

*Christine*

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 74

This Indenture Witnesseth, That **LEE A. RHOADES AND LULU I. RHOADES**  
(ADULT HUSBAND & WIFE)

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

the STATE OF INDIANA for and in consideration of **FOUR THOUSAND NINE HUNDRED**-----

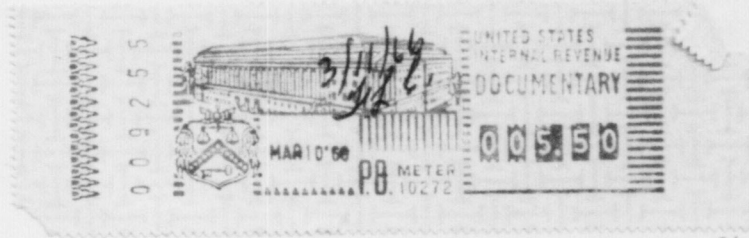
----- **\$4,900.00** ----- Dollars,

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

16.55 FEET BY PARALLEL LINES OFF THE ENTIRE NORTH SIDE OF LOT 17, ALSO PART OF LOT 16 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF PART OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, SAID PART OF LOT 16, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT, THENCE WEST ON THE SOUTH LINE THEREOF, 150 FEET TO THE SOUTHWEST CORNER OF SAID LOT; THENCE NORTH ON AND ALONG THE WEST LINE OF SAID LOT, 6.35 FEET TO A POINT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT, 98.4 FEET TO A POINT; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT, .5 OF A FOOT; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT, 51.6 FEET TO A POINT IN THE EAST LINE THEREOF; THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID LOT, 6.85 FEET TO THE PLACE OF BEGINNING.

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



6.50

RECEIVED FOR RECORD  
1966 MAY - 9 PM 2:10  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

*L.A.R.*

*L.I.R.*

Paid by Warrant No. 194287  
~~194288~~

Dated 4-20 1966

DULY ENTERED  
FOR TAXATION  
MAY - 9 1966

*John T. Sutton*  
COUNTY AUDITOR

*M. D. [Signature]*  
MAY 29 1966





CORP  
SEAL

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 74, Project No. F-70-3(52)) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 10 day of MARCH, 1966.

\_\_\_\_\_  
(Seal) BARGERSVILLE BUILDING AND LOAN ASSOCIATION (Seal)  
OFFICER R. P. Cline (Seal)

State of INDIANA  
County of JOHNSON

SS:

BARGERSVILLE BUILDING AND LOAN

Personally appeared before me Robert P. Cline Secy

\_\_\_\_\_  
above named and duly acknowledged the execution of the above release the 10 day of MARCH, 1966

Witness my hand and official seal.

My Commission expires OCTOBER 21, 1969

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

66 22976

DULY ENTERED  
FOR TAXATION

MAY - 9 1966

*John T. Sutton*  
COUNTY AUDITOR



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

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

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

In Witness Whereof, the said GRANTORS

have hereunto set ~~THEIR~~ hands and seals, this 8 day of MARCH 1966

.....	(Seal)	.....	(Seal)
.....	(Seal)	.....	(Seal)
.....	(Seal)	.....	(Seal)
<i>Lee A Rhoades</i>	(Seal)	<i>Lulu F. Rhoades</i>	(Seal)
LEE A RHOADES (ADULT HUSBAND)	(Seal)	LULU F. RHOADES (ADULT WIFE)	(Seal)
.....	(Seal)	.....	(Seal)
.....	(Seal)	.....	(Seal)
.....	(Seal)	.....	(Seal)
.....	(Seal)	.....	(Seal)

220  
3-14-66

STATE OF INDIANA, MARION County, ss:

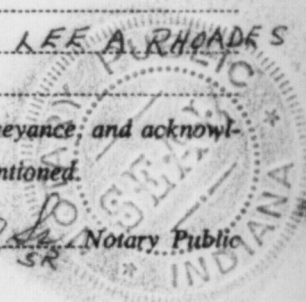
Before me, the undersigned, a Notary Public in and for said County and State, this 8 day of MARCH, A. D. 1966; personally appeared the within named LEE A. RHOADES AND LULU F. RHOADES

..... Grantor(s) in the above conveyance; and acknowledged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires OCTOBER 21, 1969 *Frank L. Cullivan Sr.* Notary Public

FRANK L. CULLIVAN SR



STATE OF INDIANA, ..... County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this ..... day of ....., A. D. 19.....; personally appeared the within named .....

..... Grantor..... in the above conveyance, and acknowledged the same to be ..... voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires ..... Notary Public

*Lee A. Rhoades*  
MAR 29 1966



**WARRANTY DEED**

FROM

TO

**STATE OF INDIANA**

Received for record this.....

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

at..... o'clock..... m, and

Recorded in Book No..... page.....

Recorder..... County

**DUTY ENTERED**  
Duly entered for taxation this

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

Auditor's fee \$.....  
*John T. Sutton*

Auditor..... County

**ENVELOPE**

35

**Division of Land Acquisition  
Indiana State Highway Commission**

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

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

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

~~33~~

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

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

4 25 1966

To Lee A. Rhoades and Lulu I. Rhoades  
Bargersville Building & Loan Association  
1034 South High Street  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 94 297 4-20 19 66  
in settlement of the following vouchers: Transmittal #131

DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 8, 1966</u> Parcel #74	\$4,500.00

## PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Lulu I. Rhoades  
Date: 4/29/66

(My name is Rhoades (not Rhoades))



## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

11-25 1966

To Lee A. Rhoades and Lulu I. Rhoades and  
Bargersville Building & Loan Association  
1034 South High Street  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A 94298 4-20 1966  
in settlement of the following vouchers: Transmittal #131

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 8, 1966</u>  Parcel #74  Escrow	\$400.00

## PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Lulu I. RhoadesDate: 6/3/66

trial

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 74  
Road I-70  
County Marion  
Owner Lee A. Rhoades  
Address 1034 S. High St.  
Address of Appraised Property:  
1034 S. High St.

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Feb. 14, 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of Feb. 14, 1966 (Date):

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 4,900	\$	\$ 4,900
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - - -	\$	\$ - - -
The Total Value of Taking Is: (a minus b) TOTAL	\$ 4,900	\$	\$ 4,900
(1) Land and/or improvements	\$ 4,900	\$	\$ 4,900
(2) Damages	\$ - - -	\$	\$ - - -
(3) Less non-compensable items	\$ - - -	\$	\$ - - -
(4) Estimated Total Compensation	\$ 4,900	\$	\$ 4,900

Approved	Date	Signed
Rev. Appr.	<u>2-14-66</u>	<u>Philip J. York</u>
Asst. or Chief Appr.	<u>2-16-66</u>	<u>J. E. Sullivan</u>



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 74

NAME & ADDRESS OF OWNER Lee A & Lulu I Rhoades  
1034 S High St PHONE # Mo 1-4828

NAME & ADDRESS OF PERSON CONTACTED Burgersville Building and Loan  
BM. Robert P. Blinc Burgersville Ind PHONE #

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

DATE ASSIGNED 2/21/66 DATE OF CONTACT 3/10/66

OFFER \$ 4900 TIME OF CONTACT 9:30 A.M.

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

- 1. ( ) ( ) ( ) Checked abstract with owner? (Affidavit taken?: Yes \_\_\_ No \_\_\_)
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any Mortgage? (Any other Liens, Judgements? Yes \_\_\_ No \_\_\_)
- 4. ( ) ( ) ( ) Explained about retention of Bldgs. (any being retained? Yes \_\_\_ No \_\_\_)
- 5. ( ) ( ) ( ) Filled out RAAP Form?
- 6. ( ) ( ) ( ) Walked over property with owner? (or who? \_\_\_\_\_)
- 7. ( ) ( ) ( ) Arranged for payment of taxes? (Explain how in remarks)
- 8. ( ) ( ) ( ) Secured Right of Entry? (Secured Driveway R.O.E.? Yes \_\_\_ No \_\_\_ N/A \_\_\_)
- 9. ( ) ( ) ( ) Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Mr Sullivan made a trip to Burgersville Building and Loan and Burgersville Indiana to obtain a Mortgage Release for this parcel.

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

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

me 3-4385  
Frank L Sullivan Jr  
(Signature)

PROJECT # I-70-3 (52) PARCEL # 74 COUNTY Marion

NAME & ADDRESS OF OWNER See A & Lulu E. Rhodes  
1034 S. High St. Indpls Ind PHONE # Me 1-4828

NAME & ADDRESS OF PERSON CONTACTED See A & Lulu E. Rhodes  
Indpls Ind PHONE # Me 1-4828

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

DATE ASSIGNED 2/21/66 DATE OF CONTACT 3/8/66

OFFER \$ 4,900 TIME OF CONTACT 5:00 PM

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

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

REMARKS: Mr Cullbran went to the home of Mr & Mrs Rhodes to purchase their property for the Indiana State Highway. Mr Cullbran had the Rhodes's sign the Warranty Deed Vouchers Agreement for Possession. Mr Cullbran left copies of the Warranty Deed, Receipt for Warranty Deed Agreement for Possession, and a key letter.  
Received B-Tax to be returned  
Received check for \$ 5.50 for documentary Stamps.

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

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

Me 3-4385  
Frank L. Cullbran Jr  
(Signature)



PROJECT # I-70-3(52) PARCEL # 74 COUNTY Marion

NAME & ADDRESS OF OWNER Lee A. and Lula I Rhoades

1034 S. High St. Indpls Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED Lee A and Lula I Rhoades

1034 S. High St Indpls Ind PHONE # me-1-4828  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 2/21/66 DATE OF CONTACT 2/22/66

OFFER \$ 4900 TIME OF CONTACT 6:00 PM

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

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

REMARKS: Mr Cullison contacted Mr & Mrs Rhoades  
after making an appointment by telephone.  
Mr Cullison explained the Indiana State  
Highway wished to purchase their property  
Mr Cullison offered the price of \$4900  
to the Rhoades. Mr & Mrs Rhoades  
refused the offer and will wait for  
regular acquisition. The price is two  
low for their consideration.

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

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

me 3-4385  
Frank L. Cullison  
 (Signature)





ROAD

DELAWARE ST. 90

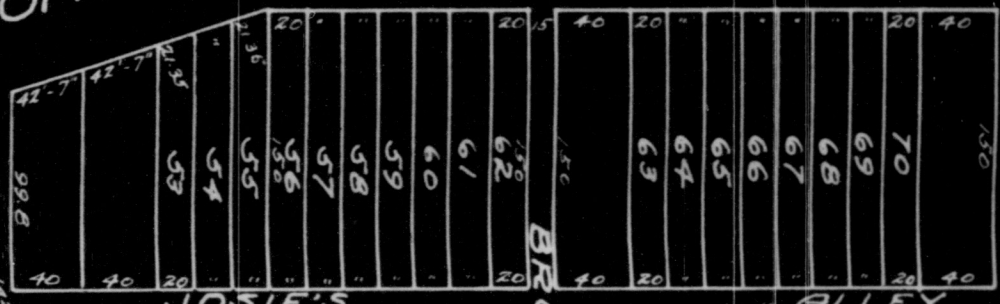
MADISON

BICKING

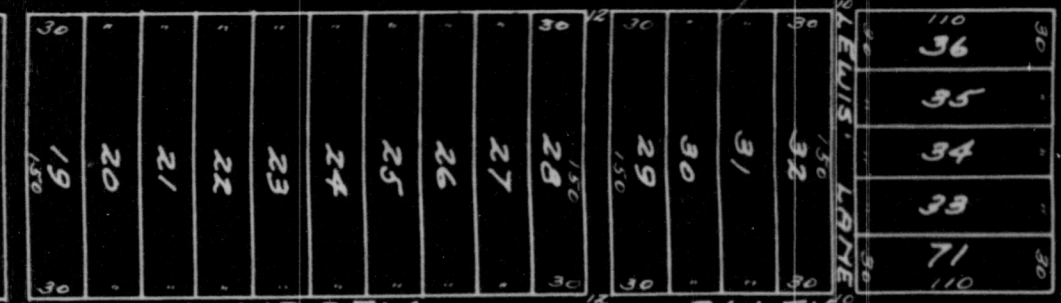
BROWN, FRANK & KETCHAM'S

O.L. 107 & 108

P.B. 6 PAGE 107

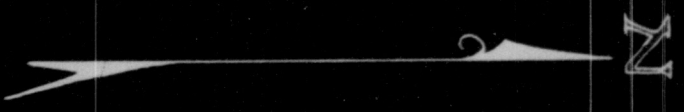


DAVIS (ALABAMA) ST. 60



LINDSEY ALLEY

HIGH ST. 60



PREPARED BY UNION TITLE H.B. FRYTOUT C



Land Record.  
"D" p. 535.  
May 2, 1834.  
Recorded.  
June 21, 1834.  
-1-

Ebenezer Sharpe, Agent of the  
State of Indiana, for the  
Town of Indianapolis,  
to  
Nicholas McCarty, his  
heirs and assigns.

Deed

Out Lot 107, containing 26-25/100 acres, the North  
half of Out Lot 108, which 1/2 contains 14-56/100  
acres, and other real estate, in the Town of Indianap-  
olis.

Land Record.  
"N" p. 279.  
April 1, 1842.  
Recorded.  
April 9, 1842.  
-2-

Nicholas McCarty, and  
Margaret McCarty, his wife.  
to

Warranty  
Deed

John Roset, and  
George Hillegas Bicking,  
their heirs and assigns.

Block 107, containing 26-25/100 acres, and the  
North half of Block 108, which 1/2 contains 14-46/100  
acres, and other real estate in the Town of Indiana-  
polis.

"X" p 357.  
April 25, 1850.  
Recorded.  
May 11, 1850.  
-3-

John Roset, and  
Mary Ann Roset, his wife.  
to

Warranty  
Deed

George M. Hollenback, his  
heirs and assigns.

The undivided 1/2 of Block 107, containing 26-  
25/100 acres, and the North half of Block 108, which  
1/2 contains 14-46/100 acres, and other real estate  
in the town of Indianapolis.

2 p. 338.  
Aug. 30, 1854.  
Recorded.  
Sept 8, 1854.  
-4-

George M. Hollenback, and  
Sarah K. Hollenback, his wife.  
to

Quit Claim  
Deed

George H. Bicking, his  
heirs and assigns.

All that part or parcel of Out Lot 107, of the  
Donation land in the City of Indianapolis, bounded by  
line as follows: Beginning at the Northeast corner  
of said Out Block 107. Corner of East and McCarty'  
street, and running 690 feet 4-1/2 inches West  
along said McCarty Street to a 60 foot street, run-  
ning North and South, called High Street, thence South  
along the East line of said High Street 564 feet and

-1- (over)

and 3 inches to a 60 foot street, running East and West called Grove Street, thence East along the North line of said Street 690 feet 4-1/2 inches to East Street, thence North along the West side of said East Street 564 feet 3 inches to the place of beginning, also that part of parcel of ground being the North West part of the North 1/2 of Out Block 108, and the Southwest part of said Out Lot 107, bounded as follows: Beginning at a point on Delaware Street where the South line of said Grove Street running East and West intersects said Delaware Street and running thence South along said Delaware Street 379 feet 7-1/2 inches to a point, thence in a Southeasterly direction on the East side of the Madison Road 196 feet, 11 inches to a point on the said East line of said Road, thence East 621 feet 10-1/2 inches to a 60 foot street called High Street, running North and South, thence North along the West line of said High Street 564 feet and 3 inches to said Grove Street, running East and West, thence West 609 feet 4-1/2 inches to the place of beginning, and other real estate, in the City of Indianapolis.

-5-

By deed dated August 30, 1854, and recorded September 11, 1854, in Land Record 2, page 341, George H. Bicking---conveyed by Quit Claim Deed to George H. Hollenback, his heirs and assigns, all our right, title and interest in and to all that portion or parcel of land, being the Northwest part of Out Block 107, in the City of Indianapolis. Beginning at the Northwest corner of said Out Block 107, corner of McCarty and Delaware Street and running South along the East line of Delaware Street 564 feet 3 inches to a 60 foot street running East and West, called Grove Street, thence East along the North line of said Grove Street, 690 feet 4-1/2 inches to a 60 foot Street, running North and South across said Out Block and intersecting McCarty Street at right angles called High Street, thence North 564 feet 3 inches along the West line of said last named 60 foot Street called High Street to McCarty Street, and thence along the South line of said McCarty Street 690 feet 4-1/2 inches to the place of beginning.

Also that part of ground being the Southeast portion of said Out Block 107 and the Northeast part of the North 1/2 of Out Block 108, in said City of Indianapolis. Beginning at a point on East Street where the South line of Grove Street intersects said East Street and running thence West along the South line of said Grove Street 690 feet 4-1/2 inches to High Street, thence South 564 feet 3 inches along the East line of said High Street to a point, thence East 690 feet 4-1/2 inches to East Street, thence North along said East Street 564 feet 3 inches to the place of beginning, and other real estate.

-2- (over)



Assigned and set over to John Roset, August 31, 1854.

Plat Book  
1 p. 244.  
Aug 29, 1854.  
Recorded.  
Sept 6, 1854.  
-6-

The within draft exhibits the Streets laid out upon Out Lot 107, and the North 1/2 of Out Lot 108, of Donation Lands in the City of Indianapolis, Indiana, owned by the subscribers George M. Hollenback, and George H. Bicking, and by them laid out into lots as exhibited in the within draft.

-7-

We find no record of death or administration on the Estate of George H. Bicking, deceased, in Marion County, Indiana. He having died in Philadelphia County, Pennsylvania.

-8-

IN THE MARION CIVIL CIRCUIT COURT.

In Cause No. -1375 filed January 8, 1866. shows that George W. Bicking of the City of Philadelphia and State of Pennsylvania, died and that his said property descended to his heirs at law of whom the said Mary A. Brisbane and Ella H. Emory are two and claim to be the only heirs. Proceedings further show that Amelia C. Bicking claims to be the widow and Georgiana Bicking a daughter of said George H. Bicking, which is disputed by the other heirs Mary A. Brisbane and Ella H. Emory.

Transcript of the opinion of Supreme Court of Pennsylvania in Bickings Appeal in an appeal from the decree of the Orphans Court of Philadelphia County, March 19th, 1868, dated May 2nd, 1868, recorded June 5th, 1868, in Misc. Record 1 page 436, discloses finding of said Court upholding the decree of said Orphan's Court in reversing the Report of the Auditor and holding that the said George H. Bicking never married Amelia C. Bicking (or Williams)

43 p. 427.  
Sept 20, 1870.  
Recorded.  
Oct. 14, 1870.  
-9-

Ella H. Emory, and  
Louis Emory, her husband.  
Margaret A. Brisbane, and  
William H. Brisbane, her husband,  
(heirs at law of George H. Bicking,  
late of Philadelphia, State of  
Pennsylvania.)  
to  
John Caven.

Warranty  
Deed



A part of Out Lot 107, and a part of Out Lot 108, in the City of Indianapolis. Beginning at the South west Corner of High and Bicking Street, thence West along the South line of Bicking Street 690 feet 4-1/2 inches to Delaware Street, thence South along the East line of Delaware Street 379 feet 7-1/2 inches to a point, thence Southeastwardly 196 feet and 11 inches to a point, thence East 620 feet 10-1/2 inches to High Street, thence North along the West line of High Street 564 feet 3 inches to the place of beginning., containing 8-1/2 acres more or less. Subject to taxes of 1870.

Subject to taxes of 1870.

51 p 1620.  
Aug 10, 1871.  
Recorded.  
Sept 29, 1871.

-10-

Ella H. Emary, and  
Louis Emary, Her husband.  
Mary A. Brisbane, and  
William Brisbane, her husband,  
(heirs at law of George H. Bicking,  
late of Philadelphia, Pennsylvania)

Warranty  
Deed

to

John Caven.

So much of the West part of the North 1/2 of Out Lot 108, and the Southwest part of Out lot 107, of the Donation lands in the City of Indianapolis. Beginning at the Southwest corner of Bicking and High Street, thence West along the South line of Bicking street to Delaware Street, thence south along the East line of Delaware Street 394 feet 4 inches to a point, thence Southeast 179 feet 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

This deed is executed to correct some slight errors in the description of the premises in a Warrantee Deed bearing date of September 20, 1870, from the above named Venders to the above named Vendees substantially conveying and intending to convey above described premises.

51 p. 197.  
July 28, 1871.  
Recorded.  
Sept 26, 1871.

-11-

Amelia C. Bicking, widow of  
George H. Bicking.

to

John Caven.

Quit Claim  
Deed

So much of the West part of the North 1/2 of Out Lot 108 and of the Southwest part of Out Lot 107, of the Donation lands in the City of Indianapolis. Beginning at the Southwest corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet 4 inches to a point, thence Southeast 179 feet 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

IN THE MARION CIVIL CIRCUIT COURT.

Cause #4923.  
Complaint filed.  
Oct 19, 1871.  
Order Book.  
30 p. 637.

-12-

Amelia C. Bicking, and  
Georgiana Bicking, by her  
Guardian Amelia C. Bicking.

vs.

John Caven.

Petition for  
Partition.

Now comes the parties by their attorneys and this cause being called for trial, it is by their agreements submitted to the Court for trial and find upon the issue joined between them without the intervention of a Jury and the evidence being heard and being fully advised in the premises the Court does say and find for the defendant.

Defendant was duly served with process.

It is therefore considered by the Court that said plaintiffs have no interest in the real estate in said complaint described to-wit: So much of the West part of the North 1/2 of Out Lot 108, and of the South west part of Out Lot 107 of the Donation Lands of the City of Indianapolis, as are embraced within the following boundaries Viz., Beginning at the Southwest corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet and 4 inches to a point thence Southeast 179 feet and 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street, to the place of beginning.

And that said plaintiffs take nothing by their said suit and that said defendant recover of said plaintiffs his costs and charges in this behalf expended taxed at \$---.

Plat Book  
4p 19.  
-----  
Recorded.  
Jan. 5, 1872.  
-13-

John Caven-- filed, a plat of John Caven's Sub-division of the West part of the North Half of Out Lot 108, and the Southwest part of O.L. 107, of the Donation lands in the City of Indianapolis, Indiana, into 52 lots as shown and represented by this plat.

EXPLANATION: Each lot is 150 feet by 40 feet except those cut by Madison Avenue, being Lots 10 11, 12, and 13, which are extended to the present line of said Avenue as laid out and graveled which is a few feet West of the old line of said Avenue, thereby increasing the length of the line "AB" 14 feet and 4 inches.

The 28 feet on the South line is all donated by this Subdivision as half of a street.



Deed Record.  
63 p. 187.  
Jan. 2, 1873.  
Recorded.  
Feb. 1, 1873.  
-14-

John Caven, unmarried.  
to  
Ignatius Brown,  
James Frank, and  
William A. Ketcham.

Warranty  
Deed

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19  
20 and 23 to 52 inclusive in John Caven's Sub-  
division of the West part of the Northhalf of Out  
Lot 108, and the Southwest part of Out Lot 107 of  
the Donation lands in the City of Indianapolis,  
according to plat of said Subdivision recorded in  
Plat Book 4, page 19, in the Office of the Recorder  
of Marion County.

Misc. Record.  
41, p. 188.  
April 14, 1903.  
Recorded.  
April 20, 1903.  
-15-

STATE OF INDIANA, COUNTY OF MARION, SS:

Ignatius Brown being duly sworn on his oath  
says, that he was personally acquainted with the John  
Caven that gave himself, James Frank and William A.  
Ketcham a Warranty Deed on the 2nd day of January  
1873, and that on the above date the said John  
Caven was unmarried.

Ignatius Brown.

-16-

For Vacation of so much of the alley of Caven's  
Subdivision of Out Lot 107 and 108 as lies between  
Lots 32, 33, 46, and 47 and also that portion of the  
alley in said Subdivision lying South of and adjoining  
Lots 14, 39 and 40 of said Subdivision to-wit:  
20 feet in width off the North side of said alley,  
South of and adjoining said Lots 14, 39, and 40 dated  
July 29, 1873, recorded July 31, 1873, see Town Lot  
Record 71 page 225.

Plat Book,  
6 p 107.  
Aug. 6, 1873.  
Recorded.  
Sept 3, 1873.  
-17-

Ignatius Brown, and Elizabeth W. Brown, his wife,  
James Frank and Julia M. Frank, his wife, William A.  
Ketcham and Flora McD. Ketcham, his wife, filed a plat  
of Brown, Frank and Ketcham's Subdivision of part  
of Out Lots 107 and 108.

This plat shows the re-subdivision by Brown,  
Frank and Ketcham of Lots 2 to 5 inclusive, 7 to  
11 inclusive 14 to 20 inclusive and 23 to 53 in-  
clusive in Caven's subdivision of part of Out Lots  
107 and 108 in Indianapolis.

It also includes portions of the alleys be-  
tween Lots 32 and 33 and 46 to 47 and South of Lots  
14, 39 and 40 of said Caven's Subdivision which  
portions of said alley have heretofore been vacated  
by order of the Common Council of the City of Indiana-  
polis, said order of vacation being recorded in Town  
Lot Record No. 71 page 225, of the Records of Deeds  
in Marion County, Indiana.

This Subdivision comprises 71 lots. The dimensions of said Lots and the width of the several street and Alley (which are hereby dedicated for public use) are marked on the plat in feet and fractions of feet.

Deed Record.  
92 p. 406.  
July 8, 1875.  
Recorded.  
Aug 25, 1875.  
-18-

James Frank, and  
Julia M. Frank, his wife,  
William A. Ketcham and  
Flora Ketcham, his wife,  
(Signs Flora M. Ketcham)  
to

Quit Claim  
Deed

Ignatius Brown.

Lots 16 and 17 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lot 107 and 108 in the City of Indianapolis.

Subject however to the payment of the undivided 1/3 of the indebtedness secured by a mortgage to John Caven recorded in Mortgage Record 33, page 244. Mortgage referred to above satisfied, February 21, 1877.

Deed Record.  
102 p. 375.  
May 5, 1876. *cx*  
Recorded.  
Aug 26, 1876.  
-19-

Ignatius Brown, unmarried  
to  
John L. Marsee.

Warranty  
Deed

Lots 16 and 17 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108, in the City of Indianapolis.

Subject however to the payment of the undivided 1/3 of the indebtedness secured by a mortgage to John Caven recorded in Mortgage Record 33 page 244.

Mortgage referred to above satisfied February 21, 1877.

Deed Record.  
125, p. 233.  
May 8, 1879.  
Recorded.  
May 29, 1879.  
-20-

Ignatius Brown, et .al.  
By, John T. Pressly, Sheriff,  
of Marion County, Indiana.  
to

Sheriff's  
Deed

The Indiana National Bank  
of Indianapolis, Indiana.

Lots 16 and 17 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis.

On a Judgment and decree of the Superior Court of Marion County, Indiana, dated March 5, 1878, Cause No. 21510, Order Book 59, page 214, Complaint filed February 15, 1878, Execution Docket 19, page 73. No Complete Record.

Indiana National Bank of Indianapolis, Indiana, versus, Ignatius Brown, John L. Marsee and Joseph W. Marsee.

On collection of a promissory note dated September 16, 1877, executed by Ignatius Brown to John L. Marsee and endorsed by said John L. Marsee and J. W. Marsee to this plaintiff.

Summons same to hand February 15, 1878, and  
-7- (over)



by reading to and delivering a copy to Ignatius Brown and Joseph W. Marsee and by reading to John L. Marsee, February 15, 1878.

John T. Pressley, Sheriff  
of Marion County, Indiana.

Court having heard the evidence finds for plaintiff in the sum of \$3855.00 and costs. Writ of execution issued to the Sheriff March 6, 1878, and returned partly satisfied by sale of Lots 16 and 17 as above described, and other lots, to Indiana National Bank, April 20, 1878.

155 p. 149.  
Sept 16, 1882.  
Recorded.  
Sept 19, 1882.  
-21-

John L. Marsee, by  
Auditor Marion County, Indiana.

Tax Deed

to  
The Indiana National  
Bank of Indianapolis.

Lots 16 and 17 in Brown, Frank and Ketcham's Subdivision of a part of Out lots 107 and 108, in the City of Indianapolis, and other lots.

Sold February 14, 1879, for the non-payment of the taxes, costs and charges for the years 1877 and 1878 to Geo. T. Porter, who assigned Certificate of Sale to The Indiana National Bank of Indianapolis, September 16, 1882, see County Sales Book 6, page 116 Certificate No. 10545.

150 p 443.  
March 25, 1882.  
Recorded.  
March 29, 1882.  
-22-

John L. Marsee,  
by City of Indianapolis,

Tax deed

to  
John L. Ketcham.

Lots 16 and 17 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lot 107 and 108 in the City of Indianapolis.

Sold February 11, 1880 for the non-payment of the taxes, costs and charges for the years 1877 and 1878 and 1879. See city Sales Book 6 page 71, Duplicate No. 12558.

153. p. 461.  
June 1, 1882.  
Recorded.  
July 28 1882.  
-23-

John L. Ketcham, and  
Lilla McD. Ketcham, his wife,  
to

Quit Claim  
Deed

The Indiana National Bank  
of Indianapolis.

Lot 16 and 17 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis.

174 p. 418.  
April 1, 1885.  
Recorded.  
April 1, 1885.  
-24-

The Indiana National  
Bank of Indianapolis,  
(Corp L.S.Seat) By Volney T. Malott,  
to President.  
Julius Matzke.

Warranty  
Deed

Lots 16 and 17 in Brown, Frank and Ketcham's  
Subdivision of Out Lots 107 and 108 in the City of  
Indianapolis, as shown by Plat Book 6, page 107  
of the Recorders Office of Marion County, Indiana.

260. p. 17.  
Sept 29, 1893.  
Recorded.  
Oct. 18, 1893.  
-25-

Julius Matzke, and  
Mary H. Matzke, his wife,  
to  
Joseph C. Muster.

Warranty  
Deed

Part off of the South side of Lot 16 and a  
part off of the North side of Lot 17 in Brown, Frank  
and Ketcham's Subdivision of a part of Out Lots  
107 and 108 in the City of Indianapolis, as shown  
by Plat Book 6 at page 107 in the Recorder's Office  
of Marion County, Indiana, and more particularly  
described as follows, to-wit: Commencing on the  
Southeast corner of Lot 16 in the above described  
subdivision running thence West on the South line of  
said Lot, 150 feet to a point, thence North  $6\frac{35}{100}$   
feet parallel with High W Street, to a point; thence  
East  $98\frac{4}{10}$  feet parallel with the North line of  
said Lot to a point, thence North and parallel to  
High Street  $5\frac{1}{10}$  of a foot to a point, thence East  
parallel with the North line of said Lot  $51\frac{6}{10}$   
feet to a point intersecting the West line of High  
Street thence South on a line on and with the West  
line of High Street  $6\frac{85}{100}$  feet to the place  
of beginning,



Also 16-55/100 feet off of the North side of Lot 17 in the above described subdivision.

Subject to an easement 51-6/10 feet in depth by 5/10 of a foot in width located on the North side of said premises from High Street West to the parties owning the ground on the North for a foot passageway.

320 p. 273.  
Nov. 25, 1899.  
Recorded.  
Dec. 13, 1899.  
-24-

Joseph C. Muster, and  
Lizzie Muster, his wife,  
to  
The Mutual Home and  
Savings Association.

Warranty  
Deed

Part of the South side of Lot 16 and part of the North side of Lot 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, described as follows, to-wit:

Commencing at the Southeast corner of said Lot 16 running thence on the South line of said Lot 150 feet parallel with the North line of said Lot to a point; thence North 6-35/100 feet parallel with High Street to a point; thence East 98-4/10 feet parallel with the North line of said Lot to a point; thence North and parallel to High Street 5/10 of a foot to a point; thence East parallel with the North line of said Lot, 51-6/10 feet to a point intersecting the West line of High Street, thence South along the West line of High Street 6-85/100 feet to the place of beginning.

Also 16-55/100 feet off of the North side of Lot 17 in the above described subdivision said premises are subject to an easement over a strip along the North side thereof of 5/10 of a foot in width and extending back 51-6/10 feet from said High Street. For Plat of said subdivision see Plat Book No. 6 page 107 in the Recorder's Office of said Marion County.

-25-

There are no further conveyances.

-26-

For Articles of Incorporation of The Mutual Home and Savings Association, dated March 19, 1886 and recorded March 29, 1886, see Miscellaneous Record 8 page 180.

We the undersigned do associate ourselves together for the purpose of organizing a Building Loan Fund and Savings Association. The name of the Association shall be the "Mutual Home and Savings Association", and its place of business shall be in the City of Indianapolis, County of Marion, State of Indiana, in which County its operations shall be carried on.

Its capital Stock shall be \$1,000,000.00.

-9- (Over)

The object of the Association shall be to provide its members a safe and profitable investment of small weekly installments and to loan them money on easy terms, to enable them to purchase a Home or make other investments.

The affairs of the Association shall be managed by a Board of Directors, consisting of nine members to be chosen from among the stockholders as provided in the by-laws.

The following persons shall constitute the Board of Directors for the first year.

A.A. Halfer, C.C. Foster, John G. Pendergast, W.A. Rhodes, Isaac Thalman, Albert T. Beck, M.D. Butler, Joseph Ernst, Wm. Pfafflin,

Indianapolis, Ind., June 4, 1924.  
We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption, since date of original entry to and including, March 10, 1900.

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

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

Marion Title Guaranty Company  
By *J. B. Williams* Manager

B.S.



No. 10254.

A continuation of an Abstract of Title to part of Lots 16 & 17 in Brown, Frank and Ketcham's Subdivision of part of Out-lots 107 and 108 in the City of Indianapolis.

54 Prepared for the Mutual Home & Savings Association since former examination by Elliott & Butler, dated March 10, 1900.

53  
No. 1.

Taxes for 1901 1st instalment paid.  
2nd instalment unpaid.

56  
No. 2.

Taxes for 1902 are a lien.

Marion Title Guaranty Company  
By J. M. [unclear] Manager  
PAID IN FULL

Indianapolis, Ind., June 13, 1902.

The above and foregoing continuation of Abstract is correct, showing the chain of title to, and encumbrances in force upon the following described real estate:

57 Part of the South side of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out-lots 107 and 108 in the City of Indianapolis, described as follows, to wit; Commencing at the S.E. Corner of Lot 16; running thence on the South line of said Lot 150 Feet parallel with the North line of said Lot to a point; thence North 6.35 Feet parallel with High Street to a point; thence East 98.4 Feet parallel with the North line of said Lot to a point; thence North and parallel to High Street  $5/10$  of a Foot to a point; thence East parallel with the North line of said Lot 51.6 Feet to a point intersecting the West line of High Street; thence South along the West line of High Street 6.85 Feet to the place of beginning, also 16.55 Feet off the North side of Lot 17 in above described Subdivision. Since March 10, 1900.

49  
As appears from the records in the Recorder's office, the general judgment dockets of the Marion Circuit and the Superior Courts of Marion County, the Lis-Pendens records of complaints and attachments, the tax duplicates and municipal assessment records in the Treasurer's office, and the indexes of tax sales in the Auditor's office of said Marion County, Indiana, as said records and dockets are now entered up.

MARION COUNTY, INDIANA  
L. D. Thomas

No. 10254.



No. 10348.

30  
A continuation of an Abstract of Title to part of Lots 16 & 17 in Brown, Frank and Ketcham's Subdivision of part of Out-lots 107 & 108 in the City of Indianapolis.

Prepared for The Mutual Home & Savings Association since former examination by The Marion Title Guaranty Company, dated June 13, 1902.

58  
Encumbrances.

M R. 414,  
P. --  
June 20, 1902.  
Recorded  
June 26, 1902.

Josie M. Healy,  
unmarried,  
to  
The Mutual Home &  
Savings Association.

Mortgage.

No. 1.

Part of the South side of Lot No. 16 and part of the North side of Lot No. 17 in Brown, Frank & Ketcham's Subdivision of part of Out-lots 107 and 108 in the City of Indianapolis, described as follows, to wit;

Commencing at the SE Corner of said Lot 16; running thence on the South line of said Lot 150 Feet parallel with the North line of said Lot to a point; thence North 6.35 Feet parallel with High Street to a point; thence East 98.4 Ft. parallel with the North line of said Lot to a point; thence North and parallel to High Street 5/10 of a Foot to a point; thence East parallel with the North line of said Lot 51.6 Feet to a point intersecting the West line of High Street; thence South along the West line of High Street 6.85 Feet to the place of beginning. Also 16.55 Feet off of the North side of Lot 17 in the above described Subdivision. Said premises are subject to an easement over a strip along the North side thereof 5/10 of a Foot in width and extending back 51.6 Feet from said High Street.

To secure 60 Notes of even date herewith for the sum of \$12.50 each and one becoming due on the 20th of each following month, said Notes bearing 6% interest until date of maturity, 3% interest after maturity, said Notes are given to secure the balance of the purchase money upon the above described real estate.

59  
Examination made for judgments vs Josie M. Healy.

Indianapolis, Ind , July 1, 1902.

The above and foregoing continuation of Abstract is correct, showing the chain of title to, and encumbrances in force upon the following described real estate:

60  
32

Part of the South side of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out-lots 107 and 108 in the City of Indianapolis, described as follows, to wit; Commencing at the SE. Corner of Lot 16; running thence on the South line of said Lot 150 Feet parallel with the North line of said Lot to a point; thence North 6.35 Feet parallel with High Street to a point; thence East 98.4 Feet parallel with the North line of said Lot to a point; thence North and parallel to High Street  $5/10$  of a Foot to a point; thence East parallel with the North line of said Lot 51.6 Feet to a point intersecting the West line of High Street; thence South along the West line of High Street 6.85 Feet to the place of beginning, also 16.55 Feet off the North side of Lot 17 in above described Subdivision. Since June 13, 1902.

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As appears from the records in the Recorder's office, the general judgment dockets of the Marion Circuit and the Superior Courts of Marion County, the Lis-Pendens records of complaints and attachments, the tax duplicates and municipal assessment records in the Treasurer's office, and the indexes of tax sales in the Auditor's office of said Marion County, Indiana, as said records and dockets are now entered up.

MARION TITLE GUARANTY COMPANY,  
*L. D. Thomas*

No. 10348.

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State of Indiana }  
Marion County } S.S.

Before me the undersigned a Notary Public  
in and for said County and state personally  
appeared Mary Kelly, who being duly  
sworn, upon oath states that she is  
the Lessee named in a certain lease  
from Julius Matzke <sup>part of</sup> of lots 16 & 17 in  
Brown Ketchum and Franks sub of  
part of out lots 107 & 108 in the City  
of Indianapolis, and recorded in  
Mortgage Record 190 - page 73 of the  
Records of Marion County, and  
that she is not the Mary Kelly  
named in cause No 39735, in the  
superior court as defendant in  
a divorce suit brought by one  
Bartholomew Kelly -

Mary Kelly

Subscribed and sworn to before me  
this 17<sup>th</sup> August 1891

John R. Welch  
Notary Public



61

37

Clifford & Browder,

72½ EAST WASHINGTON ST.

Indianapolis, Ind., Sept. 26, 1893

Progress B. & B. Association,

Peter Pfisterer, Sec'y,

Sirs:

(Joseph B. Myster)

We have examined the title to ~~lots~~ parts of lots 16 & 17 in Brown, Frank & Ketchum's Sub. of Part of Lots 107 & 108, City of Ind'polis, and find title resting in Julius Matzke sub. to a lease agreement to make a deed in 92 months from Feb. 5-1890 if certain notes of \$15<sup>00</sup> per month are paid. This lease was, August 17-1891, assigned to Joseph B. Myster, who now holds right & all for said deed at proper time.

We note:

1. The Abstract <sup>(A. B. Hall)</sup> has corrected inaccuracies and omissions in the copied part of Abstract.
2. There is a mistake in the lease which should be corrected. In describing part of lot 16, front line,  $6 \frac{36}{100}$  should be  $6 \frac{85}{100}$  feet. (This should be corrected)
3. Taxes 1892 insufficient.

(Bill #42)

Clifford & Browder  
Attorneys



Indianapolis, Ind., ~~Sept 20~~ 1893

Mr Joseph C. Muster, Progress Bldg. Assn

To ALBERT B. COLE, Dr.,  
ABSTRACTS OF TITLE,

© AND SPECIAL EXAMINATIONS OF RECORDS. ©

ROOM 17 THORPE BLOCK.

87 E. MARKET STREET.

MILLER PRINTING CO., INDIANAPOLIS

Parts lots 16 & 17 Brown Frank &  
Ketchams Sub. of Out Lots 107 & 108

500

34  
\*\* 43845 \*\*

Continuation of Abstract of Title to part of the South side of Lot 16 and part of the North side of Lot 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis:-

Commencing at SouthEast corner of said Lot 16; thence on South line of said Lot, 150 feet parallel with North line of said Lot to a point; thence North 6.35 feet parallel with High Street to a point; thence East 98-4/10 feet parallel with North line of said Lot to a point; thence North and parallel to High Street 5/10 of a foot; thence East parallel with North line of said Lot, 51-6/10 feet to a point intersecting West line of said High Street; thence South along West line of High Street 6.85 feet to place of beginning.

Also 16.55 feet off North Side of said Lot 17 in above described Subdivision.

Prepared for John R. Welch, since date of former continuation July 1, 1902.

349. p. 106  
June 16, 1902  
Recorded  
July 25, 1902.

Mutual Home and Savings Association, | Warranty Deed  
By C. C. Foster, President,  
to

Josie M. Healy.

35  
Part of South side of Lot No. 16 and part of North side of Lot No. 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in City of Indianapolis:

63  
Commencing at South East corner of said Lot 16; thence on South line of said Lot 150 feet parallel with North line of said Lot to a point; thence North 6.35 feet parallel with High Street to a point; thence East 98-4/10 feet parallel with North line of said Lot to a point; thence North and parallel to High Street 5/10 of a foot; thence East parallel with North line of said Lot 51-6/10 feet to a point intersecting West line of said High Street; thence South along West line of High Street 6.85 feet to place of beginning.

Also 16.55 feet off North Side of said Lot 17 in above described Subdivision.

Said premises are subject to an easement over a strip along north side thereof 5/10 of a foot in width and extending back 51-6/10 feet from High Street.

For Plat of said Subdivision, see Plat Book 6 page 107 in Recorder's Office.

Subject to taxes for 1902 and any improvements that may be now ordered.

64  
There are no further conveyances.



\*\* 43845 \*\*

65

66

*Handwritten initials*

Taxes for 1910 paid as to first installment; second installment not paid.

Taxes for 1911 now a lien.

PAID IN FULL  
By *[Signature]* Title Guaranty Company  
Manager

*Handwritten mark*

Indianapolis, Ind. Sept. 22, 1911

We find no further conveyances, nor unsatisfied encumbrances of record on Lot as described in caption since date of July 1, 1902.

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

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

MARION TITLE GUARANTY COMPANY

*A. J. Van Dine*  
Secretary

37  
Continuation of Abstract of Title to part of the South side of Lot 16 and part of the North side of Lot 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, particularly described as follows, to-wit:-

Commencing at the South East corner of Lot 16; thence on the South line of said Lot, 150 feet parallel with the North line of said Lot to a point; thence North 6.35 feet parallel with High Street to a point; thence East 98-4/10 feet parallel with the North line of said Lot to a point; thence North and parallel to High Street 5/10 of a foot; thence East parallel with the North line of said Lot, 51-6/10 feet to a point intersecting West line of said High Street; thence South along the West line of High Street 6.85 feet to the place of beginning.

Also, 16.55 feet off of the North side of Lot 17 in above described Subdivision.

Prepared for W. T. Cannon, since date of former continuation, September 22, 1911.

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

STATE OF INDIANA, MARION COUNTY:SS:

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

38  
That this affiant is now 78 years of age, and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day. That this affiant has never been married and his sister, Frances J. McCarty has never been married, and that Margaret R. McCarty was married on the 3rd. day of October 1867 to John C. S. Harrison.

Nicholas McCarty.

485, p, 59  
Oct. 7, 1911.  
Recorded  
Oct. 21, 1911.

Josie M. Healy and  
Mart in Healy, her husband,  
to  
Edward M. Healy.

Warranty Deed.

39  
Part of the South side of Lot No. 16 and part of the North side of Lot No. 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis.

Commencing at the South East corner of said Lot 16; thence on the South line of said Lot, 150 feet parallel with the North line of said Lot to a point; thence North 6.35 feet parallel with High Street to a point; thence East 98-4/10 feet parallel with the North line of said Lot to a point; thence North and parallel to High Street 5/10 of a foot; thence East parallel with the North line of said Lot, 51-6/10 feet to a point

(Over)



intersecting the West line of High Street; thence South along the West line of High Street 6.85 feet to the place of beginning.

Also, 16.55 feet off the North side of Lot 17 in above described Subdivision.

Subject to taxes for 1911 payable in 1912.

578, p, 100  
Oct. 7, 1911  
Recorded  
Oct. 21, 1918.

Edward M. Healy, and  
Josephine Healy, his wife,  
to

Celtic Saving & Loan Association No. 3 of Indianapolis.  
Same real estate as described above.  
To secure a loan of \$900.00 with interest payable in certain dues.

Satisfied *Aug 13-1919*  
By *[Signature]*  
Marion Title Guaranty Company  
Mortgage.

578, p, 310  
Oct. 2, 1911  
Recorded  
Oct. 27, 1911.

Edward M. Healy and  
Josephine Healy, his wife,  
to  
Josie M. Healy.

Same real estate described above.  
To secure the payment of a promissory note of even date for \$600.00 due three years after date with interest at the rate of 6% per annum payable semi-annually, 8% after maturity, and 10% attorney's fees.

Satisfied by Release Filed *Aug 27-19*  
By *[Signature]*  
Marion Title Guaranty Company  
Mortgage.

Taxes for the year 1918, 1st. installment paid, 2nd. installment not paid, payable in November 1919.

*Since paid*  
*see*

SINCE PAID  
Marion Title Guaranty Company

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

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

*none*  
*see*

89471.

42

Indianapolis, Indiana, August 11, 1919.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of **September 22, 1911.**

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

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

H.

MARION TITLE GUARANTY COMPANY  
By *J. B. Wilkins* Manager



#136768

Continuation of Abstract of Title to part of the South side of Lot 16 and part of the North side of lot 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, particularly described as follows, to wit:-

Commencing at the South East Corner of lot 16, thence on the South line of said lot, 150 feet parallel with the North line of said lot to a point, thence North 6.35 feet parallel with High Street to a point, thence East 98-4/10 feet parallel with the North line of said lot to a point, thence North and parallel to High Street 5/10 of a foot thence East, parallel with the North line of said lot 51-6/10 feet to a point intersecting West line of said High Street, thence South along the West line of High Street 6.35 feet to the place of beginning.

Also, 16.55 feet off of the North side of lot 17 in above described Subdivision.

Prepared for W. T. Cannon, since date of August 11, 1919.

-1-

There are no further conveyances.

Encumbrances.

767, p. 24  
Aug. 21, 1919  
Recorded  
Aug. 27, 1919.

-2-

Edward M. Healy and  
Josephine Healy, his wife.

to  
The Railroadmen's Building and  
Savings Association.

Part of the South side of Lot 16 and part of the North side of lot 17 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, particularly described as follows, to wit:-

Commencing at the South East Corner of lot 16 thence on the South line of said lot, 150 feet parallel with the North line of said lot, to a point, thence North 6.35 feet parallel with High Street to a point, thence East 98-4/10 feet parallel with the North line of said lot to a point, thence North and parallel to High Street 5/10 of a foot, thence East, parallel with the North line of said lot 51-6/10 feet to a point intersecting West line of said High Street thence South along the West line of High Street 6.35 feet to the place of beginning.

Also 16.55 feet off of the North side of lot 17 in above described Subdivision.

To secure the payment of a loan of \$900.00 with certain dues, interest etc.

SATISFIED OF RECORD  
ARTESIAN UNION TITLE CO  
Mortgage  
BY *W. T. Cannon*  
PRES & GENL. MGR.

-3-

X

Taxes for the year 1923, not paid, payable in May and November, 1924.

-4-

X

Taxes for the year 1924, now a lien, payable in May and November, 1925.

RECEIVED IN FULL  
BY THE CITY UNION TITLE  
BY *[Signature]*  
CLERK & GENL. MGR.

Indianapolis, Indiana, April 26, 1924.

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

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

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

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

Marion Title Guaranty Company  
By *[Signature]*  
Manager



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CAPTION

-1-

Continuation of Abstract of Title to 16.55 feet taken by parallel lines off the entire North side of Lot 17; also a part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows, to-wit:

Beginning at the South East corner of said Lot, thence West on the South line thereof, 150 feet to the Southwest corner of said Lot; thence North on and along the West line of said Lot, 6.35 feet to a point; thence East parallel to the South line of said Lot 98.4 feet to a point; thence North parallel to the East line of said Lot .5 of a foot; thence East parallel to the South line of said Lot 51.6 feet to a point in the East line thereof; thence South on and along the East line of said Lot 6.85 feet to the place of beginning.

Since April 26, 1924.

Prepared for: Fred Davidson.

Town Lot Record  
988 page 70  
Inst. #9355  
March 14, 1938  
Recorded  
March 29, 1938

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

That she is the sister of Nora T. Sullivan, deceased who departed this life intestate and unmarried on the 29th day of April, 1932; that she left surviving her as her sole and only heirs at law; this affiant, Mary C. McCambridge, sister; Margaret C. McNamara, sister; John F. Troy, half brother; Catherine Troy, niece; Edward J. Troy, nephew; Francis J. Troy, nephew; the latter three, namely, Francis J. Troy, Edward J. Troy and Catherine Troy being the sole and only heirs at law of James Troy, a half brother of said decedent, who departed this life prior to the death of Nora T. Sullivan, deceased;

That Amelia C. Bicking, Ella H. Emory and Margaret A. Brisbane, grantors in a deed recorded in Record 43, page 427 and record 51 page 162 were the sole and only heirs at law of George H. Bicking, deceased, on dates of September 20, 1870 and August 10, 1871;

225161

That Cornelius A. Sullivan Grantor in deed recorded in Town Lot Record 334, page 179, has been dead many years.

Further affiant sayeth not.

Mary C. McCambridge.

Subscribed and sworn to before me this 14th day of March, 1938.

William H. Faust, (LS)  
Notary Public.

My commission expires May 11, 1939.

Town Lot Record  
988 page 71  
Inst. #9356  
March 29, 1938  
Recorded  
March 29, 1938

-3-

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

That she is personally acquainted with the history and heirs of George H. Bicking, deceased, grantee in a certain Deed recorded in Record 2 page 338 of the records of the Recorder's Office of Marion County, Indiana;

That said George H. Bicking departed this life intestate sometime prior to the 20th day of September, 1870, and left surviving him as his sole and only heirs at law, his widow, Amelia C. Bicking, grantor in deed recorded in Record 51 page 197 and his children, Ella H. Emory and Margaret A. Brisbane, grantors in a Deed recorded in Record 43 page 427 and left surviving no other children nor descendants of any deceased child or children him surviving;

That Cornelius A. Sullivan grantor in Deed recorded in Town Lot Record 334 page 179 in the office of the Recorder of Marion County, Indiana, departed this life intestate on the -- day of ---- 1915;

Affiant further says that she is not the same person as the Mary Clark Sullivan against whom a judgment was rendered in the Civil Municipal Court of Marion County in a cause entitled "Gray, Gribbon & Gray vs. Mary Clark, Sullivan" for costs being Cause No. 10502.

Further affiant sayeth not.

Mary C. McCambridge.

Subscribed and sworn to before me this 29 day of March, 1938.

William H. Faust, (LS)  
Notary Public.

My commission expires: May 11, 1939.



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Town Lot Record  
720 page 437  
Inst. #23777  
May 26, 1924  
Recorded  
June 12, 1924

Edward M. Healy, and  
Josephine Healy,  
his wife  
to  
Joe Davidson, and  
Sarah Davidson,  
husband and wife

Warranty Deed

-4-

Part of the South side of Lot 16 and part of the North side of Lot 17 in Brown, Frank and Ketchem's Sub-division of part of Out Lots 107 and 108 in the city of Indianapolis, particularly described as follows, to-wit:

Commencing at the south east corner of said lot 16; thence on the south line of said lot, 150 feet parallel with the north line of said lot to a point; thence north 6.35 feet parallel with High Street to a point; thence East 98.4 feet parallel with the north line of said lot to a point; thence North and parallel to High Street .5 of a foot; thence East parallel with the North line of said lot, 51.6 feet to a point intersecting the West line of High Street; thence south along the West line of High Street 6.85 feet to the place of beginning.

Also, 16.55 feet off the north side of lot 17 in above described subdivision.

Subject to all unpaid Taxes and Assessments.

Subject to the unpaid balance of a certain mortgage executed to The Railroadmen's Building and Savings Association, August 21, 1919, as per Mortgage Record 767, page 24 of the records in the office of the Recorder of Marion County, Indiana; which unpaid balance the grantees herein assume and agree to pay.

#44 satisfied

-5-

50 Joseph Davidson died testate November 22, 1929.

Will Record  
00 page 334  
Probated  
Dec. 3, 1929

LAST WILL AND TESTAMENT OF JOSEPH DAVIDSON, DECEASED.  
I, Joseph Davidson, of the City of Indianapolis, County of Marion and State of Indiana, being of sound and disposing mind and memory and being now desirous of making a disposition of my estate to take effect after my death, do now make, establish and declare the following as my last will and testament:

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Item 1. It is my will that all my just debts be paid as speedily as possible out of my estate, including the cost and expense of my last sickness, funeral and expenses of administration upon my estate.

Item 2. It is my will and I hereby give and bequeath to my sister, Frieda, who now resides in Roman, Roumania, the sum of \$500.00 to be hers absolutely and forever. I hereby direct the Executrix herein, to pay said sum to my said sister, as soon as such payment can be made conveniently after my death.

Item 3. My sister, Bertha, who resides in the City of Chicago, Illinois, has heretofore left with me the sum of \$900.00 in cash, which sum I have on deposit with the Railroadmen's Building and Savings Association of Indianapolis, Indiana, in my name and she has received the interest thereon from time to time as the same accrued and it is my will and I hereby direct that said sum shall be paid to her or the savings account in said Association be transferred to her as soon as practicable after my death.

Item 4. It is my will and I hereby give, grant, devise and bequeath all the rest and residue of my estate remaining, of whatever nature, whether the same be real, personal or mixed and wheresoever situated to my beloved wife, Sarah Davidson, to be hers, absolutely and forever.

Item 5. I hereby designate and appoint my said wife, Sarah Davidson, as Executrix hereof and it is my desire that she shall not be required to give any bond as such and I hereby cancel and revoke and declare as null and void, all other wills made by me heretofore.

IN WITNESS WHEREOF, I have this 11th day of March, 1922, signed my name hereto and do declare the above and foregoing as my last will and testament.

Joseph Davidson

We, the undersigned, hereby certify that the above and foregoing instrument was, on this 11th day of March, 1922, signed by said Joseph Davidson, in our presence and was -- him declared to be his last will and testament, and that we, at his request in his presence and in the presence of each other, have signed the same as witnesses.

L. D. Buenting  
Ray Clem.



225161

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
85 page 28981

IN THE MATTER OF THE ESTATE OF JOSEPH DAVIDSON,  
DECEASED.

-7-

December 3, 1929 Will probated in open court,  
bond filed, Sarah Davidson duly qualified as executrix  
of the last will and testament of Joseph Davidson,  
deceased.

Order Book 118 page 259.

December 26, 1929, Proof of notice of appoint-  
ment filed.

January 14, 1931, Verified final report filed.

January 28, 1931, Proof of publication of  
final notice filed.

February 14, 1931, Proof of posting of final  
notice filed, final report approved and estate  
closed.

Order Book 129 page 590.

Final Report Record 86 page 437.

NOTE: Entry on final report reads as follows,  
to-wit:

And the Court having examined said report,  
finds that more than one year has elapsed since  
the granting of letters testamentary, in said  
estate and the giving of notice thereof, and  
that all of decedent's debts have been paid and  
discharged, and that after the payment of the  
debts and liabilities of said estate there remained  
no funds with which to pay any bequests under the  
last will and testament of said decedent. That  
said estate has been fully settled and administered  
upon as shown by said report and vouchers filed  
therewith. That no inheritance tax was assessed  
against said estate.

Town Lot Record  
895 page 582  
Inst. #19030  
Sept. 2, 1932  
Recorded  
Sept. 2, 1932

Sarah Davidson, unmarried  
and surviving widow of  
Joseph Davidson,  
deceased

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

to

Frederick Davidson, and  
Herbert Davidson.

-8-

Part of the south side of lot numbered 16 and  
part of the north side of lot numbered 17 in Brown,  
Frank and Ketchem's subdivision of part of Out Lots  
107 and 108 in the city of Indianapolis, more partic-  
ularly described as follows:-

Commencing at the south east corner of said  
lot numbered 16; thence west on the south line of  
said lot 150 feet parallel with the north line of  
said lot to a point; thence north 6.35 feet parallel  
with High Street to a point; thence east 98.4 feet

225161

parallel with the north line of said lot to a point; thence north and parallel to High Street .5 of a foot; thence east parallel with the north line of said lot, 51.6 feet to a point intersecting the west line of High Street; thence south along the west line of High Street 6.85 feet to the place of beginning.

Also 16.55 feet off of the north side of lot numbered 17 in the above described subdivision.

(Also other real estate).

Subject to all liens, claims and incumbrances of whatever nature.

Town Lot Record  
899 page 288  
Inst. #27428  
Dec. 28, 1932  
Recorded  
Dec. 28, 1932

Frederick Davidson, (signed  
Fredrick Davidson)  
unmarried, and  
Herbert Davidson,  
unmarried  
to  
Sarah Davidson.

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

-9-

Part of the south side of lot numbered 16 and part of the north side of lot numbered 17 in Brown, Frank and Ketchem's Subdivision of part of Out Lots 107 and 108 in The city of Indianapolis, more particularly described as follows:-

Commencing at the southeast corner of said lot numbered 16; thence west on the south line of said lot 150 feet parallel with the north line of said lot to a point; thence north 6.35 feet, parallel with High Street, to a point; thence East 98.4 feet parallel with the north line of said lot to a point; thence North and parallel to High Street, .5 of a foot, thence east parallel with the north line of said lot, 51.6 feet to a point intersecting the West line of High Street; thence South along the West line of High Street 6.85 feet to the place of beginning.

Also, 16.55 feet off of the north side of lot numbered 17 in the above described subdivision.

(Also other real estate.)

Subject to all liens, claims and incumbrances of whatever nature.



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55 Sarah Davidson died testate July 25, 1941.

Will Record  
DDD page 319  
Probated  
July 30, 1941

-11-

56  
LAST WILL AND TESTAMENT OF SARAH DAVIDSON, DECEASED.

I, Sarah Davidson, of the City of Indianapolis, County of Marion, and State of Indiana, being of sound and disposing mind and memory and being now desirous of making a disposition of my estate to take effect after my death, do now make, establish, publish and declare the following as my last will and testament:-

Item 1. I hereby direct that all my just debts be paid as speedily as possible out of my estate, including the cost and expenses of my last sickness, funeral and expenses of administration upon my estate.

Item 2. I direct that after my death my body be buried by the side of my deceased husband, Joseph Davidson, in the Jewish Cemetery, Indianapolis, Indiana.

Item 3. I give and bequeath the sum of \$200.00 to Beth El Zedeck Temple, Indianapolis, Indiana, for window material in memory of my deceased husband and in memory of myself.

Item 4. I give and bequeath the sum of \$50.00 to the Jewish Shelter House now located at 852 South Pennsylvania Street.

Item 5. All the rest and residue of my estate remaining, whether the same be real, personal or mixed and wheresoever the same may be situated. I hereby give, grant, devise and bequeath to my Two son-, Herbert Davidson and Frederick Davidson, share and share alike, to be theirs absolutely and forever.

Item 6. I hereby nominate and appoint my said two sons, Herbert Davidson and Frederick Davidson as co-executors hereof, and I here by revoke and declare, as null and void, all other wills made by me heretofore.

In Witness Whereof, I have hereunto subscribed my name, in the presence of Otto W. Buenting and L. D. Buenting, whom I have requested to act as witnesses to this will, and in whose presence I have declared the above and foregoing instrument, written upon this and the preceding page hereof, and consisting of six items, as and for my last will and testament, and I have also subscribed my name on the preceding page hereof, this 22'd day of April 1930.

Sarah Davidson

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We, the undersigned, hereby certify that the above and foregoing instrument was, on the 22'd day of April 1930 signed by said Sarah Davidson, in our presence and was by her declared to be her last will and testament, and that we, at her request, in her presence and in the presence of each other, have signed the same as witnesses.

L. D. Buenting  
Otto W. Buenting

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
121 page 43543

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IN THE MATTER OF THE ESTATE OF SARAH DAVIDSON,  
DECEASED.

July 30, 1941, Will probated by Clerk in vacation by proof of handwriting. Bond filed Herbert Davidson and Fred Davidson duly appointed and qualified as Executors of the last will and testament of Sarah Davidson deceased.

Order Book --- page ---.

Letters testamentary issued by clerk in vacation. August 29, 1941, Proof of notice of appointment filed.

September 2, 1941, Action of clerk in admitting will to probate and issuing letters testamentary in vacation approved by the court.

Order Book 201 page 339-342.  
(Pending).

*sub court  
RC*

See extension of Abstract

Assessment Record  
152 page 100  
Resolution 13313  
Approved  
Oct. 10, 1927

Edward M. Healy  
to  
Pave. Bicking St.  
Pts. Lots 16 and 17 herein assessed for \$1.51.  
Unpaid and delinquent with penalty.

Assessment

-13-

*1/28*

CHECKED TO 7-15-60  
UNION TITLE COMPANY



225161

Old Age Assis-  
tance Search

-14-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

Judgment Search

-15-

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

Sarah Davidson

from February 7, 1932  
to and including  
July 25, 1941

and vs.

Herbert Davidson  
and  
Frederick (or  
Fredrick) Davidson

for the 10 years last  
past and against none  
other.

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #80685  
Oct. 20, 1939  
Order Book  
73 page 588

-16-

*Since Paid  
Re  
7*

Sarah Davidson  
vs  
Evelyn Hartsock

Judgment rendered vs. Plaintiff for costs.

The record shows the  
Costs NOW PAID  
By Russell  
Brown Abstract Co.  
RES. & MGR.

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62  
Taxes for the year 1940 on the real estate for which this abstract is prepared are assessed in the name of Sarah Davidson, and are due and payable on or before the first Mondays in May and November of 1941.

General Tax Duplicate No. 149782, C-D,  
Indianapolis, Center Township, Parcel No. 16159.

May installment \$17.97 Paid

November installment \$17.97 Paid

-18-

63  
Taxes for the year 1941 now a lien.

THE ABSTRACT CERTIFICATE



225161

## GUARANTEED CERTIFICATE

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STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 19 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 11 both inclusive.

Dated at Indianapolis, Indiana, February 9, 1942, 8:00 A.M.

UNION TITLE COMPANY

By Willis N. Coral  
President and General Manager

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# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

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

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
225161

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

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

*Prepared for:* Fred Davidson.

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

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

This certificate covers all divisions of both Districts of the State down to and including February 4, 1942, 8 A. M. and  
The Indianapolis Division of the Southern District down to and including February 5, 1942, 8 A. M.

Fredrick Davidson

Frederick Davidson

Herbert Davidson

Sarah Davidson

UNION TITLE CO.

BY *William N. Royal*  
PRES. & GENL. MGR.

R. L.



1.

INDIANAPOLIS  
TITLE  
OF

Continuation of Abstract of title to 16.55 feet taken by parallel lines off the entire north side of Lot Numbered Seventeen (17) also a part of lot Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows to-wit:

Beginning at the southeast corner of said lot; thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.\*

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ABSTRACTS

Prepared for Studebaker Realty Co.,  
since date of February 8, 1942.

CONVEYANCES

PROBATE COURT OF MARION COUNTY.

Estate Docket  
121 page 43543

Sarah Davidson

Estate

(Continued from a former Abstract).

2.

67

L. M. Brown Abstract Co.,

May 16, 1942, Petition to file final report filed and approved; final report filed.

June 20, 1942, Proof of publication of final notice filed; proof of posting final notice filed; final report approved and estate closed.

Order Book 209 page 195.

Entry on final report recites that all of decedents debts and legacies have been paid and discharged and that said decedent died the owner of the following described real estate situated in Indianapolis, Marion County, Indiana, to-wit:

1. Lot No. 33 in Sorin's Subdivision of Lot 175 in the City of Indianapolis.

2. Lot No. 9 in Brown, Frank and Ketcham's Subdivision of Craven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis.

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

3. Lot No. 18 in Block and Nichols North Park Addition to the City of Indianapolis.

That at the time of the death of said decedent the title to said real estate vested pursuant to the terms of the last will and testament of said decedent, in Frederick Davidson and Herbert Davidson sons and heirs at law of said decedent.

That the gross income tax upon said estate has been paid.

And the court further finds that said estate has been fully settled and administered upon in accordance with the provisions of said last Will and Testament, as shown by said report and vouchers filed therewith.

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

And the court further finds that said final report should be approved and said co-executors be discharged.

It is now ordered and decreed that said report be in all things approved and confirmed, and said co-executors be and now are discharged.

Schedule of property filed in determining inheritance tax lists the real estate herein abstracted and shows the gross value of the estate to be \$45,128.40.

PROBATE COURT OF MARION COUNTY.

Fred Davidson, and  
Herbert Davidson,  
co-executors of the estate of  
Sarah Davidson, deceased

vs.

Fred Davidson  
Herbert Davidson  
Elsie Borinstein

Petition for  
Appointment of  
Commissioner to  
Convey Real Estate

Estate Docket  
121 page 43543  
Filed  
May 7, 1942

3.

68

*L. M. Brown Abstract Co.,*

Your petitioners, co-executors of the estate of Sarah Davidson, deceased respectfully shows to the court that said decedent in her lifetime was seized of a certain tract of land and had contracted to convey same to the defendant, Elsie Borinstein, same being described as follows, to-wit:

16.55 feet taken by parallel lines off the entire north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, recorded in Plat Book 6 page 109 in the office of the Recorder, Marion County, Indiana, said part of Lot 16 being more particularly described as follows to-wit:

Beginning at the southeast corner of said lot; thence west on the south line thereof 150 feet to the southwest



INDIANAPOLIS

corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, 0.5 feet of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

TITLE

OF

ABSTRACTS

In accordance with the terms of a certain contract a copy of which is attached hereto, made a part hereof as fully as if set out herein marked Exhibit "A". That said decedent died without having executed a conveyance of said real estate or made any legal provision by will or otherwise for the execution thereof as provided by the terms of said contract. Your petitioners further show that said decedent left surviving her asher sole and only heirs at law Fred Davidson and Herbert Davidson, both of whom are made defendants to this petition; that no children were born to said decedent subsequent to the executing of said decedent's last Will and Testament; that the defendants Fred Davidson and Herbert Davidson are the sole residuary legatees.

Petitioners therefore pray the court to appoint a commissioner to execute a deed conveying said real estate to said defendant Elsie Borinstein in conformity with the terms of said contract and that the same may be delivered to these petitioners to enable them to make tender thereof to said vendee and collect the balance of the purchase money in the sum of \$925.00 so remaining due and unpaid thereunder.

Fred W. Davidson

Co-executors:

Herbert Davidson

STATE OF INDIANA)

SS:

COUNTY OF MARION)

Fred Davidson and Herbert Davidson being first duly sworn upon their oath depose and say; that the facts in the foregoing petition for the appointment of a commissioner to convey certain real estate so described in the foregoing petition are true and that they are the sole heirs of the deceased and co-executors of the decedent's estate.

Fred W. Davidson

Co-executors:

Herbert Davidson

Subscribed and sworn to before me, a Notary Public in and for said County of Marion this 28 day of April 1942.

Julius I. Salzman,  
Notary Public (LS)

My commission expires: January 21, 1945.

*L. M. Brown Abstract Co.,*

*66 n.*

202937

(NOTE: Contract above referred to is set out in part as follows: )

A G R E E M E N T.

KNOW ALL MEN BY THESE PRESENTS: that Sarah Davidson, of Marion County, State of Indiana, has this day demised and leased to Elsie Borinstein, her executors and administrators of Marion County, State of Indiana, the following described real estate in Marion County, State of Indiana, to-wit:

16.6 ft. n side of lot 17, 6.8 ft. so. side of lot 16 Cavens sub. O.L. 107 & 108.

This contract subject to the rights of the month month tenant now in possession.

Said property being known as 1034 High Street, Indianapolis, Marion County, Indiana, for a period of three years, beginning with the first day of July 1939, at a monthly rental of twelve dollars per month, payable in advance at 29 East Ohio Street, in the City of Indianapolis, Indiana, the first monthly payment to be made on or before the first day of July 1939, and like payments to be made on or before the same day of each succeeding month.

That lessee shall not assign this lease or sub-let the property herein described without the written consent of lessor.

It is further agreed between lessor and lessee that for and in consideration of the sum of \$150.00 this day paid, to lessor by lessee, the receipt whereof is hereby acknowledged, lessor hereby grants and gives to the lessee the right and option at any time while this lease is in effect to purchase said real estate of lessor at and for the sum and price of \$1,300.00 together with interest thereon from this date at the rate of six per cent per annum, computed semi-annually in advance on January 1, and July 1, and if said option is exercised by lessee as herein provided, it is agreed that credit shall be given on said option price for the cash payment this day made for the consideration of this option, and lessee shall further have credit on said option price for a sum equal to the monthly rental payments herein stipulated and therefore paid, less interest theretofore paid at six per cent per annum from the first of January or the first of July next following such payment, and the balance of said option price shall be payable in cash.

May 7, 1942, Defendants, Fred Davidson and Herbert Davidson for answer to plaintiffs petition allege and say:

That they jointly and severally admit the facts alleged in said petition; that they jointly and severally consent to the conveyance of the real estate described in

*L. M. Brown Abstract Co.,*

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

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L. M. Brown Abstract Co.,

ABSTRACTS OF TITLE INDIANAPOLIS

said petition to be executed by deed of John F. Vladioiu, commissioner appointed by the court as prayed for in said petition and that they jointly and severally waive service of summons in this cause.

May 7, 1942, Defendant Elsie Borinstein, for answer to plaintiff's petition alleges and says, that she admits the facts alleged in said petition; that she consents to the conveyance of the real estate described in said petition as prayed for in said petition to be executed by deed of John F. Vladioiu, commissioner appointed by the court; and that she waives service of summons in this cause.

Mrs Elsie Borinstein.

May 7, 1942, Order on petition. Comes now your petitioners, co-executors in the estate of Sarah Davidson, deceased, and respectfully show the court that summons having been issued on said petition asking for the appointment of a commissioner to convey certain real estate, which petition is in the following words and figures, to-wit: (H.I.) And notice thereof having been waived by all defendants, and the court having seen and inspected said petition, having heard evidence thereon and being duly advised in the premises finds that the allegations in said petition contained are true, and that as therein alleged said decedent in her life time contracted to convey the above-mentioned real estate, and that decedent died testate but without having executed a conveyance of said real estate or made any legal provision by will or otherwise for the execution thereof as provided by the terms of said contract. The court further finds that the defendants Fred Davidson and Herbert Davidson are the sole and only heirs of said decedent, that no child or children were born to said decedent subsequent to the executing of said decedent's last will and testament; that the defendants Fred Davidson and Herbert Davidson are the sole residuary legatees; and that for the purpose of carrying into effect the terms of said contract and collecting the balance of the purchase money in the sum of \$925.00 so due thereunder, a commissioner should be appointed to execute a deed conveying said real estate to said vendee Elsie Borinstein, one of the defendants of this proceeding.

THEREFORE, it is now ordered by the court that John F. Vladioiu be and he is appointed a commissioner to execute such deed in conformity with the provisions of such contract as found, and that he make due report thereof to this court.

And comes now John F. Vladioiu, commissioner and submits a deed by him executed in accordance with the order herein made, and the same being examined is now approved by the court and reads as follows: (H.I.) And said deed so executed and approved is now by order of court delivered to said co-executors that they may tender the same to said vendee and demand and receive payment of the unpaid purchase money in the sum of \$925.00 so found

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

under the terms of said contract.  
Order Book 205 page 426.

Deed Record  
1089 page 605  
May 7, 1942  
Recorded  
May 13, 1942

4.

69

John F. Vladioiu, Commissioner appointed by the Probate Court of Marion County, Indiana, pursuant to the order of said court made in the case of Fred Davidson, deceased, against Fred Davidson, Herbert Davidson and Elsie Borinstein, and entered in Estate Docket 121, page 43543

Commissioner's  
Deed. Revenue  
Stamps Attached

to  
Elsie Borinstein.  
16.55 feet taken by parallel lines off the entire north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows to-wit:  
Beginning at the south east corner of said Lot; thence west on the south line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said Lot, 6.35 feet to a point; thence east parallel to the south line of said Lot 98.4 feet to a point; thence north parallel to the east line of said Lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.

Examined and approved in Open Court 7 day of May 1942.

Smiley N. Chambers, Judge of the  
Probate Court of Marion County, Indiana.

Deed Record  
1103 page 508  
May 7, 1942  
Recorded  
Dec. 4, 1942

5.

70

*L. M. Brown Abstract Co.,*

John F. Vladioiu, Commissioner appointed by the Probate Court of Marion County, Indiana, pursuant to the order of said Court made in the case of Fred Davidson, and Herbert Davidson Co-executors of the estate of Sarah Davidson, deceased, against Fred Davidson, Herbert Davidson, and Elsie Borinstein and entered in Estate Docket 121 page 43543 of said Court

Commissioner's  
Deed. No Revenue  
Stamps Attached

to  
Elsie Borinstein.  
16.55 feet taken by parallel lines off the entire



INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows to-wit:

Beginning at the south east corner of said lot; thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.

Examined and approved in open court 7 day of May 1942.

Smiley N. Chambers, Judge of the  
Probate Court of Marion County,  
Indiana.

Deed Record  
1089 page 598  
Apr. 30, 1942  
Recorded  
May 13, 1942

Frederick Davidson, and  
Nellie Davidson, his wife,  
Herbert Davidson, unmarried  
to  
Elsie Borinstein.

Quit Claim Deed  
No Revenue  
Stamps Attached

6.

16.55 feet taken by parallel lines off the entire north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of lot 16 being more particularly described as follows to-wit:

Beginning at the south east corner of said lot; thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.

L. M. Brown Abstract Co.,

Deed Record  
1093 page 242  
May 21, 1942  
Recorded  
July 1, 1942

INDIANAPOLIS

Elsie Borinstein, and  
Harry Borinstein, her husband  
to  
Esther Robbins.

Warranty Deed No  
Revenue Stamps  
Attached

7.

72

16.6 feet off the north side of lot 17 and 6.8 feet  
off the south side of lot 16 in Cavens Sub. of Out Lot  
107 and 108 in the City of Indianapolis, Marion County,  
Indiana.

Subject to all taxes now assessed on the real  
estate.

Deed Record  
1103 page 509  
Nov. 27, 1942  
Recorded  
Dec. 4, 1942

TITLE  
OF

Elsie Borinstein, and  
Harry Borinstein, her husband  
to  
Esther Robbins.

Warranty Deed  
No Revenue  
Stamps Attached

8.

79

16.55 feet taken by parallel lines off the entire  
north side of lot 17; also a part of lot 16 in Brown,  
Frank and Ketcham's Subdivision of part of Out Lots 107  
and 108 in the City of Indianapolis, as per plat thereof  
recorded in Plat Book 6 page 107 in the office of the  
Recorder of Marion County, Indiana, said part of Lot 16  
being more particularly described as follows to-wit:

Beginning at the south east corner of said lot;  
thence west on the south line thereof 150 feet to the  
southwest corner of said lot; thence north on and along  
the west line of said lot, 6.35 feet to a point; thence  
east parallel to the south line of said lot 98.4 feet to  
a point; thence north parallel to the east line of said  
Lot .5 of a foot; thence east parallel to the south line  
of said lot 51.6 feet to a point in the east line  
thereof; thence south on and along the east line of said  
Lot 6.95 feet to the place of beginning.

This deed is executed to correct a certain deed  
executed between the same parties on May 21, 1922 and  
recorded in Town Lot Record 1093 page 242.

9.

*L. M. Brown Abstract Co.,*

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.



Mtg. Record  
1302 page 453  
Nov. 28, 1942  
Recorded  
Dec. 4, 1942

INDIANAPOLIS

MORTGAGES

Esther Robbins, and  
Herman Robbins, her husband

Mortgage

to  
Railroadmen's Federal Savings and  
Loan Association of Indianapolis.

16.55 feet taken by parallel lines off the entire north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows to-wit:

Beginning at the south east corner of said lot; thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.

To secure the payment of one principal promissory note of \$1,000.00 of even date with interest as provided for in said note from date until paid. Said principal and interest being payable in payments as provided for in said note. All of said payments to be made at the office of the mortgagee on or before the 25th day of each calendar month hereafter until the whole of said principal sum and interest is fully paid. Grantors agree to pay on or before the 25th day of each calendar month hereafter until the debt hereby secured is fully paid not less than the sum of \$3.40 to be used in the payment of taxes, assessments, etc.

All payable with 10% attorney's fees.

TITLE

ABSTRACTS OF

L. M. Brown Abstract Co.,

10.

*on*  
*10-17-45*  
*Released on margin*

MECHANICS' LIENS

11.

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

INDIANAPOLIS

JUDGMENTS

12.

75

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.

TITLE

Herbert Davidson and Frederick Davidson, from February 8, 1942 to May 13, 1942 inclusive.  
Elsie Borinstein, from April 5, 1935 to July 1, 1942 inclusive.  
Esther Robbins, for the 10 years last past.

OF

We find the following:

ABSTRACTS

Cause B-11166  
Order Book  
596 page 133

76

See off

SUPERIOR COURT OF MARION COUNTY

Esther Ruth Robbins Judgment  
vs.  
Darwin M. Robbins.  
Judgment rendered November 22, 1940 against plaintiffs for costs.

13.

Cause #95589  
Order Book  
83 page 624

77

L. M. Brown Abstract Co.,

CIVIL MUNICIPAL COURT OF MARION COUNTY.

American Loan Co. Judgment  
vs.  
Esther R. Robbins,  
Darwin M. Robbins.  
Judgment rendered November 5, 1941 against defendants for \$195.83 and costs.

14.

Misc. Record  
338 page 39  
Nov. 5, 1942  
Recorded  
Dec. 4, 1942

Esther Robbins Affidavit

Affiant says, that she is of lawful age and resides in Marion County, Indiana; that she is the owner of the following described real estate situated in Marion County, Indiana, to-wit:

15.



INDIANAPOLIS

TITLE

OF

ABSTRACTS

16.55 feet taken by parallel lines off the entire north side of lot 17; also a part of lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of lot 16 being more particularly described as follows to-wit:

Beginning at the south east corner of said lot; thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot 6.85 feet to the place of beginning.

Affiant herein Esther Robbins, states that she is not one and the same person as Esther Ruth Robbins and Esther R. Robbins as shown in the following judgments:

Cause No. B-11166 Superior Court of Marion County, Esther Ruth Robbins vs. Darwin M. Robbins on November 22, 1940 for costs.

Order Book 596 page 133.

Cause No. 95589, Municipal Court of Marion County, American Loan Co. vs. Darwin M. Robbins and Esther R. Robbins on November 5, 1941, for \$195.83 and costs.

Further affiant sayeth not.

Esther Robbins.

#### ASSESSMENTS

16.

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

*L. M. Brown Abstract Co.,*

202937

INDIANAPOLIS

TAXES

17.

Taxes for the year 1943, paid in full.

TITLE

OF

18.

Taxes for the year 1944, assessed in the name of  
Esther Robbins,  
General Tax Duplicate No. 396881  
Parcel No. 16159  
Indianapolis, Center Township  
are due and payable the first Monday in May and the  
first Monday in November 1945.

ABSTRACTS

May installment \$8.71 unpaid.  
Nov. installment \$8.71 unpaid.

*May Installment Paid*  
L. M. BROWN ABSTRACT CO.  
*Russell A. Ford*  
BY \_\_\_\_\_ PRES. & MGR.

*see sub com*  
Ⓟ

*L. M. Brown Abstract Co.,*

19.

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



202937

ZONING

20.

INDIANAPOLIS

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.

TITLE

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.

OF

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:

ABSTRACTS

Being five Classes of Use Districts termed respectively, Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts; and Class U-5, or Second Industrial Districts.

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

Provides for its administration by the Building Commissioner, and for penalties for violation of its provisions and authorizes the creation of a Board of Zoning Appeals, and that no building or apartment shall be erected or used except in conformity with the regulations prescribed in said Ordinance.

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

*L. M. Brown Abstract Co.,*

## CERTIFICATE

21.

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 February 8, 1942 to and including  
 April 5, 1945 and covers Paragraphs No. 1 to 21  
 both inclusive, and Sheets No. 1  
 to 14 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Furr*  
 President & Mgr.

E.W.



Established 1868

# L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

202937

**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.  
FERMON S. CANNON  
VOLNEY M. BROWN  
FRED G. APPEL  
CORNELIUS O. ALIG  
FRED WUELFING  
ALLAN F. VESTAL  
ALBERT E. UHL  
RUSSELL A. FURR  
SAMUEL S. SUTPHIN  
J. ALBERT SMITH

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In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

STUDEBAKER REALTY CO.,

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 April 5, 1945 and all other Divisions of the State of Indiana, down to and including March 26, 1946

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.

Herbert Davidson

Frederick Davidson

Elsie Borinstein

Esther Robbins.

Dated April 5, 1945

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*  
President and Manager

EW.

1.

INDIANAPOLIS  
TITLE  
OF

Continuation of an abstract of title to 16.55 feet taken by parallel lines off the entire North side of Lot Number Seventeen (17), also a part of Lot Number Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

ABSTRACTS

Prepared for Jennings Bros.,  
since date of April 5, 1945.

CONVEYANCES

Deed Record  
1176 page 204  
May 15, 1945  
Recorded  
May 16, 1945

Esther Robbins and  
Herman Robbins, her  
husband,  
to  
Harry E. Lash and  
Ethel M. Lash,  
husband and wife.

Warranty Deed  
Revenue Stamp  
Attached

2.

*L. M. Brown Abstract Co.,*

16.55 feet taken by parallel lines off of the entire north side of Lot Number 17 also a part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof;

(over)



INDIANAPOLIS

thence south on and along the east line of said lot, 6.85 feet to the place of beginning.  
Deed recites usual grantors citizenship clause.

3.

WE FIND NO FURTHER CONVEYANCES

TITLE

ENCUMBRANCES

OF

MORTGAGES

Mtg. Record  
1353 page 125  
May 15, 1945  
Recorded  
May 16, 1945

Harry E. Lash and  
Ethel M. Lash,  
husband and wife,  
to  
Colonial Savings and  
Loan Association.

Mortgage  
SATISFIED  
L. M. BROWN ABSTRACT CO.  
FRANK & MORTG

4.

86

ABSTRACTS

16.55 feet taken by parallel lines off the entire North side of Lot Number Seventeen (17), also a part of Lot Number Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the performance of a certain bond of even date herewith in the sum of \$2000.00 with interest at the rate of 6 % per annum, together with certain dues, fines, etc. and 10 % attorney's fees.

*Return margin  
121*

*L. M. Brown Abstract Co.,*

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

MECHANICS' LIENS

5.

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

JUDGMENTS

6.

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

Esther Robbins, from April 5, 1945 to May 16, 1945 inclusive.

Harry E. Lash and Ethel M. Lash, jointly and not individually, for the 10 years last past.

None found unsatisfied.

ASSESSMENTS

7.

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

TAXES

8.

For taxes, see previous continuation.



9.

## 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 April 5, 1945 to and including  
 May 16, 1945 and covers Paragraphs No. 1 to 9  
 both inclusive, and Sheets No. 1  
 to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By

*James A. [Signature]*  
 President & Mgr.

1.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Continuation of an abstract of title to 16.55 feet taken by parallel lines off the entire North side of Lot Number Seventeen (17) also part of Lot Number Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Prepared for Jennings Brothers, since date of May 16, 1945.

## CONVEYANCES.

Deed Record  
1177 page 396  
May 16, 1945  
Recorded  
May 29, 1945

Harry E. Lash and  
Ethel M. Lash,  
husband and wife  
to  
Edward L. Lash

Warranty Deed  
Revenue Stamps  
Attached

2.

*L. M. Brown Abstract Co.,*

16.55 feet taken by parallel lines off the entire North side of Lot 17 also a part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Subject to taxes for November 1944 payable in November 1945.

Deed contains usual citizenship clause by grantors.



3.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

4.

TITLE

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

OF

MECHANIC'S LIENS.

5.

ABSTRACTS

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

JUDGMENTS.

6.

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

Harry E. Lash and Ethel M. Lash jointly and not individually from May 16, 1945 to May 29, 1945 inclusive. Edward L. Lash for 10 years last past.

None found unsatisfied.

ASSESSMENTS.

7.

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

*L. M. Brown Abstract Co.,*

8. TAXES.  
 Taxes for the year 1944 paid in full.

9. TAXES.  
 Taxes for year 1945 assessed in name of Esther Robbins were due and payable the first Monday in May and the first Monday in November, 1946.  
 General Tax Duplicate No. 396762  
 Parcel No. 16159  
 Indianapolis, Center Township  
 May installment \$9.57 paid  
 Nov. installment \$9.57 paid

10. since paid 36

L. M. Brown Abstract Co.,

Taxes for year 1946 became a lien March 1st and are due and payable in May and November of the year 1947.

As shown on record these taxes are now FULLY PAID. L. M. BROWN ABSTRACT CO., INC. BY [Signature]



## CERTIFICATE

11.

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

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

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

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

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared.

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

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

The period of search covered by this certificate is  
 from **May 16, 1945** to and including  
**January 21, 1947** and covers Paragraphs No. 1 to **11**

both inclusive, and Sheets No. 1  
 to **4** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By

President & Mgr.



mo

Established 1868

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

# L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

234083

DIRECTORS  
CHAS. R. YORKE  
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 S. BUTPHIN  
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

**Jennings Brothers**

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 **January 21, 1947** and all other Divisions of the State of Indiana, down to and including **January 14, 1947**

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.

Harry E. Lash

Ethel M. Lash

Edward L. Lash

Dated **January 21, 1947**.....

L. M. BROWN ABSTRACT CO.

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

President and Manager

mo



1.

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

Continuation of Abstract of Title to 16.55 feet taken by parallel lines off the entire North side of Lot Numbered Seventeen (17) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketchan's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Prepared for Jennings Bros., since date of January 21, 1947.

2.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Edward L. Lash and  
Ressie Lash  
his wife  
to  
Colonial Savings and  
Loan Association

SATISFIED OF RECORD  
L. M. BROWN ABSTRACT CO., INC.  
BY *Russell G. Fann*  
PRES. & MGR.

Mortgage

Mtg. Record  
1406 page 442  
Jan. 29, 1947  
Recorded  
Jan. 31, 1947

3.

16.55 feet taken by parallel lines off the entire north side of Lot No. 17 also part of Lot Numbered 16 in Brown Frank and Ketchan's a Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16,

*on  
m  
Released on  
margin  
B*

*L. M. Brown Abstract Co.,*

INDIANAPOLIS

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the payment of a certain bond of \$2100.00 of even date with 6% interest, per annum payable monthly together with certain fines, dues, insurance etc. with 10% attorney's fees.

#### MECHANIC'S LIENS

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

#### JUDGMENTS

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

Edward L. Lash from January 21, 1947 to date.

None found unsatisfied.

#### ASSESSMENTS.

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

#### TAXES

7. For taxes see previous continuation.



## CERTIFICATE

8.

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 **January 21, 1947** to and including  
**February 11, 1947** and covers Paragraphs No. 1 to **8**

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



L. M. BROWN ABSTRACT COMPANY  
 By *[Signature]*

President & Mgr.

1.

INDIANAPOLIS

Continuation of Abstract of Title to 16.55 feet taken by parallel lines off the entire North side of Lot numbered Seventeen (17) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Merion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

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TITLE OF

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

ABSTRACTS

Prepared for Phillips Realty since date of February 11, 1947.

2.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

3.

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

MECHANIC'S LIENS.

4.

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

OLD AGE ASSISTANCE LIENS.

5.

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

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

We find none.

*L. M. Brown Abstract Co.,*



INDIANAPOLIS

JUDGMENTS.

6. *105* Search is made, and strictly limited, for judgments, which may have been entered against the following party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Edward L. Lash from February 11, 1947 to date.

TITLE

None found unsatisfied.

ASSESSMENTS.

7. *106* None found unsatisfied of record which became a lien within the period of this search.

ABSTRACTS

TAXES.:

8. *107* Taxes for year 1949 paid in full.

9. *108* Taxes for year 1950 assessed in name of Edward Lash are due and payable the first Monday in May and the first Monday in November, 1951.

General Tax Duplicate No.. 268745  
Parcel No. 16159  
Indianapolis Center Township

As shown of record these taxes are now FULLY PAID.

May installment \$9.55 Paid  
Nov. installment \$9.55 Unpaid

L. M. BROWN ABSTRACT CO., INC.

BY *Russell A. Furr*  
PRES. & MGR.

10. *109* Taxes for year 1951 became a lien March 1st and are due and payable in May and November of the year 1952.

11. *110* 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.

*L. M. Brown Abstract Co.,*

## CERTIFICATE

12.

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

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

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

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

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

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

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 February 11, 1947 to and including  
August 21, 1951 and covers Paragraphs No. 1 to 12.

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

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Jones*  
President & Mgr.



mb



Established 1868

OFFICERS

RUSSELL A. FURR  
PRESIDENT  
VOLNEY M. BROWN  
VICE-PRESIDENT  
FRED G. APPEL  
VICE-PRESIDENT  
CORNELIUS O. ALIG  
TREASURER  
EDSON T. WOOD,  
SECRETARY  
ARCHIE H. ADAMS  
ASST. SECRETARY  
JACOB F. DELKER  
MANAGER

# L. M. BROWN ABSTRACT CO., Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

313033

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

PHILLIPS REALTY

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 21, 1951 and all other Divisions of the State of Indiana, down to and including August 11, 1951

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.

Edward L. Lash

Dated..... August 21, 1951

L. M. BROWN ABSTRACT CO.

By..... *Russell A. Furr*  
President and Manager

313943

-1-

INDIANAPOLIS

Continuation of Abstract of Title to  
16.55 feet taken by parallel lines off the entire  
North side of Lot numbered Seventeen (17), also part of  
Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's  
Subdivision of part of Out Lots 107 and 108, in the  
City of Indianapolis, the plat of which is recorded in  
Plat Book 6, page 107 in the office of the Recorder of  
Marion County, Indiana, said part of Lot 16, being more  
particularly described as follows, towit:

113

TITLE

Beginning at the southeast corner of said lot,  
thence west on the south line thereof 150 feet to the  
southwest corner of said lot; thence north on and along  
the west line of said lot; 6.35 feet to a point; thence  
east parallel to the south line of said lot 98.4 feet  
to a point; thence north parallel to the east line of  
said lot .5 of a foot; thence east parallel to the south  
line of said lot 51.6 feet to a point in the east line  
thereof; thence south on and along the east line of  
said lot, 6.85 feet to the place of beginning.

OF

ABSTRACTS

Prepared for Better Homes Savings & Loan  
Association, Since date of August 21, 1951.

-2-

*L. M. Brown Abstract Co.,*

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

-1-



Mortgage Record  
1614, p. 500  
Inst. No. 58470  
Sept. 13, 1951  
Recorded  
Sept. 14, 1951

INDIANAPOLIS

MORTGAGES.

Edward L. Lash, and  
Bessie Lash, his wife,  
both of legal age,  
to  
Better Homes Savings  
Loan Association, of  
Indianapolis, Indiana.

SATISFIED OF RECORD  
L. M. BROWN ABSTRACT CO., INC.  
Runcle & Jones  
Fees & MCR Mortgage

TITLE

OF

ABSTRACTS

16.55 feet taken by parallel lines off the entire North side of Lot numbered Seventeen (17), also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

In the event of the sale of the property hereby mortgaged by the mortgagor, the indebtedness hereby secured shall be immediately due and payable.

To secure the payment of a certain bond of even date herewith in the sum of \$3,000.00 payable monthly at the rate of \$35.00 per month with interest at the rate of 6% per annum, all payable on or before the 10th day of each month all without relief from valuation and appraisement laws and with 10% attorney's fees.

L. M. Brown Abstract Co.,

MECHANICS' LIENS.

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

Released  
Per Rec  
147 C 347  
Lm

313943

OLD AGE ASSISTANCE LIENS.

-5-

115  
Provided by the Acts concerning Public Welfare approved March 12, 1947.

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

We find None.

JUDGMENTS.

-6-

116  
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:

Edward L. Lash from August 21, 1951 to date.

(None found unsatisfied.)

ASSESSMENTS.

-7-

117  
None found unsatisfied of record which became a lien within the period of this search.

TAXES.

-8-

For Taxes see previous continuation.



## CERTIFICATE

-9-

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

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

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

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

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

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

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

The period of search covered by this certificate is  
 from August 21, 1951 to and including  
 September 14, 1951

and covers Paragraphs No. 1 to 9  
 both inclusive, and Sheets No. 1  
 to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell Q. Furr*  
 President & Mgr.

BC

316414

1.

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

Continuation of Abstract of Title to 16.55 feet taken by parallel lines off the entire North side of Lot Numbered Seventeen (17,) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said Lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Prepared for Better Homes Savings and Loan Association, since date of September 14, 1951.

*L. M. Brown Abstract Co.,*

CONVEYANCES.

Deed Record  
1435 page 606  
Nov. 8, 1951  
Recorded  
Nov. 9, 1951

Edward L. Lash and  
Bessie Lash,  
his wife  
to  
Thelma C. Cook a widow  
and of legal age

Warranty Deed  
Revenue Stamps  
Attached

2.



316414

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

16.55 feet taken by parallel lines off the entire North side of Lot Numbered Seventeen (17,) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said Lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Subject to the taxes for the year 1951 payable in the year 1952 and all subsequent taxes thereafter.

Deed contains usual citizenship clause by grantors.

3.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

Thelma C. Cook,  
unmarried  
to  
Better Homes Savings  
and Loan Association,  
of Indianapolis.

Mtg. Record  
1621 page 645  
Nov. 8, 1951  
Recorded  
Nov. 9, 1951

4.

*L. M. Brown Abstract Co.,*

SATISFIED OF RECORD *2-24-54*  
ATTEST, UNION TITLE CO.  
BY *Kenn E. B...*  
PRESIDENT

ABSTRACTS OF TITLE INDIANAPOLIS

16.55 feet taken by parallel lines off the entire North side of Lot Numbered Seventeen (17,) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said Lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the payment of a certain bond in the sum of \$3,000.00 conditioned, that the said obligor shall pay monthly dues upon 30 shares of capital stock of said Association of \$100.00 each at the rate of \$35.00 per month being inclusive of interest on said loan at the rate of 6% per annum, all payable on or before the tenth day of each month, with attorney's fees.

MECHANIC'S LIENS.

5.

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

OLD AGE ASSISTANCE LIENS.

6.

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

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

We find none.

L. M. Brown Abstract Co.,



7.

124

INDIANAPOLIS

JUDGMENTS.

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

Edward L. Lash from September 14, 1951 to November 9, 1951 inclusive.  
Thelma C. Cook for ten years last past.

TITLE

None found unsatisfied.

OF

8.

125

ABSTRACTS

ASSESSMENTS.

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

9.

126

*L. M. Brown Abstract Co.,*

TAXES.

For taxes see previous continuation.

GILBERT  
RESOURCES  
316414

## CERTIFICATE

10.

127  
The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

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

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

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

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

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

The period of search covered by this certificate is  
from September 14, 1951 to and including  
November 10, 1951 and covers Paragraphs No. 1 to 10  
both inclusive, and Sheets No. 1  
to 5 both inclusive.



L. M. BROWN ABSTRACT COMPANY  
By *Russell G. Furr*  
President & Mgr.

mo



Established 1868

OFFICERS

RUSSELL A. FURR  
PRESIDENT  
VOLNEY M. BROWN  
VICE-PRESIDENT  
FRED G. APPEL  
VICE-PRESIDENT  
CORNELIUS O. ALIG  
TREASURER  
EDSON T. WOOD,  
SECRETARY  
ARCHIE H. ADAMS  
ASST. SECRETARY  
JACOB F. DELKER  
MANAGER

# L. M. BROWN ABSTRACT CO., Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

316414

DIRECTORS

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

128

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

Better Homes Savings and Loan Association

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

The undersigned L. M. BROWN ABSTRACT 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 November 10, 1951 and all other Divisions of the State of Indiana, down to and including November 6, 1951

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.

Edward L. Lash

Thelma C. Cook

Dated..... November 10, 1951

L. M. BROWN ABSTRACT CO.

By..... *Russell A. Furr*.....  
President and Manager

mo

1.

INDIANAPOLIS

Continuation of an abstract of title to 16.55 feet taken by parallel lines off the entire North side of Lot Numbered Seventeen (17), also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

TITLE OF

Beginning at the southeast corner of said Lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

ABSTRACTS

Prepared for Bargersville Building and Loan Association since date of November 10, 1951

2.

WE FIND NO FURTHER CONVEYANCES

*L. M. Brown Abstract Co.,*

ENCUMBRANCES

MORTGAGES

3.

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

MECHANICS' LIENS

4.

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



352602

INDIANAPOLIS

TITLE

5. OLD AGE ASSISTANCE LIENS

OF

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

ABSTRACTS

Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search.  
We find none.

*L. M. Brown Abstract Co.,*

6. JUDGMENTS

Search is made and strictly limited for judgments which may have been entered against the following party, solely under the name as herein written, and not otherwise, and the general certificate hereto appended is accordingly limited:

Thelma C. Cook, from November 10, 1951 to date.  
None found unsatisfied.

INDIANAPOLIS

TITLE

## ASSESSMENTS

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

OF

ABSTRACTS

## TAXES

8. Taxes for the year 1951 paid in full.
9. Taxes for the year 1952 assessed in the name of  
 Thelma C. Cook  
 Parcel No. 16159  
 General Tax Duplicate No. 224555  
 Indianapolis, Center Township  
 were due and payable the first Monday in May, and  
 the first Monday in November 1953.
- |                      |         |      |
|----------------------|---------|------|
| May installment      | \$22.19 | Paid |
| November installment | \$22.19 | Paid |

10. Taxes for the year 1953 became a lien March 1st, and are due and payable in May and November of the year 1954.

SEE SUBSEQUENT CONTINUATION

11. February 8, 1954  
 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.

*L. M. Brown Abstract Co.,*



12.

## CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from November 10, 1951 to and including

February 10, 1954 and covers Paragraph No. 1 to 12  
both inclusive, and Sheets No. 1  
to -4- both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.  
By *Russell R. Furr*  
President & Mgr.

ah

Established 1868

OFFICERS

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET  
Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00  
INDIANAPOLIS 4, IND.

352602

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

Bargersville Building and Loan Association

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

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including February 10, 1954 and all other Divisions of the State of Indiana, down to and including February 6, 1954

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.

Thelma C. Cook

Dated..... February 10, 1954.....

L. M. BROWN ABSTRACT COMPANY, Inc.

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

ah



491325

CAPTION

-1-

Continuation of Abstract of Title to 16.55 feet by parallel lines off the entire North side of Lot 17, also part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to-wit:

Beginning at the southeast corner of said Lot, thence west on the south line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.)

Since February 10, 1954.

Prepared for: Bargarville Building and Loan Association

Town Lot Record  
1520 page 370  
Inst. #11095  
Feb. 23, 1954  
Recorded  
Feb. 23, 1954

Thelma C. Cook, unmarried  
and over the full age  
of twenty-one,  
to

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

Ida A. Cline, a widow.

16.55 feet taken by parallel lines off the entire North Side of Lot numbered 17, also part of Lot numbered 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows, to wit:-

Beginning at the southeast corner of said Lot, thence west on the south line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

-2-

491325

Subject to a certain mortgage in favor of the Better Homes Savings and Loan Association of Indianapolis and recorded in the records of the Recorder of Marion County, Indianapolis, Indiana. Said mortgage in original principal amount of \$3,000.00.

Mortgage Record  
1726 page 67  
Inst. #18907  
Feb. 23, 1954  
Recorded  
Mar. 26, 1954

Ida A. Cline, a widow,  
to  
Bargersville Building  
and Loan Association.

SATISFIED OF RECORD 4-7-55  
Mortgage E Bundridge  
BY W. E. Bundridge  
PRESIDENT

16.55 feet taken by parallel lines off the entire North side of Lot Numbered 17, also part of lot numbered 16, in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6, Page 107, in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:-

Beginning at the south east corner of said Lot, thence west on the south line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 ft. to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the repayment of a loan made by the association to the mortgagors as evidenced by their promissory note of even date herewith in the principal sum of \$3500.00, payable in installments with interest and attorney's fees, the last installment being due and payable 15 years after date.

This mortgage also shall secure such additional advances in a sum not to exceed, \$500.00, which the mortgagee at its option may make to the mortgagor during a period of five years from the date of this mortgage.

Old Age Assistance 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 liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

-4-



491325

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:

Thelma C. Cook

from February 10, 1954  
to and including  
February 23, 1954

and vs.

Ida A. Cline

for the 10 years  
last past and  
against none other.

-6-

Taxes for the year 1953 on the Real Estate for which this Abstract is prepared are assessed in the name of Thelma C. Cook and are due and payable on or before the first Mondays in May and November of 1954.

General Tax Duplicate No. 224643, C-D, Indianapolis, Center Township, Parcel No. 16159.

May Installment \$24.88 Paid.

November Installment \$24.88 Paid.

-7-

Taxes for the year 1954 now ~~paid~~ *paid*.

SINCE PAID IN FULL  
ATTEST - UNION TITLE CO.  
BY *Vern E. Bending*  
PRESIDENT

491325

Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-2; Height District, Class H-1; and Area District, Class A-4; all as shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

-9-

January 24, 1955. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.



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

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

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

Five classes of Use Districts termed respectively, Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

Four classes of Height 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 building in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

Computation of Lot 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 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 1/2 stories high, such least dimension shall be not less than 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 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.



491325

# GUARANTEED CERTIFICATE

-10-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. **1** to **10** both inclusive and sheets watermarked "Union Title Company" Nos. **1** to **7** both inclusive.

Dated at Indianapolis, Indiana, **February 8, 1955, 8 A.M.**

UNION TITLE COMPANY

by... *Kern E. Bondridge*  
President

-7- 1a

# 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

491325

## UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

NORTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Bargersville Building 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 seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

**February 2, 1955, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**February 3, 1955, 8 A.M.**

**Thelma C. Cook**

**Ida A. Cline**

UNION TITLE CO.

BY Vern E. Budge  
PRESIDENT



635448

CAPTION

-1-

Continuation of Abstract of Title to 16.55 feet by parallel lines off the entire North Side of Lot 17, also part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, towit:

Beginning at the southeast corner of said lot, thence west on the South line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Since February 8, 1955, 8 A. M.

Prepared for: Lee A. Rhoades

Town Lot Record  
1562 page 469  
Instr. #12920  
Feb. 15, 1955  
Recorded  
Feb. 19, 1955

Ida A. Cline, a widow  
to  
Lee A. Rhoades and/or  
Lulu I. Rhoades

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

16.5 feet taken by parallel lines off the entire North side of Lot numbered 17, also part of lot numbered 16 in Brown, Frank and Ketcham's subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107 in the Office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, towit:

Beginning at the south east corner of said lot, thence west on the south line thereof 150 feet to the southwest

-2-

-1-VMc-over-

635448

corner of said lot; thence north on and along the west line of said lot 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet; to a point; thence north parallel to the south line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof, thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Subject to a certain mortgage in favor of the Bargserville Building and Loan Association of Bargserville Indiana and recorded in Mortgage Record 1726, page 67 of the records of the Recorder of Marion County, Said mortgage balance not to exceed in amount as of this date \$3181.99.

Proper citizenship clause is attached.

Mortgage Record  
1777 page 187  
Instr. #16865  
Feb. 15, 1955  
Recorded  
March 5, 1955

Lee A. Rhoades and  
Lulu I. Rhoades  
(signed Lulu Rhoades)  
husband and wife  
to

Bargserville Building and  
Loan Association

16.55 feet taken by parallel lines off the entire North side of Lot numbered 17, also part of lot numbered 16 in Brown, Frank and Ketcham's subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107 in the Office of the Recorder of Marion County, Indianapolis, Indiana, said part of Lot 16, being more particularly described as follows, towit:

Beginning at the south east corner of said Lot thence west on the south line thereof 150 feet to the southwest corner of said lot, thence north on and along the west line of said lot 6.35 feet to a point; thence east parallel to the south line of said lot 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

SATISFIED OF RECORD 8-29-60  
ATTESTED BY TITLE CO.  
Mortgage  
BY *C. Edward Blum*  
PRESIDENT

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-2-VMc-over-



635448

To secure the repayment of a loan made by the association to the mortgagors as evidenced by their promissory note of even date herewith in the principal sum of \$4,000.00 payable in installments with interest and attorney's fees, the last installment being due and payable 15 years after date.

This mortgage also shall secure such additional advances in a sum not to exceed \$500.00 which the mortgagee at its option may make to the mortgagor during a period of five years from the date of this mortgage.

Mortgage Record  
1959 page 481  
Inst. #69698  
Oct. 22, 1958  
Recorded  
Oct. 30, 1958

Lee A. Rhoades and/or  
Lulu Rhoades  
husband and wife  
to  
Peoples State Bank

Mortgage

16.55 feet by parallel lines off the entire North side of Lot 17, also part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat 6, page 107, in the office of the Recorder of Marion County, Indiana, said part of Lot 16 being more particularly described as follows, to-wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, .5 of a foot thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the payment, when same shall severally become due, of any and all obligations, notes, bonds, trade acceptances, discounted or assigned statements of accounts, contracts for the payment of money, and other evidences of indebtedness made or discounted, or assigned by Lee A. Rhoades and/or Lulu Rhoades, husband and wife to the Peoples State Bank, Indianapolis, Indiana, or any sums advanced or hereinafter due and owing from said parties to the Peoples State Bank.

-4-  
*OK  
October 22, 1958  
Paul H. McHardy  
P.P.*

635448

It is intended by all of the parties hereto that this Mortgage shall constitute a continuing security to any and all future advances, credits, loans, obligations or discounts or assignments of accounts as shall be made to and accrue from the said Lee A. Rhoades and/or Lulu Rhoades, husband and wife, and that so long as such indebtedness shall exist in whole or in part, this Mortgage shall continue in full force and effect.

CHECKED TO 6-7-65  
UNION TITLE COMPANY

Old Age Assist-  
ance Search

-5-

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

-6-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for 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

-7-

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

Ida A. Cline

from February 8, 1955  
8 A.M. to and including  
February 19, 1955

and vs

Lee A. Rhoades  
and  
Lulu I. Rhoades  
or  
Lulu Rhoades  
jointly and  
not individually

for the 10 years  
last past and  
against none other.



635448

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Taxes for the year 1958 and prior years paid in full.

-9-

Taxes for the year 1959 on the Real Estate for which this Abstract is prepared are assessed in the name of Lee A. and Lulu I. Rhoades and are due and payable on or before the first Mondays in May and November of 1960.

General Tax Duplicate No. 415687, P-Q-R Indianapolis Center Township, Parcel No. 16159.

May Installment \$16.60 Paid.

November Installment \$16.60 Unpaid

Assessed Valuation:

Land \$310.00      Improvements \$550.00      Exemption \$430.00

-10-

Taxes for the year 1960 now a lien.

635448

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

ORDINANCE

-11- 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



**-12- RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING  
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL**

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that, in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinances 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.

**-13- July 8, 1960. 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.**

635448

# GUARANTEED CERTIFICATE

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STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. **1** to **14** both inclusive and sheets watermarked "Union Title Company" Nos. **1** to **8** both inclusive.  
Dated at Indianapolis, Indiana, **July 18, 1960, 8 A. M.**

**UNION TITLE COMPANY**

by *Vern E. Bendridge*  
President

-8-VMc-

FORM NO. 153 R

VMc

Form 156



# 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

**635448**  
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: **Lee A. Rhoades**

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

**July 13, 1960, 8 A. M.** and

The Indianapolis Division of the Southern District down to and including

**July 14, 1960, 8 A. M.**

**Ida A. Cline**

**Lee A. Rhoades**

**Lulu I. Rhoades**

**Lulu Rhoades**

UNION TITLE CO.

BY Vern E. Bendridge  
PRESIDENT

VMc

65-11018A

CAPTION

-1-

Continuation of Abstract of Title to 16.55 feet by parallel lines off the entire North side of Lot 17, also part of Lot 16 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the South line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

Since July 18, 1960, 8 A.M.

Prepared for: Lee A. Rhoades

Mortgage Record  
2054 page 437  
Inst. #63526  
Dated  
August 11, 1960  
Recorded  
August 29, 1960

Lee A. Rhoades and  
Lulu I, Rhoades,  
husband and wife  
to  
Bargersville Building and  
Loan Association

Mortgage

16.55 feet by parallel lines off the entire North Side of Lot 17, also part of Lot 16 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat book 6, page 107, in the office of the Recorder of Marion County, Indiana said part of Lot 16 being more particularly described as follows, to wit:

107  
(SEE CAPTION)

Beginning at the southeast corner of said lot, thence west on the South line thereof, 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot, 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 fet

-2-



65-11018A

to a point; thence north parallel to the east line of said lot, .5 of a foot; thence east parallel to the south line of said lot, 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

To secure the repayment of a loan made by the association to the mortgagors as evidenced by their promissory note of even date herewith in the principal sum of \$4500.00 payable in installments with interest and attorney's fees, the last installment being due and payable 15 years after date.

This mortgage also shall secure such additional advances in a sum not to exceed \$500.00 which the mortgagee at its option may make to the mortgagor during a period of five years from the date of this mortgage.

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  
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.

-3-

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.

-4-

65-11018A

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

-5-

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

-6-

Lee A. Rhoades  
and  
Lulu I. Rhoades  
or  
Lulu Rhoades,  
jointly and  
not individually

from July 18, 1960  
8 A.M. to date and  
against none other

-7- Taxes for the year 1963 and prior years paid in full.

-8- Taxes for 1964 payable 1965 in name of Lee A. & Lulu I. Rhoades.

Duplicate No. 335850, P-Q-R, Indianapolis, Center Township, Code No. 1-01, Parcel No. 16159.

May Installment \$32.17 Unpaid.

November Installment \$32.17 Unpaid.

Assessed Valuation:

Land \$250.00    Improvements \$1,130.00    Exemptions \$690.00

-9- Taxes for 1965 now a lien in name of Lee A. & Lulu I. Rhoades.



## SYNOPSIS OF ZONING AND PLANNING REGULATIONS

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

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

The Metropolitan Plan Commission of Marion County, by Resolution adopted by the County Council as Ordinance No. 8-1957 effective March 28, 1957, recorded April 1, 1957, in Deed Record 1557, page 486, adopted and continued all existing Master Plans then in force in Marion County and in the various Cities and Towns as a consolidated Master Plan.

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

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

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

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

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

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

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

May 28, 1965, We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

## SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

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

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

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

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

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

## Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

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

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

## Minimum requirements as follows:

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

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

Variations of foregoing are provided for multiple dwellings.

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

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

## INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.



**GUARANTEED CERTIFICATE**

-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 6 both inclusive.  
Dated at Indianapolis, Indiana, June 8, 1965, 8 A.M.

**UNION TITLE COMPANY**by *C. Edward Blum*  
President

-6-pw

Parcel 74

PIONEER NATIONAL TITLE INSURANCE COMPANY  
UNION TITLE DIVISION

INTERIM CERTIFICATE OF TITLE

S.R. I-70 PROJ. I-70-3 (52) COUNTY Marion PNTIC # 65-11018-S

Name on Plans Lee A. Rhoades and Lulu I. Rhoades

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from June 8, 1965, 8:00 A.M. to and including March 22, 1966, 8:00 A.M. reveals no changes as to the real estate described under PNTIC # 65-11018-A except:

- (1) Taxes for 1964 payable 19 65 in name of Lee A. and Lulu I. Rhoades  
 Duplicate # 335850 Parcel # 16159 Township I-Center Code # 1-01  
 May \$ 32.17 (paid) ~~(current)~~; November \$ 32.17 (paid) ~~(current)~~  
 Taxes for 19 65 payable 19 66 in name of Lee A. and Lulu I. Rhoades, unpaid.  
 Taxes for 1966 payable 1967, now a lien.
- (2) Mortgage recorded in Mortgage Record 1959, page 481, released of record by Release recorded June 28, 1965, as Instrument #65-30182. ✓
- (3) Mortgage recorded in Mortgage Record 2054, page 437, released of record by Release recorded August 30, 1965, as Instrument #65-43531. ✓
- (4) Mortgage for \$5,000.00 plus additional advances not to exceed \$500.00 from Lee A. Rhoades and Lulu I. Rhoades, husband and wife to Bangersville Building and Loan Association dated July 1, 1965 recorded July 12, 1965 as Instrument #65-32703.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Ray E. Sweat  
Assistant Secretary

Walter W. McKean  
Vice President

Countersigned and validated as of the 25th day of March, 19 66.

James I. Wright  
Authorized Signatory  
JAMES I. WRIGHT,  
Attorney



1.

INDIANAPOLIS

Continuation of Abstract of Title to 16.55 feet taken by parallel lines off the entire North side of Lot numbered Seventeen (17) also part of Lot Numbered Sixteen (16) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana, said part of Lot 16, being more particularly described as follows, to wit:

Beginning at the southeast corner of said lot, thence west on the south line thereof 150 feet to the southwest corner of said lot; thence north on and along the west line of said lot; 6.35 feet to a point; thence east parallel to the south line of said lot, 98.4 feet to a point; thence north parallel to the east line of said lot .5 of a foot; thence east parallel to the south line of said lot 51.6 feet to a point in the east line thereof; thence south on and along the east line of said lot, 6.85 feet to the place of beginning.

TITLE

OF

ABSTRACTS

Prepared for Phillips Realty since date of February 11, 1947.

2.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

3.

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

MECHANIC'S LIENS.

4.

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

OLD AGE ASSISTANCE LIENS.

5.

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

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

We find none.

*L. M. Brown Abstract Co.,*

102

107

104

313033

INDIANAPOLIS

JUDGMENTS.

6.

105

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

Edward L. Lash from February 11, 1947 to date.

None found unsatisfied.

TITLE

ASSESSMENTS.

7.

106

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

OF

TAXES.:

8.

107

Taxes for year 1949 paid in full.

ABSTRACTS

9.

108

Taxes for year 1950 assessed in name of Edward Lash are due and payable the first Monday in May and the first Monday in November, 1951.

General Tax Duplicate No.. 268745  
Parcel No. 16159  
Indianapolis Center Township

As shown of record these taxes are now FULLY PAID.

May installment \$9.55 Paid  
Nov. installment \$9.55 Unpaid

L. M. BROWN ABSTRACT CO., INC.

BY Russell A. Furr  
PRES. & MGR.

10.

109

Taxes for year 1951 became a lien March 1st and are due and payable in May and November of the year 1952.

11.

110

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.

L. M. Brown Abstract Co.,



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

65-11018A

## UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

NORTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Lee A. Rhoades**

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

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

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

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

The Indianapolis Division of the Southern District down to and including

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

**Lee A. Rhoades**

**Lulu I. Rhoades**

**Lulu Rhoades**

UNION TITLE CO.

*C. Edward Blum*

PRESIDENT

pw