein.

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Juvenile, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, nor any transcripts of judgments of the United States Courts filed in the Office of the Clerk of the Circuit Court of Marion County, as said records and dockets are now entered up, except as herein set out.

THIRD That according to the current tax duplicates and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes, ditch assessments nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 25 both inclusive and sheets
watermarked "Union Title Company" Nos. 1 to 17 both inclusive.
Dated at Indianapolis, Indiana, October 21, 1964, 8 A.M.

UNION TITLE COMPANY

by _____
President

-17- dkr

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-25130A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: Mrs. Anita Buchan

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the eight divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

Examination made against the parties named below, the search being made and limited according to the names exactly as set forth herein and not otherwise:

This certificate covers all divisions of both Districts of the State down to and including

October 14, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

October 15, 1964, 8 A.M.

Arthur Ward
Arthur E. Ward
Anita Delores Buchan
Norma Jean Robbins
Milla Lanman
Helen Davis

UNION TITLE CO.

BY *C. C. Blum*
PRESIDENT

dkr

(over)

64-25130A

IN THE UNITED STATES DISTRICT COURT
(HAMMOND DIVISION)

Cause #4910 IN THE MATTER OF THE VOLUNTARY
Date PETITION IN BANKRUPTCY
April 22, 1957 OF
(Lake County) ARTHUR EARNEST WARD

Notice of Federal Tax Lien No. IE-44 recorded
Feb. 7, 1955 and No. IE-2224 recorded
Feb. 21, 1957, not duplicated herein.

dkr

UNION TITLE CO.

BY *C. Edmund Blum*
PRESIDENT

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 127 McCarty's Sub. West					
Part O. L. 120					

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

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 Current Paid () 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.

UNION TITLE CO.

Dated this 5th day of July 1951 1961 BY C. Edward Blum
Abstractor PRESIDENT

Prel. Approval of Title _____ Date _____ By _____
Deputy Attorney General

Final approval of Abstract of Title _____ BY _____
Date _____ Deputy Attorney General

65-21157A

The following is an Extension of the original search by Union Title Company under No. 64-25130A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 127 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since October 21, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

-2-

The following is a report on encumbrances shown in abstract prior to the date of beginning this Special Search.

(A) Judgments and Federal Tax Liens shown at entries 12, 13, 14, 15, 16 and 17 not released as of October 8, 1965.

Old Age Assistance Search

-3-

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.

65-21157A

Juvenile Court
Search

-4-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Uniform Commercial
Code

-5-

Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except None.

Judgment Search

-6-

Examination made for judgments entered against the following named parties, the search being made and limited according to the names exactly as set forth herein and not otherwise:

Anita Delores Buchan,
Norma Jean Robbins,
Milla Lanman
and
Helen Davis

from October 21, 1964,
8 A.M. to date and
against none other.

Cause No. C-61-793

-7-

Judgment for costs in favor of Robert A. O'Neal, Sheriff of Marion County vs. Helen Davis, rendered September 30, 1965 in the Circuit Court, Cause No. C-61-793.
Order Book 388 page 480.

65-21157A

-8- Taxes for the year 1963 and prior years paid in full.

-9- Taxes for 1964 payable 1965 in name of Arthur Ward.

Duplicate No. 365238, T-Z, Indianapolis, Center
Township, Code No. 1-01, Parcel No. 28863.

May Installment \$46.17 Paid

November Installment \$46.17 Paid

-10- Assessed Valuation

Land \$280.00 Improvements \$710.00 Exemptions None.

-11- Taxes for 1965 now a lien in name of Arthur Ward.