

66 18185

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 67

Handwritten initials: OK 7/22

This Indenture Witnesseth, That NAOMI ROSS (UNMARRIED ADULT)

of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of THREE THOUSAND FOUR HUNDRED

3,400.00 Dollars,

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

LOT NUMBERED 246 IN McCARTY'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 145 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

DULY ENTERED FOR TAXATION

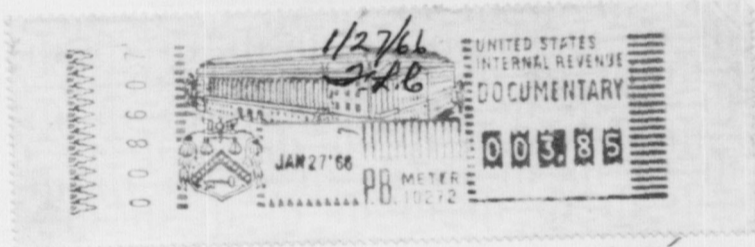
APR 13 1966

RECEIVED FOR RECORD

1966 APR 13 AM 9:25

MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

John T. Summit COUNTY AUDITOR



3.85

Paid by Warrant No. A 91815

Handwritten: A 91815, A 91816

Dated 4-1-1966

W.H.B 1-31-66

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.

In Witness Whereof, the said NAOMI ROSS (UNMARRIED ADULT) ha s hereunto seT HERhand and seal, , this 17 day of JANUARY 1966

(Seal) lines for signature and seal of Naomi Ross and other parties.

SKC 66 18185

This Instrument Prepared by S. W. BURRESS 6/24/65

Handwritten signatures and initials at bottom right.

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

STATE OF INDIANA, MARION County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this 17  
day of JANUARY, A. D. 1966; personally appeared the within named .....  
NAOMI ROSS  
..... Grantor ..... in the above conveyance, and acknowl-  
edged the same to be HER voluntary act and deed, for the uses and purposes herein mentioned.  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires OCTOBER 21, 1969 Frank L. Cullivan Sr. Notary Public  
Frank L. Cullivan Sr.

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

66 18185

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of....., 19.....

at..... o'clock..... and  
.....

Recorded in Book No. APR 23 1966 page.....

Recorder..... County

Duly entered for taxation this.....  
Auditor.....

day of....., 19.....

Auditor's fee \$.....

Auditor..... County

ENVELOPE

(51)

Division of Land Acquisition  
Indiana State Highway Commission

## INDIANA STATE HIGHWAY COMMISSION

B

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA ✓

4-6

1966

Naomi Ross  
**To** Ben F. Hatfield Jr.  
 929 Indiana Building  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 91815 4-1 1966  
 in settlement of the following vouchers: Transmittal #92

| DESCRIPTION   | AMOUNT     |
|---|------------|
| Purchase<br><br><i>For the purchase of Right of Way on State Road</i><br>No. <u>I-70</u> <i>in</i> <u>Marion</u><br>County <u>I</u> Project <u>70-3</u><br>Section <u>(52)</u> <i>as per Grant dated</i><br><u>January 17, 1966</u><br><br>Parcel #67 | \$3,100.00 |

PLEASE RECEIPT AND RETURN

Received Payment:

*Ben F. Hatfield Jr.*

Date

*April 7, 1966*

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA✓  
mg

4-6 1966

Naomi Ross  
**To** Ben F. Hatfield Jr.  
 929 Indiana Building  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 91816 4-1 1966  
 in settlement of the following vouchers: Transmittal #92

| DESCRIPTION   | AMOUNT   |
|---|----------|
| Purchase<br><br><i>For the purchase of Right of Way on State Road</i><br>No. <u>I-70</u> in <u>Marion</u><br>County <u>I</u> Project <u>70-3</u><br>Section <u>(52)</u> as per Grant dated<br><u>January 17, 1966</u><br><br>Parcel #67<br><br>Escrow | \$300.00 |

PLEASE RECEIPT AND RETURN

Received Payment:

*Ben F. Hatfield Jr.*

Date:

*May 9, 1966*

Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 67  
Road I-70  
County Marion  
Owner Dacey Crawford (estate)  
<sup>Naomi</sup>  
<sup>Ross</sup> Address 1110 S. Capitol  
Address of Appraised Property:  
1050 S. Capitol

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Dec. 22, 1965
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. 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 Dec. 22, 1965 :  
(Date)

Estimate of Appraisers:

|  | By:<br><u>Day</u> | By: | Approved<br>By Reviewer |
|--|-------------------|-----|-------------------------|
| (a) The fair market value of the entire property before the taking is:                                     | \$ 3,400          | \$  | \$ 3,400                |
| (b) The fair market value of the property after the taking, assuming the completion of the improvement is: | \$ -0-            | \$  | \$ -0-                  |
| The Total Value of Taking Is:<br>(a minus b) TOTAL   | \$ 3,400          | \$  | \$ 3,400                |
| (1) Land and/or improvements   | \$ 3,400          | \$  | \$ 3,400                |
| (2) Damages  | \$ -0-            | \$  | \$ -0-                  |
| (3) Less non-compensable items   | \$ -0-            | \$  | \$ -0-                  |
| (4) Estimated Total Compensation   | \$ 3,400          | \$  | \$ 3,400                |

| Approved    | Date     | Signed                 |
|-------------|----------|------------------------|
| Rev. Appr.  | 12-22-65 | <u>Phillip J. York</u> |
| Asst. or    | 12-28-65 | <u>James R. Palko</u>  |
| Chief Appr. | 12-30-65 | <u>J. E. Selby</u>     |

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

AFFIDAVIT

STATE OF INDIANA }  
COUNTY } SS

NAOMI ROSS (DAUGHTER) being duly sworn upon (~~his~~)  
(her) oath says that (~~he~~) (she) is \_\_\_\_\_ years of age and knew in  
(~~his~~) (her) lifetime DICKEY CRAWFORD, deceased,  
and knows that said decedent died JANUARY 1964  
NEW CROWN HILL - BUREAU

NAOMI ROSS  
NAOMI ROSS

Subscribed and sworn to before me this 17 day of JANUARY, 1966

Frank L. Sullivan Sr  
Notary Public  
FRANK L. CULLIVAN SR

My commission expires OCTOBER 21, 1969

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 3

F-65-3(52)

PROJECT # DICEY CRAWFORD PARCEL # 67 COUNTY Marion

NAME & ADDRESS OF OWNER DICEY CRAWFORD 1050 S. Capitol  
Indpls, Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Mr Ben F Hatfield  
929 ~~Hatfield~~ Indiana Bldg Indpls Ind PHONE # me 7-2577  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/25/66

OFFER \$ \$3,400 TIME OF CONTACT 10:00 a.m.

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: Mr Cullinan called on Mr Hatfield Attorney  
for Naomi Ross to pick-up Tax Receipt and  
\$3,85 for documentary Stamps to be placed  
on the Warranty Deed. Mr Cullinan left  
all papers pertaining to the purchase of the  
Property for the Indiana State Highway.

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

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

me 3-4385  
Frank L. Cullinan  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3(52) PARCEL # 67 COUNTY Marion

NAME & ADDRESS OF OWNER Dickey Crawford (deceased)  
1050 S. Capitol Indpls Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Naomi Ross (daughter) 1110 S  
Capitol Indpls Ind PHONE # \_\_\_\_\_

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/17/66

OFFER \$ 3400.00 TIME OF CONTACT 11:00 a.m.

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: Mr Culliver kept an appointment to buy Naomi Ross property for the Indiana State Highway. Naomi Ross signed the Vouchers, Warranty Deed, Agreement for Possession. Mr Culliver left a copy of the Warranty Deed Agreement for Possession, Receipt for Warranty deed, and a key letter with Mr. Ben F. Hatfield Jr 929 Indiana Bldg, her attorney

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

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

me 3-4385  
Frank L. Culliver Sr  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 67 COUNTY Marion

NAME & ADDRESS OF OWNER Dickey Crawford (deceased) 1050 S Capitol  
Indpls, Ind PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Naomi Ross (daughter)  
1110 S. Capitol PHONE # Me-5-6140

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/12/65

OFFER \$ 3,400.<sup>00</sup> TIME OF CONTACT 2:00 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: Mr Bullman contacted Naomi Ross daughter  
of Dickey Crawford (deceased) Mr Bullman explained  
the State of Indiana wanted to buy this property.  
Mr Bullman explained the steps to be taken  
if the property was bought at this time. Mr  
Bullman will make an appointment with Mr  
Hatfield attorney for Naomi Ross. She will  
also see Mr Hatfield. Naomi will accept  
the offer if it is agreeable with Mr Hatfield

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

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

me-3-4385  
Frank L. Bullman Sr  
(Signature)

PROJECT # I-70-3 (52) PARCEL # 67 COUNTY Marion  
NAME & ADDRESS OF OWNER Dacey Crawford (Deceased) Naomi Ross  
Slaughter 1050 S. Capitol Indpls Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED Helen Woods 1914 Galvin  
St Indpls, Ind PHONE # 5T-6-1378

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 3/3/65

OFFER \$ 3400 TIME OF CONTACT 1:00 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: Mr Bullion went to the Home of Helen Woods to have her sign an affidavit prepared by Attorney Ben F. Hatfield this affidavit was required to complete this parcel.

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

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

Frank L. Bullion Sr  
(Signature)

PROJECT # F-70-3 (52) PARCEL # 67 COUNTY Marion

NAME & ADDRESS OF OWNER Dacey Crawford (Deceased) Naomi Ross  
Slaughter 1050 S. Capitol Indpls Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED Ben F. Hatfield Attorney  
929 Indiana Bank Bldg PHONE # me 7-2577

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 3/3/65

OFFER \$ 3400 TIME OF CONTACT 10:00 a.m.

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: Mr Culbran went to the Office of Attorney  
Hatfield to get an affidavit to be signed.  
This affidavit was requested by Mr  
Crosscut to secure this Parcel

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

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

Frank L. Culbran Jr  
(Signature)

66-2324A

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70 PROJ. I70-3 (52) COUNTY Marion

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

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

| Description or Addition | Sec. | Twp. | Rge. | Acreage | Assessed Value |
|-------------------------|------|------|------|---------|----------------|
| Lot 246 McCarty's Sub.  |      |      |      |         |                |
| Middle Part Out Lot 120 |      |      |      |         |                |

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed

Grantor None

Grantee \_\_\_\_\_

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor None

Mortgagee \_\_\_\_\_

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

MISCELLANEOUS RECORD Yes ( ) None ( X ) EASEMENTS Yes ( ) None ( X )

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

TAXES Current Paid ( ) Delinquent ( X )

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.

Attest  
Pioneer National Title Insurance Company  
Union Title Division

Dated this 10<sup>th</sup> day of February 195 1966

Abstractor Walter W. McLaughlin  
Vice President

Prel. Approval of Title \_\_\_\_\_ Date \_\_\_\_\_ By \_\_\_\_\_ Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_ BY \_\_\_\_\_ Date \_\_\_\_\_ Deputy Attorney General

66-2324A

- Uniform Commercial Code 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.
- 4-
- Judgment Search 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:
- 5-
- Dacey Crawford from June 9, 1965  
8 A.M. to date and  
against none other.
- 6-
- Taxes for the year 1963 and prior years paid in full.
- 7-
- Taxes for 1964 payable 1965 in name of Dacey Crawford.  
Duplicate No.261754, C-D, Indianapolis, Center Township, Code No. 1-01, Parcel No.20626.  
May Installment \$42.43 Unpaid and delinquent with penalty  
November Installment \$42.43 Unpaid and delinquent with penalty
- 8-
- Assessed Valuation  
Land \$320.00 Improvements \$590.00 Exemptions None
- 9-
- Taxes for 1965 now a lien in name of Dacey Crawford.

66-2324A

The following is an Extension of the original search by Union Title Company under No.65-11042A.

CAPTION

-1-

Continuation of Abstract of Title to Lot Numbered 246 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the Plat of which is recorded in Plat Book 8, Page 145 in the Office of the Recorder of Marion County, Indiana. Since June 9, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

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.

September 20, 1950

Mr. Henry J. Richardson, Jr.  
157 N. Illinois Street #208  
Indianapolis 4, Indiana

Dear Sir:

I have examined the abstract of title, the last continuation of which is under date of September 11, 1950 by the Union Title Company to the following described real estate:

"Lot 246 in McCarty's subdivision of the middle part of out lot 120 of the Donations Lands of the City of Indianapolis, as per Plat thereof, recorder in Plat Book 8, Page 145 in the Office of the Recorder of Marion County, Indiana"

And from my said examination, I find and am of the opinion that the title to the said real estate is in Alex Alexander, Alex Alexander, Jr., Adolph William Alexander, and Hortense Alexander Moore, subject, however, to the following liens, encumbrances or objections:

1. The lien of a certain mortgage to the Railroadmen's Federal Savings and Loan Association in the principal sum of one thousand four hundred (\$1400.00) dollars recorded in Mortgage Record 1506, Page 13, Instrument 34579 in the Office of the Recorder of Marion County, Indiana, under date of June 15, 1949.
2. Taxes for the year 1949 are due and payable and the November installment thereof remains unpaid in the sum of twenty-nine dollars (\$29.34) and thirty-four cents.
3. Taxes for the year 1950 became a lien May 1 and are due and payable in May and November, 1951.
4. Your examiner wishes to call to your attention the fact that the property in question lies partially in Alex Alexander, Jr., Adolph William Alexander and Hortense Alexander Moore by virtue of a certain deed of June 14, 1949 from Alex Alexander and further that the said deed was recorded on the same day at an earlier time than the deed through which Alex Alexander received from Anne L. Fink.
5. Subject to any city zoning laws or ordinances against this property.

6. Subject to the rights, if any, of the tenants in possession.
7. The usual closing affidavit should be obtained.

Respectfully submitted,

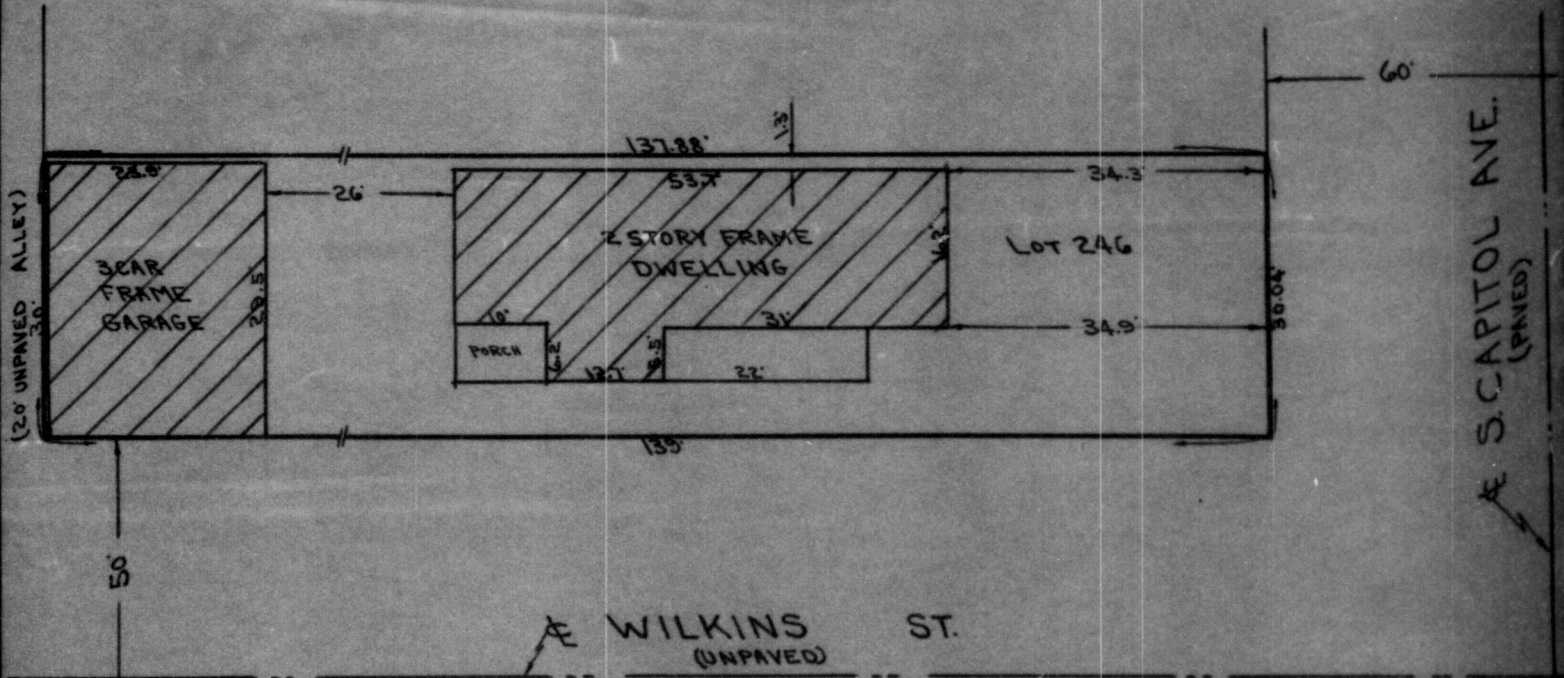
Patrick E. Chavis, Jr.



NOTE: SURVEY SHOWING STAKES OR PIPE CAN BE USED FOR BUILDING OR SETTLING PROPERTY DISPUTES

**ARTHUR F. HAUFLER**

CIVIL ENGINEER & SURVEYOR  
 327 PEOPLES BANK BUILDING  
 INDIANAPOLIS, INDIANA  
 TELEPHONE MA. 5003



Lot 246, in McCarty's Sub.  
 House # 1050 S. Capitol Avenue

Railroadmen's Fed. Sav. & Loan Assn.  
 Indianapolis, Indiana

Re: Alex Alexander - Loan # New loan  
 Dept. Legal

Gentlemen:

Lot 246, in McCarty's Subdivision of the Middle part of Out Lot 120, of the Donation Lands in the City of Indianapolis, recorded in plat book 8, page 145, in the office of the Recorder, Marion County, Indiana.

I hereby certify that the buildings situated on the above described real estate are located on and within the boundaries of said premises. I further certify that the buildings located on the adjoining property do not encroach upon said Lot 246.

This certification was made by me this 31st day of May, 1949.

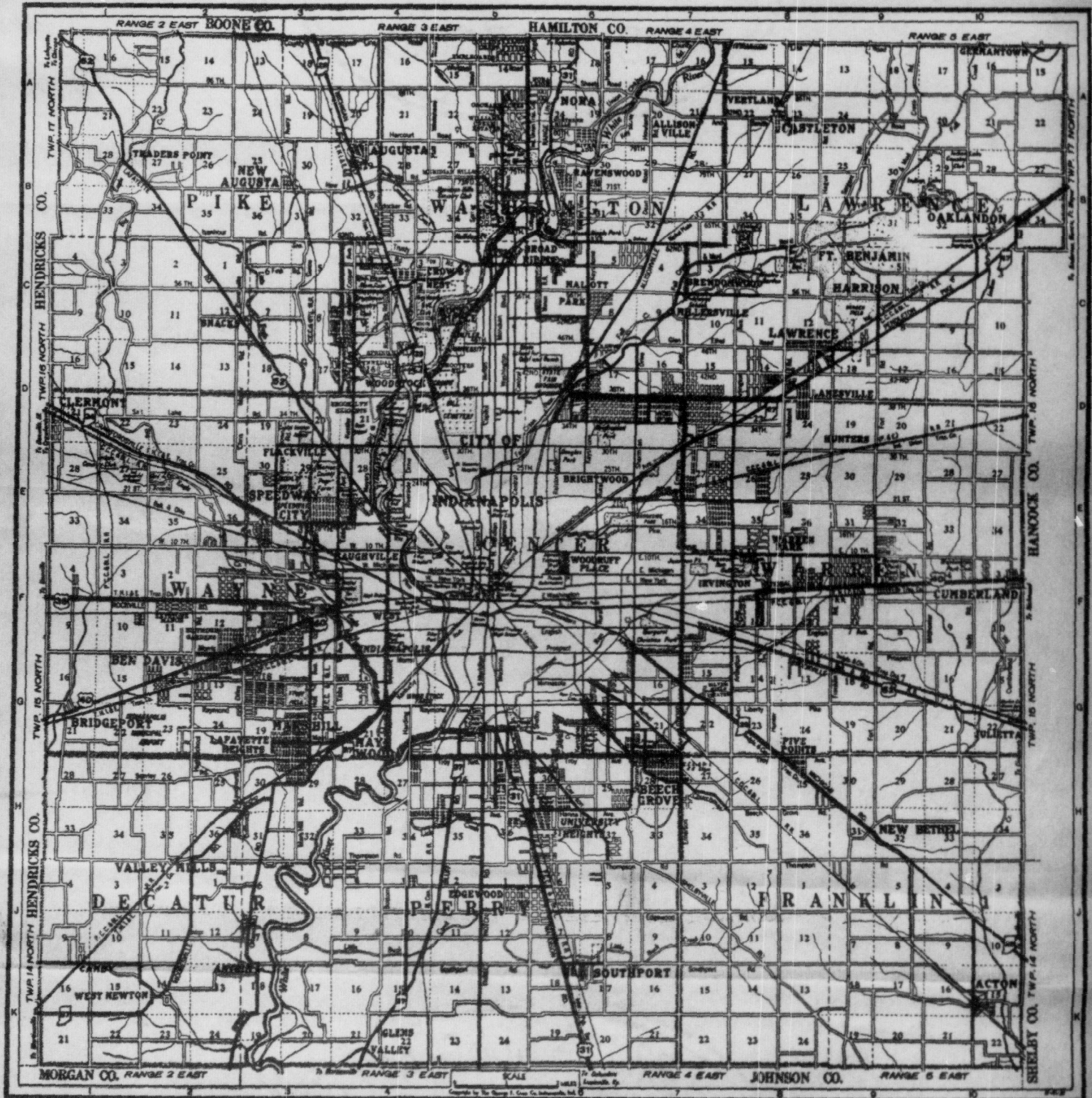
A. F. Haufler.

By

*A. F. Haufler*



184131  
MAP  
OF  
MARION COUNTY



L. M. BROWN ABSTRACT COMPANY  
INDIANAPOLIS

184131

# ABSTRACT OF TITLE

To

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

PREPARED BY

## L. M. BROWN ABSTRACT COMPANY

INCORPORATED

150 East Market Street

INDIANAPOLIS, MARION COUNTY, INDIANA

TELEPHONES: Market 3448-3449

Plant Established 1868

Capital Stock, \$150,000, Fully Paid

RUSSELL A. FURR, President and Manager

EDSON T. WOOD, Jr., Secretary

VOLNEY M. BROWN, Vice-President

CORNELIUS O. ALIG, Treasurer

FRED G. APPEL, Vice-President

KARL MOHR, Assistant Manager

### HISTORICAL NOTES

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

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

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

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

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

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

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

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

American State Papers, 2 Indian Affairs, page 169.

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

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

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

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

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

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

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

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

Acts 1821, page 44.

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

184131

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

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

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

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

Acts 1827, page 5.

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

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

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

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

#### Caption Description

1.

Lot Number Two Hundred Forty-six (246) in McCarty's Subdivision of the middle part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145, in the office of the Recorder of Marion County, Indiana.

PREPARED FOR: MEANS AND BUENTING.

Mc CARTY'S SUB  
 O.L. 120 P.B.S.P. 145

*McCarty's Sub of the middle part of Out Lot 120.*

| Ray St. |     | Wilkins St. |     | Church St. |     | Morris St. |     |
|---------|-----|-------------|-----|------------|-----|------------|-----|
| 120     | 205 | 120         | 218 | 120        | 218 | 120        | 218 |
| 206     | 206 | 219         | 219 | 219        | 219 | 219        | 219 |
| 207     | 207 | 220         | 220 | 220        | 220 | 220        | 220 |
| 208     | 208 | 221         | 221 | 221        | 221 | 221        | 221 |
| 209     | 209 | 222         | 222 | 222        | 222 | 222        | 222 |
| 210     | 210 | 223         | 223 | 223        | 223 | 223        | 223 |
| 211     | 211 | 224         | 224 | 224        | 224 | 224        | 224 |
| 212     | 212 | 225         | 225 | 225        | 225 | 225        | 225 |
| 213     | 213 | 226         | 226 | 226        | 226 | 226        | 226 |
| 214     | 214 | 227         | 227 | 227        | 227 | 227        | 227 |
| 215     | 215 | 228         | 228 | 228        | 228 | 228        | 228 |
| 216     | 216 | 229         | 229 | 229        | 229 | 229        | 229 |
| 217     | 217 | 230         | 230 | 230        | 230 | 230        | 230 |
| 220     | 220 | 231         | 231 | 231        | 231 | 231        | 231 |
|         | 220 | 232         | 232 | 232        | 232 | 232        | 232 |
|         | 220 | 233         | 233 | 233        | 233 | 233        | 233 |
|         | 220 | 234         | 234 | 234        | 234 | 234        | 234 |
|         | 220 | 235         | 235 | 235        | 235 | 235        | 235 |
|         | 220 | 236         | 236 | 236        | 236 | 236        | 236 |
|         | 220 | 237         | 237 | 237        | 237 | 237        | 237 |
|         | 220 | 238         | 238 | 238        | 238 | 238        | 238 |
|         | 220 | 239         | 239 | 239        | 239 | 239        | 239 |
|         | 220 | 240         | 240 | 240        | 240 | 240        | 240 |
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|         | 220 | 257         | 257 | 257        | 257 | 257        | 257 |
|         | 220 | 258         | 258 | 258        | 258 | 258        | 258 |
|         | 220 | 259         | 259 | 259        | 259 | 259        | 259 |
|         | 220 | 260         | 260 | 260        | 260 | 260        | 260 |
|         | 220 | 261         | 261 | 261        | 261 | 261        | 261 |
|         | 220 | 262         | 262 | 262        | 262 | 262        | 262 |
|         | 220 | 263         | 263 | 263        | 263 | 263        | 263 |
|         | 220 | 264         | 264 | 264        | 264 | 264        | 264 |
|         | 220 | 265         | 265 | 265        | 265 | 265        | 265 |
|         | 220 | 266         | 266 | 266        | 266 | 266        | 266 |
|         | 220 | 267         | 267 | 267        | 267 | 267        | 267 |
|         | 220 | 268         | 268 | 268        | 268 | 268        | 268 |
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|         | 220 | 270         | 270 | 270        | 270 | 270        | 270 |
|         | 220 | 271         | 271 | 271        | 271 | 271        | 271 |
|         | 220 | 272         | 272 | 272        | 272 | 272        | 272 |
|         | 220 | 273         | 273 | 273        | 273 | 273        | 273 |
|         | 220 | 274         | 274 | 274        | 274 | 274        | 274 |
|         | 220 | 275         | 275 | 275        | 275 | 275        | 275 |
|         | 220 | 276         | 276 | 276        | 276 | 276        | 276 |
|         | 220 | 277         | 277 | 277        | 277 | 277        | 277 |
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|         | 220 | 279         | 279 | 279        | 279 | 279        | 279 |
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|         | 220 | 288         | 288 | 288        | 288 | 288        | 288 |
|         | 220 | 289         | 289 | 289        | 289 | 289        | 289 |
|         | 220 | 290         | 290 | 290        | 290 | 290        | 290 |
|         | 220 | 291         | 291 | 291        | 291 | 291        | 291 |
|         | 220 | 292         | 292 | 292        | 292 | 292        | 292 |
|         | 220 | 293         | 293 | 293        | 293 | 293        | 293 |
|         | 220 | 294         | 294 | 294        | 294 | 294        | 294 |
|         | 220 | 295         | 295 | 295        | 295 | 295        | 295 |
|         | 220 | 296         | 296 | 296        | 296 | 296        | 296 |
|         | 220 | 297         | 297 | 297        | 297 | 297        | 297 |
|         | 220 | 298         | 298 | 298        | 298 | 298        | 298 |
|         | 220 | 299         | 299 | 299        | 299 | 299        | 299 |
|         | 220 | 300         | 300 | 300        | 300 | 300        | 300 |

Ave. (St.)

(Tennessee) Capitol

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

CONVEYANCES.

Deed Record  
D. page 535  
May 2, 1834  
Recorded  
June 21, 1834

2.

Ebenezer Sharpe, Agent  
of the State of Indiana, for  
the Town of Indianapolis, for and  
in behalf of the State of Indiana,  
in pursuance of the law of Indiana,  
entitled "An Act appointing Commis-  
sioners to lay off a town on the site  
selected for the permanent seat of  
Government" approved January 6, 1821,  
and in consideration of \$1390.50 which  
has been paid to said State of Indiana,  
to  
Nicholas McCarty, his heirs  
and assigns forever.

Agent's Deed

All the following described lots in the Town of  
Indianapolis, viz:  
Lot 116 containing 7.80 acres.  
Lot 107 containing 26.25 acres.  
Lot 110 containing 3.63 acres.  
Lots 7 and 10 West of White River, containing  
13.54 acres.  
Lot 109 containing 2.60 acres.  
Lot 120 containing 52.33 acres.  
Lot 111 containing 4.14 acres.  
Lot 6 West of White River containing 5.85 acres,  
and the North half of Lot 108, which half contains 14.56  
acres; containing in the aggregate 130.60 acres; and  
all the estate, right, title and interest of the said  
State of Indiana, in and to the above described lots.

3.

Nicholas McCarty died intestate May 17, 1854.

COMMON PLEAS COURT OF MARION COUNTY.

Complete Rec.  
11 page 66

4.

Nicholas McCarty. Estate  
June 3, 1854, Bond filed and letters of administra-  
tion issued to Margaret McCarty; approved by the Court  
on July 7, 1854.  
January 7, 1860, The estate was finally settled;  
distribution was made to Margaret McCarty, the widow,  
and to Nicholas McCarty, Junior, Margaret R. McCarty,  
Frances McCarty and Susanna McCarty Day, said four  
persons being the only children and heirs of said  
decedent.

*L. M. Brown Abstract Co.,*

Misc. Record  
17 page 11  
Sept. 7, 1861  
Recorded  
Jan. 23, 1893

5.

INDIANAPOLIS

Henry Day

Affidavit

TITLE

Affiant says, that ever since the year 1857 he was acquainted with the family of Nicholas McCarty, to whom the Agent of State deeded Out Lot 120, City of Indianapolis; that said Nicholas McCarty died previous to the Fall of 1854; that he left Margaret McCarty, his widow, surviving him; that the only children, he left surviving him, were: Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susanna 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, and said Susanna McCarty, affiant's wife, was of age, on Feb. 9, 1864.

Henry Day.

OF

COMMON PLEAS COURT OF MARION COUNTY.

Complete Rec.  
4 page 159

6.

ABSTRACTS

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

June 23, 1854, Petition filed, reciting death of Nicholas McCarty, leaving as heir-at-law, him surviving, the petitioner, Margaret McCarty, his widow, and children, Susan McCarty, Margaret R. McCarty, Nicholas McCarty, and Francis J. McCarty, (said Nicholas and Francis J. being then and now infants); decedent left personal property sufficient to pay all of his debts, and died owning many tracts of land (including the homestead, in Out Lot 25 of Indianapolis), and including Out Lot 120 in Indianapolis, set out in the petition.

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

Partition is asked.

All of the defendants are served by reading of summons. Susana and Margaret R. McCarty default; Lucien Barbour is appointed Guardian ad litem for Nicholas Jr. and Francis J. McCarty, who are infants, and files answer.

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

*L. M. Brown Abstract Co.,*

INDIANAPOLIS

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

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

NOTE: No portion of Out Lot 120 in Indianapolis, is set off to the widow by the Commissioners.)

MARION CIRCUIT COURT.

Appearance Doc. of Estates 8 page 283

Margaret McCarty.

Estate

7.

February 23, 1885, Order of Court entered amending affidavit of death, showing that said decedent died on February 18, 1873.

Order Book 69 page 542.

March 14, 1874, Bond filed and letters of administration granted to Nicholas McCarty, Administrator.

Order Book 34 page 551.

September 12, 1899, Final report approved and estate settled and closed.

Order Book 140 page 121.

In an Entry of July 14, 1884, The Court finds that Margaret McCarty, at the time of her death, on February 18, 1873, left as her only heirs at law, her four children: Susanna McCarty Day (wife of Rev. Henry Day), Margaret McCarty Harrison (wife of John C. S. Harrison), Nicholas McCarty and Frances J. McCarty, all then of full age.

Order Book 64 page 496.

In the Entry approving the final report, September 12, 1899, the Court finds that said decedent left surviving her, as her sole and only heirs at law, her children; Nicholas McCarty, Margaret McCarty Harrison, Frances J. McCarty, and her grandchildren: Henry McCarty Day and Margaret McCarty Day.

Order Book 140 page 121.

Marriage Record 6 page 659 Dec. 9, 1857

Susanna McCarty and Henry Day.

Marriage

8.

Marriage Record 10 page 30 Oct. 2, 1867

Margaret R. McCarty and John C. S. Harrison.

Marriage.

9.



10.

Will Record  
"E" page 123  
Aug. 21, 1873  
Probated  
Sept. 19, 1873

INDIANAPOLIS

Susanna McCarty Day died testate August 30, 1873.

Susanna McCarty Day.

Will

11.

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

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, County of Marion and State of Indiana, of sound mind and disposing memory, though sick of body, do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed.

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 two 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 thereof disposed of by said Nicholas in the meantime, the one-third thereof 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 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 North West quarter of Section 22 in Township 15 North, of Range 3 East, but on condition that he does not within sixty days after the probate of this my Will, pay to my executor the sum of Twenty-five Hundred Dollars and execute his three promissory notes payable to my Executor each in the sum of Twenty-five hundred Dollars, with interest, without relief from valuation or appraisement laws, one, one year; one, two years; and one, three years, after date, this bequest shall fail and then 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, one-third to my daughter, Margaret McCarty Day.

I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother, Nicholas McCarty in compliance with the conditions attached to the

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

bequests or either of them hereinbefore set forth and I give and 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 to my son, Henry McCarty Day and the one-third to my daughter, Margaret McCarty Day.

I hereby appoint my said 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, testament 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.

Susanna McCarty Day.

Signed, sealed, published and declared by the said Susanna McCarty Day, as her last Will and Testament, in the presence of us, who at her request, in her sight and presence and in the presence of each other, have subscribed our names as attesting witnesses. The interlineation of the words "and growing crops" was made before signing by the testatrix. Also the interlineation in the fifteenth line of the words "Except that in the dwelling house occupied by me which I give and bequeath to my husband, Rev. Henry Day -", was made before signing by the testatrix.

Margaret A. Wood.  
John S. Tarkington.

*L. M. Brown Abstract Co.,*

Appearance Doc.  
of Estates  
8 page 248.

12.

MARION CIRCUIT COURT.

Susanna McCarty Day.

Estate

October 15, 1873, Bond filed and letters testamentary granted to Henry Day, Executor.

Order Book 34 page 309.

October 17, 1874. Final report filed and approved, Executor discharged, and estate settled and closed.

Order Book 35 page 80.

Guardian's Doc.  
3 pages 30 & 135  
Order Book  
34 page 309

13.

MARION CIRCUIT COURT.

Henry McCarty Day (aged 14  
on Oct. 19, 1873)

Guardianship

Margaret McCarty Day, (aged 10  
on June 16, 1874)

October 15, 1874, Bond filed and Court appoints Henry Day, Guardian.

INDIANAPOLIS

September 11, 1885, Final report filed and approved and Guardian discharged.  
Order Book 72 page 284.  
Marion Circuit Court.  
Costs all Paid.

Misc. Record  
74 page 241  
Nov. 22, 1912  
Recorded  
Nov. 23, 1912  
14.

TITLE

Nicholas McCarty.

Affidavit

OF

Affiant 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 affiant has never been married and his sister, Frances J. McCarty has never been married, and that Margaret R. McCarty was married on the 3d day of October 1867 to John C.S. Harrison.  
Nicholas McCarty.

Misc. Record  
79 page 22  
Nov. 14, 1913  
Recorded  
Nov. 15, 1913  
15.

ABSTRACTS

Nicholas McCarty

Affidavit

Affiant says, that he is the son of Nicholas McCarty, deceased, who died intestate May 17, 1854, and who at his death was the owner of Out Block 25 in the City of Indianapolis.

That affiant is now 79 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susanna McCarty Day; that neither this affiant nor his sister, Frances J. McCarty have ever been married and that his sister, Margaret R. McCarty, was married on the second day of October 1867 to John C. S. Harrison.

That affiant was acquainted with one Henry Day, who was the husband of affiant's sister, Susanna McCarty Day; that Susanna McCarty Day died August 30th, 1873 leaving surviving her, her husband, Henry Day and two children, Henry McCarty Day and Margaret McCarty Day; that both Henry Day and his son, Henry McCarty Day were unmarried men on December 29, 1883, the said Henry Day never having remarried after the death of his wife, Susanna McCarty Day.

Further affiant sayeth not.  
Nicholas McCarty.

*L. M. Brown Abstract Co.,*

Deed Record  
Town Lots  
26 page 298  
Sept. 20, 1865  
Recorded  
Nov. 14, 1865

16.

17.

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS  
*L. M. Brown Abstract Co.,*

Henry Day and Susannah  
McCarty Day, his wife.  
Margaret R. McCarty ---  
Nicholas McCarty --- and  
Francis J. McCarty ---  
to

Dedication

Public Use for a  
highway and street.

Commencing 42 feet South of the North line of  
Out Lot 120 in the City of Indianapolis, on the west  
line of Tennessee Street; running thence West parallel  
with said North line of said Out Lot, at a distance  
of 42 feet therefrom to the East line of West Street;  
thence South in said East line of West Street 50 feet;  
thence East on a line parallel with said North line  
of said Out Lot 92 feet therefrom to the West line  
of Tennessee Street; thence North 50 feet to the beginn-  
ing; forming a continuation West of Ray Street.

As Appears from the published Proceedings of the  
Common Council of the City of Indianapolis, for the  
years 1873-74, at pages 1754 and 1758.

At a regular session of said Common Council, March 25,  
1874, the City Commissioners of said City filed a report  
in the matter of opening a street sixty feet wide on  
the South Donation line of said City from Tennessee  
Street West to the East bank of White River:- showing  
that Nicholas McCarty, J.H. Kappes, Agedius Naltner,  
Francis Bergman and wife, John Eberhart and wife,  
John Ott and James H. McKernan appeared before the  
Commissioners; that the following named, owners of  
various tracts of lots along the line of said proposed  
street; Hiram Seibert and Mary E., his wife, Richard Carr  
and Mary A., his wife, James H. McKernan and Susan, his  
wife, Simon Yandes, John Ott and Juliana, his wife,  
Nicholas McCarty and Anna and Peter C. Wetzal, her husband,  
have executed and delivered to the Commissioners quit  
claim deeds for portions of the ground lying in the line  
of said Street, said deeds being made to the City of  
Indianapolis, conveying said ground for public use as a  
street only, etc., the Commissioners recommend that said  
deeds be recorded.

The Commissioners examined the realty to be appropriated  
and viewed the premises and heard evidence; the report  
sets out at length the parcels of realty taken for such  
opening, together with the names of the respective owners  
thereof, and the amount of damages and benefits; in each  
case, the benefits and damages are equal.

The Commissioners recommend that said street, 60 feet  
in width - the Donation line being the middle line thereof -  
extending from Tennessee Street to the East bank of White  
River, be opened.

By unanimous vote, the Common Council concurred in  
and approved the report.

Deed Record  
Town Lots  
167 page 8  
Jan. 5, 1884  
Recorded  
Feb. 11, 1884

18.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Nicholas McCarty (unmarried)  
Frances J. McCarty (unmarried)  
John C. S. Harrison and  
Margaret R. McCarty Harrison,  
his wife,  
Henry Day, unmarried,  
Henry McCarty Day, unmarried and  
Henry Day, as Guardian of Margaret  
McCarty Day, by Order of Marion  
Circuit Court in Order Book 66  
page 721.

Dedication

to

Public Use as and for the uses  
hereinafter stated respectively.

10 feet off of the East end and 10 feet off of the  
West end of that part of Out Lot 120 in the City of  
Indianapolis, bounded as follows:

Beginning at a point in the North line of said  
Out Lot 650 feet East from the North West corner  
thereof; running thence West on said North line 55  
feet, thence South 42 feet in a line parallel to the  
West line of said Out Lot to the North line of Ray  
Street; thence East on said North line of Ray Street  
55 feet, thence North 42 feet to the place of beginning,  
as and for public alley.

And the remainder of said bounded part of said Out  
Lot lying between said alleys being 35 feet by 42 feet  
as and for a way for Pagues Run and the improvements  
of such way thereon.

NOTE: Other parcels not in Out Lot 120 are dedicated  
for highway purposes by this deed.

19.

*L. M. Brown Abstract Co.,*

ABSTRACTER'S NOTE:

As an introduction to the suit set out in Para-  
graph #21 of this Abstract, it may be said that about  
1835 the State of Indiana, constructed a canal through,  
over and across Out Lot 120 of the Donation Lands of  
the City of Indianapolis, which canal (never completed)  
was intended to be a link in a great system of waterways.

The canal was practically ruined by floods in the  
year 1847, though water was still flowing in this part  
of it until about 1871 or 1872.

One deed is here set out:-

Deed Record  
Town Lots  
77 page 380  
Sept. 3, 1873  
Recorded  
June 20, 1874

20.

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SHOWN FOR REFERENCE ONLY.

Water Works Company of  
Indianapolis ( - - - )  
John R. Elder, President,  
Attest: Alex C. Jameson,  
Secretary

Deed

to  
Indianapolis, Cincinnati  
and LaFayette Railroad Company  
and to its successors and  
assigns forever.

All that part of the main line of said Central Canal, situate in the County of Marion & State of Indiana, lying South of the South line of Market Street in the City of Indianapolis & North of Morgan County, including its banks, margins, tow-paths, side cuts, feeders, basins, right-of-way, dams, water power, structures and all the appurtenances thereunto belonging, except certain real estate, conveyed by James P. Drake and Priscilla H. Drake, his wife, to the State of Indiana, by deed dated June 20, 1844, and acknowledged, May 3, 1845.

And except also the water and water power that now is or may hereafter be in the portion of the said main line North of the said South line of Market Street.

Said party of the first part expressly reserves said real estate water and water power from the operation of said deed.

To have and to hold said property, rights and privileges hereby conveyed unto the party of the second part by as full and ample a title as the same was held by said State of Indiana, and said Indiana Central Canal Company at the date of their respective conveyances and as the same is now held by the party of the first part.

Deed Recites: That Whereas, heretofore, to-wit:

On June 30, 1851, the State of Indiana, by a deed of that date conveyed to Francis A. Conwell, all the right, title and interest of the State of Indiana, in and to that portion of the Northern Division of the Central Canal situate North of Morgan County and the water power and appurtenances thereunto belonging and all the right, title, claim, interest and demand which the State might hold or possess in such portion of said canal including its banks, margins, tow-paths, side cuts, feeders, basins, right of way, dams, water power, structures and all the appurtenances thereunto belonging.

And Whereas, the party of the first part is the owner and holder of said property, rights and privileges so conveyed by the State to said Conwell, deriving its title through a certain conveyance executed to the party of the first part by the Indiana Central Canal Company on May 1, 1870, conveying to the said party of the first part the property, rights, and privileges aforesaid (said property rights and privileges being passed by a connected chain of title from said Conwell to said Indiana Central Canal Company).

*L. M. Brown Abstract Co.,*

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And, Whereas, the party of the first part has bargained and sold to the party of the second part so much of the main line of said canal as lies South of the South line of Market Street in the City of Indianapolis, with the water power and appurtenances thereunto belonging except certain real estate conveyed by James P. Drake and Priscilla H. Drake, his wife, to the State of Indiana, by deed dated June 20, 1844, and acknowledged May 3, 1845.

And also excepting all water and water power in said canal or that may hereafter be in the same North of said South line of said Market Street.

Therefore this deed is executed, etc.

SUPERIOR COURT OF MARION COUNTY.

Nicholas McCarty,  
Margaret R. McCarty Harrison,  
John C. S. Harrison, her husband,  
Frances J. McCarty,  
Henry Day,  
Henry McCarty Day,  
Margaret McCarty Day.

Vs.

The Cincinnati, Indianapolis, St. Louis & Chicago Railroad Company,  
George T. Bliss and Hervey Bates, Sr.,  
Trustees for bondholders of said Company,  
The Indianapolis Water Co.,  
Oscar B. Hord & A.W. Hendricks,  
Trustees for bondholders in said Company, The Holly Manufacturing Company, Benjamin Gould,  
Henry Coughlin, Thomas Blackwell,  
T. Edward Hambleton, John M. Denison,  
E. Delavan Woodruff, Trustees.  
Oliver, alias Owen, Conlon and --  
Conlon, his wife,  
George Hoadley and Mary B. Hoadley,  
his wife,  
Benjamin E. Smith and Catharine Smith, his wife, George T. Bliss and Jeannette D. Bliss, his wife,  
and Hervey Bates and -- Bates, his wife,  
The Water Works Company of Indianapolis,  
James S. Seymour and -- Seymour, his wife,  
Jacob Burnet, Jr. and -- Burnet, his wife,  
Cyrus C. Dennis and -- Dennis, his wife,  
The Indianapolis, Cincinnati and LaFayette Rail Road Company.

July 7, 1885, Complaint filed, plaintiffs alleging that they are the owners in fee and in possession of the following described real estate situate in the City of Indianapolis, County of Marion and State of Indiana, described as follows, to-wit:

Cause No.  
34102  
Complete Rec.  
100 page 59

21.

That part of Out Lot number 120 in said City of Indianapolis, bounded as follows:

Upon the north by the north line of Ray Street, on the south by the south line of said Out Lot number 120 being in Morris Street, on the east by the west line of Tennessee Street and on the west by a line parallel to and 133 feet east from the east line of Church Street drawn from the north line of said Ray Street to the south line of said Out Lot in Morris Street aforesaid.

And also this other portion of said Out Lot One Hundred and Twenty, bounded as follows, to-wit:-

On the north by the north line of said out lot; on the east by the west line of said Tennessee Street; on the south by the north line of Ray Street aforesaid, and on the west by the east line of that portion of said Out lot sold and conveyed by Nicholas McCarty and others to James H. McKernan and Winslow S. Pierce, by deed dated November 25th, 1865, and recorded in the office of the Recorder of said County, in Town Lot Record No. 27 at page 664.

That the said defendants and each of them falsely give out, publish and pretend to have some interest in, lien upon, or mortgage or claim against the whole or some part of said premises hereinabove described, adverse to the title and possession of these plaintiffs.

But plaintiffs say that said defendants nor either of them, have not nor has any title, right, claim, mortgage or interest of any kind or nature whatsoever in or upon the aforescribed parts of said Out Lot or any part or portion thereof in any way or manner whatsoever.

Wherefore, plaintiffs pray that the defendants and each of them may be required to answer concerning their alleged titles, claims, liens, interests or demands in, against or upon the aforementioned and described premises or any part thereof, and that upon the hearing of this cause the title of the plaintiffs to said premises may be quieted in them by decree of this Court, and that the said defendants and each of them may be perpetually enjoined from setting up, giving out, asserting or publishing that they, or any of them have any claim interest, right, title, lien or demand of any nature whatsoever in, upon or against said premises or any part thereof.

And they pray for all further proper relief.

The Sheriff's return upon the summons issued in this cause show service, as follows:

He served The Cincinnati, Indianapolis, and Chicago Rail Road Company and The Indianapolis, Cincinnati and LaFayette Rail Road Company by reading and copy to J. W. Sherwood, Superintendent of said Rail Road at this point he being the highest representative of said Rail Road Companies found in the Sheriff's bailiwick; and Harvey Bates, Trustee and as an individual party to this action, by reading and copy; and -- Bates, wife of said Harvy Bates, by reading the writ to her; and Oscar B. Hord, Trustee, by reading and copy July 9, 1885; and The Indianapolis Water



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Company by reading the writ to T. A. Morris, President of said Company, July 14, 1885; and A. W. Hendrick-, Trustee, by reading the writ to him; and The Indianapolis Water Works Company by reading and copy to J. R. Elder, President of said Company Aug. 10, 1885; and M. E. Ingalls, President &c. (of the Indianapolis, Cincinnati and Lafayette Rail Road Company) by reading and copy to him, Dec. 8th, 1885.

July 7, 1885. Affidavit of Nicholas McCarty, made on behalf of himself and the other plaintiffs, is filed; that the defendants are all necessary parties to this action and that the following-named are each non-residents of the State of Indiana, as affiant verily believes:-

The Holly Manufacturing Company, Benjamin Gould and T. Edward Hambleton, John M. Denison, E. Delaven Woodruff, Trustees for the bondholders of The Water Works Company of Indianapolis, Henry Coughlin, George Hoadley and --- Hoadley, his wife, whose christian name is unknown, George T. Bliss and -- Bliss, his wife, one of the Trustees for the bondholders of The Cincinnati, Indianapolis, St. Louis and Chicago Railroad Company, James S. Seymour and -- Seymour, his wife, whose christian name is unknown, Benjamin E. Smith and -- Smith, his wife, whose christian name is unknown, Jacob Burnet, Jr., and -- Burnet, his wife, whose christian name is unknown, Cyrus C. Dennis and --- Dennis, his wife, whose christian name is unknown and Owen Conlon and -- Conlon, whose christian name is unknown.

May 13, 1886, Affidavit of Albert G. Hardin is filed, that he is a clerk for John C. New, & Son, publishers of the Daily Indianapolis Journal, a newspaper of general circulation printed and published in the City of Indianapolis, and that notice to the said non-residents of the filing and pendency of said cause was duly published in said paper for three times, one time a week successively from July 15th to July 29th, 1885.

(NOTE:- In the printed advertisement the name Henry Coglen appears instead of Henry Coughlin, and the name of Oliver Conlon appears instead of Owen Conlon.)

It is proven to the Court and so found, that James S. Seymour never was married; that Jacob Burnet, Jr. has never been married; and that Cyrus C. Dennis is a widower and has so been for many years.

Thomas Blackwell files answer; all of the other defendants to this suit are called and make default.

May 13, 1886, Decree is entered; the cause being set down for hearing before the Court, the Court finds that each and every of the matters and things set forth in the complaint herein is true. And the Court further finds that the plaintiffs are the owners in fee simple and in the possession of the real estate in the complaint described, and that said defendants have not, nor has either of them, any interest, in, title to, or lien upon, or claim against the whole or any part of said premises

adverse to the title and possession of the said plaintiffs, but that the said plaintiffs own the said premises in the complaint described and every part thereof, by a fee simple title forever except the parcel heretofore by them sold and conveyed to Thomas Blackwell as follows:- Part of Out Lot 120 commencing at the corner of Tennessee and Ray Streets in Indianapolis, Indiana, thence north on the west line of Tennessee Street, 48 feet; thence west on a line parallel to Ray Street 90 feet, thence south on a line parallel to the west line of Tennessee Street 42 feet, thence east on the north line of Ray Street 90 feet to the place of beginning.

It is therefore ordered, adjudged and decreed by the Court that the said title of the plaintiffs in and to said premises, in the complaint described, to-wit:

That part of Out Lot number 120 in said City of Indianapolis, Marion County, Indiana, bounded as follows:

Upon the North by the North line of Ray Street, on the South by the South line of said Out lot number 120 said South line being in Morris Street; on the East by the West line of Tennessee Street, and on the West by a line parallel to and 133 feet east from the East line of Church Street drawn from the North line of said Ray Street to the South line of said Out Lot in Morris Street aforesaid.

And also this other portion of said Out Lot 120, bounded as follows, to-wit:

On the North by the North line of said Out Lot; on the East by the West line of said Tennessee Street; on the South by the North line of Ray Street aforesaid; and on the West by the East line of that portion of said Out Lot sold and conveyed by Nicholas McCarty and others to James H. McKernan and Winslow S. Pierce, by deed dated November 25th, 1865, and recorded in the office of the Recorder of said County, in Town Lot Record No. 27 at page 664, be, and the same is hereby forever quited in the said plaintiffs against any and all pretended claims, pretended interests, pretended liens, pretended mortgages, or pretended rights of any other class or description whatsoever, asserting, publishing, giving out, or otherwise claimed or demanded by the defendants and each of them.

And the said defendants each and all are hereby forever enjoined and restrained from asserting, that they have or hold any title, interest, claim, lien, mortgage or other interest or demand in, to, against or upon the said lands above described, or any part, portion or parcel thereof, or that they or either of them, their ancestors grantees, purchasers, directly or remotely, have had any such title, interest, lien, mortgage, claim or demand of any nature whatsoever, in, to, upon or against any part or parcel of said lands, or to in any wise by any publication, speech or otherwise, to attempt to cast any cloud upon the entire fee simple estate now had and held by the plaintiffs in and to all of said lands



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the names of us or any of us, to take all and singular evidences of of indebtedness, mortgages or other securities for the payment of the purchase money or rent of said real estate or any part thereof, to compromise, settle, demand, take, receive, sue on and collect any indebtedness, notes and mortgages for the or any of the purchase money or rent of said Real Estate or any part thereof, and generally to possess, control, protect and absolutely dispose of the and any of the proceeds of the right, title, interest and estate of us and each of us, in, to and of the said Real Estate or any part thereof, and the and any of the lots or parcels into which the said Real estate may be divided or subdivided and to receipt for all payments assign and discharge, execute and cause to be recorded certificates of satisfaction and discharge of all and singular notes, mortgages or other securities for the or any purchase money or rent for the Real Estate hereinbefore described or any part thereof.

And generally, giving to our said Attorney power and authority touching the premises, to do and execute in all things in as effectual and ample a manner as we and each of us might if personally present; giving and granting unto our said attorney full power and authority to do and perform all and singular act and thing whatsoever requisite necessary or proper to be done in and about the premises. Hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

"McCARTY'S SUBDIVISION"

Plat.

"McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

We, the undersigned, Nicholas McCarty for himself and Margaret R. McCarty Harrison with John C.S. Harrison her husband, Frances J. McCarty, Henry Day, Henry McCarty Day and Margaret McCarty Day, by Nicholas McCarty, their Attorney in fact, of Marion County, State of Indiana, have subdivided and laid off the Real Estate situate in the City of Indianapolis, said County and State, bounded and described as follows, to-wit:

Part of Out Lot 120 bounded and described as follows:

Beginning on the West line of Tennessee Street in said Out Lot at a point 42 feet South of the North line of said Out Lot and running West in a line parallel to the North line of said Out Lot, 264 feet to a point in a line with the East line of Church Street in said Out Lot, thence South with the East line of Church Street, Nine hundred and fifteen and one tenth (915 - 10) to a point in the North line of Morris Street, which said point is 30 feet North of the South line of said Out Lot, thence East with the North line of Morris Street and

Flat Book  
8 page 145  
June 2, 1886  
Recorded  
June 21, 1886

23.

*L. M. Brown Abstract Co.,*

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30 feet North of the South line of said Out Lot 296.25 feet to the West line of Tennessee Street, thence North with the said West line of Tennessee Street 901.7 feet to the beginning, containing 5.80 acres, more or less, into 54 lots numbered from 205 to 258 both inclusive with streets and alleys.

The numbers and size of lots and width of streets and alleys marked hereon named McCartys Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

The distances hereon are marked in feet and decimals of a foot.

All the streets herein have been heretofore laid out or dedicated.

The dotted line "A.B" is the North line of said Out Lot and "C.D" the South line of same.

Nicholas McCarty for himself,  
Margaret R. McCarty Harrison and  
John C. S. Harrison, her husband,  
Frances J. McCarty,  
Henry Day,  
Henry McCarty Day and  
Margaret McCarty Day,  
By, Nicholas McCarty, their  
Attorney in fact.

Deed Record  
Town Lots  
199 page 324  
April 2, 1888  
Recorded  
April 2, 1888

24.

*L. M. Brown Abstract Co.,*

Nicholas McCarty, unmarried, and  
Margaret R. McCarty Harrison, and  
John C. S. Harrison, her husband,  
Frances J. McCarty, unmarried.  
Henry Day, unmarried.  
Henry McCarty Day, unmarried.  
Margaret McCarty Day, unmarried.  
By Nicholas McCarty Day, their  
attorney in fact

Warranty Deed

to  
Bridget Gaughen.

Lot No. 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana.

25.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES.

TITLE

ENCUMBRANCES.

OF

MORTGAGES.

26.

ABSTRACTS

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

MECHANIC'S LIENS.

27.

*L. M. Brown Abstract Co.,*

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

## CERTIFICATE

28.

The undersigned, L. M. BROWN ABSTRACT COMPANY, 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 and Federal Tax 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.

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.

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

The period of search covered by this certificate is from **DATE OF DONATION** to and including

**November 2, 1888** and covers Paragraphs No. 1 to **28**

both inclusive, and Sheets No. 1

to **-20-** both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*  
President & Mgr.

LB

Continuation of Abstract of Title to lot 246. in McCarty's Subdivision of the middle part of Out Lot 120. in the City of Indianapolis.

Prepared for Mrs. Bridget Gaughen since date of former continuation, November 2, 1888.

There are no further conveyances.

Mortgage.

173. p, 219  
Nov. 12, 1888

Bridget Gaughen and  
James Gaughen her husband,  
to

South Meridian Saving and Loan Association No. 2.

Same lot 246. as described in caption.

To secure weekly dues, etc. 5 shares, and 6% p.a. interest on a loan of \$981.00.

Fully satisfied of record.  
Feb 24 1894

INDIANA TITLE GUARANTY & LOAN CO.  
Mortgage  
By *W. W. Harrison* Pres.

*But Feb 24 1894  
Satisfied Feb 24 1894*

Taxes for 1892 not paid and now delinquent with penalty.

Taxes for 1893 not paid.

**SINCE PAID**  
*Subscribed to*  
I.T.G. & L.

*Since Feb 24 1894*

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

Indianapolis, Ind., Febr. 1, 1894.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts; also Records of Street, Alley and Sewer Improvement Assessments in the City Comptroller's Office as certified to the Treasurer of Marion County, as said Records and Dockets are now entered up.

*Theodore Stein*

#86 East Market Street.



\*\* 20756 \*\*

Continuation of Abstract of Title to Lot 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

Prepared for Mrs. Bridget Gaughen, since date of former continuation February 1, 1894.

There are no further conveyances.

MORTGAGE.

500. p, 111  
Sept. 23, 1907  
Recorded  
Sept. 26, 1907.

her  
Bridget x Gaughen  
mark  
widow and unmarried,  
Witness to signature, Katie Gaughan,  
to

Satisfied... *Apr 21-1908*  
Marion Title Guaranty Company  
*J. Williams* Manager

Mortgage.

Railroadmens Building and Savings Association.

Lot 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

To secure a loan of \$550.00, with certain dues, interest, premiums and fines.

*Satisfied  
April 21-1908  
J.W.*

Taxes for 1906 paid.

Taxes for 1907 now due.

*Amended  
Bridget*

Taxes for 1908 now a lien.

PAID  
Marion Title Guaranty Company  
*J. Williams* Manager

Indianapolis, April 7, 1908.

From a search of the Records in the Recorder's Office, Tax Sale Records in the Auditor's Office, Tax Duplicates and the Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Probate, Circuit and Superior Courts, as said Records and Dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

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

INDIANA TITLE GUARANTY AND LOAN CO.

*J. Williams*  
PRES.

#54368.

Continuation of Abstract of Title to Lot 246, in McGarty's Sub-division of the middle part of Out Lot 120, in the City of Indianapolis.

Prepared for W. T. Cannon, since date of former continuation, dated April 7, 1908.

446, p. 450.  
June 2, 1909.  
Recorded  
June 14, 1909.

Bridget Gaughan, unmarried,  
widow of James Gaughan, deceased.  
to

Warranty Deed

Anna B. Gaughan, and  
Rose Gaughan, as tenants in common.

Lot 246, in McGarty's Sub-division of the middle part of Out Lot 120, in the City of Indianapolis, according to the plat of said Sub-division as recorded in the office of the Recorder of said Marion County, in Plat Book 8, page 145.

As a further consideration for this conveyance the grantees herein covenant and agree to support and maintain the grantor and furnish her with all the comforts necessities of life, as long as she shall live.

This grant is made subject to the reservation on the part of the grantor of a life estate in said lands together with the right to use, enjoy and occupy the same and to -- all the rents and profits therefrom as long as she shall live.

This conveyance is subject to a certain mortgage given by the grantor to the State of Indiana, for the benefit of the Common Schools dated April 20, 1908, for \$1000.00 and recorded in Volume 508, page 249, of the Records of Marion County, Indiana, which the grantees assume and agree to pay.

519, p. 552.  
Nov. 25, 1913.  
Recorded  
Nov. 25, 1913.

Anna B. Gaughan, unmarried,  
to  
Catherine Gaughan.

Quit Claim Deed

Her undivided  $\frac{1}{2}$  interest in the following described real estate;-

Lot 246 in McGarty's Sub-division of the middle part of Out Lot 120, in the City of Indianapolis, according to the plat of said Sub-division as recorded in Plat Book 8, page 145 of the Records of Marion County.

We find no evidence of the death of Bridget Gaughan.

Misc. Record  
74, p. 241.  
Nov. 22, 1912.  
recorded  
Nov. 23, 1912.

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 a 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.  
Nicholas McCarty.

There are no further conveyances.

Encumbrances.

508, p. 249.  
April 20, 1908.  
recorded  
April 30, 1908.

Bridget Baughen, unmarried  
and of full legal age.

to  
state of Indiana, for the use of  
the Common School Fund, of Marion  
County.

Lot 246, in McCarty's Sub-division of the middle  
part of Out Lot 120, in the City of Indianapolis.

For the payment of \$1000.00 with 6% interest per  
annum payable at the end of each year due on or before April  
20, 1913, Interest payable in April 20, 1909, and on the  
20th day of April of each year thereafter.

4/13/14  
Mortgage  
Marion Title Guaranty Co.

*Satisfied  
Feb 13, 1914  
EWS*

Taxes for the year 1912, paid in full.

Taxes for the year 1913, now due.

*since paid  
EWS*

SINCE PAID  
Marion Title Guaranty Co.  
*[Signature]*

Judgments.

IN THE SUPERIOR COURT OF MARION COUNTY.

Order Book  
313, p. 438.  
No. 80452.

William H. Spencer, et al., vs. Bridget Gaughan.  
September 23, 1911. \$408.60 and Costs.

Attention called to Improvement Resolution No. 6981,  
for Sewer in Ray Street from Dakota Street to  
White River.  
Contract let January 3, 1913.

Also to 3rd Park and Boulevard Assessment for South  
Park District for which this property may be assessed.

Indianapolis, January 13, 1914.

We find no further conveyances nor unsatisfied encumbrances of record  
on lot as described in caption, since date of April 7, 1908.

Search made in the Recorder's Office, the tax sale Records in the  
Auditor's Office, the 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  
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 for Judgments in the United States Circuit and District  
Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

*J. B. Wickham*

Continuation of Abstract of Title to Lot 246, in McCarty's Sub-division of the middle part of Out Lot 120, in the City of Indianapolis, reference being made to the recorded Plat thereof as recorded in Plat Book 8, page 145, in the Office of the Recorder of Marion County, Indiana.

Prepared for W. T. Cannon, since date of former continuation, dated January 13, 1914.

There are no further conveyances.

Encumbrances.

fully satisfied of record.  
Sept 2 - 1919  
INDIANA TITLE GUARANTY & LOAN CO.  
Bldg & Trust

632, p. 140,  
Feb. 13, 1914.  
Recorded  
Feb. 16, 1914.

Rose-Gaughan (signs Rose Gaughan) and Catherine Gaughan both unmarried, to The Railroadmen's Building and Savings Association. Mortgage.

Lot 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a loan of \$800.00 together with certain dues, interest, fines, etc.

Taxes for the year 1918, 1st installments paid, 2nd installment unpaid, payable in November 1919.

Taxes for the year 1919, now a lien, payable in May and November 1920.

Sept. 2, 1919  
Dak.  
D

SINCE PAID IN FULL  
RECORDED  
F. G. S. L.  
1919

Attention called to 4th Park and Boulevard  
Assessment for South District for which this  
property may be assessed.

Indianapolis, Indiana. April 23, 1919.

We find no further conveyances nor unsatisfied encumbrances of  
record on lot as described in caption, since date of January 13, 1914.

Search made in the Recorder's Office, the Tax Sale Records in  
the Auditor's Office, the Tax Duplicates in the Treasurer's Office,  
and the Lis Pendens Records of Complaints and Attachments and Judg-  
ment 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 for Judgments in the United States Circuit and  
District Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

By John Williams Manager

56819.

Continuation of Abstract of Title to Lot 246, in McCarty's Sub-  
division of the middle part of Out Lot 120, in the City of Indianapolis,  
reference being made to the recorded Plat thereof as recorded in Plat  
Book 8, page 145, in the office of the Recorder of Marion County, Indiana.

Prepared for Means & Beunting since date of April 23, 1919.

There are no further conveyances.

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

Taxes for the year 1919, now lien.

Indianapolis, Indiana, August 18, 1919.

From a search of the records in the recorder's office, tax sale records  
in the auditor's office, current tax duplicates, and the records of street,  
alley, park and sewer improvement assessments in the Treasurer's office, as  
certified by the city comptroller, and the lis pendens records of complaints  
and attachments and judgment dockets of the Marion Probate, Circuit and  
Superior Courts, as said records and dockets are now entered up, we find no  
further conveyances, nor unsatisfied encumbrances of record on tract as  
described in caption.

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

M. & W.  
Compared with "E".

INDIANA TITLE GUARANTY & LOAN CO.

By John J. Jones  
Sec'y & Treas.

-----76950-----

Continuation of Abstract of Title to Lot 246, in McCarty's Sub-  
division of the middle part of Out Lot 120, in the City of Indianapolis,  
reference being made to the recorded Plat thereof as recorded in Plat  
Book 8, page 145, in the office of the Recorder of Marion County, Indiana.

Prepared for Meyer-Kiser Bank, since date of former Continuation,  
dated August 18, 1919.

613 p 252  
Aug. 21, 1919  
Recorded  
Aug. 25, 1919.

Rose Gaughan, and  
Catherine Gaughan, both unmarried.  
to

Warranty Deed.  
Stamps \$2.50

Harry R. Fink, and  
Lilly Fink, husband and wife,  
Lot No. 246 in McCarty's Subdivision of the  
middle Part of Out Lot No. 120 in the City of  
Indianapolis, according to the plat of said  
Subdivision as recorded in Plat Book 8, at page  
145 thereof, of the records in the office of the  
Recorder of said County.

Subject to the taxes for the year 1919.

There are no further conveyances.

NOTICE OF MECHANIC'S LIEN.

112 p 387  
May 18, 1920  
Recorded  
May 21, 1920.

Indianapolis Fuel Supply --,  
to

Notice of  
Mechanic's Lien.

John Jenkins, et al.  
The property known as 1050 S. Capitol Ave.,  
in the City of Indianapolis, Indiana.  
\$10.20

Taxes for the year 1922, paid in full.

Taxes for the year 1923, now a lien.

SINCE PAID IN FULL  
ATTENTION TITLE CO. INC.  
BY *[Signature]*  
V. PRES. GENL. MGR.



Indianapolis, Indiana, October 15, 1923.

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

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

"W" & "X"  
Compared with "F"

INDIANA TITLE GUARANTY & LOAN CO.

*W. J. Johnson*  
By \_\_\_\_\_  
Attorney at Law

52557

-1- Continuation of an Abstract of Title to Lot 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 8 page 145 in the office of the Recorder of Marion County, Indiana, since October 15, 1923.

Prepared for Means and Buenting.

Misc. Record  
142 page 399  
Aug. 21, 1919  
Recorded  
Oct. 30, 1923

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Rose Gaughan and Catherine Gaughan being duly sworn on their oaths say that they are the owners in fee of the following described real estate in said County and State to wit:-

Lot 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book 8 at page 145 thereof of record in the office of the Recorder of said County, that there are no unsatisfied mortgages, judgments, liens or incumbrances of any kind thereon, except a mortgage originally in the sum of \$800.00 in favor of the Railroadmens Building and Savings Association, the second installment of taxes for the year 1918 and the taxes for the year 1919; that they have made no conveyances of or placed any mortgages or other incumbrances on said real estate, or contract for the sale of the same or any part thereof, nor have they caused or permitted any such mortgages, conveyances, contract or incumbrances to be made for them which is or may become a charge against or affect the title to said real estate since they became the owner thereof, except - - and they have not allowed any claim to be made against them which can be hereafter filed or enforced against the same; that no person, persons, corporation or corporations is entitled to any lien on said real estate for work or labor or materials, that they are in the peaceable possession of said real estate; that their title thereto has never been questioned; that there is no unsatisfied judgment in any of the United States Courts of Indiana; that is or can become a lien upon said real estate.

And affiants further swear that they are not unmarried and are over the age of 21 years, and said affiant- further says that they are not now either principal or surety on any recognizance bond, and that they are not now a defendant in any action on a bond payable to the State of Indiana.

Affiants further say that said real estate was conveyed to affiant Rose Gaughan and one Anna B. Gaughan, on the 2nd day of June, 1909, by Bridget Gaughan, who was unmarried, at that time and who was the mother of said named persons; that on the 25th day of November, 1913, the interest in said Real Estate of said Anna B. Gaughan was conveyed to affiant, Catherine Gaughan, that all of the conditions contained in the deed executed by said Bridget Gaughan, which deed is recorded in Town Lot Record Book 446 at page 450 thereof of the records in the office of the Recorder of said County were fully complied with by affiants and by said Anna B. Gaughan; that said Bridget Gaughan died on the 19 day of Nov. 19, 1923, a resident of said County.

-1-D.J. (over)

52557

These statements are made for the purpose of inducing Harry R. Fink and Lilly Fink to purchase said real estate from affiant and to pay them a valuable consideration thereof and to accept a Warranty Deed executed by affiants as the means of the conveyance of the title to said Real estate to said purchasers, free of incumbrances, except taxes for the year 1919.

(Signed) Rose Gaughan  
Catherine Gaughan

Subscribed and sworn to before me, a Notary Public in and for said County this 21st day of August, 1919.

Paul C. Wetter (L.S.)  
Notary Public

My commission expires Feb. 8th, 1923.

-3-

Lilly Fink died intestate Nov. 2, 1925 as appears at a subsequent entry herein.

-4-

We find no letters of administration issued on the Estate of Lilly Fink, deceased, in the Probate Court of Marion County, Indiana.

Town Lot Record  
765 page 560  
June 2, 1926  
Recorded  
June 2, 1926

STATE OF INDIANA, COUNTY OF MARION, SS:

Harry R. Fink being first duly sworn according to law, upon oath deposes and says that he and his late wife Lilly Fink, were the owners by the entirety of the following described real estate in the County of Marion, and State of Indiana, to-wit:-

-5-

Lot 248 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, as per plat thereof in Plat Book 8 page 145, and also Lot 93 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, as per plat thereof, in Plat Book 2 page 86.

And affiant further deposes and says that his said wife, Lilly Fink, departed this life intestate, on the second day of November, 1925, leaving this affiant, her husband, surviving her; and that by reason thereof and thereby, this affiant, as the surviving tenant by the entirety of the aforesaid described real estate is now the sole owner thereof.

And affiant further deposes and says that he makes this affidavit for the purpose of inducing the Auditor of Marion County to enter the above described real estate on the transfer books in his office in the sole name of this affiant.

(Signed) Harry R. Fink.

Subscribed and sworn to before me this 2nd day of June, 1926.

T. W. Annabal (L.S.)  
Notary Public

My commission expires October 17th, 1927.

52557

Mortgage Record  
871 page 392  
Oct. 25, 1923  
Recorded  
Oct. 30, 1923

Harry R. Fink, and  
Lilly Fink, husband  
and wife,  
to  
Meyer-Kiser Bank, Trustee.

Mortgage  
6/8/27  
SATISFIED OF RECORDING  
ATTORNEY UNION TITLE CO., INC.  
WILLIS NEVILL  
PRES. & GENL. MGR.

-6-

Lot 246 in McCarty's Subdivision of the middle part of  
Out Lot 120 in the City of Indianapolis, according to the  
plat of said Subdivision as recorded in Plat Book 8 at  
page 145 thereof, of the records in the office of the Re-  
corder of said County (and other real estate).

*Satisfied  
6/8/27  
m*

To secure the payment of 6 promissory notes or bonds,  
calling for the aggregate sum of \$4,000.00 and described  
further as follows:-

Bonds 1, 2, 3 and 4 each for the principal sum of  
\$500.00 being due respectively on October 25, 1924, 1925,  
1926 and 1927, each having attached, respectively, 2, 4, 6,  
and 8 coupon notes for \$15.00 each, bonds 5 and 6 each for  
the principal sum of \$1000.00 being due on October 25,  
1928, each having attached ten coupon notes for \$30.00  
each, all of said coupon notes representing the semi-annual  
interest on their respective principal bonds from date to  
maturity, the first coupon on each bond being due on April  
25, 1924, and one of like amount on each bond being due on  
each October 25th and April 25th, thereafter until maturity  
without preference, priority or distinction as to lien or  
otherwise of one note or bond over another; all of said  
notes or bonds are dated on the 25th day of October, 1923,  
bearing interest at the rate of 8% per annum after maturity  
until paid with 5% attorney's fees.

The said makers have the privilege of paying \$100.00  
or any multiple thereof upon said principal indebtedness  
at any interest paying period by giving the mortgagee 30  
days previous written notice, thereby stopping the interest  
on the amount so paid.

JUDGMENT SEARCH

-7-

Examination made for judgments against Harry R. Fink  
and Lilly Fink, husband and wife jointly from October 15,  
1923 to and including November 2, 1925, Harry R. Fink for  
the ten years last past and against none other.

No examination made for judgments against Harry R.  
Fink without a middle initial or with any middle initial  
other than "R".

-8-

Taxes for 1925 paid in full.

-9-

Taxes for 1926 first half paid  
second half paid

-10-

Taxes for 1927 not paid

PAID IN FULL  
SINCE PAID IN FULL  
ATTORNEY UNION TITLE CO., INC.  
WILLIS NEVILL  
PRES. & GENL. MGR.

# CERTIFICATE

-11-

STATE OF INDIANA }  
COUNTY OF MARION }SS:

The undersigned hereby *certifies, guarantees and warrants* to whomever 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 11 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, May 2, 1927.

## UNION TITLE COMPANY

INCORPORATED

By *Wells Wood*

Vice President and General Manager

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Number Two Hundred Forty Six (246) in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145, in the Office of the Recorder of Marion County, Indiana.

Prepared for Means and Buenting, since date of May 2, 1927.

TITLE

CONVEYANCES.

Deed Record  
940 page 397  
Oct. 31, 1935, of  
Recorded  
Nov. 20, 1935,

Harry R. Fink,  
unmarried,  
to  
Anne L. Fink.

Warranty Deed.  
Revenue Stamps  
Attached.

-2-

ABSTRACTS

Lot No. 246 in McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145, in the Office of the Recorder of Marion County, Indiana.

Subject to all liens and incumbrances.

Misc. Record  
292 page 61,  
Aug. 12, 1938,  
Recorded  
Aug. 15, 1938,

AGREEMENT.

This agreement made and entered into this 12 day of August, 1938, by and between Anne L. Fink, as party of the first part and Robert Ruark as party of the second part,

-3-

*L. M. Brown Abstract Co.,*

WITNESSETH;

That party of the second part agrees to nail into the proper places all loose outside weather-boarding on the house located at 1050 S. Capitol Avenue, Indianapolis, Indiana; to brush from the entire outside of said house all loose and scaling paint and then paint the entire outside of said house with two coats of paint. The first coat shall be applied without any trimming color and the second coat shall thereafter be applied not sooner than three days and not later than six days after the first coat of paint has been applied and the trimming color shall be applied when the second coat of paint is applied.

Party of the second part also agrees to paint the chimneys and foundation of said house with two coats of red paint, and the windowframes with two coats of black paint.

All the paint hereunder shall be furnished by the party of the first part at her expense and party of the second part shall have no right to purchase any paint or supplies for or on behalf of party of the first part to

INDIANAPOLIS

TITLE

OF

ABSTRACTS

be used in the work hereinabove set forth, and no person, firm or corporation shall have the right to attach a lien to the real estate or building at the above address on account of materials, work or labor furnished to such property or improvements by reason of the work hereunder to be done.

For and in consideration of the labor to be performed hereunder by party of the second part, party of the first part agrees to pay him, if said work is done in a good and workmanlike manner to the satisfaction of party of the first part, the sum of \$40.00 within five days after the completion of said work, and said sum shall be in full for all the work and labor done hereunder, all of which work is to be completed by August 29, 1938. Compensation insurance to be carried by and paid for by second party.

Witness our hands and seals the day and year first above written.

Anne L. Fink, Owner,

Robert Ruark, Contractor.

(Duly acknowledged.)

SUPERIOR COURT OF MARION COUNTY.

State of Indiana on relation of Fred McKown,

vs.

Louis H. Fink,  
Anna L. Fink.

April 15, 1941, Suit instituted for judgment on \$1000.00 official Notary Bond.

November 25, 1941, Defendant filed affidavit for change of venue, granted by the Court and by agreement of parties, cause ordered sent to Hamilton County for further action. Defendant given ten days to perfect change. Order Book 623 page 668.

(Change perfected November 28, 1941.

SUPERIOR COURT OF MARION COUNTY.

State of Indiana on Relation of Fred McKown,

vs.

Anne L. Fink.

Notice is hereby given, that the above named Plaintiff has filed its complaint, in said Court, against the above named Defendant to collect on official bond against the following described real estate situate in the County

Cause No.  
B-14893,  
Lis Pendens  
7 page 332,

-4-

Cause #B-14893,  
Lis Pendens  
7 page 332,  
April 15, 1941,

-5-

*L. M. Brown Abstract Co.,*

181708.

INDIANAPOLIS  
and State aforesaid, viz:  
Lot 246 in McCarty's Subdivision of the middle  
part of Out Lot 120 in the City of Indianapolis, as  
per plat thereof recorded in Plat Book 8, page 145,  
in the office of the Recorder of Marion County,  
Indiana.  
(Also other real estate).  
Signed State of Indiana Ex Rel Fred McKown,  
By Edwin Haerly , Attorney.

TITLE  
-6- WE FIND NO FURTHER CONVEYANCES.

OF  
ENCUMBRANCES.

ABSTRACTS  
MORTGAGES.  
-7- None found unsatisfied of record filed within  
the period of this search.

MECHANICS' LIENS.  
-8- None found unsatisfied of record filed within  
the period of this search.

JUDGMENTS.  
-9- Search is made, and strictly limited, for judgments,  
which may have been entered against the following parties,  
solely under the names as herein written, and not other-  
wise, and the General Certificate hereto appended is  
accordingly limited.

L. M. Brown Abstract Co.,  
Harry R. Fink from September 7, 1933 to November  
20, 1935 inclusive.  
Anne L. Fink for 10 years last past.  
And we find the following:



181708

Costs 4.00 Pl.  
12/18/41  
B-13742

B-13742

INDIANAPOLIS

SUPERIOR COURT OF MARION COUNTY.

Cause No. ~~B-13798~~  
Order Book  
612 page 390

Anna L. Fink  
vs.  
Charles A. Greathouse.

Judgment rendered October 18, 1941 against  
plaintiff.  
For costs.

Judgment.  
The record shows these  
Costs NOW PAID  
L. M. Brown Abstract Co.  
BY *[Signature]* MGR.

10  
*[Signature]*

TITLE  
OF  
ABSTRACTS

ASSESSMENTS.

-11-

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

-12-

TAXES.

-13-

Taxes for year 1941, paid in full.

-14-

Taxes for year 1942, assessed in name of  
Anne L. Fink are due and payable the first  
Monday in May and the first Monday in November,  
1943,

General Tax Duplicate No. 332238,  
Parcel No. 20626,  
Indianapolis, Center Township,

May installment \$18.78 paid,  
Nov. installment \$18.78 paid.

-15-

Taxes for year 1943 became a lien March 1st and  
are due and payable in May and November of the year  
1944.

*L. M. Brown Abstract Co.,*

181708

ZONING

-16-

INDIANAPOLIS

TITLE

OF

ABSTRACTS

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, 1939, and effective January 10, 1940.

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; 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-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

Provides for its administration by the Building Commissioner, 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.

*L. M. Brown Abstract Co.,*

# CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, 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 and Federal Tax 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.

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.

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

The period of search covered by this certificate is from May 2, 1927, to and including September 7, 1943 and covers Paragraphs No. 1 to 17

both inclusive, and Sheets No. 1 to 6 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*

President & Mgr.

ESTABLISHED 1868

# L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

181708

## OFFICERS

RUSSELL A. FURR  
PRES & MANAGER

VOLNEY M. BROWN  
VICE-PRESIDENT

FRED G. APPEL  
VICE-PRESIDENT

CORNELIUS O. ALIG  
TREASURER

EDSON T. WOOD, JR.  
SECRETARY

KARL MOHR  
ASST. MGR.

## DIRECTORS

CHAS. E. YOKE  
EDSON T. WOOD, JR.

FERNOR S. CANNON  
VOLNEY M. BROWN

FRED G. APPEL  
CORNELIUS O. ALIG

FRED WUELFING  
ALLAN P. VESTAL

ALBERT E. UHL  
RUSSELL A. FURR

SAMUEL B. SUTPHIN  
RUSSELL WILLSON

## UNITED STATES DISTRICT COURT

### SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of  
MEANS AND BUENTING

the following certificate is prepared and furnished covering a search for Bankruptcies, and Internal Revenue Tax Liens 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 CO., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, nor any notice of Liens for unpaid Internal Revenue or Income Taxes 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.

Search is made and limited as to the parties named below, solely under the name or names as herein written.

This certificate covers the Indianapolis Division down to and including Sept. 7, 1943  
and all other Divisions of the State of Indiana down to and including Aug. 30, 1943

Harry R. Fink,

Anne L. Fink.

L. M. BROWN ABSTRACT CO.

By.....

*Russell A. Furr*

President and Mgr.

MLB.

184131.

-1-

INDIANAPOLIS

Matters appended to the foregoing Abstract at the instance of examining Counsel.

Prepared for Means and Buenting.

TITLE

ATTORNEY'S OPINION, Item 1.

-2-

OF

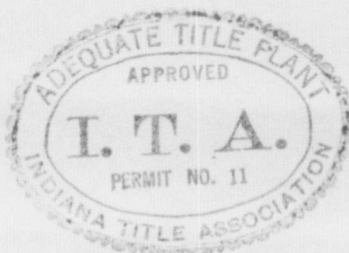
Entry Docket shows no further proceedings and no reference to a transcript.

-3-

ABSTRACTS

Lis Pendens has not been released.

*L. M. Brown Abstract Co.,*



L. M. BROWN ABSTRACT CO.

By: *[Signature]*  
President and Manager.

November 15, 1943,  
L.B.

184796

1.

INDIANAPOLIS

Matters appended to the foregoing Abstract at the instance of examining counsel.

Prepared for Means and Buenting.

MONDAY, JANUARY 19th, 1942.  
SEVENTH JUDICIAL DAY, JANUARY TERM, 1942.

Deed Record  
1131 page 1  
Inst. #43162  
Nov. 27, 1943  
Recorded  
Dec. 7, 1943

TITLE  
OF

STATE OF INDIANA ON THE  
RELATION OF FRED MCKOWN  
VS.

LOUIS H. FINK  
ANNE L. FINK

No. A-4028

Comes now the plaintiff and files motion to dismiss the above entitled cause of action; and the court being duly advised in the premises, sustains said motion.

2.

ABSTRACTS

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED, by the Court that this cause be and the same is hereby dismissed.

Costs taxed to the plaintiff.

STATE OF INDIANA,  
HAMILTON COUNTY, SS:

I, Chesley E. Baldock, Clerk of the Hamilton Circuit Court, of Hamilton County, Indiana, do hereby certify that the above and foregoing is a true, and correct copy of the order of Court on dismissal, entered in the Hamilton Circuit Court on the 19th day of January, 1942, in Cause No. A-4028, STATE OF INDIANA ON THE RELATION OF FRED MCKOWN, VS. LOUIS H. FINK, ANNE L. FINK, and entered of record in Civil Order Book "93", page "517", of the records now on file in the office of the Clerk of the Hamilton Circuit Court in the Courthouse in Noblesville, Indiana.

L. M. Brown Abstract Co.,

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, at my office in the City of Noblesville, this 27th day of November, 1943.

Chesley E. Baldock, (Seal)

Clerk of the Hamilton Circuit Court.

I further certify that the costs taxed in said cause in the sum of \$9.35 are unpaid.

Chesley E. Baldock, (Seal)

Clerk of the Hamilton Circuit Court.



L. M. BROWN ABSTRACT CO.

By *James A. Lee*  
President & Mgr.

December 7, 1943  
F

1.

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Two Hundred Forty Six (246) in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 145, in the Office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Railroadmen's Federal Savings and Loan Association of Indianapolis, since date of September 7, 1943.

OF

CONVEYANCES

ABTRACTER'S NOTE:

-2-

ABSTRACTS

Item 2 of Addenda preceding this continuation is not herein repeated.

-3-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

-4-

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

MECHANIC'S LIENS

-5-

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

*L. M. Brown Abstract Co.,*

## CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, 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.

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.

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

The period of search covered by this certificate is  
 from September 7, 1943 to and including  
May 26, 1949 and covers Paragraphs No. 1 to 12

both inclusive, and Sheets No. 1  
 to 3 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Jones*  
 President & Mgr.





*L. M. Brown Abstract Co.,*

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

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.

None found.

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.

Anne L. Fink from September 7, 1943 to date.

None found unsatisfied.

ASSESSMENTS

-8-

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

TAXES

-9-

Taxes for the year 1947 paid.

-10-

Taxes for the year 1948 assessed in the name of Anne L. Fink, are due and payable the first Monday in May and the first Monday in November, 1949.

General Tax Duplicate No. 332464  
Parcel No. 20626

Indianapolis, Center Township

May Installment \$29.86 Paid  
Nov. Installment \$29.86 Unpaid

SINCE PAID IN FULL  
FIRST UNION TITLE CO.  
*Robert M. Busto*  
PRESIDENT

-11-

Taxes for the year 1949 became a lien March 1st and are due and payable in May and November of the year 1950.

SEE SUBSEQUENT CONTINUATION

Established 1868

OFFICERS

RUSSELL A. FURR  
PRES. & MANAGER  
VOLNEY M. BROWN  
VICE-PRESIDENT  
FRED G. APPEL  
VICE-PRESIDENT  
CORNELIUS O. ALIG  
TREASURER  
EDSON T. WOOD, JR.  
SECRETARY  
JACOB F. DELKER  
ASST. MGR.

# L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

273814

DIRECTORS

CHAS. R. YOKE  
EDSON T. WOOD, JR.  
FERMON S. CANNON  
VOLNEY M. BROWN  
FRED G. APPEL  
CORNELIUS O. ALIG  
FRED WUELFING  
ALLAN P. VESTAL  
ALBERT E. UHL  
RUSSELL A. FURR  
SAMUEL S. BUTPHIN  
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

RAILROADMEN'S FEDERAL SAVINGS AND LOAN ASSOCIATION  
OF INDIANAPOLIS

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 CO., 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 May 26, 1949 and all other Divisions of the State of Indiana, down to and including May 21, 1949

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.

Anne L. Fink

Dated May 26, 1949

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*  
President and Manager

mmr

389232

CAPTION

-1-

Continuation of Abstract of Title to Lot 246 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana, Since May 26, 1949.

Prepared for: Henry J. Richardson, Jr.

-2-

Tennessee Street was changed to Capitol Avenue by Special Ordinance No. G-37 Year 1894.

Town Lot Record  
1340 page 586  
Inst. #34573  
June 14, 1949  
Recorded  
June 15, 1949

Anne L. Fink,  
unmarried,  
to  
Alex Alexander

Warranty Deed  
(U.S. Revenue  
Stamp Attached)

Lot Numbered 246 in McCarty's Subdivision of the Middle Part of Out Lot Numbered 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.  
Proper citizenship clause is attached.

-3-

Town Lot Record  
1340 page 531  
Inst. #34394  
June 14, 1949  
Recorded  
June 14, 1949

Alex Alexander,  
unmarried,  
to  
Alex Alexander, Jr.  
Adolph William Alexander,  
and Hortense Alexander Moore,  
as tenants in common

Warranty Deed  
(U.S. Revenue  
Stamp Attached)

One Half of Lot numbered 246 in McCarty's Sub-division of the Middle Part of Out Lot Numbered 120 of the Donation Lands in the City of Indianapolis,

-4-

389232

the plat of which is recorded in Plat Book 8,  
page 145, in the Office of the Recorder of  
Marion County, Indiana.

Subject to taxes and liens.

Proper citizenship clause is attached.

Mortgage Record  
1506 page 13  
Inst. #34579  
June 14, 1949  
Recorded  
June 15, 1949

Alex Alexander,  
unmarried,  
to  
Railroadmen's Federal  
Savings and Loan Association  
of Indianapolis

Mortgage

SATISFIED OF RECORD 5-18-53  
ATTEST. UNION TITLE CO.

BY C. Edward Blum  
PRESIDENT

-5-

Lot numbered 246 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.

To secure (1) the payment of a loan evidenced by a promissory note of even date herewith, payable on or before 10 years from date, in the principal sum of \$1400.00, with interest as provided for in said note from date until paid, said principal and interest being payable in payments of not less than \$15.55, per month in advance, all of said payments to be made on or before the 1st day of each calendar month hereafter until the whole of said principal sum and interest is fully paid in compliance with all the stipulations in said note; and (2) any advances made by the mortgagee to the mortgagor for any purpose, at any time before the release and cancellation of this mortgage, but at no time shall this mortgage secure advances on account of said original note and such additional advances in a sum in excess of the original principal amount of this mortgage, said additional advances to be evidenced by a note executed by the mortgagor to the mortgagee and secured by this mortgage; provided, however, that nothing herein contained shall limit the amount that shall be secured hereby when advanced to protect the security as hereinafter provided, and with 10% attorney's fees.

389232

Old Age Assistance  
Search

-6-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search for liens shown by notices of Old Age Assistance filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

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:

Anne L. Fink

from May 26, 1949  
to and including  
June 15, 1949

Alex Alexander

from September 12, 1940  
to and including  
June 14, 1949

and vs

Alex Alexander, Jr.  
Adolph William Alexander  
and  
Hortense Alexander Moore

for the 10 years  
last past and  
against none other.

Special attention is called to the fact that examination for judgments vs Adolph William Alexander has been strictly limited to the way the name herein appears.

389232

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-42301  
Dec. 21, 1949  
Order Book  
121 page 419

Teater's Gulf Service Station  
vs  
Al Moore

Judgment rendered vs defendant for \$82.60 and costs,  
Jan. 23, 1950. Execution issued. Returned not  
satisfied. See Execution Docket 43 page 377.

-8-

-9-

Taxes for the year 1949 on the Real Estate for which  
this Abstract is prepared are assessed in the name of  
Anne L. Fink and are due and payable on or before the  
first Mondays in May and November of 1950.

General Tax Duplicate No. 507500. E. F. G. Indiana-  
polis, Center Township. Parcel No. 20626.

May Installment \$29.34 Paid.

November Installment \$29.34 Unpaid.

SINCE PAID IN FULL  
ATTEST: UNION TITLE CO.

BY C. Edward Blum  
PRESIDENT

-10-

Taxes for the year 1950 now a lien.

SEE SUBSEQUENT CONTINUATION

-11-

August 28, 1950. 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.

389232

# GUARANTEED CERTIFICATE

99

-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 5 both inclusive.

Dated at Indianapolis, Indiana, September 11, 1950, 7 A.M.

UNION TITLE COMPANY

by... *Albert M. Bristor*  
President

-5- rmy

# 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

389232

## 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: **Henry J. Richardson, Jr.**

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

September 11, 1950, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

September 11, 1950, 7 A.M.

Anne L. Fink

Alex Alexander

Alex Alexander, Jr.

Adolph William Alexander

Hortense Alexander Moore

Special attention has been called to the fact that examination for Federal Tax Liens vs Adolph William Alexander has been strictly limited to the way the name herein appears.

UNION TITLE CO.

BY *Albert M. Bristor*

rmy



65-11042A

CAPTION

-1-

Continuation of Abstract of Title to Lot 246 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.  
Since September 11, 1950, 7 A.M.

Prepared for: Naomi Ross

Deed Record  
1392 Inst. #64654  
Dated  
Sept. --, 1950  
Acknowledged  
Sept. 23, 1950  
Recorded  
Sept. 27, 1950

-2-

Alex Alexander and  
Phillis Alexander,  
his wife  
Alex Alexander, Jr.,  
unmarried  
Adolph William Alexander and  
Mary Elizabeth Alexander,  
his wife  
Hortense Alexander Moore and  
Frank B. Moore,  
her husband  
to  
Henry J. Richardson, Jr., and  
Roselyn V. Richardson,  
husband and wife

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

Lot 246 in McCarty's subdivision of the middle part of out lot 120 of the Donations Lands of the City of Indianapolis, as per Plat thereof, recorded in Plat Book 8, Page 145; in the Office of the Recorder of Marion County, Indiana.

Deed Record  
1983 Inst. #19375  
Dated  
December 3, 1962  
Recorded  
March 12, 1963

-3-

Henry J. Richardson, Jr. and  
Roselyn C. Richardson,  
his wife  
to  
Dicey Crawford

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

Lot Numbered 246 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 145 in the Office of the Recorder of Marion County, Indiana.

Subject to 1962 taxes due and payable in 1963.

Instrument shows name of person preparing same

65-11042A

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:

Henry J. Richardson Jr.  
and  
Roselyn V. Richardson  
or  
Roselyn C. Richardson,  
jointly and  
not individually

from June 5, 1955  
to and including  
March 12, 1963

and vs

Dacey Crawford

for the 10 years  
last past and  
against none other

65-11042A

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

-9- Taxes for 1964 payable 1965 in name of Dicey Crawford.

Duplicate No. 261754, C-D, Indianapolis, Center  
Township, Code No. 1-01, Parcel No. 20626.

May Installment \$42.43 Unpaid.

November Installment \$42.43 Unpaid.

Assessed Valuation:

Land \$320.00    Improvements \$590.00    Exemption (None)

-10- Taxes for 1965 now a lien in name of Dicey Crawford.

## SYNOPSIS OF ZONING AND PLANNING REGULATIONS

The original comprehensive Zoning Ordinance of the City of Indianapolis, General Ordinance No. 114-1922, was repealed and reordained by General Ordinance No. 104-1950, as amended, to regulate and restrict height, area, bulk and use of buildings and to specify and regulate location of industries and commercial enterprises.

A Marion County Master Plan, Permanent Zoning Ordinance, prepared by the Marion County Plan Commission, was adopted by the Board of Commissioners Nov. 12, 1948, and a certified copy was recorded February 24, 1949, in Miscellaneous Record 430, page 384, etc., for regulating use and intensity of use of land, location of industries and commercial enterprises, prescribing minimum dwelling dimensions and lot area requirements and defining use classifications, providing subdivision controls and thoroughfare plans.

The Metropolitan Plan Commission of Marion County, by Resolution adopted by the County Council as Ordinance No. 8-1957 effective March 28, 1957, recorded April 1, 1957, in Deed Record 1657, page 485, adopted and continued all existing Master Plans then in force in Marion County and in the various Cities and Towns as a consolidated Master Plan.

An Airport District Ordinance was adopted by the Marion County Council Sept. 4, 1963 and recorded Oct. 7, 1963 as Instrument #59018 in the Recorder's Office, establishing an "Airport Approach Area" within a radius of 10,000 feet from the airport reference point, and an "Airport Circling Area", prescribing regulations as to character, use and height of structures and cleanness of air in said areas.

A Central Business District Zoning Ordinance effective April 7, 1964, was adopted for Metropolitan Indianapolis, classifying areas and permitted businesses, with regulations respecting use of buildings, parking, etc.

An Industrial Zoning Ordinance #63-AO-4 was adopted Nov. 7, 1963, incorporating the Industrial Land Use Map and Industrial Land Use Plan adopted by the Metropolitan Plan Commission for the classification, regulation and development of Industrial uses in Indianapolis and Marion County, including regulation and limitation of height, area, bulk and floor space of structures, and performance standards, standards of density, and traffic distribution therefor.

Low Rise Multiple Dwelling Zoning Districts Zoning Ordinance was adopted August 4, 1964, to provide for establishment of Multiple Dwelling Zoning Districts and regulations pertaining thereto, to be designated by Zoning District symbols D-6, etc.

Ordinances generally provide that lots platted or owned previously may be used even if sub-standard in size and legally established non-conforming use may be continued under existing conditions. Specified set-back lines and yard sizes are required in all areas.

Attached hereto is an exhibit showing the basic classifications designated in the ordinances affecting the City of Indianapolis and Marion County. The provisions of the ordinances are too voluminous to permit adequate reporting herein. More details can be furnished upon request, but for specific information, reference should be had to the complete text of the appropriate ordinance. This statement is a synopsis only and is furnished for general information.

According to the maps filed with the respective ordinances, the real estate described herein appears to lie in District designated U-2, H-1, A-4.

May 28, 1965, 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.

## SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

## CITY OF INDIANAPOLIS ZONING ORDINANCE AS AMENDED, ESTABLISHED THE FOLLOWING DISTRICTS:

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3, (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts; In addition to the six classes of Use Districts, there are two additional classes, namely U-6 or Prohibited Uses, and U-7, or Special Permit Uses.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 6,800 square feet per family; Class A-3, 6000 square feet per family; Class A-4, 1700 square feet per family; Class A-5, 1100 square feet per family; Class A-6, 800 square feet per family.

## Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

## MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

F-1 Forestry District: A-1, A-2, Agricultural District: R-1, R-2, R-3, R-4, R-5, R-6, Residential Districts: B-1, B-2, B-3, B-4, B-5, B-6, Business Districts: I-1, I-2, I-3, Industrial Districts: RT-1, RT-2, RT-3, Residential District Temporary: S, Special Uses District: RR, Railroad District; G-s, Gravel Sand District.

## Minimum requirements as follows:

## District - Lot Area - Lot Width - Dwelling Dimensions

|     |        |     | one-story | higher |
|-----|--------|-----|-----------|--------|
| A-1 | 15,000 | 80  | 900       | 660    |
| A-2 | 15,000 | 80  | 900       | 660    |
| R-1 | 24,000 | 100 | 1500      | 1000   |
| R-2 | 20,000 | 90  | 1200      | 800    |
| R-3 | 15,000 | 80  | 900       | 660    |
| R-4 | 11,250 | 70  | 720       | 500    |
| R-5 | 9,000  | 60  | 500       | 500    |
| R-6 | 14,000 | 80  | 900       | 660    |

Variations of foregoing are provided for multiple dwellings.

## CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

## INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

# GUARANTEED CERTIFICATE

-13-

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 13 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 6 both inclusive.  
 Dated at Indianapolis, Indiana, June 9, 1965, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum  
 President

-6-pw

# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

65-11042A

## 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: **Naomi Ross**

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

**June 2, 1965, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**June 3, 1965, 8 A.M.**

**Henry J. Richardson, Jr.**

**Roselyn V. Richardson**

**Roselyn C. Richardson**

**Dacey Crawford**

UNION TITLE CO.

BY *C. Edward Blewett*  
PRESIDENT

pw