

65 45630

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 25

cmo Fee

This Indenture Witnesseth, That

George R. Senior & Virginia L. Senior (adult, husband & wife)

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Five thousand - - - - - Dollars,
(\$5,000.00)

the receipt whereof is hereby acknowledged, the following described Real Estate in Marion County in the State of Indiana, to wit:

A PART OF LOT 42 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTH WEST CORNER OF SAID LOT; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT, 90 FEET; THENCE NORTH, PARALLEL WITH THE WEST LINE OF SAID LOT, 28 FEET; THENCE WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT, 90 FEET TO THE WEST LINE OF SAID LOT; THENCE SOUTH, ALONG SAID WEST LINE, 28 FEET TO THE PLACE OF BEGINNING. ALSO, A 10-FOOT STRIP SOUTH OF AND NEXT ADJACENT TO SAID PART OF LOT 42, BEING A PART OF WILKINS STREET HERETOFORE VACATED, AND A 5-FOOT STRIP LYING WEST OF AND NEXT ADJACENT TO SAID PART OF LOT 42, BEING A PART OF UNION STREET, HERETOFORE VACATED.



5.50

DULY ENTERED FOR TAXATION

SEP 9 - 1965

John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1965 SEP -9 AM 9:06
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *7060366*
7060365
7060364
Dated *8-23-65* 19

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

JH
6-28-65
In Witness Whereof, the said George R. Senior & Virginia L. Senior (adult, husband & wife) have hereunto set their hand and seal, this *25th* day of *JUNE* 1965
George R. Senior (Seal) (Seal)
George R. Senior (adult husband) (Seal)
Virginia L. Senior (Seal) (Seal)
Virginia L. Senior (adult wife) (Seal)
..... (Seal) (Seal)

FAR 65 45630

This Instrument Prepared by *E. W. King* 2-1-65

Handwritten signature and date
JUL 28 1965

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named
 Grantor in the above conveyance, and acknowl-
 edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires Notary Public

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named
 Grantor in the above conveyance, and acknowl-
 edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires Notary Public

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 25th
 day of JUNE, A. D. 1965; personally appeared the within named
GEORGE B. & VIRGINIA L. SENIOR
 Grantors in the above conveyance, and acknowl-
 edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires May 8, 1968 Notary Public
Perry S. Cole

65 45630

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of, 19.....

at o'clock m, and

Recorded in Book No. page

Recorder County

Duly entered for taxation this

day of, 19.....

DULY ENTERED
 Auditor's fee \$
 FOR RECEPTION

Auditor County

John T. Sullivan
 COUNTY AUDITOR

State Highway
 Division of Land Acquisition
 Indiana State Highway Commission

16

INDIANA STATE HIGHWAY COMMISSION
DIVISION OF LAND ACQUISITION
Room 1105 • 100 North Senate Avenue
INDIANAPOLIS, INDIANA

August 30, 1965 19

To Marion Co. Treas.
Indianapolis
Indiana
GENTLEMEN:

We enclose State Warrant No. _____ 19_____
in settlement of the following vouchers **AR 060366 8-23-65**

DESCRIPTION	AMOUNT
<p>Purchase -- George Senior Parcel # 101-079503 Dupl. # 368969 <i>For the purchase of Right of Way on State Road</i></p> <p>No. _____ in _____ I-70 Marion County _____ Project _____ Section I 70-3 as per Grant dated (52)</p>	<p>205.92</p>
<p>June 25, 1965</p>	
<p>Parcel 25</p>	

Received Payment: _____

Date _____

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

August 30, 1965 19

To George R. Senior & Virginia L. Senior
116 Moncello Drive
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A. 060365 8-23-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>June 25, 1965</i> Parcel 25 escrow	500.00

PLEASE RECEIPT AND RETURN

Received Payment: *George R. Senior*Date: *8-30-65*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

.....August 30, 1965..... 19.....

To George R. Senior & Virginia L. Senior
116 Moncello Drive
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No.....A 060364 8-23-65..... 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	
..... June 25, 1965.....	
Parcel 25	4294.08

PLEASE RECEIPT AND RETURN

Received Payment: *George R. Senior*Date: *8-30-65*

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(32)
Parcel No. 25
Road I-70
County Marion
Owner George S. Senior, et ux
Address 116 Marcello Drive
Address of Appraised Property:
1041 S. Union 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. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
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 June 3, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. see attachment
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 May 6, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 5,000.00
- (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>5,000.00</u>
(1) Land and/or improvements	\$	<u>5,000.00</u>
(2) Damages	\$	<u>0</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>0</u>
(4) Estimated Total Compensation	\$	<u>5,000.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-16-65	<i>[Signature]</i>
NGS Asst. or Chief Appr.	6-16-65	<i>[Signature]</i>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I-70-3(52) PARCEL # 25 COUNTY Marion

NAME & ADDRESS OF OWNER George R + Virginia L. Sevier
116 Monticello Drive, Indianapolis PHONE # ST 4-2105

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs Sevier
Same as above PHONE # Same

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-25-65

OFFER \$ 5,000.00 TIME OF CONTACT 4:30 PM

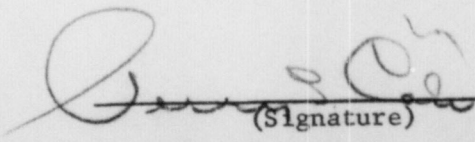
YES NO N/A (Circle N/A if all questions are not applicable)

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () 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: Called on Mr + Mrs Sevier and secured their
signatures to the documents. Mr Sevier gave me
\$5.52 in cash for me to buy documentary
stamps for the deeds.

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

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


(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 3

PROJECT # I-70-3(52) PARCEL # 25 COUNTY Mason

NAME & ADDRESS OF OWNER George C. + Virginia L. Senior
116 Moncello Drive, Indianapolis, Ind. PHONE # 514-2105

NAME & ADDRESS OF PERSON CONTACTED Mason County Treasurer
City-County Bldg, Indianapolis PHONE # ---

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-24-65

OFFER \$ 5,000.00 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. () () () 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: Called at Mason County Treasurer and
obtained a cashiers receipt for all taxes
owed through the 1965 B installment. I
will prepare a claim voucher in this amount
\$ 205.92 to pay the taxes.

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

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3(52) PARCEL # 25 COUNTY Marion

NAME & ADDRESS OF OWNER George C. & Virginia L. Senior
116 Moncello Drive, Indianapolis PHONE # ST4-2105

NAME & ADDRESS OF PERSON CONTACTED Mrs Richard Hicks (Tenant)
1041 S. Union St., Indianapolis, Ind. PHONE # None
(List other interested parties on reverse side (including nature of their interest))

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-24-65

OFFER \$ 5,000.⁰⁰ TIME OF CONTACT 2:45

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: Called at home of Mrs Richard Hicks, tenant,
and executed RAAP Form.

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

Distribution Made

- (1) Parcel (1) Weekly Summary
() Owner () Other, Specify: _____

Jerry S. Cole
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 25 COUNTY Madison

NAME & ADDRESS OF OWNER George R + Virginia L Turner
116 Marcello Drive PHONE # STD-2105

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs Turner
Turner's home PHONE # same

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

DATE ASSIGNED 6-11-65 DATE OF CONTACT 6-23-65

OFFER \$ 5,000.00 TIME OF CONTACT 4:45 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: Called on Mr + Mrs Turner and discussed
the offer. They will accept the offer the previous
date. We had a check for that taxes and
will prepare the deed to and then return
to secure their signatures.

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

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

[Signature]
(Signature)

466594

ABSTRACT OF TITLE

To

The Real Estate more particularly described
on the following page of this Caption Sheet.

PREPARED BY

Lawyers Title Insurance Corporation BROWN DIVISION

140 East Washington Street

INDIANAPOLIS, MARION COUNTY, INDIANA

TELEPHONE: ME Irose 8-6401

Plant Established 1868

HISTORICAL NOTES

Showing Original Title from earliest times down to the organization
of Marion County and the location of Indianapolis, County Seat.

The land Northwest of the Ohio River was first a part of Louisiana and was governed by the officers of the French King. The French in 1763 ceded the land North of the Ohio to the British, who retained it until 1783, when they surrendered the country South of the Great Lakes to the United States, by whom the land in Marion County was purchased of the Miami Indians.

The Indians who made any claims to the lands South of the Wabash River were primarily the Miami Nation. The Delawares occupied this immediate region, and were considered as having a title by grant or permission from the Miami Nation, which was at least a title by permanent occupation.

Cessions were made at St. Mary's, Ohio, in October, 1818, as follows:

By the Weas, in general terms, October 2—U. S. Statutes at Large, Vol. 7, page 186.

By the Delawares, in general terms, October 3—U. S. Statutes at Large, Vol. 7, page 188.

By the Miamis, by boundaries, October 6—U. S. Statutes at Large, Vol. 7, page 189.

The Weas, or Ouiatenons, were properly a part of the Miami Nation. So were also the Kickapoos, who relinquished their claims, in general terms, July 30, 1819—U. S. Statutes at Large, Vol. 7, page 200. These four treaties covered all tribes having any claims to lands in Marion County. The record in the Statutes at Large is the official one, including the signatures of the parties.

American State Papers, 2 Indian Affairs, page 169.

By authority of Congress, Indiana Territory was organized May 7, 1800, and the State government, under authority of Congress superseded the territorial government in November of 1816, and Indiana was fully admitted into the Union December 11, 1816. Marion County was organized December 1821 and the boundary lines of the County were established January 7, 1824—Acts of 1824, page 52.

By clause 5 of Section 5 of the Enabling Act of Congress of April 19, 1816, four sections of land were granted to the new State of Indiana, to be selected by the legislature, "for the purpose of fixing the seat of government thereon."

3 U. S. Statutes at Large, page 290.

By the Act of March 3, 1819, the Indiana legislature was authorized to select for that purpose any contiguous parts of sections, "not to exceed in the whole the quantity contained in the four sections."

3 U. S. Statutes at Large, page 516.

January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government. Act of 1820, page 18.

January 6, 1821, the legislature approved the selection of "sections 1 and 12 east and west fractional sections numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by north and south lines as will complete four entire sections, or 2560 acres of land in township 15 North and range 3 East of the Second Principal Meridian."

Three commissioners were appointed to lay off the town site, and to offer lots for sale. The office of the agent was created to sell and convey lots, and the site was named Indianapolis.

Acts 1821, page 44.

By the original survey section one contained 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, East of White River, contained 448.20 acres, leaving 202.07 acres to be taken out of the east side of section 3.

The original survey of the city of Indianapolis, as made in the year 1821, is included within North, South, East and West Streets, embracing Squares numbered 1 to 101 inclusive, which were subdivided into lots.

In pursuance of an Act of 1824, Out-lots numbered 1 to 10 on the North, and 11 to 20 on the South side of the city were laid off, and in 1825 an additional survey of Out-lots, including 21 to 30 on the South, and 31 to 40 on the North side of the City was also authorized. "H" is a square of two acres laid out and sold for a brick yard.

The seat of government was permanently established at Indianapolis, January 20, 1824.
R. S. 1824, page 370.

January 26, 1827, the alleys in certain squares were vacated, and the "steam mill" lot authorized.

Acts 1827, page 5.

February 9, 1831, a survey of the remaining part of the donation was authorized and a plat of such survey was filed in the Recorder's office of Marion County, July 5, 1831, embracing Out-lots numbered 41 to 184 inclusive, and Out-lots numbered 1 to 18 inclusive, west of White River.

The office of Agent of State, created by the Act of 1821, was continued until 1844, when it was abolished and the papers and records of the Agent were transferred to the Secretary and Auditor of State, who are at present their custodians.

Land in Townships 14, 15, 16 and 17, North of Base Line and in ranges 2, 3, 4 and 5, East of the Second Principal Meridian are within Marion County.

While the lands outside the original donation were patented by the United States to those entering the same or their assigns at the Land Offices that had been established by the General Government at Brookville, Indianapolis or Crawfordsville, the squares or out-lots within the boundaries of the donation itself were sold by the Agent of the State of the Town of Indianapolis, duly appointed by an Act of the Legislature.

Caption Description

1.

That part of Lot Number Forty-two (42) in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 page 253, in the office of the Recorder of Marion County, Indiana, more particularly described as follows:

Beginning at the South West corner of said Lot and running thence East, along and with the South line of said Lot, 90 feet to a point; thence North, parallel with the West line of said Lot, 28 feet to a point; thence West, parallel with the South line of said Lot, 90 feet to a point in the West line of said Lot; thence South, along and with said West line, 28 feet to the place of beginning. Also 10 feet South of and next adjacent to said part of Lot 42, being a part of Wilkins Street heretofore vacated and that part of Union Street lying West of and next adjacent to said part of Lot 42, heretofore vacated.

Prepared for Johnson & Weaver.

CONVEYANCES

Deed Record
E page 395
May 9, 1835
Recorded
May 25, 1835

Agent's Deed

2.

Ebenezer Sharpe, Agent of the State of Indiana, for the Town of Indianapolis, for and in behalf of said State of Indiana, in pursuance of the provisions of the law of Indiana, entitled, "An Act appointing Commissioners to lay off a Town on the site selected for the permanent seat of government", approved January 6, 1821, and in consideration of \$515.50, which has been paid to said State of Indiana,

to
John E. McClure, his heirs and assigns forever.

All the following lots in the Town of Indianapolis, in the State of Indiana, viz: - Out Lots 112 and 113.

(With other realty.)

Lot No. 118, containing 13 18/100 acres.

Also, Lot 119 containing 11 18/100 acres, and all the estate, right, title and interest of the said State of Indiana, in and to the above described lots.

Deed Record
G page 450
July 27, 1836
Recorded
Aug. 31, 1836

Warranty Deed

3.

John E. McClure, (signs and acknowledged McCluer), and Martha H. McCluer, his wife, (signs and acknowledged, Martha H.F. McCluer),

to
Nicholas McCarty and Calvin Fletcher, their heirs and assigns forever,

All that certain tracts or parcels of land, lying and being in the County of Marion and State of Indiana, to-wit:

(With other realty.)

Lot 118, containing 13.08 acres.

Also Lot 119, containing 11.18 acres.

Deed Record
N page 210
Feb. 15, 1842
Recorded
Feb. 18, 1842

4.

INDIANAPOLIS, INDIANA

Nicholas McCarty and
Margaret McCarty, wife of
said Nicholas McCarty,
to
John Siter, his heirs
and assigns forever.

Warranty Deed

(With much other realty.)

All the right, title and interest, (being the undivided half) of the said party of the first part, of, in and to the certain other (tracts) lots in the Town of Indianapolis, known and described as follows:-

Lot 118, containing 13.08 acres.

Lot 119, containing 11.18 acres, which said lots were conveyed to said Nicholas - and Calvin Fletcher by John E. McCluer and Martha H. McCluer, his wife, by deed bearing date July 27, 1836.

Deed Record
Q page 279
May 14, 1846
Recorded
May 27, 1846

5.

L. M. BROWN DIVISION

Calvin Fletcher and
Sarah H. Fletcher, wife of
said Calvin Fletcher,
to
John Siter, his heirs
and assigns forever

Quit Claim Deed

(With other realty.)

All their title, interest and estate, legal and equitable in the following premises, with the appurtenances, situated in Marion County, in the State of Indiana, described as follows, viz:-

Lot 118, containing 13.08 acres.

Also Lot 119 containing 11.18 acres. Said lots being situated in the Town of Indianapolis, and containing as above specified, more or less.

Deed Record
CC page 546
Nov. 30, 1852
Recorded
Jan. 6, 1853

6.

Lawyers Title Insurance Corporation

John Siter and
Maria Siter, his wife,
to

Warranty Deed

Nicholas McCarty, his
heirs and assigns forever.
(With other realty.)

The following described real estate in Marion County, and State of Indiana, and described as follows, to-wit:-

Out Lot 118 containing 13.08 acres more or less.

Out Lot 119 containing 11.18 acres more or less.

All of which said lots are situated in the Donation Lands adjoining the City of Indianapolis.

INDIANAPOLIS, INDIANA

him no grandchildren by deceased sons or daughters. That the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty, were of age and unmarried on Feb. 9, 1864, and said Susannah McCarty affiant's wife, was of age on February 9, 1864.

Henry Day.

COMMON PLEAS COURT OF MARION COUNTY

Complete Record
4 page 159

11.

Margaret McCarty,
vs.
Susan McCarty,
Margaret R. McCarty,
Nicholas McCarty,
Francis J. McCarty.

L. M. BROWN DIVISION

Petition filed June 23, 1854, reciting death of Nicholas McCarty, leaving as heirs-at-law, him surviving the petitioner, Margaret McCarty, his widow, and children Susan McCarty, Margaret R. McCarty, Nicholas McCarty and Francis J. McCarty (said Nicholas and Francis J., being then and now infants); decedent left personal property sufficient to pay all of his debts, and died owning many tracts of land, (including that described in Caption of this Abstract) set out in the petition.

Petitioner is owner of one-third of said realty in fee simple, and said children are joint owners of the other two-thirds thereof. Partition is asked.

All of defendants are served by reading of summons.

Susana and Margaret R. McCarty default; Lucien Barbour is appointed Guardian ad litem for Nicholas Jr., and Francis J. McCarty, who are infants and files answer.

Interlocutory Decree entered July 21, 1854, Court finds that matters alleged in the petition are true; partition is decreed and one-third part of all of said realty is ordered set off to said petitioner in severalty. Court appoints James Blake, Andrew Wilson and James Wood Commissioners to make partition.

October 13, 1854, Said Commissioners file report setting off to said Margaret McCarty, her heirs and assigns in severalty forever, for and in full of the one-third part of the premises aforesaid, certain lots and tracts being a portion of the realty described in the petition, and including Out Block 118 and 119 in the City of Indianapolis.

Lawyers Title Insurance Corporation

Deed Record
Town Lots
1 page 191
June 6, 1853
Recorded
Sept. 26, 1853

INDIANAPOLIS, INDIANA

John Siter and
Maria Siter, his wife,
to
Nicholas McCarty, his
heirs and assigns forever.
(With other realty.)

Warranty Deed

7.

The following described real estate in Marion County,
and State of Indiana, and described as follows, to-wit:
Out Lot 118 containing 13.08 acres more or less.
Out Lot 119 containing 11.18 acres more or less, all
of which said lots are situate in the Donation Lands
adjoining the City of Indianapolis.

DEED RECITES: And this deed of conveyance is made
in lieu of and to correct all mistakes of description
occurring in the deed from the parties of the first part
herein, to the party of the second part herein for the
same tracts of land dated November 30, 1852.

8.

Nicholas McCarty died, intestate, May 17, 1854.

L. M. BROWN DIVISION

COMMON PLEAS COURT OF MARION COUNTY

Complete Record
11 page 66

Nicholas McCarty

Estate

9.

June 3, 1854, Letters of administration issued to
Margaret McCarty, and bond filed. Approved by Court on
July 7, 1854.

January 7, 1860, The estate was finally settled.
Distribution was made to Margaret McCarty, the widow,
and to Nicholas McCarty, Junior; Margaret R. McCarty,
Frances McCarty and Susanna McCarty Day, said four persons
being the only children and heirs of said decedent.

Lauryers Title Insurance Corporation

Misc. Record
17 page 11
Sept. 7, 1881
Recorded
Jan. 23, 1893

Henry Day

Affidavit

10.

Affiant says that ever since the year 1857 affiant
was acquainted with the family of Nicholas McCarty, to
whom the Agent of State deeded Out Lot 120, City of
Indianapolis. That said Nicholas McCarty died previous
to the fall of 1854; that he left Margaret McCarty, his
widow surviving him. That the only children he left
surviving him were: Nicholas McCarty, Junior, Margaret
R. McCarty, Frances J. McCarty, and Susannah McCarty,
who subsequently married affiant. That he left surviving

Plat Book
1 pages 253
and 254
- - - -

Acknowledged
Dec. 20, 1854
Recorded
Dec. 21, 1854

12.

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

MARGARET McCARTY'S SUBDIVISION
OF OUT LOT NO. 119 AND WEST PART
OF OUT LOT NO. 118 IN THE CITY
OF INDIANAPOLIS.

Description: The above Out Lot No. 119 and west part of No. 118, are subdivided into Sixty-five Lots. Lot No. 1 is 42 feet wide, and 184 1/2 feet deep. Lots from No. 3 to 17 inclusive are respectively 42 feet wide, and 174 1/2 feet deep. Lot No. 18 is 64 feet wide in front, and 73 1/2 feet in rear and 179 1/2 deep. Lots from No. 19 to 32 inclusive, are respectively 42 feet wide, and 179 1/2 feet deep. Lot No. 33 is 42 feet wide and 184 1/2 feet deep. Lot No. 34 is 42 feet wide and 150 feet deep. Lots from No. 35 to 48 inclusive are respectively 42 feet wide and 145 feet deep. Lot No. 49 is 60 feet wide in front and 52 1/3 feet in rear and 145 feet deep. Lot No. 50 is 55 1/3 feet wide in front and 63 feet in the rear; and 144 feet deep on South side and 146 feet 7 inches on north side. Lots from No. 51 to 64 inclusive, are all 42 feet wide, and depths are marked on the plat. Lot No. 65 is 42 feet wide, and 195 feet 5 inches deep. A strip of ground 10 feet wide is given off the west side of Out Lot No. 119, to widen the Bluff Road, as exhibited by the dotted line on the plat. The width of street and alley are marked on the plat.

Margaret McCarty (Seal)

STATE OF INDIANA,
MARION COUNTY SS:

Before me, William Sullivan a Justice of the Peace in and for the County and State aforesaid on the 20th day of December, 1854, personally came Margaret McCarty, above named and acknowledged the annexed Plat and Description, and the execution thereof to be her act and deed.

Witness my hand and seal.

Signs, Wm. L. Sullivan (Seal)
J.P.

Nicholas McCarty

Affidavit

Affiant says that he is a son of Margaret McCarty who on January 4, 1861, was the owner of Lot 22 in Margaret McCarty's Subdivision of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis, Indiana, and who on that date conveyed said real estate to the Trustees of the First Baptist Church of Indianapolis, and their successors, which deed appears of record in Deed Record 13 page 15 of the Marion County Recorder's Office. And

Deed Record
Town Lots
479 page 142
June 8, 1911
Recorded
June 12, 1911

13.

INDIANAPOLIS, INDIANA

affiant says that his mother was a widow on said date. That she became a widow by the death of her husband, Nicholas McCarty, Sr., the father of this affiant, on or about the 17th day of May, 1854, and that she remained unmarried from that date until her death on the 18th day of February, 1873.

Nicholas McCarty

Deed Record
Town Lots
16 page 261
June 7, 1862
Recorded
Feb. 3, 1863

Margaret McCarty -
to
William H.H. Johnson
Lot No. 42 in Margaret McCarty's Subdivision of
Out Lot Numbered 119 and west part of Out Lot Numbered
118 the plat of which was recorded December 21, 1854
in the office of the Recorder of Marion County, Indiana.
(With other real estate.)

Warranty Deed

14.

L. M. BROWN DIVISION

Deed Record
Town Lots
437 page 542
Inst. #18803
Sept. 24, 1908
Recorded
Nov. 6, 1908

Nicholas McCarty
Affidavit
Affiant says, that he is the son of Margaret
McCarty, now deceased, who on June 7th, 1862 conveyed
by Warranty Deed Lots 41 and 42, in Margaret McCarty's
Subdivision of Out Lot 119 and West part of Out Lot 118
to William H.H. Johnson said transfer being duly
recorded in Record 16 page 261 of the records in the
Recorder's Office of Marion County, Indiana, and
affiant further says that at said date Margaret McCarty
was a widow, and affiant further says that on March 19,
1863 when said William H.H. Johnson acknowledged the
execution of Warranty Deed conveying said real estate
to Jane Johnson as shown by Record 16, page 481 of
the records in said Recorder's Office and on March 23,
1864 when said William H.H. Johnson conveyed by Warranty
Deed a part of said Lot 41 to Tabitha Potter as shown
in Record 24, page 24, of the records in said Recorder's
Office that said William H.H. Johnson was an unmarried
man, and that said Johnson did not marry until May 5th,
1864, as this affiant is informed and believes.

Nicholas McCarty

15.

Lawyers Title Insurance Corporation

Deed Record
Town Lots
16 page 481
Not Dated
Recorded
March 23, 1963
16.

INDIANAPOLIS, INDIANA

William H.H. Johnson -
to
Jane Johnson
Lot No. 42 in Margaret McCarty's Subdivision of
Out Lot Numbered 119 and West part of Out Lot Numbered
118 the plat of which was recorded December 21, 1854
in the office of the Recorder of Marion County, Indiana.
(With other real estate.)

Warranty Deed

NOTE: The following deed conveys no portion
of the real estate embraced in the caption of the abstract.
Deed is here shown to assist in establishing boundaries.

Deed Record
Town Lots
20 page 281
Jan. 14, 1864
Recorded
Jan. 14, 1864
17.

L. M. BROWN DIVISION

Edward C. Johnson and
Jane Johnson, his wife,
to
William H.H. Johnston.
Lot No. 42 in Margaret McCarty's Subdivision of
Out Lot Numbered 119 and West part of Out Lot Numbered
118 the plat of which was recorded December 21, 1854
in the office of the Recorder of Marion County, Indiana.
(With other real estate.)

Warranty Deed

Of the property embraced in the foregoing descriptions
the grantors reserve and except 28 feet by 90 feet off of
the South side of Lot Number 42 being 28 feet front on
Union Street by 90 feet on Wilkins Street.

Deed Record
Town Lots
18 page 510
Sept. 16, 1863
Recorded
Sept. 16, 1863
18.

Lawyers Title Insurance Corporation

Edmun C. Johnston (signed
E.C. Johnston) and
Jane Johnston, his wife,
to
Letitia Morris.
That part of Lot No. 42 in Margaret McCarty's
Subdivision of Out Lot Numbered 119 and West part of
Out Lot Numbered 118 in the City of Indianapolis,
bounded as follows, to-wit:

Warranty Deed

Commencing at the North East corner of Union and
Wilkins Streets; thence running East on the North line
of the said Wilkins Street 90 feet; thence North parallel
with the East line of Union Street 28 feet; thence West
parallel with the North line of Wilkins Street 90 feet
to East line of Union Street; thence South along the East
line of Union Street 28 feet to the place of beginning.

Deed Record
Town Lots
26 page 251
Oct. 19, 1865
Recorded
Oct. 21, 1865

INDIANAPOLIS, INDIANA

Vacation of 5 feet on
the East and West side
of Union Street, South
of Ray Street, to the
Corporation line.

Certified Copy
of Vacation

19.

Petitioners appearing in person to object to said vacation, and it, appearing, to the satisfaction of the Common Council of the City of Indianapolis, that the petitioners are owners of Lots bordering on the line of said Union Street, and the Common Council being fully advised, in the premises, it is hereby ordered and decreed that the following described portion of Union Street, in said City of Indianapolis, be and the same is hereby vacated, viz: 5 feet in width of that portion of Union Street lying on the West side of the East line thereof, and running in length from Ray Street to the Corporation line South, making the East line of said Street parallel to the East line of said street North of Ray Street, and 5 feet in width of that portion of Union Street lying in the East Side of the West line thereof, and running in length from Ray Street to the Corporation line South, making the West line of said street parallel to the West line of said street North of Ray Street, thus giving an uniform width of 60 feet to Union Street from Merrill Street to the Corporation line.

L. M. BROWN DIVISION

Deed Record
Town Lots
31 page 334
Nov. 8, 1866
Recorded
Nov. 10, 1866

Lawyers Title Insurance Corporation

Letitia Morris and
William Morris,
her husband,
to
Louis Budenz

Warranty Deed

20.

That part of Lot Numbered 42 in Margaret McCarty's Subdivision of Out Lot Numbered 119 in the City of Indianapolis bounded as follows, to-wit: Commencing at the North East corner of Union and Wilkens Streets; thence running East on the North line of said Wilkens Street 90 feet; thence North parallel with the East line of Union Street 28 feet; thence West parallel with the North line of Wilkens Street 98 feet to the East line of Union Street; thence South along the East line of Union Street 28 feet to the place of beginning.

Deed Record
Town Lots
294 page 522
Inst. #7816
April 21, 1897
Recorded
April 26, 1897

21.

INDIANAPOLIS, INDIANA

Louis Budenz and
Helena Budenz,
his wife,
to
Gottfried Winter and
Eva Winter,
husband and wife.

Warranty Deed

That part of Lot Numbered 42 in Margaret McCarty's
Subdivision of Out Lot 119 and the West part of Out
Lot 118 in the City of Indianapolis, bounded as follows:
Commencing at the North East corner of Union and
Wilkins Streets; thence running East on the North line
of said Wilkins Street 90 feet; thence North parallel
with the East line of Union Street 28 feet; thence West
parallel with the North line of Wilkins Street 90 feet
to the East line of Union Street; thence South along the
East line of Union Street 28 feet to the place of
beginning.

Deed Record
Town Lots
421 page 408
Inst. #15858
August 28, 1907
Recorded
August 29, 1907

22.

L. M. BROWN DIVISION

Vacation of 10 feet on
North side of Wilkins
Street, from Meridian
Street to Chestnut Street

Certificate of
Board of Public Works
of the City of
Indianapolis, Indiana

Transcript of proceedings had by the Board of
Public Works of the City of Indianapolis, Indiana, in
the matter of the vacation of 10 feet on North side
Wilkins Street, from the East line of Meridian Street
to the West line of Chestnut Street, in the City of
Indianapolis, County of Marion, State of Indiana, under
Declaratory Resolution No. 5191 adopted June 28, 1907
and approved March 6, 1905 in Street and Alley Opening
and Vacation Record No. 9 page 211.

Deed Record
Town Lots
423 page 43
Inst. #18054
Sept. 30, 1907
Recorded
Oct. 1, 1907

23.

Lawyers Title Insurance Corporation

Vacation of Wilkins Street
from the East line of
Merician Street, to West
line of Chestnut

Certificate of Board
of Public Works of
the City of
Indianapolis, Indiana

Transcript of proceedings had by the Board of Public
Works of the City of Indianapolis, Indiana, in the matter
of the vacation of a part of Wilkins Street, from the
East line of Meridian Street, to the West line of Chestnut
Street. The part of said street proposed to be vacated
is more particularly described as follows: Beginning at
a point in the intersection of the East line of Meridian
Street with the North line of Wilkins Street; thence East
with the North line of Wilkins Street to the West line

INDIANAPOLIS, INDIANA

of Chestnut Street; thence South with the West line of Chestnut Street 10 feet; thence West parallel with and 10 feet distant from the first described line to the East line of Meridian Street; thence North with the East line of Meridian Street 10 feet to the place of beginning, excepting so much of the above described strip of land that is occupied by Charles Street, Union Street and Mulberry Street.

Under Declaratory Resolution No. 5191 page 190 adopted June 28, 1907, approved March 6, 1905 in Street and Alley Opening and Vacation Record No. 9 page 211.

ABSTRACTER'S NOTE:

24.

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the Last Will or of the granting of Letters of Administration upon the estate of Gottfried Winter.

25.

Eva Winter died, intestate, August 1, 1934.

PROBATE COURT OF MARION COUNTY, INDIANA

Eva Winter

Estate

Estate Docket
100 page 35212

26.

December 28, 1934 Petition to determine Inheritance tax with letters of administration filed and approved.
Order Book 359 page 341.
December 31, 1934 Not subject to tax.
Order Book 159 page 352.

The Inheritance tax schedule lists Katherine Winter a daughter, John H. Winter and A. Edward Winter, sons.

Schedule of property filed, in determining inheritance tax, lists the real estate herein abstracted and shows the gross value of the estate to be \$6,465.00.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Deed Record
929 page 9
Inst. #5874
Feb. 25, 1935
Recorded
Feb. 25, 1935

27.

L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA

John H. Winter

Affidavit

Affiant says, that Gottfried Winter and Eva Winter, husband and wife, and who were the parents of this affiant, were the owners as tenants by the entireties of the following described real estate in Marion County, Indiana, to-wit:

A part of Lot Numbered 42 in McCarty's Subdivision of Out Lot 118 and 119 in the City of Indianapolis (located at the Northeast corner of Union and Wilkins Streets in said City);

That said Gottfried Winter died, intestate on the 25th day of April 1911, a resident of this County survived by his widow said Eva Winter; that Eva Winter died intestate, unmarried and a resident of this County on the 1st day of August 1934; that said Eva Winter left her surviving as her sole and only heirs at law, her 3 children to-wit: Katharine E. Winter, John H. Winter and A. Edward Winter, each of whom is over the age of 21 years and a resident of this County, and that said Eva Winter was not survived by any other child, children or the descendants of any deceased child.

These statements are made for the purpose of furnishing evidence to the Assessor of Center Township, Marion County, Indiana in respect to the matters hereinabove stated.

John H. Winter

Deed Record
928 page 388
Inst. #4945
Aug. 31, 1934
Recorded
Feb. 13, 1935

28.

Lawyers Title Insurance Corporation

A. Edward Winter and
Gertrude S. Winter,
his wife,
to

Warranty Deed

Katharine E. Winter and
John H. Winter,
a life estate for and
during their lives and
the life of the survivor
of them.

The undivided 1/3 of part of Lot 42 in McCarty's Subdivision of Out Lot 118 and 119 in the City of Indianapolis, described as follows, to-wit:

Beginning at the intersection of a North line of Wilkins Street with the East line of Union Street, in the City of Indianapolis, and running thence North on the East line of Union Street 38 feet; thence East 38 feet to the North line of Wilkins Street and thence West on the North line of Wilkins Street to the place of beginning.

29.

Katherine E. Winter died, intestate, March 5, 1938.

INDIANAPOLIS, INDIANA

PROBATE COURT OF MARION COUNTY, INDIANA

Estate Docket
112 page 39878

Katherine E. Winter

Estate

30.

April 4, 1938 Application for letters filed.
April 4, 1938 Bond filed and John H. Winter
appointed Administrator.

Order Book 181 page 403.

April 22, 1938 Proof of Publication of Notice
of Appointment filed.

May 2, 1939 Final report filed.

May 16, 1939 Proof of Publication of Final Notice
filed.

June 3, 1939 Final Report Approved and Estate
closed.

Order Book 180 page 709.

Entry on final report recites decedent left
surviving her as her sole and only heirs: John H.
Winter, brother, and A. Edward Winter, a brother:
That said estate has been fully settled and administered;
That the inheritance tax assessed against said estate
has been paid; that said decedent died the 1/3 owner
of part of Lot 42 and 10 feet on the South side and
adjoining said lot in McCarty's Subdivision of Out
Lots 118 and 119.

(With other real estate.)

Schedule of property filed, in determining
inheritance tax, lists a 1/3 interest in the real estate
herein abstracted and shows the gross value of the estate
to be \$2,632.41.

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

ABSTRACTER'S NOTE:

31.

A careful search in the Probate Indexes in the
office of the Clerk of the Marion Circuit Court fails
to disclose any entry of the probate of the Last Will
or of the granting of Letters of Administration upon
the estate of Adam E. Winter (or A. Edward Winter.)

Deed Record
1374 page 322
Inst. #28554
May 8, 1950
Recorded
May 11, 1950

INDIANAPOLIS, INDIANA

Gertrude S. Winter

Affidavit

Affiant says (among other things) that her husband, Adam E. Winter, died intestate, November 4th 1946, and that the value of the estate left by said husband, including life insurance was less than \$60,000.00, therefore not subject to Federal Estates Tax.

Gertrude S. Winter

32.

33.

John H. Winter died, testate, August 2, 1963.

Will Record
A-77 page 164
Jan. 26, 1955
Probated
August 13, 1963

L. M. BROWN DIVISION

John H. Winter

Will

I, John H. Winter, at this time a resident of the City of Indianapolis, 1041 Union Street, Marion County, Indiana, being of sound and disposing mind and memory, do make, publish and declare this to be my Last Will and Testament, hereby revoking all former Wills by me made.

34.

ITEM I.

I direct that any estate, inheritance or other succession taxes, duties or transfer charges levied or assessed against my estate, no matter by what governmental authority, shall be paid out of the corpus of my estate and no such taxes, duties or charges shall be collected from any beneficiary hereunder.

ITEM II.

I give and bequeath to the Zion Evangelical Church, at North New Jersey and North Streets, in the City of Indianapolis, the sum of \$100.00.

ITEM III.

I give, bequeath and devise all the rest and residue of my estate, real, personal and mixed, to my sister-in-law, Gertrude Winter, and if she shall have predeceased me, I give, bequeath and devise the aforesaid residue 50% to Zion Evangelical Church, at North New Jersey and North Streets, in the City of Indianapolis, and 50% to the Indiana Masonic Home Foundation at Franklin, Indiana.

ITEM IV.

I constitute and appoint Albrecht R.C. Kipp, of Indianapolis, Indiana, as Executor of this my Will, and if he is unable to qualify I constitute and appoint Gertrude Winter as Executrix, and if she is unable to qualify, I nominate the American Fletcher National Bank and Trust Company, of Indianapolis, Indiana, as such Executor.

Lawyers Title Insurance Corporation

WITNESS my hand and seal, at the City of Indianapolis, Indiana, this 26th day of January, 1955.

John H. Winter (Seal)

Signed, sealed and acknowledged by the Testator as and for his Last Will and Testament in our presence, who, at his request, in his presence and in the presence of each other, have signed our names as attesting witnesses, at the City of Indianapolis, Indiana, this 26th day of January, 1955.

Majella G. Falk
Leo M. Gardner

PROBATE COURT OF MARION COUNTY, INDIANA

John H. Winter

Estate

August 13, 1963 Petition for letters filed and Will probated in Open Court and ordered spread of record.

Order Book 624 page 27.

Petition for probate of Will lists Gertrude S. Winters sister-in-law as his only known heir.

No further proceedings.

Schedule of property filed, in determining inheritance tax, lists the real estate herein abstracted and shows the gross value of the estate to be \$4,100.00.

Estate Docket
E63 page 1189

35.

L. M. BROWN DIVISION

Inst. #64-13858
March 18, 1964
Recorded
March 19, 1964

36.

Lawyers Title Insurance Corporation

Zion Evangelical United Church of Christ,
By: Henry Mearling, Chairman,
Marion Chastain, Vice-Chairman,
Ralph Broeking, Secretary and
Victor Ortel, Treasurer,

Quit Claim Deed
No Revenue Stamps
Attached

to
Gertrude S. Winter

Lot 104 in McCarty's South Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3, page 174 in the office of the Recorder of Marion County, Indiana, commonly known as 1310 S. Talbot Street, Indianapolis, Indiana.

ALSO:

Part of Lot 42 in Margaret McCarty's Subdivision of Out Lot 119 and of the West Part of Out Lot 188 in the City of Indianapolis, more particularly described as follows:

Commencing at the Northeast corner of Union and Wilkens Streets, thence running East on the North line of said Wilkens Street 90 feet, thence North with the

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

East line of Union Street 28 feet, thence West parallel with the North line of Wilkens Street 90 feet to the East line of Union Street, thence South along the East line of Union Street 28 feet to the place of beginning, commonly known as 1041 Union Street, Indianapolis, Indiana.

By the execution of this deed the Grantor hereby relinquishes all right and interest in the above described real estate by virtue of the Last Will and Testament of John H. Winter, which Will was probated on August 13, 1963, in the Probate Court of Marion County, Indiana, Estate Docket E63, Page 1189.

Grantor further states that the Zion Evangelical Church referred to in Item III of the Last Will and Testament of the said John H. Winter is the same organization as the Grantor herein, Zion Evangelical United Church of Christ.

Grantor further certifies that this deed has been duly authorized and executed pursuant to its constitution and by-laws, and that the persons signing this deed are all of the duly constituted and acting Trustees of said church.

Instrument discloses name of person preparing same.

Mtg. Record
2228 page 465
Inst. #63024
Sept. 12, 1963
Recorded
Oct. 25, 1963
37.

CONTRACT FOR CONDITIONAL SALE
OF REAL ESTATE

THIS CONTRACT, entered into by Gertrude H. Winter, (signs Gertrude S. Winter) unmarried (hereinafter referred to as "Vendor"), and George R. Senior and Virginia L. Senior, husband and wife (hereinafter referred to as "Purchaser"),

WITNESSETH THAT:

Vendor hereby sells to Purchaser, and Purchaser hereby purchases from Vendor, the following described real estate located in Marion County, Indiana (hereinafter referred to as "Real Estate"):

Part of Lot 42 in Margaret McCarty's Subdivision of Out Lot One Hundred Nineteen (19) and of the west part of Out Lot 118 in the City of Indianapolis, Indiana, bounded as follows: Commencing at the Northeast corner of Union and Wilkens Streets, thence running East on the North line of said Wilkens Street 90 feet, thence North with the East line of Union Street 28 feet, thence West parallel with the North line of Wilkens Street 90 feet to the East line of Union Street, thence South along the East line of Union Street 28 feet to the place of beginning, commonly known as: 1041 Union Street, Indianapolis, Indiana.

As the purchase price for the Real Estate, Purchaser agrees to pay to Vendor and Vendor agrees to accept from Purchaser the sum of \$1,500.00, without relief from valuation or appraisal laws, and with attorney's fees, if collection of the balance due hereunder is referred to an attorney after default.

The purchase price shall be paid in the following manner:

(1) The sum of \$10.00 is paid by Purchaser to Vendor at the time of the execution and delivery of this contract, receipt of such sum being hereby acknowledged by Vendor.

(2) The sum of \$20.00 shall be paid on October 1, 1963, and on the same day of each calendar month thereafter, until Sept. 1964 when the entire balance becomes due and payable. Purchaser shall have the privilege of paying at any time, any sum or sums in addition to the monthly payments, herein required.

(3) The unpaid balance of the purchase price shall bear interest at the rate of no per centum per annum, such interest to be computed on the following June 30 or December 31, whichever date is nearest, and thereafter semi-annually on each June 30, December 31, or date of payment in full, upon the principal sum unpaid at the beginning of such periods. The amount of interest so found due shall be added to the amount remaining due hereunder.

(4) All payments due hereunder shall be made to Vendor at 510 East Morris Street, Indianapolis, Indiana or to - collection agent of Vendor, or to such other person or at such other place as Vendor shall designate in writing.

Purchaser agrees to assume and pay the taxes on the Real Estate beginning with the installment payable on the first Monday in November, 1963, and all installments of taxes due and payable thereafter. Purchaser also agrees to pay any and all taxes assessed in respect of this instrument.

Purchaser agrees to pay all assessments for municipal or other public improvements completed or otherwise becoming a lien after date hereof.

For further particulars see instrument.

Instrument does not disclose name of person preparing same.

Misc. Record
735 page 16
Inst. #48236
August 4, 1963
Recorded
August 15, 1963

38.

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

PROPOSITION

The undersigned, hereinafter called purchaser, having inspected the premises and relying entirely for its condition upon his own examination hereby agrees to purchase from the owner through you as his broker the property known as 1041 Union St. located in the City of Indianapolis, Marion County, Indiana. Purchaser hereby further agrees to pay for said property the sum of \$1500 upon the following terms and or conditions, viz: To include all furniture and fixtures in house and garage.

Purchaser to have complete possession.

Rents, if any, to be prorated to date of closing.

Insurance to be (prorated) (cancelled) at date of closing. Taxes on said real estate shall be handled in accordance with paragraph - as hereinafter set forth:

No. 1 Purchaser will assume and agree to pay all installments of taxes on said real estate beginning with the installment due and payable in 1963, 1963, and all installments subsequent thereto.

No. 2 All taxes assessed for any prior calendar year and remaining unpaid, shall be paid by seller, and all taxes assessed for the current calendar year shall be prorated between seller and buyer on a calendar-year basis as of the day immediately prior to the date of closing this transaction. If the tax rate for taxes assessed in the current year has not been determined at the closing of the transaction said rate to be assumed to be the same as the prior year for the purpose of such pro-ration.

Purchaser will assume and agree to pay all assessments for municipal improvements which are completed after date of this Proposition.

Purchaser shall be furnished at seller's expense Clear Abstract a complete and merchantable abstract of title to date as quickly as the same can be prepared, said abstract to show a merchantable or insurable title to said real estate in the name of the grantors who will execute a general warranty deed conveying said real estate in the same condition as it now is, ordinary wear and tear excepted, free and clear of all liens and encumbrances except as stated herein and subject to restrictions and easements of record, if any. If said abstract fails to show a merchantable title, or if there is no abstract of title to said real estate, then in either of those events purchaser shall be furnished, at seller's expense, an owner's policy of title insurance.

This transaction is to be closed within 15 days after said abstract showing merchantable title or binder for title insurance is delivered.

This offer is void, if not accepted in writing on or before 12:00 o'clock noon of - day of -, 19-.

The above sales price includes all improvements, permanently installed, such as electrical or gas fixtures, heating equipment, hot water heaters, incinerators,

L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA
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window shades, curtain and drapery poles and fixtures. Venetian blinds, storm doors and windows, linoleum, screens, awnings and TV antennas, furniture and garage contents which belong to the above property and are now on the premises or elsewhere. All said items are now or will be at the date of closing fully paid for by seller.

Purchaser deposits herewith \$10.00 as earnest money to apply upon the cash payment provided herein with the understanding that said deposit shall be returned to purchaser promptly in the event this Proposition is not accepted. In the event this Proposition is accepted, and purchaser shall without legal cause, fail or refuse to complete the purchase of said real estate in accordance with the terms and conditions hereof, said earnest money deposit shall be forfeited by the undersigned as and for liquidated damages for purchaser's failure so to perform.

It is expressly agreed that all terms and conditions are included herein, and no verbal agreements of any kind shall be binding or recognized.

George R. Senior
Purchaser

\$10.00

Indianapolis, Indiana 8-4-1963

RECEIVED OF George R. Senior

Earnest Money in the sum of \$10.00 to be applied, refunded or forfeited, as provided in Proposition submitted herewith for the purchase of real estate located: 1041 Union.

--- Realtor

By ---

As the owner-of the property described herein I hereby accept this proposition this 4 day of August, 1963. Commission for services rendered in this transaction.

Gertrude S. Winter
George R. Senior

Instrument discloses name of person preparing same.

39.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

MORTGAGES

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

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

42. Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown by Notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947. We find none.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

43. Individual search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings. We find none.

JUDGMENTS

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

- John H. Winter, from May 5, 1954 to August 2, 1963, inclusive.
 - Gertrude Winter, Gertrude S. Winter for the 10 years last past.
- None found unsatisfied.

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

ASSESSMENTS

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

TAXES

46. Taxes for the year 1961 and prior years paid in full.

47. Taxes for the year 1962 assessed in the names of Katharine E. Winter, undivided 1/2 and John Winter, undivided 1/2.

ASSESSED VALUATION:

Land	\$ 390
Improvements	1020
Exemption	-----
Net Valuation	\$1410

Parcel No. 101 - 79503
General Tax Duplicate No. 452984
Indianapolis-Center Township
were due and payable the first Monday in May and November 1963.

May installment	\$65.15	Paid
Nov. installment	\$65.15	Paid

48. Taxes for 1963 are due and payable in May and November 1964.

49. Taxes for the year 1964 became a lien March 1st and will be due and payable in May and November of the year 1965.

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

50.

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:

Five 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-4, or First Industrial Districts, and Class U-5 or Second Industrial Districts.

Four Classes of Height District, 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, 1,200 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 building 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 Area.

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 A3, 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, front set-back lines shall be equal to $\frac{1}{3}$ of the average depth of the lot up to 50 feet, width 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 $\frac{1}{2}$ stories high, such least dimensions shall be not less than $\frac{1}{6}$ 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 dimensions of rear yard shall be not less than $\frac{1}{2}$ 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.

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance but 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.

The 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 as 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.

April 10, 1964

51.

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.

ORDINANCE

52. 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 of 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.

ORDINANCE

53. 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.

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

Clem Smith by Mary N. Darko, Deputy

Attest: AUDITOR OF MARION COUNTY, INDIANA.

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

54.

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 lands:

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 the 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 Deed Record 1657 page 486.

471667

Project I70-3(52)

INDIANAPOLIS, INDIANA

1.

Abstract of Title from November 23, 1964 to July 2, 1965, 8 A. M., inclusive to part of Lot Number Forty-two (42) in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 in the City of Indianapolis, Indiana, bounded as follows:

Commencing at the Northeast corner of Union and Wilkens Streets, thence running East on the North line of said Wilkens Street 90 feet, thence North parallel with the East line of Union Street 28 feet, thence West parallel with the North line of Wilkens Street 90 feet to the East line of Union Street, thence South along the East line of Union Street 28 feet to the place of beginning.

L. M. BROWN DIVISION

Prepared for: Indiana State Highway

2.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

3.

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

FINANCING STATEMENTS

4.

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

Lawyers Title Insurance Corporation

471667

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

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

We find None.

JUDGMENTS

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

George R. Senior and Virginia L. Senior jointly and not individually from November 23, 1964 to date.

None found unsatisfied.

ASSESSMENTS

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

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

471667

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

TAXES

10. Taxes for the year 1963 delinquent in the amount of \$68.16.

McCartys Sub. 28 x 90 ft. SW cor. L. 42
10 ft. S of E adj. L 42 OL 118-119

11. Taxes for the year 1964 assessed in the names of:

Katherine E. Winter 1/2 int., John Winter 1/2 int.,
c/o Gertrude S. Winter

ASSESSED VALUATION:

Land	\$ 390
Improvements	\$1020
Exemption	None
Net Valuation	\$1410

Parcel No. 101-79503
General Tax Duplicate No. 368969
Indianapolis, Center Township
are due and payable the first Monday in May and
November 1965.

May installment \$65.75 unpaid.
Nov. installment \$65.75 unpaid.

12. Taxes for the year 1965 became a lien March 1st and are due and payable in May and November of the year 1966.

471667

CERTIFICATE

13.

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

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

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

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

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

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

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

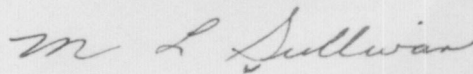
The period of search covered by this certificate is

from November 23, 1964 to and including
July 2, 1965, 8 A. M.

and covers Paragraphs No. 1 to 13
both inclusive, and Sheets No. 1
to 4 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By



dd

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS, INDIANA 46204

471667

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Indiana State Highway

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

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

This certificate covers the Indianapolis Division down to and including July 2, 1965, 8 A. M. and all other Divisions of the State of Indiana down to and including July 2, 1965, 8 A. M.

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

George R. Senior

Virginia L. Senior

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated July 2, 1965, 8 A. M. By M L Sullivan

dd

55.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from **Date of Donation** to and including

May 6, 1964
8:00 A.M.

and covers Paragraphs No. 1 to 55
both inclusive, and Sheets No. 1
to 29 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M L Sullivan*



nsb

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

466594

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Johnson & Weaver

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

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

This certificate covers the Indianapolis Division down to and including **May 6, 1964 8:00 A.M.** and all other Divisions of the State of Indiana down to and including **May 4, 1964, 8:00 A.M.**

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

John H. Winter

Gertrude Winter

Gertrude S. Winter

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated **May 6, 1964, 8:00 A.M.**

By

M L Sullivan

469091

1.

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Continuation of Abstract of Title to that part of Lot Number Forty-two (42) in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 page 253, in the office of the Recorder of Marion County, Indiana, more particularly described as follows:

Beginning at the South West corner of said Lot and running thence East, along and with the South line of said Lot, 90 feet to a point; thence North, parallel with the West line of said Lot, 28 feet to a point; thence West, parallel with the South line of said Lot, 90 feet to a point in the West line of said Lot; thence South, along and with said West line, 28 feet to the place of beginning. Also 10 feet South of and next adjacent to said part of Lot 42, being a part of Wilkins Street heretofore vacated and that part of Union Street lying West of and next adjacent to said part of Lot 42, heretofore vacated.

Prepared for: George Senior
Since date of May 5, 1964

CONVEYANCES

Gertrude S. Winter,
unmarried
to
George R. Senior and
Virginia L. Senior,
husband and wife

Warranty Deed
Revenue Stamps
Attached

Instrument
#64-35264
June 24, 1964
Recorded
July 17, 1964

2.

Part of Lot 42 in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of out lot 118 in the City of Indianapolis, Indiana, bounded as follows: Commencing at the Northeast corner of Union and Wilkens Streets, thence running East on the North line of said Wilkens Street 90 feet, thence North with the East line of Union Street 28 feet, thence West parallel with the North line of Wilkens Street 90 feet to the East line of Union Street, thence South along the East line of Union Street 28 feet to the place of beginning.

Subject to the 1963 taxes payable in 1964 and all taxes subsequent thereto.

Subject to easements and restrictions of record.
(Instrument discloses name of person preparing same.)

469091

3.

INDIANAPOLIS, INDIANA

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

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

FINANCING STATEMENTS

5.

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

MECHANICS' LIENS

6.

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

OLD AGE ASSISTANCE LIENS

7.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

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

We find None.

INDIANAPOLIS, INDIANA

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA

8.

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

We find None.

L. M. BROWN DIVISION

JUDGMENTS

9.

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

Gertrude S. Winter individually from May 5, 1964 to July 17, 1964, inclusive.

George R. Senior and Virginia L. Senior jointly and not individually for 10 years last past.

None found unsatisfied.

Lauyers Title Insurance Corporation

ASSESSMENTS

10.

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

469091

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

TAXES

11. Taxes for year 1962 and prior years paid in full.

12. Taxes for year 1963 assessed in name of
Katherine E. Winter (Und. 1/2) and
John Winter (Und. 1/2)

ASSESSED VALUATION:

Land	\$ 390
Improvements	\$1020
Exemption	\$
Net Valuation	\$1410

Parcel No. 101-79503
General Tax Duplicate No. 453137
Indianapolis, Center Township are due and payable
the first Monday in May and November 1964.

May installment \$ 63.11 paid
Nov. installment \$ 63.11 unpaid

13. Taxes for year 1964 became a lien March 1st and are
due and payable in May and November, 1965.

ZONING

14. 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 from April 10, 1964
to November 13, 1964 inclusive.

469091

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is

from May 5, 1964 to and including

November 24, 1964, 8AM and covers Paragraphs No. 1 to 15 both inclusive, and Sheets No. 1

to 5 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *m L Sullivan*



sah

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS, INDIANA 46204

469091

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

George Senior

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

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

This certificate covers the Indianapolis Division down to and including Nov. 24, 1964, 8AM and all other Divisions of the State of Indiana down to and including Nov. 17, 1964, 8AM

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

Gertrude S. Winter

George R. Senior

Virginia L. Senior

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated November 24, 1964, 8AM By M L Sullivan

sah

VACATION OF A PART OF UNION STREET.

Office of City Clerk, Indianapolis, October 19th, 1865.

And a regular meeting of the Common Council of the City of Indianapolis, the following proceedings were had to-wit:-
By Mr. Brown, Petition.

Indianapolis, August 14, 1865.

To the Mayor and Common Council of the City of Indianapolis. The undersigned citizens of the United States and residents of Indianapolis living on Union Street would respectfully represent to your Honorable Body that the aforesaid Union Street inclusive with sidewalks is from the commencement of said Street at Madison Avenue to Ray Street a distance of about 5 or 6 Squares sixty feet wide and from thence that is from Ray Street to the Corporation line not quite two squares the street with side walks is seventy feet wide making an abrupt enlargement and being of no material benefit and use for any one and only spoiling the good looks of the street. The undersigned citizens all living immediately on said street would petition your Honorable Body to pass an ordinance whereby five feet on East side of said Union Street lying South from said Ray Street to the corporation limits be vacated so as to make the whole length of Union Street of uniform width, and your petitioners will ever pray.

Henry Reinfels
William Meyers
M. B. Cleaver

Joseph Jemnd and (18) others.

Which on motion was laid upon the table until proper notice be given by petitioners. And afterwards to-wit:-
On the 2nd day of October, 1865, the following further proceedings were had to-wit:-
By Mr. Brown from the committee on the Streets and alleys. I

Indianapolis Oct. 2, 1865.

To the Mayor and Common Council of the City of Indianapolis. The Committee on Streets and alleys to whom was referred the petition of Henry Reinfels and others in relation to vacating a part of Union Street lying South of Ray Street report that they have examined the matter therein set forth and recommend that they pray of the petitioners be granted and said vacation be ordered and decreed by the Council.

Austin H. Brown

Chairman Committee on Streets and alleys.

Order of Vacation of five (5) feet each side of that portion of Union Street lying South of Ray Street.
Come now the petitioners, Henry Reinfel, William Meyers, M. B. Cleaver, Joseph Hernel, Frederick Kerkoff, Foter Kaper, Peter Henesee, Oliver Kersey, John Hillman, Wilhelm Harting, Frederick Gabert, Rudolph Kulman, Joseph Luck, Jacob Smith and P. M. Fulton and produce proof that they have given the legal notice required of the pending before this Council of their petition for an order to vacate five (5) feet in width on each side of the full length of Union Street, lying between Ray Street and the South Corporation line by a publication in the Indiana State Sentinel a news paper of general circulation published in Indianapolis, twenty (20) days before the fourth (4) day of

Union Street, lying between Ray Street and the South Corporation line by a publication in the Indiana State Sentinel a news paper of general circulation published in Indianapolis, twenty (20) days before the fourth (4) day of September, 1865, which proof is as follows to-wit:--
State of Indiana, Marion County, SS:

Personally appeared before the undersigned J. L. Hedges, bookkeeper and clerk of the Indian State Sentinel a public news papers of general circulation printed and published in the City of Indianapolis in the County aforesaid, who being duly sworn upon his oath saith. That the notice of which the true copy was duly published in said paper for one time which publication was on the 15th day of August, 1865.

Subscribed and sworn to before me this 20th day of September, 1865.
Signed J. L. Hedges

NOTICE ATTACHED.
Signed John R. Elder.

NOTICE:-- The undersigned will present a petition to the City Council of Indianapolis on the 4th day of September next, 1865, to vacate five (5) feet on the East and West side of Union Street South of Ray Street to the Corporation line at their meeting.

Henry Reinfel and others, August 15. And also by posting up copy of said notices at four (4) of the most public places in the neighborhood of said streets which proof is as follows to-wit:--
State of Indiana, Marion County, SS:--

Personally came before me Charles Fisher a Justice of the Peace of said County, Charles Hanson who being by me duly sworn says that on the 15th day of August, 1865, he posted four notices of which notice here attached is a true copy at the following public places to-wit:-- One at Charles Kemkers Grocery on the Rinfel road, one at the corner of Union and McCarty Streets, one at the corner of Ray and Union Streets and one at the corner of Meridian and McCarty Streets in the City of Indianapolis, Marion County. Signed, Charles Hanson.
Subscribed and sworn to before me this 16th day of September, 1865,

NOTICE ATTACHED
Signed, Charles Fisher, J.P. (Seal)

NOTICE:-- The undersigned will present a petition to the City Council of Indianapolis on the 4th day of September, next, 1865, to vacate five (5) feet on the East and West side of Union Street South of Ray Street to the Corporation line at their meeting, Aug. 15,

And no person appearing to object to said vacation and it appearing to the said satisfaction of the Common Council that the petitioners are owners of lots bordering on the line of said Union Street and the Common Council being fully advised in the premises it is hereby ordered and decreed that the following described portion of Union Street in said City of Indianapolis be and the same is hereby vacated, viz:--
Five (5) feet in width of that portion of Union Street lying on the West side of the East line thereof and running in length on Ray Street on the Corporation line South, making the East line of said Street parallel to the East line of said Street North of Ray Street, and
Five (5) feet in width of that portion of Union Street lying on the East side of the West line thereof and running in length from Ray Street to the Corporation line South making the West line of said Street parallel to the