

65-16532

C No Fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 7

This Indenture Witnesseth, That *Joseph C. Braunon & Myrtle E Braunon (ADULT HUSBAND & Wife)*
of *Marion* County, in the State of *Indiana*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of *(1/6, 750.00)*

Six Thousand seven hundred & fifty Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION*
County in the State of Indiana, to wit:

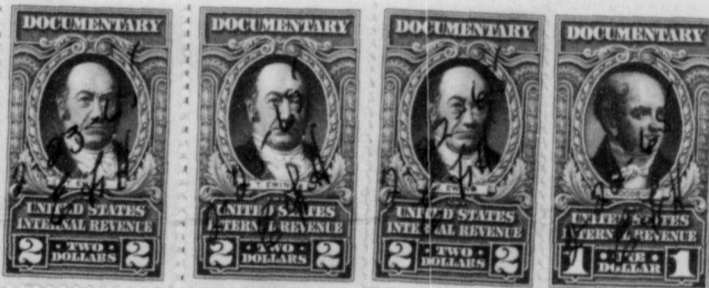
LOT 92 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT
120 IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN
PLAT BOOK 7, AT PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION
COUNTY, INDIANA.

RECEIVED FOR RECORD
1965 APR 12 PM 2:09

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY
FOR TAXATION

APR 12 1965

John T. Sutton
COUNTY AUDITOR



Paid by Warrant No. *A040814*
A040813

Dated *3-29-65* 19*65*

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.

2-24-65
910
In Witness Whereof, the said *Joseph C. Braunon & Myrtle E. Braunon*
have hereunto set their hand and seal, this *19th* day of *February* 19*65*
X *Joseph C. Braunon* (Seal) (Seal)
JOSEPH C. BRAUNON (ADULT HUSBAND) (Seal)
X *Myrtle E. Braunon* (Seal) (Seal)
MYRTLE E. BRAUNON (ADULT WIFE) (Seal)
..... (Seal) (Seal)

908
3-11-65

meh

This Instrument Prepared by *SEP 11 1964 G.W. King*

65-16532

M. P. King
MAR 9 1965

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__

Auditor **PAID ENTERED**

Auditor **FOR TAXATION** County _____

APR 22 1965

John T. Sawyer
COUNTY AUDITOR

Division of Land Acquisition
Indiana State Highway Commission

Winkler Co

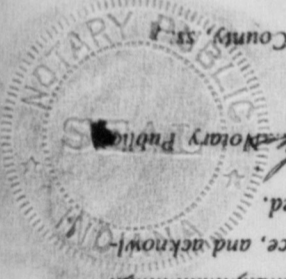
My Commission expires _____ Notary Public

edged the same to be _____ I have hereunto subscribed my name and affixed my official seal.

Grantor _____ in the above conveyance, and acknowl-

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

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



STATE OF INDIANA, _____ County, ss:

My Commission expires August 7, 1968

edged the same to be *these* I have hereunto subscribed my name and affixed my official seal.

Grantor *5* in the above conveyance, and acknowl-

day of *February*, A. D. 19*65*; personally appeared the within named

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

STATE OF INDIANA, _____ County, ss:

My Commission expires _____ Notary Public

edged the same to be _____ I have hereunto subscribed my name and affixed my official seal.

Grantor _____ in the above conveyance, and acknowl-

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

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

STATE OF INDIANA, _____ County, ss:

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

April 2, 1965 19

To Joseph C. Brannon, Myrtle E. Brannon
1033 South Senate Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 040814 3-29-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated February 19, 1965 Parcel 7 escrow	675.00

PLEASE RECEIPT AND RETURN

Received Payment: Joseph C Brannon
Date 4-26-65

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

April 2, 1965..... 19.....

To Joseph C. Brannon & Myrtle E. Brannon & Interstate
Industrial Plan Inc.
1033 South Senate Avenue
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 040813 3-29-65..... 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>February 19, 1965</i> Parcel 7 escrow	6075.00

PLEASE RECEIPT AND RETURN

Received Payment: *Joseph C Brannon*
Date: *April 5, 1965*

(7) ✓

R E S O L U T I O N

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant Dated 2-19-65

executed by the STATE OF INDIANA and Joseph Brannon

a frame house - garage

including trees, shrubs and fence, if any, on Road # I-70

located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion

County, Indiana, and more particularly described as follows:

Lot 92 in McCarty's Subdivision of W. Part of out lot 120
in City of Indpls.

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

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

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

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

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

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 31st day of March, 1965.

Offices of the Indiana State Highway Commission of Indiana.

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

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 31st day of March, 1965.

Roy P. Whitton
Secretary

SEAL:

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3-400
Parcel No. # 7
Road I-70
County Marion
Owner Joseph C. Brannon, etux.
Address 1033 S. Senate Ave.
Address of Appraised Property:
1033 S. Senate Ave.

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

1. I have personally checked all Comparables and concur in the determinations made. Yes 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 see attachment
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 Yes 1/7/65 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. Yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. There are none.
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 Jan. 7th, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is:	\$ <u>6,750.00</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>Total Taking.</u>
The total value of taking is: (a minus b)	TOTAL \$ <u>6,750.00</u>
(1) Land and/or improvements	\$ <u>6,750.00</u>
(2) Damages	\$ <u>None</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>None</u>
(4) Estimated Total Compensation	\$ <u>6,750.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>1/27/65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>1/28/65</u>	<u>R. E. Nichols</u>

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

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

BUYERS REPORT

PROJECT I 70 - 3 - (52) PARCEL # 7
OWNER Joseph C. Braannon PHONE # Me - 8 - 7239

(Other interested parties and relationship)

ADDRESS OF OWNER 1033 S. Senate

DATE ASSIGNED 1-29-65

DATE OF CONTACT 2-19-65

TIME OF CONTACT 8 A.M.

DATE OF PREVIOUS CONTACT 2-3-65

OFFER \$ 6750

DETAIL CONTACT* Met with Mr. & Mrs. Braannon and signed deed + Chris Spicker, they have loan with Interstate Industrial Plan.

ACTION TAKEN** will get Interstate to sign as landholder.

SIGNED E. J. Harkin

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # Check Delivery

PROJECT # I-70-3(52) PARCEL # 7 COUNTY Marion

NAME & ADDRESS OF OWNER Joseph C. + Myrtle E. Brennan
1033 South Senate Ave., Indianapolis PHONE # ME8-7239

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs Brennan + Mr Bolt
Same as above PHONE # Same
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT 4-5-65

OFFER \$ _____ TIME OF CONTACT 1:15 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: Contacted Mr + Mrs Brennan at Interstate Industrial Plant, Inc and delivered the check. Received signature on receipt, mortgage release, and \$2.20 in cash from Mr Brennan to record the deed.

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

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

Jerry S. Cole
(Signature)

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

BUYERS REPORT

PROJECT I 70-3 (52) PARCEL # 7
 OWNER Brannon, Joseph C. PHONE # ME 8-7239
Myrtle E. Brannon (wife)
 (Other interested parties and relationship)

~~Paid for Shelby Street Federal Savings & Loan Assn~~
 ADDRESS OF OWNER 1033 S. Senate Ave, Indianapolis, Ind.

DATE ASSIGNED 1-29-65

DATE OF CONTACT 2-3-65

TIME OF CONTACT 6:30 PM

DATE OF PREVIOUS CONTACT _____

OFFER \$ 6750⁰⁰

Total Take

DETAIL CONTACT* After making appt by phone on 2-2-65 I called on Mr. & Mrs. Brannon at their residence on subject. Mortgage shows as attached to Shelby Street Federal Savings & Loan dated June 7, 1955. Has been satisfied shows paid Jan. 20, 1965.

ACTION TAKEN** Paid Tax duplicate # 232523 for taxes due fall 1964. Interstate Industrial Plan 544 1/2 E. Washington St. are lien holders & would be made co-payee.

Mr. & Mrs. Brannon are not interested in retaining house at salvage value. Offer was made & rejected by Mr. & Mrs. Brannon.

SIGNED W.E. Smiley

* Showed plans, walked over property, etc.
 ** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

Parcel returned to office for normal acquisition.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I 70

PROJ. I 70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 92 McCarty's Sub.					

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()

MISCELLANECUS RECORD Yes () None () EASEMENTS Yes () None ()

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

TAXES Current Paid () Delinquent ()

CERTIFICATE

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

UNION TITLE CO.

Dated this 24 day of Feb 1965 By C. Edward Blum
Abstractor PRESIDENT

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

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

65-4114A

The following is an Extension of the original search by Union Title Company under No. 64-18551A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since August 17, 1964, 8 A.M.

Prepared for: Indiana State Highway Commission
Division of Land Acquisition

-2-

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

(A) Mortgage recorded in Mortgage Record 1790 page 400 released of record February 1, 1965.

-1- elf

65-4114A

JAN 18 1965

65- 2550
ASSIGNMENT OF RENTS

Interstate Industrial Plan, Inc.

Inst. #65-2550
Dated
Jan. 14, 1965
Recorded
Jan. 18, 1965

FOR VALUE RECEIVED, the undersigned, hereby assign(s), transfer(s) and set(s) over to the Industrial Plan, Inc. Indianapolis, Indiana, hereinafter called assignee, all of our right, title and interest in and to the rents, issues and profits due and to become due from the following described real estate, and all improvements now or hereafter placed thereon, situated in Marion County, Indiana to wit:

1033 S. Senate Ave.
(Street and Number or Box No. and R.F.D.)

MORE PARTICULARLY AND FULLY DESCRIBED AS FOLLOWS:

Lot 92, in McCarty's Subdivision in the City of Indianapolis recorded in plat book 7, page 74 in the office of the Recorder Marion County, Indiana

RECEIVED FOR RECORD

1965 JAN 18 AM 8:47

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

-3-

THIS ASSIGNMENT IS UPON THE TERMS AND CONDITIONS ALL AS FOLLOWS:

1. This instrument is given not in payment of, but as collateral security for the payment of a promissory note of even date for the sum of \$ 4110.00 executed by the undersigned to assignee with interest at the rate of one and one-half per cent per month after maturity, court costs and attorney fees incurred in the protection or collection of said rents, or in the enforcement of said note, all without relief from valuation and appraisal laws, and to secure any note, and/or notes that may be given in renewal or extension of said note or any part or parts thereof or for interest and delinquent charges and attorney fees as may be provided in any such renewal or extension notes, and to secure any existing or future advances, liability and/or liabilities which may now be in existence or may hereafter be contracted for between any of the undersigned and assignee.

2. In the event of any default by the undersigned in the payment of any installment of said note, and any other liabilities of any of the undersigned to assignee then existing and if such default shall continue for sixty days, assignee shall have and is hereby given the right without notice or demand, to enter upon, take and keep possession of the said premises and to collect all the rents, issues and profits therefrom, either by its officers or by any other person duly authorized by it as agent for that purpose until all of said note, and any other liabilities of any of the undersigned to assignee then existing, together with interest, court costs, and attorney fees, as herein provided, have been fully paid and satisfied; and the undersigned hereby make(s), constitute(s) and appoint(s) assignee or its agents the attorney in fact of the undersigned and irrevocably give unto said attorney the right at such times, in such manner and on such terms as to said attorney may seem best with full power of substitution, either in its own name or in the name of the undersigned, to take all necessary steps by proceedings in court or otherwise, to collect all rentals; to cause the said premises to be vacated, and when vacant, to re-let said premises, and to do all such things and all other things necessary in the premises either by its own officers or by other parties duly authorized and appointed by it as agent for said purposes. This instrument shall be full authority to any tenant, lessee or occupant owing rentals assigned by this instrument to pay such rentals to assignee.

3. All moneys received by assignee by virtue of this instrument shall be by it applied upon principal or interest then due under said note and any other liabilities of any of the undersigned to assignee, and any sums so collected and not subject to disbursement as above provided, shall be paid over to the undersigned or their successors in interest.

4. There is HEREBY EXCLUDED from this assignment and from the operation thereof, all accrued rentals paid by each tenant, lessee, or occupant above mentioned prior to his, her, its or their receipt of a written notice from assignee (i) stating that said undersigned is in default; and (ii) requesting that rentals thereafter payable from such tenant, lessee or occupant shall be paid, when due, to assignee.

5. Failure or delay to exercise any right or option on the part of the assignee at the time of any default shall not be a waiver of the right to exercise such option at any time thereafter.

6. The undersigned warrant(s) and represent(s) that the undersigned is (are) the sole owner(s) of record in the name of the undersigned of the real estate hereinabove mentioned and described.

Dated this 14th day of January 19 65

STATE OF INDIANA }
COUNTY OF Marion }

Joseph E. Brannon
Myrtle E. Brannon

Before me, the undersigned, a Notary Public, in and for said State and County, personally appeared

Joseph E. Brannon and Myrtle Brannon

and acknowledged the execution of the above assignment this 14th day of January 19 65

My Commission Expires 12/1/65

Notary Public

This instrument prepared by A. Reichamer

IND. INDUST. 6

65- 2550

-2-

65-4114A

Old Age Assistance
Search

-4-

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.

Juvenile Court
Search

-5-

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

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

Uniform Commercial
Code

-6-

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

Judgment Search

-7-

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

Joseph C. Brannon
and
Myrtle E. Brannon
jointly and
not individually

from August 17, 1964,
8 A.M. to date and
against none other

65-4114A

-8- Taxes for the year 1962 and prior years paid in full.

-9- Taxes for 1963 payable 1964 in name of Joseph C. and Myrtle E. Brannon.

Duplicate No. 332523, AB, Indianapolis Center Township, Code No. 1-01, Parcel No. 76911.

May Installment \$41.62 Paid

November Installment \$41.62 Paid

Assessed Valuation

Land \$280.00 Improvements \$1,570.00 Exemption \$920.00

-10- Taxes for 1964 now a lien in name of Joseph C. and Myrtle E. Brannon.

4, 4/100 acres The lots in the regular squares are 67 feet and 6 inches in front and 195 feet in depth where they abut upon 30 feet alleys where they abut upon 15 feet alleys they are 65 feet in front, and 202 feet and 6 inches in depth, The large figures designate the No. of the square the small figures the No. of the lot, the length of the boundaries of the several lots in the square intersected by the diagonal Streets are designated in feet and inches by the small figures on the lines in squares 23 and 73. And the length of the lines in squares 46 and 56 are designated by the figures on the corresponding limbs in squares 45 and 55. The length of all other irregular lines in the before mentioned surveys are marked in feet and inches.

In the survey of the remaining part of the Donation authorized by the law of 1831 the lines of the original survey of the Town are assumed as having been run according to the true Meridian and the lines on the east side of White River are run with the same bearing upon the assumption of the variation of the needle indicated at this time by the instrument used is 3 degrees 25 minutes east. The lines on the west side of the River are run at a variation of 5 degrees 30 minutes as corresponding more exactly with the Congressional Surveys, Washington Street is continued West to the River and east with the National road to the boundary of the Donation 120 feet wide. The National Road after leaving Washington Street is 80 feet wide. The Michigan Road is 100 feet the Continuation of Kentucky Ave. Massachusetts Virginia, New Jersey, North and Delaware Pennsylvania Meridian and Illinois Streets south are respectively 80 feet wide, The Fort Wayne Madison and Bluff Roads are severally 80 feet. The Continuation of Market and New York Streets east North Street west and the Lafayette Road are severally 60 feet wide, Water Street is 99 feet between the River and lots 135, 136 139 and the South end of 145 at the North end of lot 145 it is 118 feet wide. The small figures in the several lanes and alleys in the recent survey designate their respective widths. The figures on the lines of the several out lots from 41 to 184 on the east and from 1 to 18 inclusive

1. The Donation of four sections of land from the United States to the State of Indiana for a permanent seat of Government was located in Township 15 North of Range 3 east of the Second principal Meridian and includes sections 1,2,12 and that part of 11 which lies on the east side of White River and so much of section 3 as would make four entire sections of 2560 acres according to the returns of the United States Surveyors Sec. 1 contains 658 20/100, sec. 2 611, 53/100, Sec. 12 640 and sec. 11 on the east side of White River 448 20/100 leaving 202 7/100 acres to be taken out of section 3.

The point A. is the N.E. Corner of sec. 1 B. is the S.E Corner of sec. 1 and the N.E. Corner of sec. 12, C. is the S.E. Corner of Sec. 12 D. is the S.W. Corner of sec. 12, and the S.E. Corner of sec. 11 E. is the S.W. Corner of sec. 2 and the S.E. Corner of sec. 3 F. is the S.W. Corner of sec. 3, G. is the N.W. Corner of sec. 2, A. is the quarter sec. corner on the line between sections 3 and 4. The original survey of the Town of Indianapolis as made in the year 1821 is included within North South, East and West Streets embracing squares No. 1 to 101 inclusive which were all subdivided into in-lots.

In pursuance of an Act of 1824 Out Lots 1 to 10 inclusive on the North and 11 to 20 inclusive on the South side of the Town 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 Town was authorized H. is a square of two acres laid out and sold for a brickyard under authority of an act of 1822.

By an act of 1827 the original plan of the Town was modified by vacating parts of certain Streets and alleys as now represented and squares numbered 1 to 20 inclusive on the North and 78 to 101 inclusive on the South of the Town were authorized to be sold as Out Lots within these surveys the Streets are 90 feet wide, except Washington which is 120 and Circle which is 80, The alleys are 30 and 15 feet wide

1. each of the regular squares are 420 feet including the alleys and contain

on the west side of the River designate their lengths in four pole chains and links the red figures show their content in acres and hundredths

E. Sharpe Agent of the Town of Indianapolis

Filed in the Recorders Office of Marion County, Indiana, July fifth A.D. one thousand eight hundred and thirty one.

James M. Ray, Recorder.

- Ebenezer Sharpe Agent of the # May 2, 1834
 State of Indiana for the Town # Record D. page 535
 of Indianapolis # Recorded June 21, 1834
 2 To Agents Deed # The following described lots in
 Nicholas McCarty to have and to # the Town of Indianapolis, described
 hold to said McCarty his heirs # as follows Lot 120 Containing 52.33
 and assigns forever. # acres and other real estate. Deed
 made in pursuance 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 Jany. 6, 1821.
- 3 Nicholas McCarty died intestate May 17, 1854
- 4 Margaret McCarty appointed and qualified as administratrix of the estate
 of Nicholas McCarty deceased June 3, 1854 Order Book 7 page 463
 Estate settled Jany. 7, 1860, Order Book 9 page 83, Complete Record 11
 page 66. Common Pleas Court.
- 5 It appears from reference to the proceedings in the settlement of the
 estate of Nicholas McCarty deceased Complete Record 11 page 66 Common
 Pleas Court that said decedent left surviving him Margaret McCarty his
 widow, Nicholas McCarty, Margaret R. McCarty, Susanna McCarty & Francis J.
 3. McCarty, his children.

66 state of Indiana Marion County S. S.

I, Henry Day the undersigned being duly sworn according to law says that ever since the year 1857 I was acquainted with the family of the Nicholas McCarty to whom the agent of the State deeded out lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May 1835 which deed, is recorded on page 535 of Marion County Deed Record D. That said Nich- 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 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 that the said Susannah McCarty affiants wife was of age on the 9th day of February 1864.

(signed) Henry Day.

Subscribed and sworn to before me this 7th day of September 1881.

William Watson Woollen Notary Public.

Recorded January 23, 1893 in Misc. record 17 page 11.

Margaret McCarty	#	Filed June 23, 1854.
7. Vs .	#	Common Pleas Court
Susanna McCarty / Margaret R. McCarty	#	Complete record 4 page 159.
Nicholas McCarty / and Francis J. McCarty.	#	Your petitioner Margaret McCarty
	#	would respectfully represent
	#	that one Nicholas McCarty died

leaving as his heirs at law him surviving your petitioner Margaret McCarty his widow and children Susanna McCarty / Margaret R. McCarty / Nicholas McCarty / and Francis J. McCarty the said Nicholas and Francis J. being infants That decedent died seized of the following real estate out lot 120 in the City of Indianapolis (and other real estate nor certified to herein) That one third of said real estate be set off in (over)

severalty to your petitioner/all defendants. Served by reading/Lucian Barbour appointed guardian ad litem for defendants Nicholas J. McCarty and Francis J. McCarty infants.

Partition ordered and James Blake Andrew Wilson and James Wood appointed commissioners to make same. Report of Commissioners filed in open Court October 13, 1854 Commissioners set off and assigned to Margaret McCarty other real estate than certified to herein. Report approved and confirmed by the Court.

8.	Susanna McCarty To Marriage Henry Day ..	# # # # # #	December 9, 1857. Marriage record 6 page 659.
----	--	----------------------------	---

9.	Margaret R. McCarty To Marriage John C. S. Harrison.	# # # # # #	October 2, 1867. Marriage record 10 page 36.
----	--	----------------------------	---

10. Susanna McCarty Day died August 30, 1873 testate.

11. Last will and testament of Susanna McCarty Day probated September 19 1873 and recorded in will record E. page 123.

I, Susanna McCarty Day daughter of Nicholas McCarty and Margaret McCarty both deceased sister of Margaret R. McCarty Harrison Nicholas McCarty and Francis J. McCarty wife of Rev. Henry Day and mother of Henry McCarty Day and Margaret McCarty Day of the City of Indianapolis

5 County of Marion and State, of Indiana of sound mind and disposing (over)

6.

memory though sick of body and do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed and I give and bequeath to my brother Nicholas McCarty all my personal property (except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day and the crops growing upon my lands at the time of my death but on condition that he within sixty days after the probate of this my will does not pay to my executor the sum of five thousand dollars and execute his two promissory notes payable to my executor with interest without relief from valuation or appraisement laws. Each in the sum of seven thousand five hundred dollars one on or before one year after date one on or before 2 years after date then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any disposed of by said Nicholas in the mean time and the one third thereof to my said husband one third to my son Henry McCarty Day and one third to my daughter Margaret McCarty Day I give and bequeath to my said brother Nicholas McCarty the undivided one fourth of the real estate situate in the County of Marion and State of Indiana, described as follows to wit:-

The north half of the northwest quarter of section 22 in township 15 north of range 3 east but on one condition that -- does not within 60 days after the probate of this my will pay to my executor the sum of \$2500.00 and execute his 3 promissory notes payable to my executor each in the sum of \$2500.00 with interest without relief from valuation or appraisement laws one , one year after date 1 two years and 1 three years after date this bequest shall fail and they and thereupon I give said described real estate the one third to my said husband Rev. Henry Day one third to my son Henry McCarty Day and one third to my daughter Margaret McCarty Day. I give and bequeath the moneys
(over)

which may be paid and the notes which may be executed by my said brother Nicholas McCarty in compliance with the condition attached to the bequests or either of them herein before set forth and I give bequeath all the residue of my real property of whatever description and wherever situate the one third of said moneys notes and real property to my said husband Rev. Henry Day the one third thereof to my son Henry McCarty Day and the one third to my daughter Margaret McCarty Day. I hereby appoint my husband Rev. Henry Day executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties I also appoint him the guardian of our said children Henry McCarty Day and Margaret McCarty Day hereby revoking all wills testaments and codicils heretofore made by me. In Witness whereof I the said Susanna McCarty Day have this 21st day of August A.D. 1873 set my hand and seal.

(signed) Susanna McCarty Day.

12. The estate of Susanna McCarty Day settled October 17, 1874 Order Book 35 page 80 Marion Circuit Court.
13. Henry Day appointed Guardian June 16, 1874 of Henry McCarty Day aged 14 years October 19, 1873 and Margaret McCarty Day aged 10 years 1874 Order Book 34 page 309 Circuit Court. Said Henry McCarty Day arrived at full age October 19, 1880 and guardian discharged as to said Henry McCarty Day February 22, 1881 Order Book 56 page 227 Margaret McCarty Day arrived at full age June 16, 1885 and final report guardianship settled and guardian discharged September 11, 1885 Order Book 72 page 284 Circuit Court Guardians Docket 3 page 30 and 135.

14. McCartys subdivision of part of out lot 120.

The annexed is a plat of McCartys subdivision of the west part of out lot 120 in the City of Indianapolis in Marion County in the State of Indiana divided into 136 lots consecutively numbered and into 2 Blocks lettered respectively A. and B. and into streets and alleys the names of the streets are designated on the plat. The width of the streets and alleys are designated by figures in feet. The width and depth of the lots are designated by figures in feet and inches and the size of lots A and B. are designated by figures in feet and in inches.

(signed) Nicholas McCarty. Frances J. McCarty Henry Day for himself and as guardian of Henry McC. Day and Margaret McC. ^{Day} John C. S. Harrison Margaret McCarty Harrison. Acknowledged April 10, 1875. Recorded April 13, 1875 in plat Book 7 page 74.

15. State of Indiana Marion County S.S.

Nicholas McCarty being duly sworn on his oath says that he is the son of Nicholas McCarty deceased who formerly owned in his life time out lot 120 in the City of Indianapolis, Indiana.

That this affiant is now 78 years of age and that he is the Brother of Margaret R. McCarty Frances J. McCarty and Susannah McCarty Day that this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C. S. Harrison.

(signed) Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public, this 22nd day of November 1912. Frank C. Groninger Notary Public. My Commission expires June 4, 1913.

Recorded November 23, 1912 Misc. record 74 page 241.

16. In the Matter of the Guardianship # Approved April 18, 1882.
of Margaret McCarty Day. # Henry Day Guardian of said ward
Filed petition for the sale of
lot 92 in McCartys Subdivision
#

of the west part of out lot 120 in the City of Indianapolis, Appraisers appointed by the Court to appraise the real estate of said ward. Sale ordered for the one undivided 1/12 part of the said above described real estate being the interest of said ward in the same.

Appraisement reported and proof of publication filed and Guardian reported the sale to Frances J. McCarty the undivided 1/12 being the interest of his said ward in and to lot 92 in McCartys subdivision of the west part of out lot 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Recorder's Office

Guardian ordered to execute Deed to said purchaser. Deed reported and approved. Order Book 60 page 228.

Henry Day Guardian of the estate # April 18, 1882.
of Margaret McCarty Day minor heir # Record 152 page 306.
of Susanna McCarty Day deceased by # Recorded April 24, 1882.
order of the Marion Circuit Court # Lot 92 in McCartys Subdivi-
entered in volume 60 of the Order # sion of the west part of
Book records of said Court on page # out lot 120 in the City of
228. # Indianapolis, according to
the plat of said subdivision
17. To Deed. # as recorded in said Recorder's
Frances J. McCarty. # Office. This deed examined
and approved in open Court this April 18, 1882.

(signed) J.G. Adams Judge M.C.C.

Nicholas McCarty (unmarried) # May 13th, 1885.
 Margaret R. McCarty Harrison and John # Record 176 page 69.
 C.S. Harrison her husband, Frances J. # Recorded June 3, 1885.
 McCarty (unmarried) Henry Day (unmarried) # Lot 92 in McCartys subdivi-
 and Henry McCarty Day (unmarried) # sion of the west part of
 18. To warranty # out lot one hundred and twen-
 August C. Russow. # ty-(120) in the City of
 # Indianapolis, according
 to the plat of said subdivision as recorded in the Recorders Office
 of the said County of Marion.

19. Attention is hereby called to Resolution #6981 for Main sewer in Ray
 Street from 1st alley W. of Dakota Street to white River. Contract let
 January 3, 1913.
Since Pd JM

Marion Sewerage & Water Supply Company
 Since Paid
W. H. Walker

20. Taxes for 1912 fully paid.

21. Taxes for 1913 unpaid.

Since Pd JM
Marion Sewerage & Water Supply Company
 Since Paid
W. H. Walker
 Manager

Indianapolis Indiana, February 18, 1914

22. The foregoing is the chain of title to and incumbrances upon lot 92 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, Marion County Indiana, as per plat Book 7 page 74 as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County Indiana as said Records and Dockets are now entered up.

Cornelia K. Howe

Rooms 4, 5, 6 and 7-160 E. Market St.

#132976

Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 7 page 74 of the Recorder's Office of Marion County, Indiana.

Prepared for John R. Welch, since date of February 18, 1914.

524, p. 193
March 10, 1914
Recorded
March 10, 1914.

August C. Russow and
Minnie Russow, his wife.
to
Lawrence C. Fletcher.

Warranty Deed

Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision recorded in the Recorder's Office of said County.

This conveyance is made subject to the taxes for the year 1914 due and payable in the year 1915, which the grantee herein assumes and agrees to pay.

There are no further conveyances.

Taxes for the year 1922, paid full.

Taxes for the year 1923, paid, payable in May and November, 1924.

SINCE P.O. IN FULL
UNION TITLE COMPANY
INCORPORATED

BY *[Signature]* GENERAL MANAGER

Indianapolis, Ind., January 4, 1924.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption.

Search made in the Recorder's Office, the Tax Sale Indexes in the Auditor's Office, the Current Tax Duplicates in the Treasurer's Office and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Superior, Circuit and Probate Courts; also Records of Street, Alley, Park and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

No search made as to pending improvements in the Office of the Board of Public Works or Park Board.

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

Marion Title Guaranty Company
By *P. W. Wilkins* Manager

32667

1. *30* Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana. Since January 4, 1924.

31

Prepared for John R. Welch.

881 p. 591
Feb. 23, 1924
Recorded
Feb. 26, 1924

Lawrence G. Fletcher, and
Mary Irene Fletcher,
his wife,
to

Celtic Saving and Loan
Association, No. 3,

Lot 92 in McCarty's Subdivision of the
west part of Out Lot 120 in the City of
Indianapolis.

As per plat thereof recorded in Plat Book 7,
at page 74 in the Recorder's office of Marion
County, Indiana.

To secure the performance of a certain bond
of even date herewith, in penalty of \$750.00
with interest at the rate of 6% per annum. Together
with certain dues, fines, etc. and 10% attorney's
fees.

SATISFIED OF RECORD
ATTEST UNION TITLE CO. INC.
BY [Signature]
V. PRES. & CHAS. WOLF

Mortgage

2.3

date: 1-13-28

3. *33*

Examination made for judgments against Lawrence
G. Fletcher from January 4, 1924, to date and
against none other.

4. *34*

Taxes for the year 1924 fully paid.

5. *35*

Taxes for the year 1925 fully paid.

6. *36*

Taxes for the year 1926 payable in 1927
now a lien.

PAID IN FULL
ATTEST UNION TITLE CO. INC.
BY [Signature]
V. PRES. & CHAS. WOLF

32667

Indianapolis, Indiana, May 11, 1926.

37.
From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments and the General Judgment Dockets of the Circuit, Superior and Probate Courts of Marion County, and the Civil Municipal Courts of the City of Indianapolis, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, affecting the tract described in the Caption hereof.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

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

Union Title Company

Incorporated

By *V. F. P. General Manager*
V. F. P. GENERAL MANAGER

- 1. *38* A Continuation of an Abstract of Title to Lot 92 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana, since May 11, 1926.

Prepared for John R. Welch.

- 2. *39* *40* Judgment Search. Examination made for judgment vs: Lawrence G. Fletcher from May 11, 1926 to date and against none other.

- 3. *41* Taxes for the year 1926 fully paid.

- 4. *42* Taxes for the year 1927 on the Real Estate for which this Abstract is prepared, are assessed in the name of Lawrence G. Fletcher and are due and payable in May and November of 1928.

May Installment \$15.24 paid.

Nov. Installment \$15.24 paid.

- 5. *43* Taxes for the year 1928 now a lien.

SINCE PAID IN FULL
 UNION TITLE COMPANY
 INCORPORATED
 BY *Louis N. Boral*
 PRES. & GENERAL MGR.

-70250-

CERTIFICATE



6.

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

THIRD That according to the current tax duplicates and special tax duplicates and municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That no search has been made for pending resolutions for municipal improvements where the lien has not attached. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

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

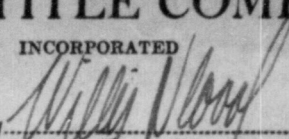
In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

This certificate covers entries Nos. 1 to 6 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, May 28, 1928, 8:00 A.M.

UNION TITLE COMPANY

INCORPORATED

By  Vice President and General Manager

137515

CAPTION

-1-

45

A continuation of an abstract of title to Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis as per plat thereof recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.
Since May 28, 1928, 8:00 A.M.

46

Prepared for: Celtic Saving and Loan Association
No. 3.

-2-

49

Lawrence G. Fletcher died intestate May 11, 1929.

Estate Docket
86 page 29421

-3-

48

IN THE PROBATE COURT OF MARION COUNTY

In the matter of the estate of Lawrence G. Fletcher deceased.

March 31, 1930 Bond filed Mary Irene Fletcher duly qualified as Administratrix of the estate of Lawrence G. Fletcher deceased. Order Book 127 page 175.

April 28, 1930 Notice of appointment filed.
Last publication April 19, 1930.
(Pending.)

Note: Application for letters of administration shows that said decedent left surviving the following and only heirs at law, to-wit: Mary Irene Fletcher widow and Mary A. Fletcher, Mother.

*5-10-35 nothing more.
Mary A. Fletcher died*

*Francis J. Fletcher, 4065 W. New Jersey St.
Minnie Fletcher.*

*5204
College
Surety
Maurice F. Reilly
Katherine A. Reilly
John Murphy
11198 West St*

Mortgage Record
1021 page 429
Inst. #23337
June 5, 1928
Recorded
June 5, 1928

-4-

Lawrence G. Fletcher
and Mary I. Fletcher,
(Signs I. Mary Irene Fletcher)
his wife
to
Celtic Saving & Loan Association
No. 3.

Mortgage

SATISFIED OF RECORD 12-27-44
ATTEST UNION TITLE CO.
Albert M. B...
PRESIDENT

Lot 92 in McCarty's Subdivision of the West part

137515

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

To secure the performance of a certain bond of even date herewith in penalty of \$1500.00 and interest at the rate of 6½% per annum together with certain dues fines, etc with 10% attorney's fees.

Assigned of record Sept. 30, 1932 to Reconstruction Finance Corporation see release record 39 page 431. Re-Assigned of record Dec. 26, 1933 to Celtic Saving & Loan Association No. 3 see release record 42 page 446.

Judgment Search

-5-

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

Lawrence G. Fletcher,

from May 28, 1928 8:00
A.M. to and including
May 11, 1929,

and vs:

Mary Irene (I) Fletcher
and
Mary A. Fletcher,

for the 10 years last
past and against none
other.

X
137515

-6- 51

Taxes for the year 1929 paid.

-7- 52

X
Taxes for the year 1930 paid.

-8- 53

X
Taxes for the year 1931 paid.

-9- 54

X
Taxes for the year 1932 paid.

-10-

55

X
Taxes for the year 1933 on the real estate for which this abstract is prepared are assessed in the name of Lawrence G. Fletcher and are due and payable on or before the first Mondays in May and November of 1934
General Tax Duplicate No. 75386 E. F. G. Indianapolis Center Township.

May installment \$29.42 paid.

November installment \$29.42 paid.

-11-

56

X
Taxes for the year 1934 now a lien.

SEE NUMBER CONTINUATION

137515

GUARANTEED CERTIFICATE

-12-



STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

57

This certificate covers entries Nos. **1** to **12** both inclusive and sheets water-marked "Union Title Company" Nos. **1** to **4** both inclusive.
Dated at Indianapolis, Indiana, **February 4, 1935, 8:00 A.M.**

UNION TITLE COMPANY

By Willis N. Coval
President and General Manager

-4-H

H-3

UNION TITLE COMPANY

INCORPORATED

OFFICERS

WILLIS N. COVAL, President
ALBERT M. BRISTOR, Vice-Pres. & Treas.
HIRAM E. STONECIPHER, Secretary

INDIANAPOLIS, IND.

CAPITAL STOCK \$1,000,000.00

ABSTRACTS OF TITLE TITLE INSURANCE, ESCROWS

UNION TITLE BUILDING
155 E. MARKET ST. LINCOLN 8361-2

DIRECTORS

ALBERT M. BRISTOR
ARTHUR V. BROWN
VIERN B. BUNDRIDGE
WILLIS N. COVAL
LINTON A. COX
FRED C. DICKSON
GEORGE B. ELLIOTT
GEORGE C. FORREY, Jr.
MARION F. HINKLE
FRANK P. HUSE
DICK MILLER
NORMAN A. PERRY
FRED T. REED
TIMOTHY P. SEXTON
GEORGE W. SNYDER
H. E. STONECIPHER
LEO F. WELCH

INDIANAPOLIS, IND., February 4, 1935
8:00 A.M.

137515

Prepared for: Celtic Saving & Loan Association No. 3.

SEARCH FOR

FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

in the

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

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

This certificate covers all divisions of both Districts of the State down to and including January 30, 1935, 8:00 A.M.

and

The Indianapolis Division of the Southern District down to and including February 4, 1935, 8:00 A.M.

Lawrence G. Fletcher
Mary Irene Fletcher
Mary I. Fletcher
Mary A. Fletcher

Union Title Company

INCORPORATED

BY *Willis N. Coval*
PRES. & GENERAL MANAGER

No transfers
Jdgmts Mary Irene Fletcher - no judgments
Mary A. Fletcher - notation died Nov 15 - 1932 - no judgments

C-1984

CAPTION

-1-

Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis as per plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Since February 4, 1935, 8 A. M.

Prepared for: Leo F. Welch, Harold R. Victor,
Norbert J. Fox, Trustees.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause A-82761
Complaint filed
May 14, 1935

-2-

Celtic Saving and
Loan Association No. 3,
vs.

Mary Irene Fletcher,
Administratrix of the estate
of Lawrence G. Fletcher, deceased,
Mary Irene Fletcher, unmarried,
Francis J. Fletcher, and
Minnie Fletcher, his wife.

Suit instituted to foreclose a certain mortgage recorded in Mortgage Record 1021 page 429.

May 14, 1935. Summons issued returnable on May 27, 1935, and returned showing that Mary Irene Fletcher, Administratrix of the estate of Lawrence G. Fletcher, deceased, Mary Irene Fletcher and Minnie Fletcher, were served by reading and copy and that Francis J. Fletcher was served by copy of summons, all on May 15, 1935.

September 8, 1936. Intervening petition filed by Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees under Trust Indenture of Celtic Saving and Loan Association No. 3, praying the Court that they be substituted as plaintiffs herein.

Petition granted.
See Order Book 551 page 443.
Pending.

C-1984

IN THE MARION CIRCUIT COURT

Cause #4161
Petition filed
May 21, 1936
Order Book
262 page 344

-3-

IN THE MATTER OF CELTIC SAVING AND LOAN ASSOCIATION
NO. 3 FOR ASSIGNMENT OF SECURITIES.

Petition for authority to assign mortgages filed by Celtic Saving and Loan Association No. 3 showing adoption of a Plan of Reorganization, under which certain assets of said association were to be transferred to trustees for liquidation, which plan had been approved by the Department of Financial Institutions of the State of Indiana. Exhibit C attached to said petition is a schedule of mortgages to be assigned to said trustees, and includes the mortgages referred to in the following assignment.

May 23, 1936. It is ordered, adjudged and decreed that Celtic Saving and Loan Association No. 3 be authorized and directed to assign to Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees, all the bonds and/or notes and mortgages described in said Exhibit C together with the shares of stock of said association pledged to secure said indebtedness, in accordance with the Plan of Reorganization and Trust Indenture.

C-1984

ASSIGNMENT

Release Record
53 page 260
Inst. #14345
April 30, 1936
Recorded
May 26, 1936

-4-

THIS IS TO CERTIFY, that the Celtic Saving and Loan Association, No. 3, of Indianapolis, and of the County of Marion and State of Indiana, in consideration of the sum of One Dollar in hand paid and of other valuable considerations, does hereby sell, set over, transfer and assign, without recourse, to Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees under Trust Indenture of Celtic Saving and Loan Association No. 3, under date of April 30, 1936, all of its right, title and interest in and to the following described mortgages executed, to it by the mortgagors therein named upon the dates set out and upon the several parcels of real estate therein described, all said real estate being situate in the County of Marion, State of Indiana, to secure the payment of the sums therein evidenced by the bonds therein referred to, which said bonds have been sold and assigned by said Association to said Trustees for said consideration, as above set out. Said mortgages being the following, to-wit:-

[Mortgage for \$1500.00, executed by Lawrence G. Fletcher and Mary I. Fletcher, his wife, on June 5, 1928, recorded June 5, 1928, in Mortgage Record 1021 page 429.]

(Also various other mortgages affecting real estate other than herein abstracted.)

IN WITNESS WHEREOF, the said Celtic Saving and Loan Association No. 3, has hereunto caused this assignment to be executed by Charles L. Barry, its President and Leo F. Welch, its Secretary, and its corporate seal hereto attached, as of the 30th day of April, 1936.

Celtic Saving and Loan
Association No. 3 (Corp. Seal)
By Charles L. Barry, President
Leo F. Welch, Secretary

(Duly acknowledged).

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

C-1984

Town Lot Record
949 page 258
Inst. #14344
April 30, 1936
Recorded
May 26, 1936

-5-

Trust Indenture filed by which Celtic Saving and Loan Association No. 3 "does hereby grant, bargain, sell, transfer, assign, release, convey, set over and confirm unto" Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for the purpose of liquidation, certain assets of said Association including the mortgages referred to in the Assignment above. Said instrument provides for the management and disposition of said assets by the trustees, authorizing and empowering them to perform any acts necessary for the fulfillment of the purposes of said trust.

Paragraph 14 of said Indenture reads in part as follows:

The signature of a majority of the Trustees to any deed, conveyance, assignment, bill of sale, transfer, indorsement or other written instrument, shall for all purposes be as binding and effectual as though all Trustees had signed the same; provided, however, that by instrument in writing duly recorded, the Trustees may authorize any one of the Trustees to release mortgages or other instruments of record.

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

POWER OF ATTORNEY

Misc. Record
270 page 367
Inst. #15929
May 29, 1936
Recorded
June 9, 1936

-6-

KNOW ALL MEN BY THESE PRESENTS, That Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for Celtic Saving and Loan Association No. 3, under Trust Indenture of April 30, 1936, as recorded May 26, 1936, in Town Lot Record 949 page -- Instrument No. 14344, as such Trustees have made, constituted and appointed, and by these presents do make, constitute and appoint Leo F. Welch, Trustee, Harold R. Victor, Trustee and Norbert J. Fox, Trustee, or any one or either of them, separately and severally, as and for their true and lawful attorney-in-fact for and in their name, place and stead, and under the provisions terms and conditions of said Trust Indenture, to release and satisfy of record any or all mortgages, and/or any other instruments of record heretofore vested in said Association and by it assigned, transferred and set over to said Trustees, or at any time thereafter acquired by said Trustees, hereby giving and granting unto each or either of said Trustees, acting alone

C-1984

as such attorney-in-fact for all of said Trustees full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises and pertaining to the release of such mortgages or other instruments, as fully to all intents and purposes as might or could be done by all said Trustees acting together and personally present, hereby ratifying and confirming all that either of said Trustees acting as said Attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of May, in the year one thousand nine hundred and thirty-six.

Leo F. Welch,
Harold R. Victor,
Norbert J. Fox,
Trustees.

(Duly acknowledged).

-7-

Examination has been made, as to the persons named below in the judgment search, for liens shown by notices of Old Age Assistance filed in the Office of the Recorder of Marion County, as provided by the Act concerning Public Welfare, since approval of the Act, March 18, 1936.

We find none.

Judgment Search

-8-

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

Mary Irene (I.) Fletcher,
and
Mary A. Fletcher

from February 4, 1935
8 A.M. to date and
against none other.

C-1984

-9-

Taxes for the year 1934 paid.

-10-

Taxes for the year 1935 on the real estate for which this abstract is prepared are assessed in the name of Lawrence G. Fletcher and are due and payable on or before the first Mondays in May and November of 1936.

General Tax Duplicate No. 75657, E. F. G. Indianapolis, Center Township.

May installment \$26.83 unpaid.

November installment \$26.82 unpaid.

-11-

Taxes for the year 1936 now a lien.

GUARANTEED CERTIFICATE

-12-



STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 12 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, January 9, 1937, 8 A. M.

UNION TITLE COMPANY

By Willis N. Coval
President and General Manager

-7-R.L.

R.L. 13.

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

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

Capital Stock \$1,000,000.00



C-1984

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox,
Trustees.

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

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

This certificate covers all divisions of both Districts of the State down to and including
January 6, 1937, 8 A. M. and

The Indianapolis Division of the Southern District down to and including
January 8, 1937, 8 A. M.

Mary Irene Fletcher
Mary I. Fletcher
Mary A. Fletcher

Union Title Company
INCORPORATED
BY *Walter W. Coval*
PRES. & GENERAL MANAGER

R.L. 13.

**FORECLOSURE
INTERIM CERTIFICATE**

Supplementary to Abstract No. C-1984

PREPARED FOR: **Leo F. Welch, Harold R. Victor, Norbert J. Fox,**
Trustees.

STATE OF INDIANA }
COUNTY OF MARION } SS

WE HEREBY CERTIFY that, since and including January 9,
1937 at 8 A. M. no Judgments, Foreign Executions or Federal Tax Liens, effective
as liens against the real estate described in the above mentioned abstract, have
been entered or filed in the offices of the Clerk of the Circuit Court, and others of
record, or of the Sheriff, or of the Recorder of said County, against the following
named persons **Mary Irene (I.) Fletcher, and**
Mary A. Fletcher

except as follows: **None**

WE FURTHER CERTIFY that, since and including said time, no Deeds,
Mortgages, Mechanic's Liens, Contracts of Sale, Leases, Notices of Liens for Old
Age Assistance, Executions or Notices of Lis Pendens, have been recorded, entered
or filed in the offices of the Recorder, or of the Clerk of the Circuit Court of said
County, Transferring the title to, or effective as liens or encumbrances against the
real estate described in the above mentioned abstract.

except as follows: **None**

Cause No. Court of Marion County,
filed to foreclose Mortgage recorded in
Mortgage Record page Inst. No.

Indianapolis, Indiana

UNION TITLE COMPANY

March 24, 1937, **8 A. M.**

By

William W. Coval

President and General Manager

226090

CAPTION

-1-

Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Since January 9, 1937, 8:00 A. M.

Prepared for: Leo F. Welch, Harold R. Victor,
Norbert J. Fox, Trustees.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause No. A 82761
Sheriff's Certificate of Sale Record
21 page 352
Complete Record
253 page 425

Leo F. Welch et al
Trustees,
vs.
Mary Irene Fletcher,
et al.

(As continued from a preceding continuation.)

-2-

April 5, 1937. Defendants Mary Irene Fletcher, Administratrix of the estate of Lawrence G. Fletcher, deceased and Mary Irene Fletcher herein filed answer in general denial. On motion of plaintiff, John J. Blackwell and Sons Inc. is made party defendant herein and said defendant filed answer in general denial.

Decree filed. And now this cause coming on for hearing and said defendants Francis J. Fletcher and Minnie Fletcher, his wife, failing to appear are now three times audibly called in open court, come not but herein wholly make default.

And now this cause being at issue upon the answers filed and said defaults, upon motion of the plaintiffs is submitted to the court for trial, finding, judgment and decree without the intervention of a jury, same being waived, and the court having heard the evidence and being duly advised in the premises, finds for the plaintiffs and that the material allegations of the complaint are true.

The court further finds that said bond and mortgage sued on in this cause were executed to

226090

the Celtic Saving and Loan Association, No. 3 as alleged in the complaint and that said Association was a Building and Loan Association, duly incorporated and operating under and pursuant to the laws of the State of Indiana. That said Celtic Saving and Loan Association, No. 3, on or about April 30, 1936, pursuant to and in accordance with the laws of the State of Indiana, and the Acts of Congress, and with the approval of the legal authorities necessary and the shareholders and Board of Directors of said Association, and pursuant to an order of the Circuit Court, Marion County, Indiana, IN RE Cause 4161, Order Book 262, page 344 and for a valuable consideration, duly and legally transferred, endorsed and assigned without recourse, in writing to the said Trustees, plaintiffs herein, the aforesaid bond and mortgage, said plaintiffs to have and to hold title thereto and the control, management, enforcement and liquidation thereof, which assignment was duly recorded in the Release Record 53, page 260, in the Recorder's Office of Marion County, Indiana.

The court finds that said plaintiff Trustees are the sole and absolute owners of said bond and mortgage, and are vested with all right, title and interest therein, at law and in equity, and that they are entitled to have judgment upon said bond and mortgage and to have said mortgage foreclosed and have all of the rights, remedies and relief accruing thereunder.

The court finds that there is due and owing to the plaintiffs Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees pursuant to Trust Indenture of Celtic Saving and Loan Association No. 3, under date of April 30, 1936, from and out of said real estate on the bond sued on in the plaintiffs' complaint the sum of \$1615.96 and the further sum of \$76.48 as Attorneys' fees for the services of plaintiffs' attorneys, making an aggregate sum of \$1692.44, which aggregate sum plaintiffs are entitled to recover of and from and out of said real estate and as against the rights of all other parties, herein, together with the costs of this action and all accruing costs, without any relief from valuation or appraisal laws.

The court finds that said sums are secured by said first mortgage upon the real estate as described below and set out in the plaintiffs' complaint, executed on the 5th day of June, 1928, by said Lawrence G. Fletcher, then in life but now deceased, Mary Irene Fletcher, his wife, and

226090

recorded on the 5th day of June 1928, in Mortgage Record 1021 at page 429, in the office of the Recorder of Marion County, Indiana, and that thereby, said mortgagors, mortgaged and warranted to said Association the real estate described in the complaint and hereinafter described, towit:

Lot 92 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74, in the Recorder's Office of Marion County, Indiana, all in Marion County, Indiana.

The court finds that said mortgage is a valid and subsisting first lien upon and against said real estate, excepting only taxes and assessments, legally levied and assessed thereon. The court finds that said mortgage is now in default under the terms thereof and the laws of the State of Indiana, and that plaintiffs are entitled to have judgment thereon, and said mortgage foreclosed as against each and all of the defendants herein, and said real estate sold to satisfy same as provided by law. The court finds that said real estate is not susceptible of division without manifest damage, and that same shall be sold as a whole, and sold free and clear of all liens and encumbrances excepting only taxes and assessments levied and assessed thereon.

That the said Lawrence G. Fletcher died intestate May 11, 1929, and left surviving him no child or any descendant of any deceased child but did leave his widow, the defendant, Mary Irene Fletcher and his mother, Mary A. Fletcher, as his sole and only heirs at law; that the said Mary A. Fletcher died on or about November 13, 1933 and left her surviving, no father or mother, and no husband, but did leave a son, the defendant, Francis J. Fletcher, and no other child or descendant of and deceased child her surviving as her sole and only heir at law.

That the said Mary Irene Fletcher is the owner in fee simple of an undivided three-fourths of said real estate and the said defendant, Francis J. Fletcher, is the owner by an unrecorded will of Mary A. Fletcher, of an undivided 1/4 part of said real estate.

That said Mary A. Fletcher had no other property real or personal, other than the undivided one-fourth interest in fee in and to said real estate.

The court finds that said defendant mortgagors and seizers, and each of them, have failed to perform the conditions and stipulations of said bond and mortgage and have continued said default to this date.

226090

That said defendants and each of them failed to pay taxes and assessments legally levied against said real estate and have permitted same to become delinquent.

The court finds that said mortgaged property is deteriorating in value to the great damage of and danger to plaintiffs' security. That same is not occupied as a residence by the owner thereof, and is encumbered for more than the reasonable value thereof. That plaintiffs are entitled to the immediate appointment of a receiver to take charge of said real estate, hold and conserve same and to collect the rents, issues and profits thereof and to disburse same under the order of this court.

That the said John J. Blackwell & Sons, Inc. are claiming a balance due for funeral expenses of Mary A. Fletcher, but such claim is no lien upon the above described real estate and is junior and inferior in every way to the lien of the plaintiffs under their said mortgage.

IT IS THEREFORE CONSIDERED, ORDERED, ADJUDGED AND DECREED, by the court that the plaintiffs Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees pursuant to Trust Indenture of Celtic Saving and Loan Association, No. 3 under date of April 30, 1936, as such Trustees are now vested with all rights, title and interests in and to said bond and mortgage and are entitled to all remedies and relief at law and in equity thereunder, and that said plaintiffs have and recover of and from and out of the real estate above described, the said aggregate sum of \$1692.44 on the bond and mortgage described above and set out in the plaintiffs' complaint, together with the costs of this action and all accruing costs in this behalf laid out and expended and taxed at \$ - - - without any relief whatsoever from valuation or appraisement laws, the said judgement to bear interest at the rate of 6,1/2% per annum as provided by law from the date of the rendition thereof. That plaintiffs' said judgment shall be prior and superior to all other liens upon and against said real estate, excepting only taxes and assessments legally levied and assessed thereon.

It is further adjudged and decreed that John J. Blackwell & Sons, Inc. has now no lien upon the above described real estate.

It is further ordered, adjudged and decreed by the court that said mortgage be and the same hereby is foreclosed, and that the equity of

226090

redemption of each and all of the defendants and that of all persons, firms or corporations claiming of, from, under or through them, or any of them, in and to the real estate described in the complaint, same lying and being in the County of Marion, State of Indiana, and described as follow, towit:

Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74, in the Recorder's Office of Marion County, Indiana, all in Marion County, Indiana, be and the same hereby is barred and foreclosed, and that the said described real estate and all of the right, title and interest of said defendants and each of them, and of all persons, firms or corporations claiming of, from, under or through them or any of them, in or to said real estate shall be sold by the sheriff of said County of Marion, State of Indiana, as other lands are sold on execution, the sale to be made without any relief whatsoever from valuation or appraisement laws, and to be made free and clear from all liens except taxes and assessments legally levied and assessed thereon.

The proceeds arising from said sale to be applied as follows:

(1) To the payment of the costs and accruing costs herein.

(2) To the payment of the amount found due the plaintiff Trustees on the claim sued on herein, being the amount of the judgment hereinbefore rendered, towit: \$1692.44, together with interest from this date.

(3) The overplus, if any there be, to be paid by the sheriff to the clerk of this court for the use of the party lawfully entitled thereto and duly authorized to receive the same.

It is further adjudged and decreed that Mary Irene Fletcher is the owner in fee simple of an undivided $\frac{3}{4}$ in and to the above described real estate and that the defendant, Francis J. Fletcher is the owner in fee simple of the undivided $\frac{1}{4}$ of said real estate by devise from Mary A. Fletcher.

It is further adjudged and decreed that the defendant, John J. Blackwell & Sons, Inc. have no lien, right, title or interest in and to said real estate.

It is further ordered, adjudged and decreed by the court that upon the expiration of the statutory period of redemption, and the execution by the sheriff of a deed of conveyance for said

226090

mortgaged premises so sold and not redeemed, to the person or persons, firm or corporation entitled thereto, the defendants to this suit and anyone claiming under or through them, or any or either of them, then in possession of said real estate, or any part thereof, shall upon demand and the exhibition of said deed or of a certified copy thereof, forthwith surrender to the holder of such deed, the full and peaceable possession of said real estate.

It is hereby ordered, adjudged and decreed by the court that Leo F. Welch, of the City of Indianapolis, County of Marion State of Indiana, be, and he hereby is, appointed a receiver herein to take charge of said real estate, hold and conserve same, collect the rents and profits thereof, receive, hold and disburse same for taxes, assessments, necessary repairs, insurance, and all other expenditures that may be necessary to protect and conserve said realty during the period of redemption or until the further order of this court, and said Receiver shall provide an undertaking to be approved by this court.

It is further ordered that a certified copy of this decree, under the hand and seal of the clerk of this court shall be the full and sufficient authority of the Sheriff and the Receiver to execute the same.

Comes now Leo F. Welch and accepts such appointment as such receiver and files his Undertaking with John A. Welch, as surety thereon, which Undertaking and surety are now approved by the court in the words and figures following (here insert) and said Leo F. Welch, is now sworn in open court for the faithful performance of his duties as such receiver.

All of which is ordered, adjudged and decreed.
Order Book 561 page 385.

Copy of said decree and writ of execution issued to the Sheriff of Marion County, Indiana and returned endorsed as follows, to wit:

Came to Hand April 29, 1937 at 4:14 o'clock P. M., and I advertised the within described Real Estate by first giving due and legal notice of the time and place of sale for at least twenty days next before the day of sale, by posting printed notice thereof in three of the most public places in Center Township wherein said property is situate, and one at the Court House door of Marion County,

226090

Indiana, and also by publication for three weeks successively, one time each week, next before the day of sale, in "The Indianapolis Recorder", a weekly newspaper of general circulation, printed in the English language, and published in the City of Indianapolis, in said County. Said sale was set for the 12th day of June 1937; And I did, on said day at the door of the Court House of said County, between the hours of 10 o'clock A. M. and 4 o'clock P. M., at public auction, first expose to sale the rents and profits for a term not exceeding seven years, of said Real Estate: As herein described and received no bid therefor. I then and there offered at public auction, as aforesaid, the fee simple of said Real Estate As herein described and Leo F. Welch, Harold R. Victor and Norbert J. Fox, trustees pursuant to Trust Indenture of Celtic Saving & Loan Association No. 3, under date of April 30, 1936, did then and there bid the sum of Sixteen Hundred Dollars and no person bidding more, and that being the highest and best bid, the same was in due form openly struck off and sold to their for said sum.

And having paid said bid by receipting the judgment for the sum of Fifteen Hundred Forty Eight & 85/100 Dollars, and paying to me all costs hereon, taxed at \$51.15 I executed and delivered to said purchaser a Certificate of Sale of said Real Estate and filed with the Clerk of the Marion Circuit Court a duplicate thereof, I have disbursed the proceeds of said sale as follows:

Paid Plaintiff on Judgment as per receipt hereon,	\$1548.85
Paid Indianapolis Recorder for advertising sale,	14.00
Retained my fee	14.95
And return balance herewith to the Clerk of Marion County, and this writ is returned partly satisfied.	<u>22.20</u> 1600.00

Otto Ray,
Sheriff Marion County, Ind.
By H. Mueller, Deputy.

See Execution Docket 80 page 143.
July 1, 1938. Final report filed, approved
Receiver discharged.
Order Book 581, page 711.
(Costs paid.)

226090

Town Lot Record
996 page 81
Inst. #24833
June 25, 1938,
Recorded
Aug. 6, 1938

Otto Ray, Sheriff of
Marion County, Indiana,
to
Leo F. Welch, Harold R.
Victor and Norbert J.
Fox, Trustees, pursuant
to Trust Indenture of
Celtic Saving and Loan
Association No., 3,
under date of April 30,
1936.

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

-3-

Lot 92 in McCarty's Subdivision of the West
part of Out lot 120 in the City of Indianapolis
as per plat thereof recorded in Plat Book 7,
page 74, in the office of the Recorder of Marion
County, Indiana.

Sold as the property of Mary Irene Fletcher,
owner in fee simple of an un-divided 3/4 and
Francis J. Fletcher is owner an undivided 1/4
part of said real estate, by virtue of proceedings
as shown in the Superior Court of Marion County,
Indiana, in Cause No. A 82761.

226090

Town Lot Record
949 page 258
Inst. #14344
April 30, 1936
Recorded
May 26, 1936

Celtic Saving and Loan
Association, No. 3 (Corp. Seal)
By Charles L. Barry, President,
Attest: Leo F. Welch, Secretary
to
Leo F. Welch,
Harold R. Victor, and
Norbert J. Fox, Trustees.

Trust Indenture

-4-

WHEREAS, a certain Plan of Reorganization and Conversion proposed by the association under date of February 20, 1936, provides that certain of the assets and property of the association which are considered by proper supervisory authority as being unacceptable security for the share liabilities of the association shall be transferred and conveyed to trustees for liquidation for the pro rata use and benefit of the investment shareholders of the association; and

WHEREAS, said Plan of Reorganization was duly approved on the 21st day of February, 1936, by The Department of Financial Institutions, State of Indiana, herein sometimes referred to as the Department, and now is effective as to all shareholders of the association by virtue of the consent thereto in writing by shareholders owning at least two thirds of the outstanding capital stock of the association as shown by the books thereof, as provided by Section 47 of The Indiana Financial Institutions Act, as amended:

NOW, THEREFORE, the said Celtic Saving and Loan Association, No. 3, by order of its Board of Directors and acting through its duly authorized officers, and in compliance with the terms and conditions of the aforesaid Plan of Reorganization, for and in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, release, convey, set over and confirm unto Leo F. Welch, Harold R. Victor and Norbert J. Fox, as Trustees, and to their successors and assigns, all right, title and interest of the association in and to the following described property, herein sometimes referred to collectively and separately as trust property, to wit:

The following described real estate mortgages in the office of the Recorder of Marion County, Indiana, together with the evidence of indebtedness secured thereby and all amounts due thereon, to wit:

226090

Mortgage for \$1500.00 executed by Lawrence G. Fletcher and Mary I. Fletcher, his wife, on June 5, 1928, recorded June 5, 1928, in Mortgage Record 1021 page 429.

(Also other real estate).

but without any representation, recourse or warranty, the purpose being to release the association from any and all liability, contingent or otherwise, upon the property so transferred and conveyed.

TO HAVE AND TO HOLD the same unto the said Trustees, their successors and assigns, but in trust nevertheless upon the following terms and conditions and for the following uses and purposes, to wit:

1. This indenture is made and accepted subject to all the terms and conditions of the Plan of Reorganization referred to hereinabove, to the same extent and with the same force and effect as if said Plan of Reorganization were fully set forth herein.

(Note: Paragraphs 2 to 18 inclusive provide for the management, control and disposition of the assets of the trust by said Trustees, for the issuance of Participation Certificates, and for the liquidation of assets and final distribution of the proceeds among the holders of said Certificates. Paragraphs 3, 8, 9, 10, 14 and 17 read as follows:-)

3. With respect to the management, control and operation of this trust, subject to the restrictions and limitations hereinafter set out and until the termination of the trust created in this instrument, the Trustees, and their successors in trust, shall have full power and authority in their discretion to do all such acts, take all such proceedings, and exercise all such rights and privileges concerning the trust property as if they were the absolute owners thereof, including the power and authority.

(a) To own, hold, manage and control the trust property hereby conveyed to them or hereafter acquired or accumulated by them hereunder; to lease or rent any realty constituting a part of the trust property, to collect and receive all rents, issues income and profits arising from the use or disposition of trust property, and out of such income or from the corpus of the trust property to pay all taxes, assessments, insurance and other just charges against said property and the costs of maintenance, repairs, alterations and improvements thereto and the costs and expenses of administering said trust;

(b) To sell, exchange or otherwise dispose of any part or all of the trust property and to convert the same into other property, in bulk or parcels, at public or private sale, for cash or upon credit, with or without notice, without the order or

226090

approval of any court, and without the consent of the association or of any certificate holder, at such price and upon such terms and conditions as the Trustees may deem best, and to execute any and all contracts, assignments, conveyances or other instruments necessary to pass title to said property and necessary or incident to the execution of said trust; provided, however, that the Trustees shall not sell all or substantially all of the trust property as an entirety at any one time without the approval of the Department;

(c) To compound, compromise, settle and adjust any and all claims in favor of or against said trust; to institute, prosecute and maintain in their own names as Trustees any and all suits or actions at law or in equity, or any other proceedings which may be necessary or proper for the foreclosure of mortgages and for the purpose of collecting, safeguarding, protecting or realizing upon the trust property or any part thereof; to purchase property at foreclosure sale and to take certificates and deeds in the names of the Trustees for any property purchased or otherwise acquired by them; to defend any and all actions or other proceedings as may be brought against them as such Trustees;

(d) To invest and reinvest the cash amount constituting the corpus and income of said trust property, but only pending the distribution thereof among the holders of Participation Certificates, and for that purpose to purchase or otherwise acquire such bonds, securities or other property as constitute authorized investments for the excess funds of domestic building and loan associations under and by virtue of Section 274 of The Indiana Financial Institutions Act, as amended, or to deposit the cash funds of the trust in any depository selected by the Trustees;

(e) To retain any property transferred, conveyed or delivered to the Trustees by this indenture or constituting a part of said trust property, without being liable or accountable for any loss or depreciation in the value thereof;

(f) To vote in person or by proxy any stocks or other securities constituting a part of said trust property and to exercise any rights, options or privileges issued or arising in connection with the ownership of such property;

(g) With the approval in writing of the Department, to borrow money for the purpose of protecting property of said trust or of making a distribution to certificate holders, or for any other purpose of said trust; to pay interest on such loans and to repay the principal thereof out of the trust property, and to mortgage or pledge any property of said trust as security for the payment of any sums so borrowed;

226090

(h) To accept Participation Certificates issued by the Trustees, in payment, part payment or exchange for any property of the trust, subject to such rules and regulations and upon such conditions as the Department may prescribe;

(1) To employ all necessary agents and attorneys for the proper administration of the trust; to maintain an office, and to pay the expenses and rent therefor.

The above enumeration of specific powers of the Trustees shall not in any way derogate or limit the general and implied powers herein and hereby conferred upon them.

8. If at any time any Trustee hereunder shall die, resign, or be incapacitated, or shall fail or refuse to act as such Trustee, or be removed by the Department as hereinafter provided, the trust hereby created shall not lapse, fail or terminate, but the remaining Trustees shall, until the vacancy is filled as hereinafter provided, continue to discharge all the duties and exercise all the powers and discretion by the terms of this instrument imposed and conferred upon and allowed to the Trustees herein, precisely as if such remaining Trustees were the only Trustees named herein. Any Trustee hereunder may at any time be removed from office by the Department by an instrument in writing, executed and acknowledged in the manner in which deeds of real estate are at the time required to be executed and acknowledged by the Department under the laws of the State of Indiana, which instrument shall declare such Trustee to be so removed.

9. Any vacancy in the office of Trustee hereunder caused by death, resignation, incapacity, refusal to act, removal or otherwise, shall be filled by the Department by an instrument in writing naming a successor Trustee, which instrument likewise shall be executed and acknowledged in the manner required at the time by the laws of this state for the execution and acknowledgment of deeds of real estate by the Department. Removal of a Trustee and the appointment of a successor may be embodied in one and the same instrument. Until a vacancy is filled, the legal title to the property constituting the trust estate shall be vested in the remaining Trustees.

10. Whenever a Trustee has resigned or has been removed, the instrument of resignation or removal shall be filed forthwith for recording in the office of the Recorder of the county in which this indenture is recorded. Whenever a successor Trustee is appointed in the manner aforesaid, a copy of the instrument of appointment, endorsed with the written acceptance of such appointment, likewise shall be filed forthwith for recording in the office of

226090

such Recorder. Every such resignation or removal, when so made and filed for record, shall operate to divest the former Trustee and his heirs and legal representatives of any and all estate, interest and title in and to the trust property, and every such appointment shall vest the said trust property, in the appointed successor Trustee as joint tenant with the remaining Trustees, to all intents and purposes as if such successor were an original Trustee hereunder, and no formal conveyance or transfer shall be necessary to divest and vest the trust property.

14. Any act of the majority of the Trustees shall be as binding and effectual upon this trust and the certificate holders as though all Trustees had acted, and it shall not be necessary for the Trustees to hold any meetings or to adopt any written resolution in connection with the business and administration of the trust or the disposition of the trust property. The signature of a majority of the Trustees to any deed, conveyance, assignment, bill of sale, transfer, indorsement or other written instrument shall for all purposes be as binding and effectual as though all Trustees had signed the same; provided, however, that by instrument in writing duly recorded, the Trustees may authorize any one of the Trustees to release mortgages or other instruments of record.

17. The association hereby agrees to execute such further and additional assignments, conveyances or other instruments, and to do such further acts and things as may be necessary and proper to carry into effect the purposes of said trust; provided, however, that all such conveyances, assignments and other transfers shall be made without representation, recourse or warranty of any kind on the part of the association.

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

226090

-5-

NOTE: The following release appears on Margin of Mortgage Record 1021 page 429. Oct. 7, 1939 This Mortgage is fully paid and satisfied.

The Celtic Federal Savings & Loan Association of Ind'pls.

By Leo F. Welch,

Secretary,

Attest: Hannah A. Noone,

Recorder Marion County,

By Arthur A. Marcy, Deputy.

Misc. Record
304 page 523
Inst. #44981
Nov. 22, 1939
Recorded
Nov. 24, 1939

-6-

STATE OF INDIANA, COUNTY OF MARION, SS:

Comes now Leo F. Welch, who being duly sworn upon his oath states that he is the duly elected, acting and qualified Secretary of the Celtic Federal Savings and Loan Association of Indianapolis, successors to the Celtic Saving and Loan Association No. 3.

He further states that on October 7, 1939 he erroneously signed a release on the margin of the Recorder's records, which release was for a mortgage made by Lawrence G. Fletcher to the Celtic Saving and Loan Association No. 3 on

Lot 92 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, said mortgage being shown in Mortgage Record 1021 page 429 in the Office of the Recorder of Marion County, Indiana.

This mortgage had previously been transferred to Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees for the segregated assets of the Celtic Saving and Loan Association.

He makes this affidavit to induce the Recorder of Marion County, Indiana, to cancel the release above referred to as erroneously made.

Leo F. Welch,

Subscribed and sworn to before me, a Notary Public this 22nd day of November 1939.

Catherine White (LS)

Notary Public

My Commission expires November 25, 1940.

226090

Judgment Search

-7-

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

Leo F. Welch,
Harold R. Victor
and
Norbert J. Fox,
as Trustees

from April 30, 1936
to date and against
none other

-8-

Taxes for the year 1940 on the Real Estate for which this Abstract is prepared are assessed in the name of Leo F. Welch, et al Trustees and are due and payable on or before the first Mondays in May and November of 1941.

General Tax Duplicate No. 205899, T to Z, Indianapolis, Center Township, Parcel No. 76911.

May Installment \$30.17 paid.

November Installment \$30.17 paid.

-9-

Taxes for the year 1942 now a lien.

PAID IN FULL
SINCE JANUARY 1942
ATTST. UNITED TITLE CO.
BY *Albert M. Burt*
PRESIDENT

GUARANTEED CERTIFICATE

-10-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 10 both inclusive and sheets water-
 marked "Union Title Company" Nos. 1 to 16 both inclusive.
 Dated at Indianapolis, Indiana, March 2, 1942, 8:00 A.M.

UNION TITLE COMPANY

By *Willis N. Coval*
 President and General Manager

-16-

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



226090

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox,
Trustees.

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

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

This certificate covers all divisions of both Districts of the State down to and including February 25, 1942, 8:00 A. M. and
The Indianapolis Division of the Southern District down to and including February 27, 1942, 8:00 A. M.

Leo F. Welch, Trustee
Harold R. Victor, Trustee
Norbert J. Fox, Trustee

UNION TITLE CO.

BY: *Willis A. Local*
PRES. & GENL. MGR.

GFM

455776

CAPTION

-1-

Continuation of Abstract of Title to Lot 92 in
McCarty's Subdivision of the West Part of Out
Lot 120 in the City of Indianapolis, as per plat
thereof recorded in Plat Book 7 page 74 in the
office of the Recorder of Marion County, Indiana.
Since March 2, 1942, 8 A.M.

Prepared for: Joseph C. & Myrtle E. Brannon

Town Lot Record
1162, page 159
Inst. #47732
Nov. 30, 1944
Recorded
Dec. 12, 1944

-2-

Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees under Trust Indenture of Celtic Saving and Loan Association, No. 3 executed April 30, 1936 in Town Lot Record 949, at page 258 in the Office of the Recorder of Marion County, Indiana as such Trustees (Signed Leo F. Welch-----, Norbert J. Fox-----, acknowledged Leo F. Welch and Norbert J. Fox, Trustees)

Quit Claim Deed
(U. S. Revenue
Stamp Attached)

to
Yale Realty Corporation
Lot 92 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

(Also other real estate)

The aforesaid grantors as such Trustees hereby certify that they have full power, right and discretion, without the approval of any court or any other supervisory authority to convey the real estate herein described and set out and under the terms and conditions hereof, and that this conveyance is made in full compliance with all of the terms and stipulations of said Trust Indenture, as set out and approved by order of the Department of Financial Institutions of the State of Indiana, under date of September 20, 1944.

Proper citizenship clause is attached.

455776

Town Lot Record
1334 page 260
Inst. #20995
Nov. 30, 1944
Recorded
Apr. 14, 1949

Quit Claim Deed

Leo F. Welch, Harold R.
Victor and Norbert J.
Fox, Trustees, under Trust
Indenture of Celtic Saving
and Loan Association, No. 3
executed April 30, 1936
and recorded May 26, 1936, in
Town Lot Record 949 at page
258, in the office of the
Recorder of Marion County,
Indiana. (Signed by Leo F.
Welch, Norbert J. Fox)

-3-

Title ✓

to
Yale Realty Corporation
Lot 92 in McCarty's Subdivision of the west
part of Out Lot 120 in the City of Indianapolis,
as per plat thereof, recorded in Plat Book 7,
page 74, in the office of the Recorder of Marion
County, Indiana.

(Also other real estate)

The aforesaid grantors, as such Trustees hereby
certify that they have full power, right and
discretion, without the approval of any court or
other supervisory authority, to convey the real
estate herein described and set out and under the terms
and conditions hereof, and that they have not
heretofore, nor herein, nor contemporaneously
herewith, conveyed all nor substantially all of
the trust property as an entirety, and that this
conveyance is made in full compliance with all the
terms and stipulations of said Trust Indenture,
as set out and approved by order of the Department
of Financial Institutions of the State of Indiana
under date of September 20, 1944.

Proper citizenship clause is attached.

Re-recorded to show proper execution.

455776

Misc. Record
360 page 535
Inst. #36562
Sept. 15, 1944
Recorded
Sept. 25, 1944

-4-

ARTICLES OF INCORPORATION OF YALE REALTY CORPORATION.

BE IT FURTHER REMEMBERED, That the following Articles of Incorporation, and all matters heretofore done or hereafter to be done are in accordance with "An Act concerning domestic and foreign corporations for profit, providing penalties for the violation hereof, and repealing all laws or parts of laws in conflict herewith," approved March 16, 1929 and acts amendatory thereof, and supplemental thereto.

The name of this corporation shall be Yale Realty Corporation.

The purpose or purposes for which it is formed are as follows:

To acquire, own, hold, build, use, lease, mortgage, pledge, sell, convey, or otherwise acquire or dispose of property, real or personal, tangible or intangible.

To acquire, hold, own, buy, sell, convey, mortgage, pledge, rent, lease, sublease, build, construct repair, remodel any building or buildings, residential or commercial or both, and any other type of real estate, improved or unimproved, or any combination of either or both and otherwise engage in, conduct and deal in real estate.

To borrow money, and to issue, sell or pledge its obligations and evidences of indebtedness, and to mortgage or pledge its property and franchises to secure the payment thereof.

The period during which it is to continue as a corporation is perpetual years.

The amount of paid in capital with which this corporation shall begin business is \$500.00.

Approved and filed Sept. 29, 1944.

Rue J. Alexander,
Secretary of State
of Indiana.

PAID IN CAPITAL AFFIDAVIT
FOR YALE REALTY CORPORATION

Misc. Record
360 page 638
Inst. #36563
Sept. 13, 1944
Recorded
Sept. 25, 1944

-5-

Affidavit signed by majority of directors of said corporation states that required capital has been fully paid in.

455776

Misc. Record
427 page 534
Inst. #72498
December 6, 1948
Recorded
December 9, 1948

-6-

STATE OF INDIANA, COUNTY OF MARION, SS:

Harold R. Victor, trustee for the Celtic Savings and Loan Association, being first duly sworn upon his oath deposes and says that the Quit Claim Deed of the Trustees of the Celtic Savings and Loan Association to the Yale Realty Corporation executed November 30, 1944, was recorded December 12, 1944, Town Lot Record 1162, page 159, Instrument number 47732, was executed by the trustees in their capacities, as trustees and not as individuals, through an error of the Scrivener.

Affiant further saith not.

Harold R. Victor

Subscribed and sworn to before me, a Notary Public, in and for said County of Marion and State of Indiana, this 6 day of December, 1948,

Ruby D. Pottruff (LS)

Notary Public

My commission expires Nov. 16, 1952.

Judgment Search

-7-

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

Leo F. Welch
Harold R. Victor
and
Norbert J. Fox
as Trustees

from August 17, 1943
to and including
December 12, 1944

and vs

Yale Realty Corporation

from September 15, 1944
to date and
against none other

455776

-8-

Taxes for the year 1952 on the Real Estate for which this Abstract is prepared are assessed in the name of Yale Realty Corporation and are due and payable on or before the first Mondays in May and November of 1953.

General Tax Duplicate No. 334484, Indianapolis, Center Township, Parcel No. 76911.

May Installment \$43.86 Paid.

✓ November Installment \$43.86 Unpaid.

Since Paid
SM

Taxes for the year 1953 now **fully paid** lien

BY *J. Russell a Jun*
PRES. & MGR.
Yale Realty Corporation

ZONING

Zoning Ordinance #114, prepared by City Plan Commission, Council Proceedings, of 1922, page 655, introduced November 6, 1922, passed by the Common Council November 20, 1922, signed by the Mayor December 4, 1922, and effective December 20, 1922.

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922. Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

General Ordinance #99, 1951, an ordinance amending and supplementing General Ordinance #104, 1950, as amended, Council Proceedings of 1951, page 578, introduced August 6, 1951, and signed and approved by the Mayor, September 5, 1951, effective date September 14, 1951.

Provides for the establishing of a Zoning Plan for the City of Indianapolis 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 into the following districts:

Being 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.

And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit; and

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.

Provides for its administration by the Building Commissioners, and for penalties for violation of its provisions and authorizes the creation of a Board of Zoning Appeals, and that no building or apartment shall be erected or used except in conformity with the regulations prescribed in said 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 said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts. August 10, 1953. 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.

455776

GUARANTEED CERTIFICATE

-12-

STATE OF INDIANA }
COUNTY OF MARION }ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.
Dated at Indianapolis, Indiana, August 18, 1953, 7 A.M.

UNION TITLE COMPANY

by

Albert M. Bush

President

-7- mf

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

455776

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Joseph C. & Myrtle E. Brannon

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

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

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

August 12, 1953, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

August 13, 1953, 7 A.M.

Leo F. Welch, Trustee
Harold R. Victor, Trustee
Norbert J. Fox, Trustee
Yale Realty Corporation

UNION TITLE CO.

BY *Albert M. Bush*
PRESIDENT

mf

346514

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Ninety-two (92) in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Shelby Street Federal Savings and Loan Association, Since date of August 17, 1953.

TITLE

CONVEYANCES.

Deed Record
1503, p.
Inst. No. 60190
Aug. 28, 1953
Recorded
Sept. 14, 1953

OF

Yale Realty Corporation,
(Corp. Seal)
By: Harold R. Victor,
President,
By: Mary S. Jennings,
Secretary-Treasurer,

Warranty Deed
Revenue Stamp
Attached

-2-

ABSTRACTS

to
Joseph C. Brannon, and
Myrtle E. Brannon,
husband and wife.

Lot 92 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, at page 74, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.

Subject to all easements and restrictions of record.

Said grantor, by its officers who execute this deed represents and states that it is a corporation organized under the laws of the State of Indiana with all officers directors and shareholders citizens of the United States and that said officers have been authorized by the Board of Directors to make this conveyance and that the said corporation has no preferred stock outstanding.

Deed contains grantor Corporation's citizenship clause.

-3-

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

-1-

346514

INDIANAPOLIS

MORTGAGES.

TITLE

OF

ABSTRACTS

Mortgage Record
1701, p. 158
Inst. No. 60191
Sept. 9, 1953
Recorded
Sept. 14, 1953

-4-

Joseph C. Brannon, and
Myrtle E. Brannon,
husband and wife,
to
Shelby Street Federal
Savings and Loan Association.

Mortgage
SATISFIED OF RECORD 7-12-55
ATTEST, UNION TITLE CO.
BY *C. Edward Blum*
PRESIDENT

Lot 92 in McCarty's Subdivision of the West
part of Out Lot 120 in the City of Indianapolis,
as per plat thereof recorded in Plat Book 7 page
74, in the office of the Recorder of Marion
County, Indiana.

*on
DM*

L. M. Brown Abstract Co.,

To secure the payment of a promissory note
of even date herewith for the principal sum of
\$2500.00 executed by the mortgagors and
payable to the order of the mortgagee on or
before 12 years after date, with interest at
6% thereon as provided in said note, said
principal and interest being payable at the
office of the mortgagee, in the City of
Indianapolis, Indiana, in regular monthly
installments of \$35.00 each, payable on or
before the first day of each calendar month
hereafter, all of which indebtedness the
mortgagors severally promise and agree to pay to
the order of the mortgagee, all without relief
from valuation and appraisement laws and with 10%
attorney's fees.

MECHANICS' LIENS.

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

-5-

-2-

346514

INDIANAPOLIS

OLD AGE ASSISTANCE LIENS.

-6-

Provided by the Acts concerning Public Welfare approved March 12, 1947.
Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search,

OF

We find None.

ABSTRACTS

JUDGMENTS.

-7-

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;

Yale Realty Corporation from August 17, 1953 to date.

Joseph C. Brannon and Myrtle E. Brannon, jointly and not individually for 10 years last past.

(None found unsatisfied.)

ASSESSMENTS.

-8-

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

TAXES.

-9-

Taxes same as last continuation.

L. M. Brown Abstract Co.,

346514

-10-

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, Inc., a 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, 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 August 17, 1953 to and including September 14, 1953

and covers Paragraph No. 1 to 10 both inclusive, and Sheets No. 1 to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*
President & Mgr.



BC

Established 1868

OFFICERS
RUSSELL A. FURR
PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
GEO. R. SWINFORD
MANAGER

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

346514

DIRECTORS
EDSON T. WOOD
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
J. ALBERT SMITH
CORNELIUS O. ALIG
FRED H. WUELFING
EDWARD P. FILLION
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL S. BUTPHIN

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

SHELBY STREET FEDERAL SAVINGS AND LOAN ASSOCIATION

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 and New Albany.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts 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 Sept. 14, 1953
and all other Divisions of the State of Indiana, down to and including Aug. 31, 1953

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.

Yale Realty Corporation

Joseph C. Brannon

Myrtle E. Brannon

Dated.....September 14, 1953.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....*Russell A. Furr*.....
President

376125

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Ninety-two (92) in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Shelby Street Federal Savings and Loan Association, Since date of September 14, 1953.

-2-

TITLE

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

MORTGAGES.

Mortgage Record
1790, p. 400
Inst. No. 40992
June 3, 1955
Recorded
June 7, 1955

Joseph C. Brannon, and
Myrtle E. Brannon,
husband and wife,
to

Mortgage

Shelby Street Federal
Savings and Loan Association.

-3-

L. M. Brown Abstract Co.,

Lot No. 92 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a promissory note of even date herewith for the principal sum of \$3350.00 executed by the mortgagors and payable to the order of the mortgagee on or before 12 years after date, with interest at 6% thereon as provided in said note, said principal and interest being payable at the office of the mortgagee, in the City of Indianapolis, Indiana, in regular monthly installments of \$43.50 each, payable on or before the first day of each calendar month hereafter, all of which indebtedness the mortgagors severally promise and agree to pay to the order of the mortgagee, all without relief from valuation and appraisal laws and with 10% attorney's fees.

CHECKED TO 8-14-64
UNION TITLE COMPANY

376125

L. M. Brown Abstract Co.,

INDIANAPOLIS

MECHANICS' LIENS.

-4-

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

TITLE
OF

OLD AGE ASSISTANCE LIENS.

-5-

Provided by the Acts concerning Public Welfare approved March 12, 1947.

Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search.

We find None.

ABSTRACTS

JUDGMENTS.

-6-

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:

Joseph G. Brannon, and Myrtle E. Brannon, jointly and not individually from September 14, 1953 to date.

(None found unsatisfied.)

ASSESSMENTS.

-7-

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

376125

INDIANAPOLIS

TAXES.

-8-

Taxes for the year 1953 fully paid.

TITLE

-9-

Taxes for the year 1954 assessed in the names of Joseph C. and Myrtle E. Brannon, are due and payable the first Monday in May and the first Monday in November of the year 1955.

OF

General Tax Duplicate No. 213044

ABSTRACTS

Indianapolis, Center Township

Parcel No. 76911

May installment \$24.34 unpaid

Nov. installment \$24.34 unpaid

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *C. Edward Blum*
PRESIDENT

L. M. Brown Abstract Co.,

-10-

Taxes for the year 1955 became a lien on the property and are due and payable in May and November of the year 1956.

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *C. Edward Blum*
PRESIDENT

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

-11- 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, with minimum of 20 feet.

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

In case of apartment house, or in case of any building more than $2\frac{1}{2}$ 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 dimension 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 more vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U-2 district.

376125

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.

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

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all 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.

May 23, 1955.

-12-

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.

-13-

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, Inc., a 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, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

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

The period of search covered by this certificate is
 from September 14, 1953 to and including
 June 7, 1955

and covers Paragraph No. 1 to 13
 both inclusive, and Sheets No. 1
 to 7 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Linn*
 President & Mgr.



BC

Established 1868

OFFICERS

RUSSELL A. FURR
PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
LOWELL W. MYERS
ASST. VICE-PRESIDENT
MARION DAVIS
ASST. VICE-PRESIDENT
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
CORNELIUS O. ALIG
TREASURER
RICHARD W. BIRSFIELD
ASST. TREASURER
M. L. SULLIVAN
TITLE OFFICER

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. CANNON
HOWARD W. FIEBER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. MOLDTHAN
J. ALBERT SMITH
SAMUEL B. SUTPHIN
EDSON T. WOOD
FRED H. WUELFING

376125

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

SHELBY STREET FEDERAL SAVINGS AND LOAN ASSOCIATION

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 and New Albany.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts 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 June 7, 1955 and all other Divisions of the State of Indiana, down to and including May 28, 1955

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.

Joseph C. Brannon

Myrtle E. Brannon

Dated June 7, 1955

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*
President

64-18551A

CAPTION

-1-

Continuation of Abstract of Title to Lot 92 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since June 7, 1955.

Prepared for: Joseph C. Brannon

Old Age Assistance Search

-2-

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.

Juvenile Court Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Uniform Commercial Code

-4-

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

64-1851A

Judgment Search

-5-

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

Joseph C. Brannon
and
Myrtle E. Brannon,
jointly and
not individually

from June 7, 1955
to date and
against none other

-6-

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

-7-

Taxes for 1963 payable 1964 in name of Joseph C. and Myrtle E. Brannon.

Duplicate No. 332523, A-B, Indianapolis, Center Township, Code No. 1-01, Parcel No. 76911.

May Installment \$41.62 Paid.

November Installment \$41.62 Unpaid.

Assessed Valuation:

Land \$280.00 Improvements \$1570.00 Exemption \$920.00

-8-

Taxes for 1964 now a lien in name of Joseph C. and Myrtle E. Brannon.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4
64-18551A

ORDINANCE

-9- BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

AA, A-1, A-2, A-3, A-4, A-5, A-6 Amendment dated July 7, 1961.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

64-18551A

O R D I N A N C E

-10- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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

64-18551A

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

-11- RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-12- July 24, 1964. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

64-18551A

GUARANTEED CERTIFICATE

-14-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 14 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 8 both inclusive.

Dated at Indianapolis, Indiana, August 17, 1964, 8 A.M.

UNION TITLE COMPANY

by *C. Edward Blum*
President

-8-paw-

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

64-18551A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Joseph C. Brannon

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

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

This certificate covers all divisions of both Districts of the State down to and including
August 5, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including
August 6, 1964, 8 A.M.

Joseph C. Brannon

Myrtle E. Brannon

UNION TITLE CO.
BY *C. Edward Brannon*
PRESIDENT

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