

65-5807

Cm Fee

WARRANTY DEED

CODE 0536
PROJECT 1-70-3(52)
PARCEL 5

This Indenture Witnesseth, That Ronald K. Maursetter And Opal A. Maursetter (H&W)

of Marion County, in the State of
Convey and Warrant to the STATE OF INDIANA

of Marion County in the State of
of Seven Thousand Five Hundred
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION
County in the State of Indiana, to-wit:

for and in consideration
(\$7,500.00) Dollars

LOT 9 IN BALLWEG AND COMPANY'S RAY STREET SUBDIVISION OF THE WEST PART OF BLOCK "A" 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 10, PAGE 175, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



RECEIVED FOR RECORD
1965 FEB -5 PM 2:40



DULY ENTERED
FOR TAXATION

FEB 5 1965

John T. Sutton
COUNTY AUDITOR

A 027009
A 027010
Paid by Warrant No. A 027011

Dated 1-2-10 1964



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.

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 rights, 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 Ronald K. Maursetter And Opal A. Maursetter
have hereunto set their hand and seal, this 2nd day of November 19 64

11-10-64
RLC

Ronald K. Maursetter (Seal.)
Ronald K. Maursetter (Husband, Adult) (Seal.)
Opal A. Maursetter (Seal.)
Opal A. Maursetter (Wife, Adult) (Seal.)

THIS INSTRUMENT PREPARED FOR
THE DIVISION OF LAND ACQUISITION
BY *B. W. King*

SEP 11 1964

RLC
11-23-64 mak

65-5807

Nov 10 1964

STATE HIGHWAY DEPARTMENT OF INDIANA
3rd FLOOR STATE HOUSE ANNEX
INDIANAPOLIS, INDIANA

December 22, 1964 19

To Ronald K. Maursetter, Opal A. Maursetter
431 North East 44th Street
Pompano Beach (Highlands), Florida

GENTLEMEN:

We enclose State Warrant No. A 027011 12-10-64 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 November 2, 1964 Parcel 5 Escrow	1712. 19

PLEASE RECEIPT AND RETURN

Yours truly,

Received Payment: *Opal A. Maursetter* CONTROLLER 19 *11/16/65*
Ronald K. Maursetter

STATE HIGHWAY DEPARTMENT OF INDIANA
3rd FLOOR STATE HOUSE ANNEX
INDIANAPOLIS, INDIANA

December 22, 1964 19.....

To Ronald K. Maursetter, Opal A. Maursetter &
Indpls Morris Plan Corp.
110 East Washington Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 027010 12-10-64 19.....
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase		
<i>For the purchase of Right of Way on State Road</i>		
No. I70 in Marion.....		
County I Project 70-3.....		
Section (52)..... as per Grant dated		
November 2, 1964.....	1862.	58
Parcel 5		

PLEASE RECEIPT AND RETURN

Yours truly,

Ruth Ann How
Cashier

CONTROLLER

Received Payment: *January 6* 19 *65*

STATE HIGHWAY DEPARTMENT OF INDIANA
3rd FLOOR STATE HOUSE ANNEX
INDIANAPOLIS, INDIANA

December 22, 1964 19

To Ronald K. Maursetter, Opal A. Maursetter &
Standard Savings & Loan Ass'n
9 East Ohio Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 027009 12-10-64 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated November 2, 1964 Parcel 5	3925. 23

PLEASE RECEIPT AND RETURN

Yours truly,

Edwin Reddy
CONTROLLER

Received Payment: January 6, 1965 19

R E S O L U T I O N

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore
 acquired by Grant Dated 11-2-64

executed by the STATE OF INDIANA and Ronald Maursetter

a frame house - garage

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

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

County, Indiana, and more particularly described as follows:

Lot 9 Ballweg and Co's Ray Street Sub Div. of
 West part of Block A in McCarty's Sub Div. of West
 Part of Lot 120 of Donation Lands of City of Indpls.

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

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

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

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

and,

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

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 3 day of December, 1944.

Offices of the Indiana State Highway Commission of Indiana.

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

IN WITNESS WHEREOF, I, ^{*M. L. Hayes, Acting*} ~~Roy Whitten~~, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said

Commission on this 3 day of December, 1944.

M. L. Hayes
Acting Secretary

SEAL:

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3-(52)
Parcel No. 5
Road I-70
County Marion
Owner Ronald K. Maursetter, etux.
Address 1017 Chadwick St. Indpls, Ind
Address of Appraised Property:
Same.

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

1. I have personally checked all Comparables and concur in the determinations made. Yes
2. Planning and Detail Maps were supplied appraisers. Yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Yes
8. I have personally inspected the site on Oct 21, 1964 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. Yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. There are no non-compensable items.
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of Oct. 21, 1964 :
(Date)

(a) The fair market value of the entire property before the taking is: \$ 7,500.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ Total Take

The total value of taking is: (a minus b) TOTAL \$ 7,500.00

- | | |
|---------------------------------------|--------------------|
| (1) Land and/or improvements | \$ <u>7,500.00</u> |
| (2) Damages | \$ <u>None</u> |
| (3) Other damages and/or temp. R.O.W. | \$ <u>None</u> |
| (4) Estimated Total Compensation | \$ <u>7,500.00</u> |

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>10/27/64</u>	<u>[Signature]</u>
Asst. or Chief Appr.		

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

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

BUYERS REPORT

PROJECT I 70 - 3 (52) PARCEL # 5
OWNER Ronald K Murssetter PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 1017 Chadwick, Indianapolis, Ind
DATE ASSIGNED 10-29-64
DATE OF CONTACT 11-6-64
TIME OF CONTACT 2:00 P.M.
DATE OF PREVIOUS CONTACT 11-2-64

OFFER \$ 7,500⁰⁰

DETAIL CONTACT* Visited Standard Savings and loan for mortgage release. letter and signature on voucher.
Visited Indianapolis Morris Plan for letter on loan release and signature
ACTION TAKEN** on voucher.

SIGNED Norman Edwards

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

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

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

BUYERS REPORT

PROJECT I 70 - 3 (32) PARCEL # 5

OWNER Ronald K. M... .. PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 1017 Chadwick Indianapolis, Ind

DATE ASSIGNED 10-29-64

DATE OF CONTACT 11-6-64

TIME OF CONTACT 2:00 P.M.

DATE OF PREVIOUS CONTACT 11-2-64

OFFER \$ 7,500.00

DETAIL CONTACT* Visited Standard Savings and loan for mortgage release letter and signature on voucher.

Visited Indianapolis Morris Plan for letter on loan release and signature

ACTION TAKEN** on voucher

SIGNED Juan Eduardo

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

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

BUYERS REPORT

PROJECT I 70-3-(52) PARCEL # 5
OWNER Ronald X Maursetter PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER ~~10-17~~ 1017 Chadwick, Indpls, Ind.
DATE ASSIGNED 10-29-64
DATE OF CONTACT 11-2-64
TIME OF CONTACT 4:00 P.M.
DATE OF PREVIOUS CONTACT 10-29-64

OFFER \$ 7,500⁰⁰

DETAIL CONTACT* I called upon Mr and Mrs Maursetter and presented deeds and vouchers for signature all were signed. I picked up Documentary Stamps and attached to deed also picked up paid fall tax receipt.

ACTION TAKEN** The check for Mr. & Mrs Maursetter will be held in escrow until the Maursetter's returned endorsed checks to Standard Savings and Loan and Morris Plan.

SIGNED Norman Edwards

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

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

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

BUYERS REPORT

PROJECT I 70-3-152 PARCEL # 5

OWNER Ronald K Maursette PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER ~~10-17~~ 1017 Chadwick Indpls, Ind.

DATE ASSIGNED 10-29-64

DATE OF CONTACT 11-2-64

TIME OF CONTACT 4:00 P.M.

DATE OF PREVIOUS CONTACT 10-29-64

OFFER \$ 7500.00

DETAIL CONTACT* I called upon Mr and Mrs Maursette and presented deeds and vouchers for signature all were signed. I picked up documentary stamps and attached to deed also picked up quit full tax receipt.

ACTION TAKEN** The check for Mr & Mrs Maursette will be held in escrow until the Maursettes return all endorsed checks to Standard Savings and Loan and Morris Plan.

SIGNED Norman Edwards

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

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

BUYERS REPORT

PROJECT I 70-3-52 PARCEL # 5
OWNER Ronald Maussetter PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 1017 Chadwick St, Judspls, Ind.
DATE ASSIGNED 10-29-64
DATE OF CONTACT 11-9-64
TIME OF CONTACT 1:30 P.M.
DATE OF PREVIOUS CONTACT 11-6-64

OFFER \$ 7,500.00

DETAIL CONTACT* After getting mortgages released from Morris Plan and Standard Life all forms completed.

ACTION TAKEN** Completed

SIGNED Arman Edwards

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

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

BUYERS REPORT

PROJECT I 70-3-(52) PARCEL # 5
OWNER Ronald Maursetter PHONE # _____
Rentor: Harold McBryar
(Other interested parties and relationship)

ADDRESS OF OWNER 1017-Chadwick, Indpls, Ind.
DATE ASSIGNED 12-30-64
DATE OF CONTACT 12-30-64
TIME OF CONTACT 1:00 P.M.
DATE OF PREVIOUS CONTACT First on rentor.

OFFER \$ _____

DETAIL CONTACT* Mr McBryar the rentor of above parcel called the office and asked if he could rent above parcel from the state and how much the monthly rate would be.

ACTION TAKEN** I called upon Mr McBryar and informed him that he could lease above property on a monthly basis for \$50⁰⁰ per mo. Mr McBryar said to prepare lease and he would sign same
SIGNED Norman Edwards

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

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

BUYERS REPORT

PROJECT I 70-3-(52) PARCEL # 5-
OWNER Ronald Maursetter PHONE # _____
Dexter Harold McBryar
(Other interested parties and relationship)

ADDRESS OF OWNER 1017 Chadwick, Indpls, Ind.
DATE ASSIGNED 12-30-64
DATE OF CONTACT 1-5-65
TIME OF CONTACT 1:30 P.M.
DATE OF PREVIOUS CONTACT 12-30-64

OFFER \$ _____

DETAIL CONTACT* Relinquished lease to Mr McBryar
and same was signed by Mr + Mrs
McBryar.

Pay for rent will reach this office
before Feb 1, 1965.

ACTION TAKEN** _____

SIGNED Juan Edwards

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

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

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

BUYERS REPORT

PROJECT I 70-3 (52) PARCEL # 5

OWNER Ronald + Opal Murrissetter PHONE # ---

(Other interested parties and relationship)

ADDRESS OF OWNER Pompano Beach Fla.

DATE ASSIGNED _____

DATE OF CONTACT _____

TIME OF CONTACT _____

DATE OF PREVIOUS CONTACT _____

OFFER \$ _____

DETAIL CONTACT* Prepared letter + instructions
+ mailed two checks to above owners
now residing in Florida; requesting
their signatures. We will then process
papers with loan companies.

ACTION TAKEN** - mailed letters

SIGNED R Scherbert &
P Cole

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

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

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

BUYERS REPORT

PROJECT I 70-3-52 PARCEL # 5
OWNER Ronald Maursetter et ux PHONE # _____

(Other interested parties and relationship)

ADDRESS OF OWNER 1017 Chadwick, Indianapolis, Ind
DATE ASSIGNED 10-29-64
DATE OF CONTACT 10-29-64
TIME OF CONTACT 3:00 P.M.
DATE OF PREVIOUS CONTACT First

OFFER \$ 7,500⁰⁰

DETAIL CONTACT* This parcel is on advance acquisition, I discussed the purchase of property with owners explained payment of mortgage and lien on property. Made above offer explained doc. stamps and payment of taxes

ACTION TAKEN**

Appointment made for 10-2-64

SIGNED James Edwards

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

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

AFFIDAVIT

I, Ronald K. Maursetter,
being duly sworn upon (his) (~~her~~) oath that (he) (~~she~~) knew in
(his) (~~her~~) lifetime Opal Agnes Maursetter and Opal A. Maursetter
and is known to be one and the same person as Opal A. Maursetter

Ronald K Maursetter

Subscribed and sworn to before me this 2nd. day of _____
November, 19 64.

James Edwards
Notary Public

My Commission Expires 3-6-65, 19 .



208270

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 Ouatienons, 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.

208270

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 Nine (9) in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" 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 10 page 175 in the office of the Recorder of Marion County, Indiana.

PREPARED FOR:

Railroadmen's Federal Savings and Loan
Association of Indianapolis

208270

CONVEYANCES.

Deed Record
D page 533
May 2, 1834
Recorded
June 21, 1834

2.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

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 laws of Indiana, entitled "An Act appointing Commissioners to lay off a town on the site selected for the permanent seat of Government", approved January 6, 1821, and in consideration of \$1390.50 which has been paid to said State of Indiana,

Agent's Deed

to
Nicholas McCarty, his heirs and assigns forever.

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.

NOTE: Above deed not acknowledged.

3.

Nicholas McCarty died intestate May 17, 1854.

4.

COMMON PLEAS COURT OF MARION COUNTY

Nicholas McCarty

Estate

June 3, 1854, Bond filed and letters of administration issued to Margaret McCarty.

July 7, 1854, Approved by the Court.

Jan. 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.

Complete Record 11 page 66.

L. M. Brown Abstract Co.,

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

5.

INDIANAPOLIS

Henry Day

Affidavit

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.

TITLE

OF

COMMON PLEAS COURT OF MARION COUNTY

6.

ABSTRACTS

Margaret McCarty

Vs.

Susan McCarty

Margaret R. McCarty,

Nicholas McCarty,

Francis J. McCarty.

June 23, 1854, Petition filed, reciting death of Nicholas McCarty, leaving as heirs-at-law him surviving the petitioner, Margaret McCarty, his widow, and children Susan McCarty, Margaret R. McCarty, Nicholas McCarty and Francis J. McCarty, (said Nicholas and Francis J. being then and now infants); decedent left personal property sufficient to pay all of his debts and died owning many tracts of Land (including the homestead, 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, 1864, Interlocutory Decree entered; Court finds that matters alleged in the petition are true; partition is decreed and one-third part of all of said realty is ordered set off to said petitioner in severalty. Court appoints James Blake, Andrew Wilson and James Wood Commissioners to make partition.

October 13, 1854, said Commissioners file report setting off to said Margaret McCarty, her heirs and

L. M. Brown Abstract Co.,

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

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.
Complete Record 4 page 159.

7.

Margaret McCarty died intestate February 18, 1873.

Appearance
Docket of
Estates
8 page 283

MARION CIRCUIT COURT.

Margaret McCarty. Estate

8.

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 Rec.
6 page 659
Dec. 9, 1857

Susanna McCarty
and
Henry Day.

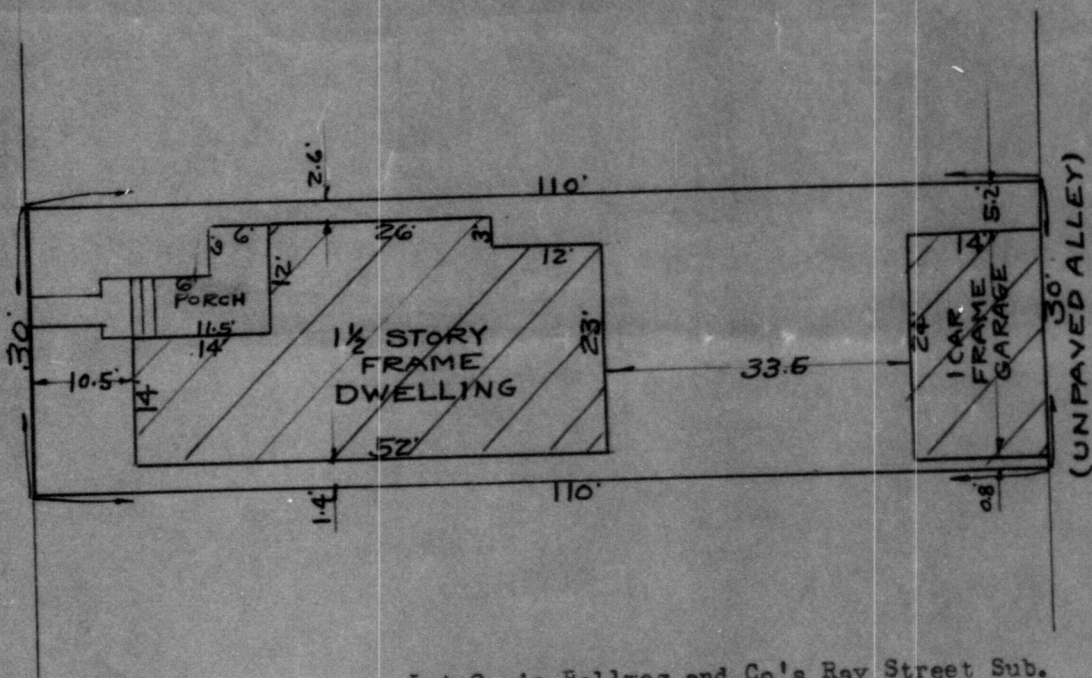
Marriage

9.

ARTHUR F. HAUFLE

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

CHADWICK ST.
 (UNPAVED)



Lot 9, in Ballweg and Co's Ray Street Sub.
 House # 1017 Chadwick Street

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

Re: Lester C. Winzenread - Loan # New - Dept. Legal

Gentlemen:

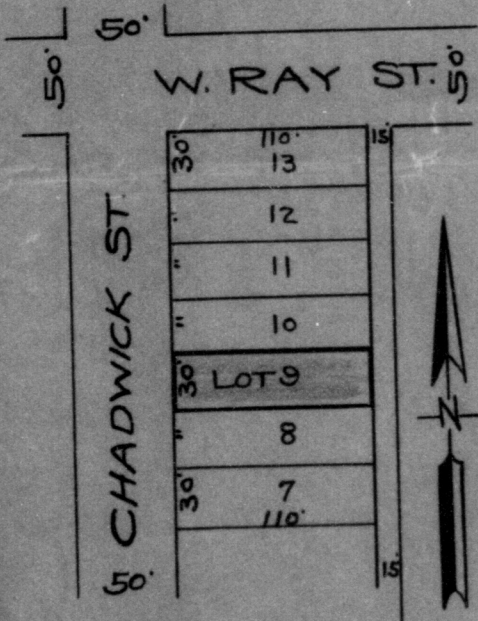
I, the undersigned, hereby certify that the within plot is true and correct of the following described real estate to-wit:- Lot 9, in Ballweg and Co's Ray Street Subdivision of West Part of Block A in McCarty's Subdivision of the West Part of Out Lot 120, of the Donation Lands, recorded in plat book 10, page 175, in the office of the Recorder, Marion County, Indiana.

I further 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 9.

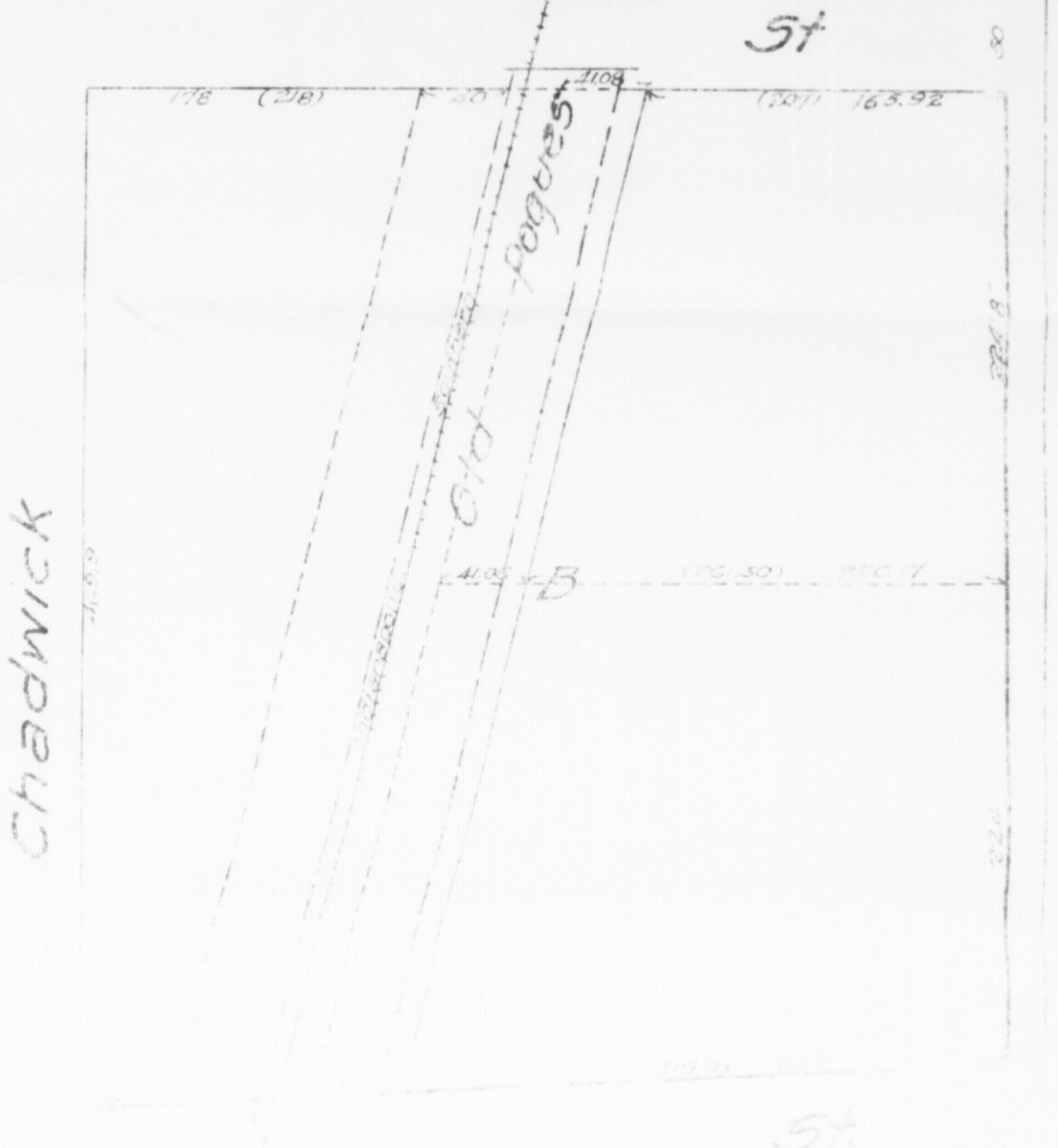
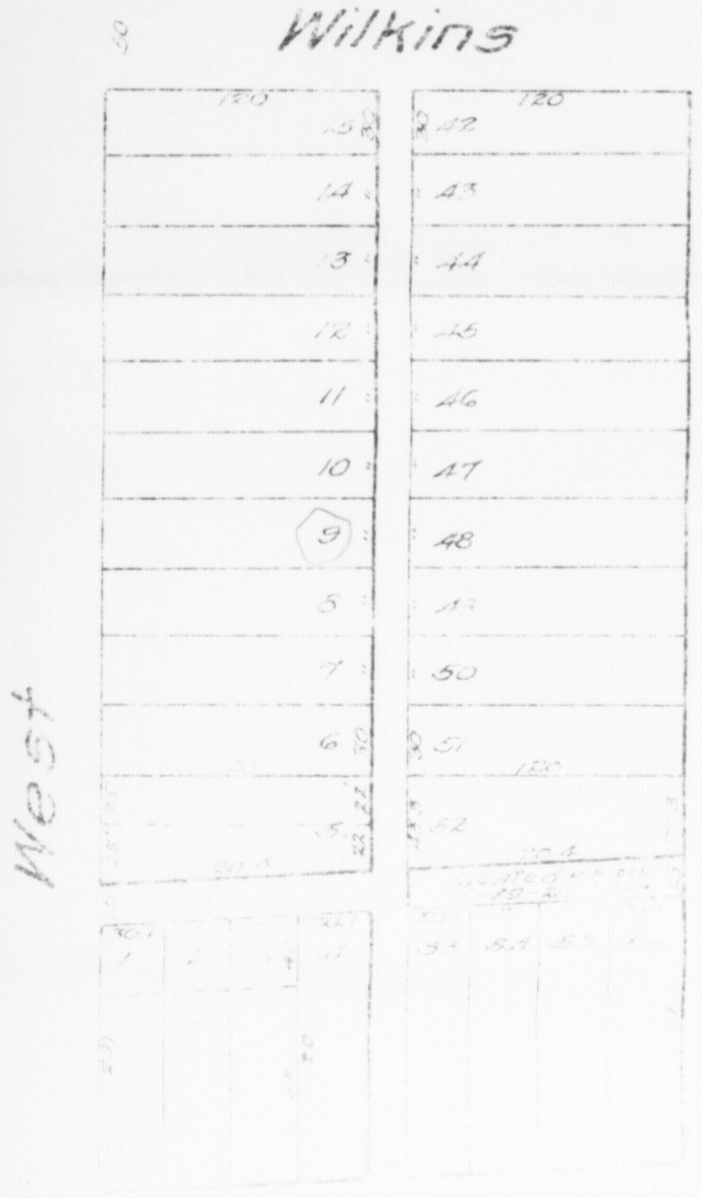
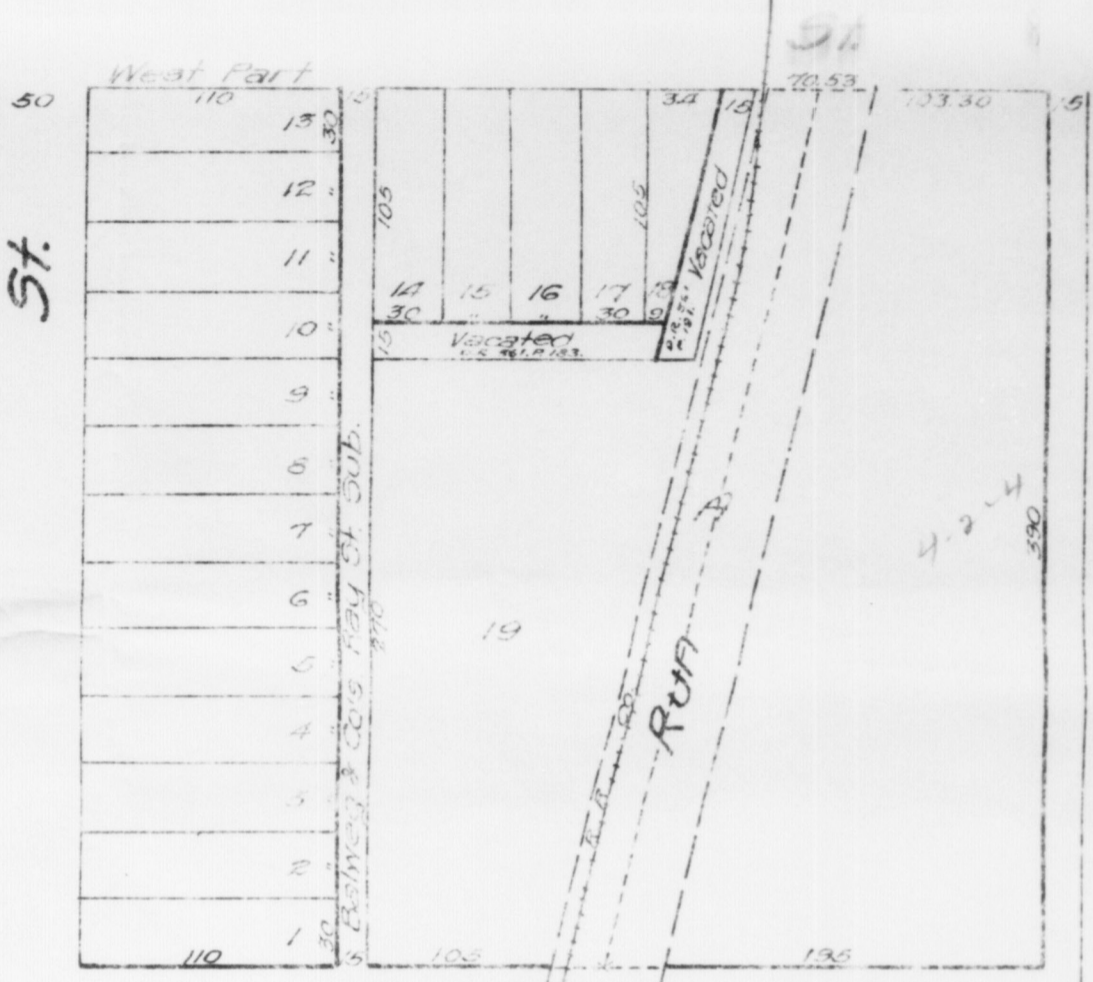
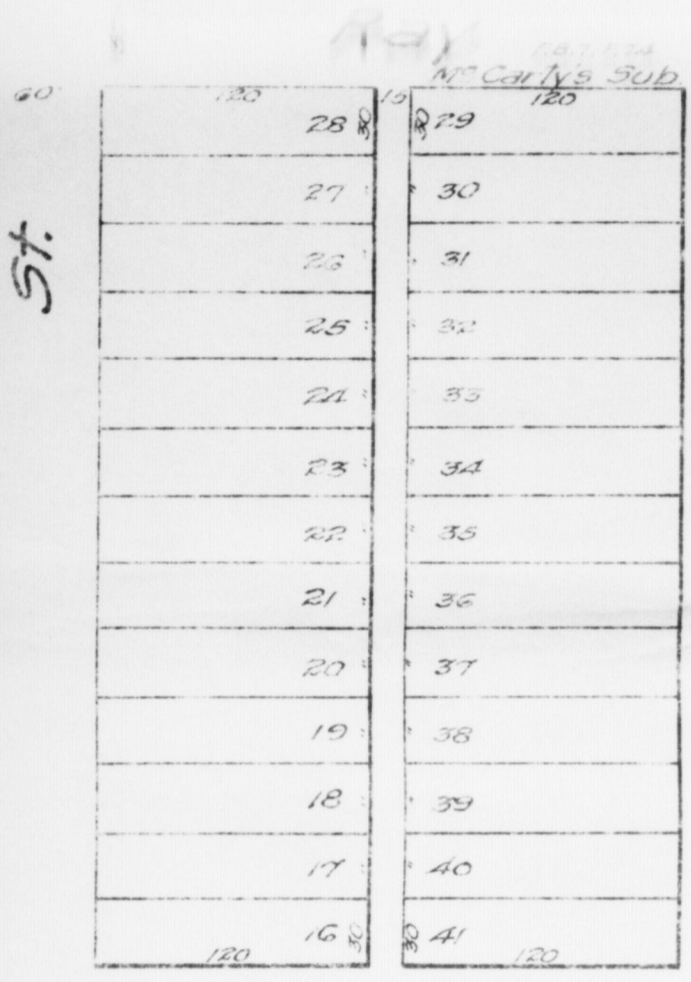
The survey was made by me this 14th day of August, 1945

A. F. Haufle,

By *A. F. Haufle*



W. Pt. Out Lot No 120.



Morris

Marriage Rec.
10 page 30
Oct. 2, 1867

INDIANAPOLIS

Margaret R. McCarty
and
John C. S. Harrison

Marriage

10.

11.

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

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

ABSTRACTS OF TITLES

Susanna McCarty Day,

Will

12.

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, dispose 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 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

L. M. Brown Abstract Co.,

MARION CIRCUIT COURT.

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

Henry McCarty Day, aged 14
on October 19, 1873,
Margaret McCarty Day, aged
10 on June 16, 1874.

Guardianship

14.

October 15, 1874, Bond filed and Court appoints
Henry Day, Guardian.
September 11, 1885, Final report filed and approved
and Guardian discharged.
Order Book 72 page 284.
Costs all paid.

Plat Book
7 page 74
April 10, 1875
Recorded
April 13, 1875

McCARTY'S SUBDIVISION
OF PART OF OUT LOT 120.

PLAT.

15.

The annexed is a plat of McCarty's 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 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 and 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.

Nicholas McCarty
John C. S. Harrison,
Henry Day, for himself and as guardian of
Henry McC. Day and Margaret McC. Day.

Frances J. McCarty
Margaret McCarty Harrison.

Misc. Record
71 page 357
May 1, 1912
Recorded
May 14, 1912

Nicholas McCarty

Affidavit

16.

Affiant says that he was acquainted during his life-
time with one Henry Day, who was the husband of Susanna
McCarty Day, who was formerly the owner of the North
half of the Northwest quarter of Section 22, Township
15, Range 3 in Marion County, State of Indiana, which
ground was subsequently subdivided and known as McCarty's
Subdivision of the West part of Out Lot 120 in the City
of Indianapolis, and that the said Henry Day, who together
with Nicholas McCarty, and others, conveyed by warranty
deed the undivided 5/6 part of Lot 109 in McCarty's Sub-
division of the West part of Out Lot 120 in the City of
Indianapolis, said deed bearing date of April 28th, 1875,
and recorded in Town Lot Record 114, at page 234, was at
that time an unmarried man and that the said Henry
Day never remarried after the death of his wife, Susanna
McCarty Day,

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

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

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 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 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 31st 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.

MARION CIRCUIT COURT

Susanna McCarty Day. Estate

Oct. 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.

Appearance
Docket of
Estates
8 page 248

13.

INDIANAPOLIS
TITLE
DD
OF
ABSTRACTS

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

17.

but died a widower.
Further Affiant sayeth not.
Nicholas McCarty.

Nicholas McCarty

Affidavit

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 that Margaret R. McCarty was married on the 3rd day of October 1867 to John C. S. Harrison.

Nicholas McCarty.

Misc. Record
8 page 258
May 26, 1886
Recorded
June 1, 1886

18.

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

Power of Attorney

Constitute, appoint and empower Nicholas McCarty the true and lawful attorney 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 the said Nicholas McCarty to divide, subdivide and lay out and plat &c. Lot or Block lettered "A" in McCarty's Subdivision of the west part of Out Lot 120 &c.

Tobargain, sell and convey for cash or upon credit and upon such terms as he shall determine, to make, sign, seal, acknowledge and deliver conveyances by quit claim or warranty deed. In his name or the name of us or any of us to take all and singular evidence of indebtedness, mortgages or other securities for the payment of the purchase money or rent of said real estate or any part thereof, &c.

Deed Record
Town Lots
250 page 258
Jan. 11, 1893
Recorded
Jan. 17, 1893
19.

ABSTRACTS OF TITLES OF INDIANAPOLIS

Nicholas McCarty, unmarried,
Margaret R. McCarty Harrison
and John C. S. Harrison, her husband,
Frances J. McCarty, unmarried,
Henry Day, unmarried,
Henry McCarty Day, unmarried, and
Margaret McCarty Day, unmarried,
by Nicholas McCarty, their
attorney in fact,
to
Frederick W. Ballweg and
William Blizard.

Warranty Deed

Part of lot or Block lettered "A" 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
the said County of Marion, described and bounded
as follows, to wit: Beginning on the north line of
said lot or block at a point 103 $\frac{3}{10}$ feet west of
the north east corner of said lot or block and running
thence southwestwardly on a line to a point in the
south line of said lot or block 195 feet west of the
south east corner of said lot or block, thence west
with the south line of said lot or block, 230 feet
to the south west corner of said lot or block, thence
north with the west line of said lot or block, 390
feet to the north west corner of said lot or block,
thence east with the north line of said lot or block
322 $\frac{5}{10}$ feet more or less to the beginning; containing
2 $\frac{47}{100}$ acres, more or less.

Plat Book
10 page 175
April 15, 1893
Recorded
April 17, 1893
20.

L. M. Brown Abstract Co.,

Ballweg and Company's
Ray Street Subdivision

Plat

Being a Subdivision of the west part of Block "A"
in McCarty's Subdivision of the west part of Out Lot
120 in the City of Indianapolis, Marion County, State
of Indiana.

This subdivision consists - 19 lots with alleys
with size and numbers of lots and width of alleys marked
on this plat. Distances given in feet.

The alleys in this subdivision are hereby dedicated
to public use.

"A" is the north west corner, "B" the south west
corner, "BD" the south line, "AC" the north line and
"AB" the west line of said Block "A".

Frederick W. Ballweg -
William Blizard - .

(over)

INDIANAPOLIS

TITLE

OF

ABSTRACTS

State of Indiana) - -
County of Marion)

Before me Lucius B. Swift, a Notary Public in
and for said County and State on this April 15, 1893,
Frederick W. Ballweg and William Blizard, acknowledged
the execution of the annexed plat.

Lucius B. Swift, (LS)
Notary Public

Approved April 17, 1893.

A. W. Conduitt,
Ad Scherrer,
M. M. Defrees.

Deed Record
Town Lots
261 page 252
Dec. 12, 1893
Recorded
Dec. 13, 1893

Frederick W. Ballweg,
unmarried, and
William Blizard, unmarried,
to
Julia A. Wachstetter and
Edward J. Wachstetter,
husband and wife,

Warranty Deed

21.

Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the west part of Block "A" in McCarty's
Subdivision of the West part of Out Lot 120 in the
City of Indianapolis.

Deed Record
Town Lots
263 page 502
March 30, 1894
Recorded
March 31, 1894

Julia A. Wachstetter and
Edward J. Wachstetter,
husband and wife,
to
Maude Wonnell.

Warranty Deed

22.

Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the west part of Block A in McCarty's
Subdivision of the West part of Out Lot 120 in the
City of Indianapolis.

Deed Record
Town Lots
263 page 503
March 31, 1894
Recorded
March 31, 1894

Maude Wonnell, unmarried,
to
Julia A. Wachstetter.

Warranty Deed

23.

Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the west part of Block A in McCarty's
Subdivision of the west part of Out Lot 120 in the
City of Indianapolis.

L. M. Brown Abstract Co.,

Deed Record
Town Lots
289 page 101
Oct. 4, 1894
Recorded
Oct. 4, 1894
24.

INDIANAPOLIS

Julia A. Wachstetter and
Edward J. Wachstetter,
her husband,
to
Mollie Austermler.
Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the West part of Block A in McCarty's
Subdivision of the West part of Out Lot 120 in the
City of Indianapolis. Warranty Deed

Deed Record
Town Lots
269 page 102
Oct. 4, 1894
Recorded
Oct. 4, 1894
25.

TITLE

Mollie Austermler,
unmarried,
to
Edward J. Wachstetter and
Julia A. Wachstetter,
husband and wife.
Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the West part of Block A in McCarty's
Subdivision of the west part of Out Lot 120 in the
City of Indianapolis. Warranty Deed

OF

ABSTRACTS

26.

Edward J. Wachstetter died intestate April 3, 1931.

PROBATE COURT OF MARION COUNTY

Estate Docket
90 page 31214
27.

L. M. Brown Abstract Co.,

Edward J. Wachstetter Estate
August 27, 1931, Application for letters filed.
Bond filed and Julia A. Wachstetter appointed
Administratrix by clerk in vacation.
Order Book 136 page 299.
Sept. 8, 1931, Action of Clerk in issuing letters
of administration confirmed by court.
Order Book 136 page 302.
Sept. 15, 1931, Proof of publication of notice
of appointment filed. CHECKED TO 4-23-62 UNION TITLE COMPANY
Pending. CHECKED TO 4-4-62 UNION TITLE COMPANY
CHECKED TO 11-15-62 UNION TITLE COMPANY
Application for letters of administration recites decedent left surviving him as his sole
and only heir: Julia A. Wachstetter, wife.

Deed Record
883 page 462
Sept. 30, 1931
Recorded
Oct. 5, 1931

28.

INDIANAPOLIS
TITLE

Julia A. Wachstetter,
a widow,
to
Lawrence F. Sullivan.
Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the west part of Block A in McCarty's
Subdivision of the west part of Out Lot 120 in the
City of Indianapolis, Indiana.
Subject to a mortgage this day given and
executed by said Lawrence F. Sullivan to and
for said Julia A. Wachstetter, to secure a mortgage
note of even date in the principal sum of \$900.00 .
NOTE: Mortgage referred to above since entered
satisfied of record.

Warranty Deed

Deed Record
1047 page 341
Nov. 2, 1940
Recorded
Nov. 2, 1940

29.

OF
ABSTRACTS

Lawrence F. Sullivan and
Margaret C. Sullivan, his wife,
to
Naomi Tavenor,
Trustee, single.
Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the west part of Block A in McCarty's
Subdivision of the west part of Out Lot 120 in the
City of Indianapolis, Indiana.
Subject to all liens and encumbrances.
This deed is made for the sole purpose of reconveyance.

Warranty Deed
No Revenue Stamp
Attached

Deed Record
1047 page 342
Nov. 2, 1940
Recorded
Nov. 2, 1940

30.

L. M. Brown Abstract Co.,

Naomi Tavenor,
Trustee, single,
to
Lawrence F. -- and
Margaret C. Sullivan,
husband and wife.
Lot No. 9 in Ballweg and Company's Ray Street
Subdivision of the West part of Block A in McCarty's
Subdivision of the west part of Out Lot 120 in the
City of Indianapolis, Indiana.
Subject to all liens and encumbrances.
This deed is made for the sole purpose of
reconveyance.

Warranty Deed
No Revenue Stamp
Attached

31.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

INDIANAPOLIS
TITLE
OF
ABSTRACTS

MORTGAGES

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

MECHANICS' LIENS

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

JUDGMENTS

34. 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:
Lawrence F. Sullivan, from August 8, 1935 to November 2, 1940 inclusive.
Lawrence F. Sullivan and Margaret C. Sullivan, jointly and not individually, for the 10 years last past.
None found unsatisfied.

ASSESSMENTS

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

TAXES

36. Taxes for the year 1943 paid in full.

37. Taxes for the year 1944 assessed in the names of Lawrence F. and Margaret Sullivan, General Tax Duplicate No. 413487 Parcel # 71434, Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1945.

May installment \$13.69 paid,
Nov. installment \$13.69 unpaid.

38. Taxes for the year 1945 became a lien March 1st and are due and payable in May and November of the year 1946.

L. M. Brown Abstract Co.,

SEARCHED IN FULL
INDEXED IN FULL
SERIALIZED IN FULL
FILED IN FULL
ATTORNEY GENERAL'S OFFICE
BY *Henry E. St. John*
PRESIDENT

ZONING

39.

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-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.

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 DATE OF DONATION August 8, 1945 to and including
 and covers Paragraphs No. 1 to 40

both inclusive, and Sheets No. 1
 to 16 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Jarr*
 President & Mgr.



Established 1868

L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

208270

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. R. YOKE
EDSON T. WOOD, JR.
FERMOR 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
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Railroadmen's Fed. 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 August 8, 1945 and all other Divisions of the State of Indiana, down to and including August 3, 1945

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.

Lawrence F. Sullivan

Margaret C. Sullivan

Dated August 8, 1945

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

681298

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the Office of the Recorder of Marion County, Indiana.
Since August 8, 1945.

Prepared for: Standard Saving and Loan Association

Town Lot Record
1187, page 287
Inst. #34998
Aug. 25, 1945
Recorded
Sept. 10, 1945

Lewrence F. Sullivan and
Margaret C. Sullivan,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

to
Lester L. Winzenread and
Mabel M. Winzenread,
husband and wife

-2-

Lot Number 9 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" 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 10, page 175 in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.
Proper Citizenship Clause is attached.

681298

Old Age Assistance
Search

-3-

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

Juvenile Court
Search

-4-

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

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

Judgment Search

-5-

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

Lester L. Winzenread
and
Mabel M. Winzenread,
jointly and
not individually

for the 10 years
last past and
against noneother

681298

-6-

Taxes for the year 1959 and prior years paid in full.

-7-

Taxes for the year 1960 on the real estate for which this abstract is prepared are assessed in the name of Lester L. and ---M. Winzenread and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 448675, T-Z, Indianapolis Center Township, Parcel No. 71434.

May Installment \$37.93 Paid.

November Installment \$37.93 Paid.

Assessed Valuation:

Land \$290.00 Improvements \$690.00 Exemption (None)

-8-

Taxes for the year 1961 unpaid.

-9-

Taxes for the year 1962 now a lien.

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

-10-

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

681298

Non-Conforming Uses.

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

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

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

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

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

681298

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

ORDINANCE

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith

AUDITOR OF MARION COUNTY, INDIANA.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-AO-2

681298

ORDINANCE

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

That Sub-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.

681298

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

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

-11- Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that, in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

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

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

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

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

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

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

Effective March 28, 1957.

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

-12- March 23, 1962. 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.

681298

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 11 both inclusive.

Dated at Indianapolis, Indiana, April 5, 1962, 8 A.M.

UNION TITLE COMPANY

by *Herward E. Stouffer*
President

-11- dkr

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

681298

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: Standard Saving and Loan Association

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the 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

April 4, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 5, 1962, 8 A.M.

Lester L. Winzenread

Mabel M. Winzenread

UNION TITLE CO.

BY *William E. Stonecipher*
PRESIDENT

D.R.

683165

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

Since April 5, 1962, 8 A.M.

Prepared for: Standard Saving and Loan Association

Town Lot Record
1922 page 160
Instr. #35277
April 18, 1962
Recorded
April 23, 1962

Lester L. Winzenread and
Mabel M. Winzenread,
husband and wife
to

Ronald K. Maursetter and
Opal Agnes Maursetter,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lot Number 9 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" 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 10, page 175 in the office of the Recorder of Marion County, Indiana.

Subject to any easements and restrictions of record.

Subject to all unpaid taxes and assessments.

Instrument shows name of person preparing same.

683165

Mortgage Record
2141 page 415
Instr. #35278
April 18, 1962
Recorded
April 23, 1962

Ronald K. Maursetter and
Opal A. Maursetter,
husband & wife

to

Standard Saving and Loan Association

Lot Number 9 in Ballweg and Company's Ray Street
Subdivision of the West Part of Block "A" 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 10, page 175 in the office of the
Recorder of Marion County, Indiana.

To secure the performance of the provisions hereof
and the payment of a certain bond of even date herewith
executed by said mortgagors to said mortgagee, in the sum
of Three Thousand Five Hundred Dollars, together with
certain dues, fines, etc. and attorney's fees.

Instrument shows name of person preparing same.

SATISFIED OF RECORD 12-3-62
ATTEST. UNION TITLE CO.
BY *Thomas E. Stonecipher*
PRESIDENT

-3-

CHECKED TO 11-15-62
UNION TITLE COMPANY

Old Age Assistance
Search

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

-4-

Juvenile Court
Search

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

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

-5-

683165

Judgment Search

-6-

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

Lester L. Winzenread
and
Mabel M. Winzenread,
jointly and
not individually

from April 5, 1962
8 A.M. to and including
April 23, 1962

and vs

Ronald K. Maursetter
and
Opal Agnes Maursetter
or
Opal A. Maursetter,
jointly and
not individually

for the 10 years
last past and
against none other.

-7-

Taxes for the year 1961 on the Real Estate for which this Abstract is prepared are assessed in the name of Lester L. and - M. Winzenread and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 448857, T-Z Indianapolis Center Township, Parcel No. 71434.

May Installment \$44.00 Unpaid.

November Installment \$44.00 Unpaid.

Assessed Valuation:

Land \$290.00 Improvements \$690.00

Exemption, None

-8-

Taxes for the year 1962 now a lien.

683165

GUARANTEED CERTIFICATE

-9-
STATE OF INDIANA }
COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract 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 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, April 24, 1962, 8 A.M.

UNION TITLE COMPANY

by *Hiram E. Thompson*
President

-4-VMC-

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

683165

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: **Standard Saving and Loan Association**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the 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

April 24, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 24, 1962, 8 A.M.

Lester L. Winzenread

Mabel M. Winzenread

Ronald K. Maursetter

Opal Agnes Maursetter

Opal A. Maursetter

VMc

UNION TITLE CO.

BY *Harold E. Honeysuckle*
PRESIDENT

702114

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.
Since April 24, 1962, 8 A.M.

Prepared for: Standard Saving and Loan Association

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.

Judgment Search

-4-

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

Ronald K. Maursetter
and
Opal Agnes Maursetter
or
Opal A. Maursetter,
jointly and
not individually

from April 24, 1962,
8 A.M. to date and
against none other

702114

-5-

Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Lester L. and - M. Winzenread and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 448857, T-Z, Indianapolis, Center Township, Parcel No. 71434.

May Installment \$44.00 Paid.

November Installment \$44.00 Unpaid.

Assessed Valuation;

Land \$290.00 Improvements \$690.00 Exemption None

-6-

Taxes for the year 1962 now a lien.

-7-

November 9, 1962. 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.

702114

GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, 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 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, November 16, 1962, 8 A.M.

UNION TITLE COMPANY

by *Merwin E. Strucipher*
President

-3-1w

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

702114 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: **Standard Saving and Loan Association**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the 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

November 14, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 15, 1962, 8 A.M.

Ronald K. Maursetter

Opal Agnes Maursetter

Opal A. Maursetter

UNION TITLE CO.

BY *William E. Stonecipher*
PRESIDENT

1w

703154

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

Since November 16, 1962, 8 A.M.

Prepared for: Standard Saving and Loan Association

Mortgage Record
2178 page 45
Instr. #111662
Nov. 28, 1962
Recorded
Nov. 29, 1962

Ronald K. Maursetter and
Opal Agnes Maursetter,
husband and wife
to
Standard Saving and
Loan Association

Mortgage

Lot 9 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

To secure the performance of the provisions hereof and the payment of a certain bond of even date herewith executed by said mortgagors to said mortgagee, in the sum of \$4,200.00, together with certain dues, fines, etc. and attorney's fees.

Instrument shows name of person preparing same.

8-11-64
CHECKED TO.....
UNION TITLE COMPANY

-1- MCC

703154

Old Age Assistance
Search

-3-

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

Juvenile Court
Search

-4-

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

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

Judgment Search

-5-

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

Ronald K. Maursetter
and
Opal Agnes Maursetter
or
Opal A. Maursetter,
jointly and
not individually

from November 16, 1962,
8 A.M. to date and
against none other

703154

-6-

Taxes for the year 1961 on the real estate for which this Abstract is prepared are assessed in the name of Lester L. and - M. Winzenread and are due and payable on or before the first Mondays in May and November of 1962.

General Tax Duplicate No. 448857, T-Z,
Indianapolis, Center Township, Parcel No. 71434.

May Installment \$44.00 Paid.

November Installment \$44.00 Paid

Assessed Valuation:

Land \$290.00 Improvements \$690.00 Exemption (None)

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *[Signature]*
PRESIDENT

-7-

Taxes for the year 1962 now a lien

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *[Signature]*
PRESIDENT

703154

GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, 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 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, November 30, 1962, 8 A.M.

UNION TITLE COMPANY

by *William E. Stonecipher*
President

-4- MCC

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

703154

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: **Standard Saving and Loan Association**

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the 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

November 28, 1962, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 29, 1962, 8 A.M.

Ronald K. Maursetter
Opal Agnes Maursetter
Opal A. Maursetter

UNION TITLE CO.

BY *Merwin E. Stroup*
PRESIDENT

MCC

64-18112A

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

Since November 30, 1962, 8 A.M.

Prepared For: Ronald K. Maursetter

ASSIGNMENT OF RENTS

Misc. Record
723 page 448
Inst. #13972
Feb. 7, 1963
Recorded
Feb. 11, 1963

-2-

The undersigned, hereby assign(s), transfer(s) and set(s) over to the Indianapolis Morris Plan Corporation hereinafter called "Morris Plan," all of our right, title and interest in and to the rents, issues and profits from the following described real estate situated in Marion County, Indiana:

Lot number 9 in Ballweg and Company's Ray Street Subdivision of the west part of Block "A" 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 10, page 175 in the office of the recorder of Marion County, Indiana.

To secure the payment of a promissory note of even date for the sum of \$2700.00 executed by the undersigned to Morris Plan with interest at the rate of one and one-half per cent per month after maturity, court costs and attorney fees incurred in the protection or collection of said rents, or in the enforcement of said note, all without relief from valuation and appraisement laws.

Dated this 7th day of February, 1963.

Ronald K. Maursetter
Opal Agnes Maursetter

Duly Acknowledged.

Instrument shows name of person preparing same.

Old Age Assistance Examination has been made, as to the persons in
Search title subsequent to May 1, 1947, for liens shown

-3-

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

-4-

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

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

Uniform Commercial Search has been made of the records in the Office
Code of the Recorder of Marion County, Indiana, which

-5-

search discloses no financing statements as
required by the Uniform Commercial Code (Chapter 317,
1963 Acts of Indiana General Assembly) with respect
to any Security Interest in crops or in fixtures
containing an adequate description of real estate
herein, except "NONE".

Judgment Search

-6-

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

Ronald K. Maursetter
and
Opal Agnes Maursetter
or
Opal A. Maursetter
jointly and
not individually

from November 30, 1962,
8 A.M. to date and
against none other

64-18112A

-7- Taxes for the year 1962 and prior years paid in full.

-8- Taxes for 1963 payable 1964 in name of Ronald K. and Opal Agnes Maursetter.

Duplicate No. 400835, "M-N-O", Indianapolis Center Township, Code No. 1-01, Parcel No. 71434.

May Installment \$25.07 Paid.

November Installment \$25.07 Unpaid.

Assessed Valuation:

Land \$270.00 Improvements \$840.00 Exemptions \$550.00.

-9- Taxes for 1964 now a lien in name of Ronald K. and Opal Agnes Maursetter.

-10- July 24, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

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

-11-

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions:
SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

GUARANTEED CERTIFICATE

-12-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, 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 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, August 12, 1964, 8 A.M.

UNION TITLE COMPANY

by

D. Edward Glenn
 President

-5- jm

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-18112A

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: **Ronald K. Maursetter**

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

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

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

August 5, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

August 6, 1964, 8 A.M.

Ronald K. Maursetter

Opal Agnes Maursetter

Opal A. Maursetter

UNION TITLE CO

BY *C. Edward Plum*
PRESIDENT

SM