

Ch Fee

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 71

This Indenture Witnesseth, That *JAMES A. ROMAN (TRUSTEE FOR MARY H. ROMAN) AND MARY H. ROMAN AND ADAM A. ROMAN (ADULT HUSBAND AND WIFE)*

of *MARION* County, in the State of *INDIANA*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

FIVE THOUSAND THREE HUNDRED AND 00/100 ^(*5300.00*) Dollars,

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

Lot No. 31 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, Page 74 in the Office of the Recorder of Marion County, Indiana.

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 REGISTRATION
MAR 11 1966

John T. Sutton
COUNTY AUDITOR



RECEIVED FOR RECORD
1966 MAR 11 PM 3:49
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

6.05

Paid by Warrant No. *A-87031*

Dated *2-25-1966*

WFB
1-4-66

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 *JAMES A. ROMAN (TRUSTEE FOR MARY H. ROMAN) AND MARY H. ROMAN AND ADAM A. ROMAN (ADULT HUSBAND AND WIFE)* has hereunto set his hand and seal, this *23rd* day of *DECEMBER* 1965

(Seal) *James A. Roman* (Seal)
JAMES A. ROMAN (TRUSTEE FOR MARY H. ROMAN) (Seal)
(Seal) *Mary H. Roman* (Seal)
MARY H. ROMAN (ADULT FEMALE MARRIED WIFE) (Seal)
(Seal) *Adam A. Roman* (Seal)
ADAM A. ROMAN (ADULT MALE MARRIED HUSBAND) (Seal)

SKC

This Instrument Prepared by *S. W. BURRESS* 6/28/65

5-24-66

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 4

day of Jan, A. D. 1966; personally appeared the within named ADAM A ROMAN ADULT, MARRIED MALE

Grantor in the above conveyance, and acknowledged the same to be HIS 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 5-29-66 Anna May Farrell Notary Public
Anna May Farrell

STATE OF INDIANA, Marion County, ss:

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

day of DECEMBER, A. D. 1965; personally appeared the within named MARY H. ROMAN (ADULT MARRIED FEMALE)

Grantor in the above conveyance, and acknowledged the same to be HIS 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 JANUARY 1969 Chadwick G. Hall Notary Public
(CHADWICK G HALL)

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 23rd

day of DECEMBER, A. D. 1965; personally appeared the within named JAMES A. ROMAN TRUSTEE FOR MARY H. ROMAN

Grantor in the above conveyance, and acknowledged the same to be HIS 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 JANUARY 1969 Chadwick G. Hall Notary Public
(CHADWICK G HALL)

66 . 12905

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of _____, 19__

at _____ o'clock _____ m, and

Recorded in Book No. _____ page _____

MAR 11 1966

Recorder _____ County _____

Duly entered for taxation this

day of _____, 19__

Auditor's fee \$ _____

Auditor _____ County _____

ENVELOPE

(13)

Division of Land Acquisition
Indiana State Highway Commission

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

March 3, 1966 19

To Mary H. Roman
 1010 Chadwick Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-87031 2-25-66 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated December 23, 1965 Parcel 71	4800.00

PLEASE RECEIPT AND RETURN

Received Payment: *Mary H Roman*

Date: *March 3, 1966*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

March 3, 1966 19

Mary H. Roman
 To 1010 Chadwick Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-87032 2-25-66 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated December 23, 1965 Parcel 71 Escrow	500.00

PLEASE RECEIPT AND RETURN

Received Payment: *Mary H Roman*Date: *4-18-66*

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission

Central

Project I-70-3152
 Parcel No. 71
 Road I-70
 County MARION
 Owner ADAM A. ROMAN ET UX
 Address 1010 S. Chadwick
 Address of Appraised Property:
1010 S. Chadwick

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. Yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Yes
8. I have personally inspected the site and familiarized myself with the parcel on... 12/2/65
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 12/2/65 (Date):

Estimate of Appraisers:

	By: <u>Ray</u>	By: <u>—</u>	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 5300	\$	\$ 5300
(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: (a minus b) TOTAL	\$ 5300	\$	\$ 5300
(1) Land and/or improvements	\$ 5300	\$	\$ 5300
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$ 5300	\$	\$ 5300

Approved	Date	Signed
Rev. Appr.	<u>12/23/65</u>	<u>Will Lee Stump</u>
Asst. or Chief Appr.	<u>12-23-65</u>	<u>[Signature]</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

PROJECT # I 70-3 (52) PARCEL # 71 COUNTY MARION

NAME & ADDRESS OF OWNER MARY & ADAM & JAMES ROMAN
1010 CHADWICK ST. PHONE # ME4-1109

NAME & ADDRESS OF PERSON CONTACTED MARY ROMAN
PHONE #

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

DATE ASSIGNED 12-23-65 DATE OF CONTACT 12-30-65

OFFER \$ 5300⁰⁰ TIME OF CONTACT 11:50 AM

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: PREPARED TWO NEW VOUCHERS AND WARRANTY DEED
FOR SIGNATURE BY MARY & ADAM AND JAMES ROMAN
LEFT PAPERS WITH MRS ROMAN WHO IS ESTRANGED
FROM HER HUSBAND SO SHE MAY CONTACT HIM PERSONALLY
THIS APPEARS, IN HER OPINION, TO BE THE BETTER
WAY OF DOING THIS

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

Distribution Made

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

ME 3-6630
ME 3-4385

Joni Bergman
Chadwick Hall
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

PROJECT # I 70-3 (52) PARCEL # 71 COUNTY MARION

NAME & ADDRESS OF OWNER MARY H. ROMAN (SEPARATED) ME 4-1109

HUSBAND ADAM A ROMAN 154 W ARIZONA ME 2-6781 PHONE #

NAME & ADDRESS OF PERSON CONTACTED MARY H ROMAN AND SON JAMES A ROMAN

(TRUSTEE) CALL ~~JAY~~ JAY HAGGERTY ATTY (STG-²²²⁵~~2257~~) ON TRUSTEESHIP PAPER PHONE #

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

DATE ASSIGNED 12-23-65 1 PM DATE OF CONTACT 12-23-65

OFFER \$ \$ 5300⁰⁰ TIME OF CONTACT 11:30 PM

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

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

REMARKS: NO MORT. 65B HEARWITH - XEROX & RETURN

GET COPY OF TRUSTEESHIP IN SON JAMES A. ROMAN AT ATTY HAGGERTY STG-²²²⁵~~2257~~
3037 SOUTH MERIDIAN

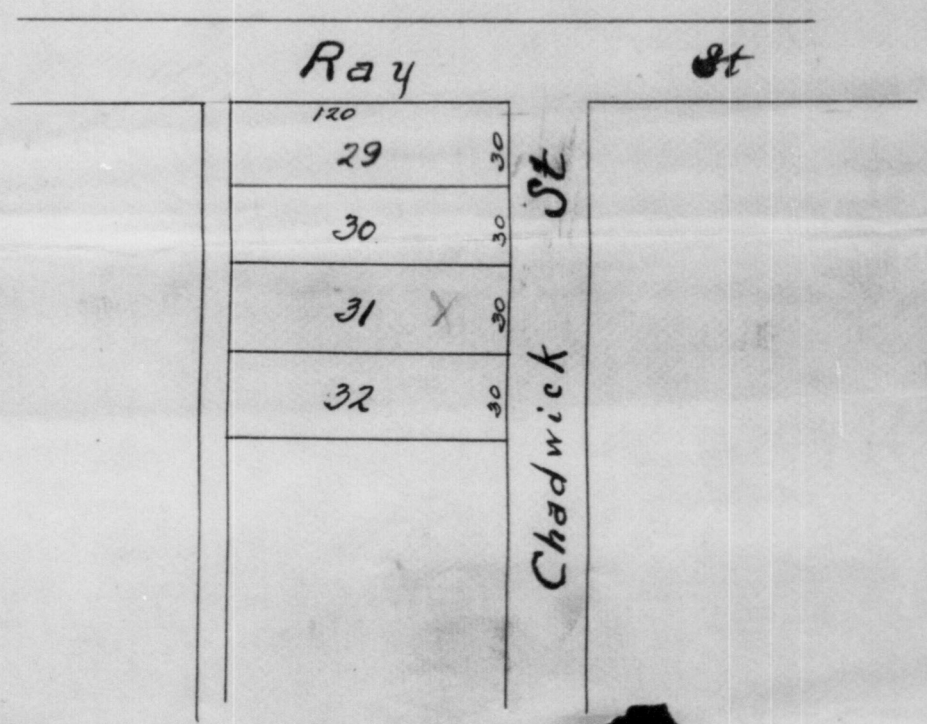
DISCUSSED ALL PHASES - MADE OFFER - JAMES A ROMAN (SON)
TRUSTEE SIGNED TWO VOUCHERS TOTALLING \$ 5300⁰⁰ - WARRANTY DEED
FISCRAW - MRS ROMAN SIGNED RAAP. MRS ROMAN GAVE ME
\$ 6.05 FOR DEED STAMPS.

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? GET COPY TRUSTEESHIP FROM ATTY HAGGERTY 3037 So MER
DEED STAMPS. STG-2225

Distribution Made
(1) Parcel (1) Weekly Summary
(X) Owner () Other, Specify: ME 3-6630
ME 3-4385

James A. Roman
Chadwick M. Hall
(Signature)

Chain of title to and Incumbrances upon Lot 31 in McCarty's Subdivision of part of Out lot 120 in the City of Indianapolis, as per Plat recorded in Plat Book 7, page 74, Recorders Office Marion County, Indiana.



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

The point A. is the N.E. Corner of sec. 1 B. is the S.E. Corner of sec.1 and the N.E. Corner of sec. 12 C. is the S.E. Corner of sec. 12, D. is the S.W. Corner of sec. 12 and the S.E. Corner of sec. 11 E. is the S.W. Corner of sec. 2 and the S.E. Corner of sec. 3 F. is the S.W. Corner of sec. 3 G. is the N.W. Corner of section 2 A. is the quarter sec. Corner on the line between sections 3 and 4.

The original survey of the Town of Indianapolis as made in the year 1821 is included within North, South, East and West Streets embracing squares No. 1 to 101 inclusive which were all subdivided into in-lots. In pursuance of an Act of 1824 out lots 1 to 10 inclusive on the North, and 11 to 20 inclusive on the South side of the Town were laid off and in 1825 an Additional survey of Out Lots including 21 to 30 on the South and 31 to 40 on the North side of the town was authorized.

H. is a square of two acres laid out and sold for a brickyard, under authority of an Act of 1822.

By an act of 1827 the Original plan of the Town was modified by vacating parts of certain streets and alleys as now represented and squares numbered 1 to 20 inclusive on the North and 78 to 101 inclusive on the South of the Town were authorized to be sold as Out Lots.

Within these surveys the Streets are 90 feet wide, except Washington which is 120 feet and Circle which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet including the alleys

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

In the survey of the remaining part of the Donation authorized by the law of 1831 the lines of the Original survey of the Town are assumed as having been run according to the true Meridian and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time by the instrument used is 3 degrees 25 minutes East, The lines on the west side of the River are run at a variation of 5 degrees 30 minutes as corresponding more exactly with the congressional surveys Washington Street is continued west to the River and east with the National Road, to the boundary of the donation 120 feet wide.

The National Road after leaving Washington Street is 80 feet wide The Michigan Road is 100 feet. The continuations of Kentucky, Massachusetts, Virginia, New Jersey, North and Delaware, Pennsylvania, Meridian and Illinois Streets south are respectively 80 feet wide. The Fort Wayne, Madison and Bluff Roads are severally 80 feet wide.

The Continuation of Market and New York Streets east, North Street West and the Lafayette Road are severally 60 feet wide. Water Street is 99 feet wide between the River and lots 135, 136, 139 and the South end of 145 at the North end of 145, it is 118 feet wide.

The small figures in the several lanes and alleys in the recent survey designate their respective widths. The figures on the lines

of the several Out Lots from 41 to 184 on the east and from 1 to 18 inclusive on the west side of the River designate their length in four pole chains and links.

The red figures show their content in acres and hundredths.

E. Sharpe, Agent of the Town of Indianapolis.

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

James M. Ray, Recorder.

	Ebenezer Sharpe, Agent of	#	May 2, 1834.
	the State of Indiana for the	#	Land Record D, page 535.
	Town of Indianapolis.	#	Recorded June 21, 1834.
2	To Agents Deed.	#	The following described lots in
	Nicholas McCarty to have and	#	the Town of Indianapolis, described
	tohold to said McCarty his	#	as follows: Lot 120 containing
	heirs and assigns forever.	#	52,33/100 acres and other real

estate Deed made in pursuance of the law of Indiana, entitled "An Act appointing Commissioners to lay off a town on the site selected for the permanent seat of Government approved Jan. 6, 1821.

3 Nicholas McCarty died intestate May 17, 1854.

4 Margaret McCarty appointed and qualified as administratrix of the estate of Nicholas McCarty deceased June 3, 1854. Order Book 7, page 463. Estate settled Jan. 7, 1860 Order Book 9 page 83. Complete Record 11 page 66 Common Pleas Court.

5 It appears from reference to the proceedings in the settlement of the estate of Nicholas McCarty deceased Complete Record 11, page 66 Common Pleas Court that said decedent left surviving him Margaret McCarty, his widow, Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty, his children.

6 State of Indiana, Marion County, S.S.

I, Henry Day the undersigned being duly sworn according to law says that ever since the year 1857 I was acquainted with the family of the Nicholas McCarty to whom the agent of the State deeded out lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May 1835 which deed is recorded on page 535 of Marion County Deed Record D. that said Nicholas McCarty died previous to the Fall of 1854, that he left Margaret McCarty his widow surviving him that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty who subsequently married affiant, that he left surviving 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 that the said Susannah McCarty affiant's wife was of age on the 9th day of February 1864.

(signed) Henry Day.

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

William Watson Woollen, Notary Public.

Recorded Jany. 23, 1893 in Misc1 Record 17, page 11.

7. Margaret McCarty
 Vs.
 Susana McCarty, Margaret
 R. McCarty, Nicholas McCarty
 and Francis J. McCarty.

Filed June 23, 1854.
 # Common Pleas Court.
 # Complete Record 4, page 159.
 # Your petitioner Margaret McCarty
 # would respectfully represent

that one Nicholas McCarty died leaving as his heirs at law him surviving your petitioner Margaret McCarty his widow and children Susana McCarty, Margaret R. McCarty, Nicholas McCarty and Francis J. McCarty the said Nicholas and Francis J. being infants. That decedent died seized of the following real estate Out Lot 120 in the City of Indianapolis and other real estate. That 1/3 of said real estate be set off in severalty to your petitioner all defendants served by reading. Lucian Barbour appointed Guardian ad litem for defendants Nicholas J. McCarty and Francis J. McCarty infants.

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

8. Susannah McCarty
 TO Marriage
 Henry Day.

Dec. 9, 1857.
 # Marriage Record 6,
 # page 659.

9. Margaret R. McCarty
 TO Marriage
 John C. S. Harrison.

October 2, 1867.
 # Marriage Record # 10
 # page 36.

10 Susanna McCarty^{Day} died August 30, 1873, testate.

11 Last Will and Testament of Susanna McCarty Day probated Sept. 19, 1873 and recorded in Will Record E, page 123.

I, Susanna McCarty Day, daughter of Nicholas McCarty and Margaret McCarty both deceased, sister of Margaret R. McCarty Harrison, Nicholas McCarty, and Francis J. McCarty, wife of Rev. Henry Day and mother of Henry McCarty Day and Margaret McCarty Day of the City of Indianapolis, County of Marion and State of Indiana, of sound mind and disposing memory though sick of body and do make this my last Will and Testament intending thereby to dispose of all the property of which I shall die seized or possessed and I give and bequeath to my brother Nicholas McCarty all my personal property (except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day and the crops growing upon my lands at the time of my death but on condition that he within sixty days after the probate of this my will does not pay to my executor the sum of five thousand dollars and execute his two promissory notes payable to my executor with interest without relief from valuation or appraisement laws. Each in the sum of seven thousand five hundred dollars one on or before one year after date one on or before 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 disposed of by said Nicholas in the mean time 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 1/2 of the North West 1/4 of section 22 in Township 15 North of Range 3 East but on one condition that ___ does not within 60 days after the

probate of this my will pay to my executor the sum of \$2500.00 and execute his 3 promissory notes payable to my executor each in the sum of \$2500.00 with interest without relief from valuation or appraisal laws, one, one year after date, 1 two years and 1 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 and 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 condition attached to the 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 thereof to my son Henry McCarty Day and the one third to my daughter Margaret McCarty Day.

I hereby appoint my husband Rev. Henry Day Executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties, I also appoint him the guardian of our said children Henry McCarty Day and Margaret McCarty Day.

Hereby revoking all wills, testaments and codicils heretofore made by me.

In Witness whereof I the said Susanna McCarty Day have this 21st day of August A.D. 1873 set my hand and seal.

(signed) Susanna McCarty Day.

12 The estate of Susanna McCarty Day settled Oct. 17, 1874. Order Book 35 page 80 Marion Circuit Court.

13 Henry Day appointed Guardian June 16, 1874 of Henry McCarty Day (aged 14 years Oct. 19, 1873) and Margaret McCarty Day (aged 10 years 1874) Order Book 34 page 309 Circuit Court.

Said Henry McCarty Day arrived at full age Oct. 19, 1880 and Guardian discharged as to said Henry McCarty Day Feb. 22, 1881. Order Book 56 page 227. Margaret McCarty Day arrived at full age June 16, 1885 and final report guardianship settled and guardian discharged Sept. 11, 1885. Order Book 72 page 284. Circuit Court.

14 McCartys Subdivision of part of Out Lot 120.

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

(Signed) Nicholas McCarty, Frances J. McCarty, Henry Day, for himself and as Guardian of Henry McC. Day and Margaret McC. Day John C.S. Harrison, Margaret McCarty Harrison.

Acknowledged April 10, 1875 Recorded April 13, 1875 in Plat Book 7 page 74.

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15 In the matter of the # Approved April 18, 1882
 Guardianship of Margaret #
 McCarty Day # Henry Day Guardian of said Ward
 # Filed Petition for the sale of

Lot 31 of McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis. Appraisers appointed by the Court to appraise the Real Estate of said ward. Sale ordered for the one undivided 1/12 part of the said above described Real Estate being the interest of said ward in the same.

Appraisement reported and proof of publication filed and Guardian reported the sale to Frances J. McCarty, the undivided 1/12 being the interest of his said ward in and to lot 31 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Recorders Office.

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

Henry Day Guardian of the # April 18, 1882
 estate of Margaret McCarty #
 Day minor heir of Susanna # Record 152, page 306
 McCarty Day deceased by order # Recorded April 24, 1882
 of the Marion Circuit Court # Lot 31 in McCartys Subdivision
 entered in Volume 60 of the # of the west part of Out Lot 120
 Order Book Records of said # in the City of Indianapolis.
 Court on page. 228. # According to the plat of said
 # Subdivision as recorded in said
 16 To Deed # Recorders Office. This deed examined
 Frances J. McCarty. # and approved in Open Court this April
 # 18, 1882.
 # (Signed) J.G. Adams, Judge, M.C.C.

<p>Margaret R. McCarty Harrison and John C.S.Harrison, her husband, Frances J.McCarty unmarried,, Henry Day widower, and Henry McCarty Day unmarried,</p> <p>17. TO Power of Attorney</p> <p>Nicholas McCarty.</p>	<p># # # # # # # # # #</p>	<p>May 26, 1885. Misc. Record 7, page 423. Recorded May 29, 1885. For us and each of us and in the name, place and stead of us and each of us in the full and only discretion of said Nicholas</p>
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McCarty to let or lease to bargain, sell and convey for cash or upon credit, to make, sign, seal, acknowledged and deliver conveyances by quit Claim or Warranty Deed and in his ownname or the names of us or any of us to take receive and collect notes and mortgages for the or any of the purchase money or rent 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, to and of the realestate described as follows: Lot 31 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, in the office of the Recorder in Plat Book 7, page 74 and other real estate'

<p>Nicholas McCarty unmarried Margaret R.McCarty Harrison John C.S.Harrison her husband Francis J.McCarty unmarried Henry Day unmarried, and Henry McCarty Day, unmarried by Nicholas McCarty their attorney in fact.</p> <p>18. TO Warranty</p> <p>Nellie Cummings.</p>	<p># #</p>	<p>July 14, 1885. Record 177, page 181. Recorded July 29, 1885. Lot 31 in McCartys Subdivision of the west part of out lot 120 in the City of Indianapolis, accord- ing to the plat of said Subdivi- sion as recorded in the Recorders Office of Marion County.</p>
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Nellie Cummings and Samuel
A. (signed S.A.) Cummings
her husband,

Dec. 18, 1886.

Record 187, page 163.

Recorded Dec. 20, 1886.

Lot 31 in McCartys Subdivision

of the west part of Out Lot 120

19. TO Warranty
George F. Borst.

in the City of Indianapolis, according to the plat of said Subdi-
vision as recorded in the Recorders Office of the said County of Marion
and State of Indiana. George F. Borst assumes all incumbrances on the
said property.

George F. Borst unmarried

Nov. 15, 1887.

Record 195, page 517.

Recorded Nov. 16, 1887.

20. TO Warranty
Philip J. Hertweck.

Lot 31 in McCartys Subdivision of the west part of out Lot 120
in the City of Indianapolis, according to the plat of said Subdivision
as recorded in the Recorders Office, of said County of Marion and that
the said Phillip J. Hertweck, assumes all incumbrances on the said property.

21. Phillip Hertweck died intestate Feby. 18, 1910.

22. Minnie Hertweck appointed and qualified as Administratrix of the estate
of Phillip Hertweck deceased March 29, 1910. Order Book 11, page 455
Probate Court. Appearance Docket 36, page 9594. Estate pending.

*Final report approved and estate closed June 17 1911 OB 157 210
W. W. Knoff Jan 5-1917*

An Examination of the Title

To

The following described real estate in Marion County, Indiana, to wit:-
Lot number Thirty-one (31) in McCarty's Subdivision of the West part
of Out Lot number One Hundred Twenty (120) in the City of Indianapolis;
being an examination from June 6, 1911 to July 5, 1916.

1. Miscel. Record 71 page 357.

Affidavit of Nicholas McCarty.

State of Indiana, County of Marion, S.S.

Nicholas McCarty being duly sworn, upon his oath says that he was acquainted during his lifetime with one Henry Day, who was the husband of Susanna McCarty Day, who was formerly the owner of the N. $\frac{1}{2}$ of N.W. $\frac{1}{4}$ of Sec. 22 T. 15 R. 3 in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Sub. of the west part of Out Lot 120 in the City of Indianapolis, and that said Henry Day who together with Nicholas McCarty and others conveyed by warranty deed the undivided five sixths ($\frac{5}{6}$) part of Lot 109 in McCarty's Sub. of the west part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April 28, 1875, and recorded in Town Lot Record 114 at page 234 was at that time an unmarried man, and that the said Henry Day never remarried after the death of his wife Susanna McCarty Day but died a widower Further affiant sayeth not.

Nicholas McCarty.

Subscribed and sworn to before Fred D. Stiliz, Notary Public, May 1, 1912.
Recorded May 14, 1912.

2. Miscel. Record 74 page 241.

Nicholas McCarty (Affidavit)

State of Indiana, Marion County, S.S.

Nicholas McCarty, being duly sworn on his oath 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 Susan 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 to John C. S. Harrison.

Nicholas McCarty.

Subscribed and sworn to before Frank C. Groniger, Notary Public. Nov. 22, 1912. Recorded Nov. 23, 1912.

3. Minnie Hertwick (Hertwick)
widow and unmarried (signed by
mark, witness William M. Fogarty)
To
Fidelity Trust Company of
Indianapolis.

Mortgage Record 569 page 413. June 12, 1911.
Mortgage recorded June 12, 1911.

Lot 31 in McCarty's Sub. of part of
Out Lot 120 in the City of Indianapolis
as recorded in Plat Book 7 page 74 as
appears from the records of Recorder's
office of Marion County.

To secure one principal note for \$400.00
at 5 years and ten interest notes of \$12.00
each at 6, 12, 18 etc. months, all at
8% after maturity.

*Entered fully satisfied July 12 1916.
on margin of this record by Fidelity
Trust Co. by James G. Flaherty Secy.
M. Wallace Knapp*

4. Taxes. For 1915 paid as to first installment.
For 1916 and second installment 1915 a lien.

Indianapolis, Indiana, July 5, 1916.

On examination for period indicated in Caption hereto as to the title
to the real estate therein described, I find no further transfers thereof
nor encumbrances thereof, incurred during said period, remaining unsatis-
fied, other than shown above at items 1 to 4 inclusive.

Search made as to the Recorder's office and General Index Judgment
Dockets of Marion Superior, Probate and Civil Circuit Courts and Lis Pen-
dens Record of attachments and complaints and municipal assessment Record
in the Treasurer's office and Index of tax sales in the office of the
Auditor, all in Marion County, Indiana.

148 E. Market St.
303-304 Fidelity Trust Bldg.
Phone Main 646

M. Wallace Knapp

91-240

An Examination of the Title

To

The following described real estate in Marion County, Indiana, to wit:-
Lot number Thirty-one (31) in McCarty's Subdivision of west part of Out
Lot No. 120 in the City of Indianapolis; being an examination from July
5, 1916 to January 3, 1917.

- 1. Minnie Hertwick, unmarried,
To
Fidelity Trust Company of
Indianapolis, Indiana.

SATISFIED OF RECORD
L. M. BROWN ABSTRACT CO.
BY *[Signature]*
VICE PRES.

Mortgage Record 688 page 432. July 12,
1916. Mortgage recorded July 12, 1916.
Lot 31 in McCarty's Sub. of Out Lot
120 in City of Indianapolis.
To secure one principal note for
\$400.00 at 5 years and 10 coupon in-
terest of \$12.00 each, at 6, 12, 18
etc. months.

*Put in margin
Wm*

- 2. Special Assessment 1916 by Board of Public Works for street intersection
and approach Dec. 29, 1916.
Lot 31 McCarty's Sub. W. pt. O.L. 120.....46¢

This assessment is now paid Wm. Wallace Knapp Jan 5 1917.

- 3. Taxes. For 1915 paid ~~in~~ full
For 1916 ~~in~~ full.

shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO.
BY *[Signature]*
MGR.

Indianapolis, Indiana, Jan. 3, 1917.

On examination for period indicated in Caption hereto as to the title
to the real estate therein described, I find no further transfers thereof
nor encumbrances thereon, incurred during said period, remaining unsatis-
fied, other than shown above at items 1 to 3 inclusive.

Search made as to the Recorder's office and General Index Judgment
Dockets of Marion Superior, Probate and Civil Circuit Courts and Lis
Pendens Record of attachments and complaints and municipal assessment
Record in the Treasurer's office and Index of tax sales in the office
of the Auditor, all in Marion County, Indiana.

148 E. Market St,
303-304 Fidelity Trust Bldg.
Phone Main 646

Wm. Wallace Knapp

120778

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Thirty-one (31) in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the city of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for John J. Kelly, since date of January 3, 1917.

TITLE

CONVEYANCES.

Deed Record
Town Lots
570 page 165
Jan. 5, 1917
Recorded
Jan. 5, 1917.

OF

Minnie Hertwick,
unmarried, Warrantly Deed

to
Joseph T. O'Connor,
Lot No. 31 in McCarty's Subdivision of the West part of Out Lot 120, in the city of Indianapolis, according to the Plat of said Subdivision, as recorded in the Recorder's Office of said Marion County, Indiana.
Subject to a certain mortgage of date July 12, 1916, given by Minnie Hertwick, unmarried, to Fidelity Trust Company, of Indianapolis, Indiana, and recorded in Mortgage Record 688 page 432.

2.

ABSTRACTS

Deed Record
Town Lots
618 page 118
Oct. 22, 1919
Recorded
Oct. 22, 1919.

L. M. Brown Abstract Co.,

Joseph T. O'Connor, and
Florence O'Connor, his wife, Warrantly Deed
to

Thomas D. McGee, Trustee,
in trust for the purpose
hereinafter mentioned,
Lot No. 31 in McCarty's Subdivision of the West part of Out Lot 120 in the city of Indianapolis.
This conveyance is made in trust to the said Thomas D. McGee, Trustee in order that he may make immediate reconveyance thereof to the grantors as husband and wife, Joseph T. O'Connor and Florence O'Connor.

3.

120778

Will Record
YY page 224
Aug. 10, 1932
Probated
Dec. 2, 1937.

8.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

Florence M. O'Connor

Will.

This is the last will and testament of me, Florence M. O'Connor, widow of Joseph T. O'Connor, late of Marion County, State of Indiana, made and executed on this the 10th day of August in the year of Our Lord, 1932.

ITEM I. I desire first of all that all my debts and obligations including expenses of burial and funeral, be first fully paid and satisfied.

ITEM II. I nominate and appoint my beloved sister-in-law Mrs. Mame Warren of the city of Indianapolis, Marion County, Indiana, Executrix of this my last will and testament, and commit, especially to her care and authority and direction, the preparation of my body for burial and the conduct of the funeral.

ITEM III. I give, bequeath and devise to my brother, Frank M. Cain, the sum of \$10.00 and to my father, Michael D. Cain, I give and bequeath the sum of \$10.00.

ITEM IV. I give and bequeath to my beloved friend Helen Whited, of Indianapolis, Marion County, Indiana, the walnut parlor table owned by me, and the china ware, dishes and silverware, which I now own, she to have and to hold the same absolutely and forever.

ITEM V.. All the rest and residue of my estate, including the property situated on Chadwick Street, in the city of Indianapolis, Indiana, where I now live, I give and bequeath to my sisters-in-law, Julia O'Connor, Mame Warren and Florence M. O'Connor, to have and to hold the same absolutely and forever.

IN WITNESS WHEREOF, I have hereunto set my hand this, the 10th day of August in the year of Our Lord, 1932, and I hereby revoke all former wills or testamentary dispositions made by me and I request the persons, whose names are hereunder subscribed, to serve as witnesses to this my last will and testament.

Florence M. O'Connor.

We, the undersigned persons, hereby certify that the above named Florence M. O'Connor did sign and acknowledge this instrument to be her last will and testament in our sight and presence, and we, at her request in her sight and presence, and in the sight and presence of each other, have hereunto affixed our names as witnesses of this, her last will and testament, all on the day and year above written.

Thomas D. McGee,
Eileen Myrick.

120778

Estate Docket
111 page 39401.

9.

INDIANAPOLIS

PROBATE COURT OF MARION COUNTY.

Florence M. O'Connor,

Estate,

December 2, 1937. Will probated in open court.
Bond filed and Mame Warren appointed Executrix.
Order Book 177 page 587.
December 27, 1937. Proof of publication of notice
of appointment filed.
Pending.

10.

TITLE

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

11.

MORTGAGES.

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

12.

MECHANICS' LIENS.

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

13.

JUDGMENTS.

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

Florence O'Connor, from May 28, 1928 to

December 1, 1937 inclusive.

Julia O'Connor,

Mame Warren, and

Florence M. O'Connor for the 10 years last past.

Mame Warren, Executrix, from December 2, 1937 to date.

(None found unsatisfied).

L. M. Brown Abstract Co.,

120778

INDIANAPOLIS

OLD AGE PENSIONS.

14.

Search has been made as to recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates as to all the names in the judgment search above certified to have been searched since March 18, 1936, but only for the period certified to in said judgment search, and we find: NONE.

TITLE

ASSESSMENTS.

Treas. Rec.
130 page 557
Resolution
No. 10287.

to
Paving Ray St.,
Assessment,
Supplementary Roll.
The record of the above statement being mutilated,
it is impossible to note the amount or payment thereof.
Approved Jan. 3, 1923.

15.

OF

Treas. Rec.
130 page 573.
Resolution
No. 10287.

to
Pav. Ray St.,
Assessment,
Approved January 3, 1923.
The record of the above statement being mutilated,
it is impossible to note the amount or payment thereof.

16.

ABSTRACTS

TAXES.

17.

Taxes for the year 1936, paid in full.

18.

Taxes for the year 1937, assessed in the names of Joseph T., and Florence O'Connor are due and payable first Monday in May and first Monday in November of the year 1938. General Tax Duplicate No. 94501, Indianapolis, Center Township,

May installment \$15.68 paid,
Nov. installment \$15.68 unpaid.

SEE EXTENSION OF ABSTRACT

19.

Taxes for the year 1938 became a lien March 1st and are due and payable in May and November of the year 1939.

SEE EXTENSION OF ABSTRACT

L. M. Brown Abstract Co.,

120778

ZONING

20.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

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.

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

Six Classes of Area Districts, Class A-1, 7500 square feet per family; Class A-2, 4800 square feet per family; Class A-3, 2400 square feet per family; Class A-4, 1200 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-4** ; Height District, Class **H-2** ; 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.

120778

CERTIFICATE

21.

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies 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 recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates, all as now entered up and indexed.

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 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 and Recognizance Bonds, as said records and dockets are now indexed.

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

The period of search covered by this certificate is
from **JANUARY 3, 1917** to and including
MAY 28, 1938 and covers Paragraphs No. 1 to **21**

both inclusive, and Sheets No. 1
to **7** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *[Signature]*
Vice-President & Mgr.



BP

-7 -

ESTABLISHED 1868

L. M. Brown Abstract Co.

321-331 LEMCKE BUILDING

PHONE LINCOLN 8518

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

OFFICERS

HIRAM BROWN
PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD, JR.
SECRETARY
RUSSELL A. FURR
VICE-PRES. & MANAGER

DIRECTORS

CHAS. R. YOKE
HIRAM BROWN
EDSON T. WOOD, JR.
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
EDWIN H. SHEDD
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR

120778

UNITED STATES DISTRICT COURT

SEARCH FOR JUDGMENTS

Pending Bankruptcies and Internal Revenue Tax Liens

At the Request of

JOHN J. KELLY

the following certificate is prepared and furnished covering a search for Judgments, Pending Bankruptcies, and Internal Revenue Tax Liens in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Ft. Wayne, Evansville, Hammond, and New Albany.

The undersigned, L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no unsatisfied judgments of record in any of the seven above named divisions of the United States District Court in Indiana, rendered within that portion of the ten years last past, prior to March 11, 1929, the date of the passage of the Indiana Conformity Act, nor any transcripts of judgments recovered in any of the United States Courts in Indiana, filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, nor are there any pending 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, 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 MAY 28, 1938
and all other Divisions of the State of Indiana down to and including MAY 26, 1938

Florence O'Connor,

Julia O'Connor,

Mame Warren,

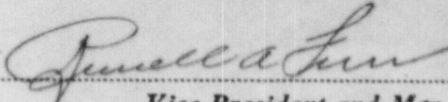
Florence M. O'Connor,

Mame Warren, Executrix.

BP

L. M. BROWN ABSTRACT CO.

By



Vice-President and Mgr.

1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Numbered Thirty-one (31) in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for A. A. Roman
Since date of May 28, 1938

CONVEYANCES

PROBATE COURT OF MARION COUNTY

Estate Docket
111 page 39401

Florence M. O'Connor

Estate

2.

L. M. BROWN DIVISION

(Continued from former abstract)

June 4, 1938 Final report filed.

June 16, 1938 Proof of publication of final notice filed.

June 25, 1938 Final report approved and estate closed.

Order Book 180 page 24.

Entry on final report recites that all debts and liabilities of said estate have been paid.

That the inheritance tax assessed against said estate has been paid.

Schedule of property filed, in determining inheritance tax, lists the real estate herein abstracted and shows the gross value of the estate to be \$2443.31.

Deed Record
994 page 528
Inst #22098
July 12, 1938
Recorded
July 13, 1938

Julia O'Connor,
unmarried, a spinster
Mame Warren and
Jere Warren, her husband,
Florence M. O'Connor,
unmarried, a spinster

Warranty Deed
Revenue Stamps
Attached

3.

Lawyers Title Insurance Corporation

to
Adam Anthony Roman and
Mary H. Roman
husband and wife

Lot No. 31 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

471341

4.

INDIANAPOLIS, INDIANA

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

-

L. M. BROWN DIVISION

MORTGAGES

5.

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

-

Layyers Title Insurance Corporation

FINANCING STATEMENTS

6.

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

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

MECHANICS' LIENS

7.

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

OLD AGE ASSISTANCE LIENS

8.

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

9.

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

We find None.

JUDGMENTS

10.

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.

Adam Anthony Roman and Mary H. Roman, jointly and not individually from June 16, 1955 to date.

None found unsatisfied.

ASSESSMENTS

11.

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

471341

INDIANAPOLIS, INDIANA TAXES

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

13. Taxes for the year 1964 assessed in the name of
Adam Anthony and Mary H. Roman

ASSESSED VALUATION:

Land	\$ 280
Improvements	\$ 820
Exemption	\$ -
Net Valuation	\$1100

Parcel No. 101-62555
General Tax Duplicate No. 337856
Indianapolis Center Township

are due and payable the first Monday in May and November 1965.

May installment \$51.29 paid
Nov. installment \$51.22 unpaid

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

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

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

15.

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

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

Five Classes of Use Districts termed respectively,

Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts, and Class U-5 or Second Industrial Districts.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2; 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner Lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner Lot) 1000 square feet per family; Class A-5 600 square feet per family; Class A-5 (corner Lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

Computation of Lot Area.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, front set-back lines shall be equal to $\frac{1}{3}$ of the average depth of the lot up to 50 feet, width minimum of 20 feet.

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

In case of apartment house, or in case of any building more than $2\frac{1}{2}$ stories high, such least dimensions shall be not less than $\frac{1}{6}$ of height of building.

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

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

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

Non-Conforming uses.

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

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

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

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

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

May 28, 1965

16.

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.

O R D I N A N C E

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

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

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

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

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

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

John D. Hardin
Fred W. Nordsiek
Frank J. Billeter
Louie Moller
John A. Kitley
THE MARION COUNTY COUNCIL

DATED: May 31, 1960
ATTEST: Clem Smith,
AUDITOR OF MARION COUNTY, INDIANA.

O R D I N A N C E

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

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

(j) Restrictions of Floor Areas in Dwelling Houses.

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

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

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

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

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

(1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and

(2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

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

John A. Kitley
Albert L. Steinmeier
Josephine K. Bicket
Frank J. Billeter
John D. Hardin
THE MARION COUNTY COUNCIL

Dated July 7, 1961

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

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

19.

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing master plans and zoning and subdivision control ordinance now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

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

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

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

and,

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

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

NOTE: Above Resolution passed by the Metropolitan Plan Commission of Marion County at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957. Effective March 28, 1957.

Copy of above Resolution recorded April 1, 1957, in Deed Record 1657 page 486.

471341

CERTIFICATE

20.

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

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

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

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

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

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

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

The period of search covered by this certificate is

from May 28, 1938 to and including
June 17, 1965, 8:00 A.M.

and covers Paragraphs No. 1 to 20
both inclusive, and Sheets No. 1

to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By

M. L. Sullivan



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Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

471341

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

A. A. Roman

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

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

This certificate covers the Indianapolis Division down to and including **June 17, 1965 8AM**
and all other Divisions of the State of Indiana down to and including **June 10, 1965 8AM**

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

Adam Anthony Roman
Mary H. Roman

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated June 17, 1965, 8:00 A.M.

By

M. L. Sullivan