

66 5650

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 53

This Indenture Witnesseth, That *BRUCE SHINKLE AND KATHERINE SHINKLE*
(ADULT HUSBAND AND WIFE)

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

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

FOUR THOUSAND FIVE HUNDRED AND 00/100 (4500⁰⁰) Dollars,

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

LOT 90 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120, IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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.



RECEIVED FOR RECORD
4.96 1966 FEB -2 AM 8:43
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION
FEB 2 1966
John T. Suttors
COUNTY AUDITOR



W.H.B.
11-4-65

Paid by Warrant No. *A-802678*
Dated *1-6-1966*

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 *BRUCE SHINKLE AND KATHERINE SHINKLE*
(ADULT HUSBAND AND WIFE)

have hereunto set their hands and seal, this *3rd* day of *NOVEMBER* 1965

(Seal) *Bruce Shinkle* (Seal)
BRUCE SHINKLE (ADULT HUSBAND)
(Seal) *Katherine Shinkle* (Seal)
KATHERINE SHINKLE (ADULT WIFE)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

AS
12-14-65
SDK

66 5650

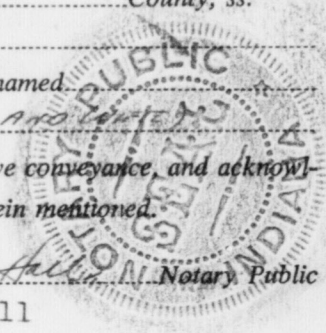
This Instrument Prepared by *J. K. VINTON* 5-28-65

M. P. Myers
DEC 21 1965

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

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

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 3rd
 day of NOVEMBER, A. D. 1965; personally appeared the within named
BRUCE SHINKLE AND KATHERINE SHINKLE (ADULT HUSBAND AND WIFE)
 Grantor S in the above conveyance, and acknowl-
 edged 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 JANUARY 1969 Chadwick G. Hall Notary Public
 Chadwick G. Hall



66 5650

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 **DULY ENTERED FOR TAXATION** County

Duly entered for taxation this

day of, 19.....

Auditor's fee \$ COUNTY AUDITOR

Auditor County

18

Division of Land Acquisition
 Indiana State Highway Commission

ENVELOPE

✓ *PS*

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

January 18, 1966 19

To Bruce Shinkle & Katherine Shinkle
 1025 South Senate Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 80267 1-6-66 19
 in settlement of the following vouchers:

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>November 3, 1965</u> Parcel Number 53	4,000	00

PLEASE RECEIPT AND RETURN

Received Payment: Katherine + Bruce Shinkle
Date: Jan 19 66

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

January 18, 1966 19

To Bruce Shinkle & Katherine Shinkle
 1025 South Senate Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 80268 1-6-66 19
 in settlement of the following vouchers:

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>November 3, 1965</u> Parcel Number 53 Escrow	500 00

PLEASE RECEIPT AND RETURN

Received Payment: Bruce Shinkle

Date 2-8-66

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission

Control

Project I-70-3(52)
 Parcel No. 53
 Road F-70
 County Marion
 Owner Bruce Shinkle et ux
 Address 1025 S. Senate Ave
 Address of Appraised Property: same

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

1. I have personally checked all comparables and concur in the determinations made.
2. Planning and Detail Maps were supplied appraisers.
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered.
4. Necessary photos are enclosed.
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.
6. Plats drawn by the appraisers are attached.
7. I have personally inspected the Plans.
8. I have personally inspected the site and familiarized myself with the parcel on...
9. The computations of this parcel have been checked and reviewed.
10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

yes
Advanced Acquisition
Income approach not used
yes
yes
yes
Advanced Acquisition
October 21, 1965
yes
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 October 21, 1965 (Date):

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 4,500.00	\$	\$ 4,500.00
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ 0	\$	\$ 0
The Total Value of Taking Is: (a minus b) TOTAL	\$ 4,500.00	\$	\$ 4,500.00
(1) Land and/or improvements	\$ 4,500.00	\$	\$ 4,500.00
(2) Damages	\$ 0	\$	\$ 0
(3) Less non-compensable items	\$ 0	\$	\$ 0
(4) Estimated Total Compensation	\$ 4,500.00	\$	\$ 4,500.00

Approved	Date	Signed
Rev. Appr.	10-27-65	<u>James T. Paddy</u>
Asst. or Chief Appr.	10/29/65	<u>R. Gallagher</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # _____

PROJECT # I 70-3 (52) PARCEL # 53 COUNTY MARION

NAME & ADDRESS OF OWNER BRUCE & KATHERINE SHINKLE
1025 SO SENATE PHONE # ME 8-3178

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE
PHONE # _____

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

DATE ASSIGNED 11-2-65 DATE OF CONTACT 11-3-65

OFFER \$ # 4500⁰⁰ TIME OF CONTACT 4:50 PM

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

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

REMARKS: NO MORT - XEROX 6513 REC'D RETURN

DISCUSSED ALL PHASES - MADE OFFER - THE SHINKLES SIGNED
WARRANTY DEED - TWO VOUCHERS TOTALLING \$4500⁰⁰ - ESCROW
AGREEMENT - MR SHINKLE ~~WILL~~ GAVE ME \$4.95 CASH FOR
DEED STAMPS

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

ME 3-6630

Distribution Made

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

Chadwick H Hill
(Signature)

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I-70

PROJ. I-70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 90 McCarty's Sub.					
W. Pt. 0 L 120					

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

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

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

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

TAXES Current Paid () Delinquent ()

CERTIFICATE

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

Dated this 17 day of Nov 1965, Am. C. E. Blum
UNION TITLE CO.
Abstractor

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

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

65-23987A

The following is an Extension of the original search by Union Title Company under No. 65-6931A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

Since April 14, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

Old Age Assistance Search

-2-

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

-1- mg

65-23987A

Juvenile Court
Search

-3-

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

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

Uniform Commercial
Code

-4-

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

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:

Bruce Shinkle
and
Katherine Shinkle
jointly and
not individually

from April 14, 1965,
8 A.M. to date and
against none other

65-23987A

-6- Taxes for the year 1963 and prior years paid in full.

-7- Taxes for 1964 payable 1965 in name of Bruce and Katherine Shinkle.

Duplicate No. 349009, "S", Indianapolis, Center Township, Code No. 1-01, Parcel No. 76908.

May Installment \$65.28 Paid.

November Installment \$65.28 Unpaid.

-8- Assessed Valuation:

Land \$280.00 Improvements \$1,120.00 Exemptions (None)

-9- Taxes for 1965 now a lien in name of Bruce and Katherine Shinkle.

ABSTRACT OF TITLE

TO

-1-

Lot 90 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana.

Prepared for LEO F. WELCH, HAROLD R. VICTOR, NORBERT J. FOX, TRUSTEES.

BY

UNION TITLE COMPANY

INCORPORATED

INDIANAPOLIS, INDIANA

CAPITAL STOCK, \$1,000,000.00

UNION TITLE BUILDING

159 E. MARKET STREET

LINCOLN 8361 - 8362 - 8363

ABSTRACTS OF TITLE

TITLE INSURANCE, ESCROWS

OFFICERS

WILLIS N. COVAL
PRESIDENT AND GENERAL MANAGER

FRED COONS
VICE-PRESIDENT AND TREASURER

A. M. BRISTOR
SECRETARY

DIRECTORS

REILY C. ADAMS
EDWARD C. BINKLEY
ARTHUR V. BROWN
FRED COONS
WILLIS N. COVAL
LINTON A. COX
JAMES S. GRUSE
FRED C. DICKSON
GEORGE B. ELLIOTT

GEO. C. FORREY, JR.
GEORGE A. KUHN
DICK MILLER
J. EDWARD MORRIS
FRANK W. MORRISON
NORMAN PERRY
C. N. THOMPSON
JOHN R. WELCH
C. N. WILLIAMS

JOSH. ZIMMERMAN

HISTORICAL NOTES. The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto, between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of cession were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim on lands in Marion County, was accepted by Congress March 1, 1784.

(OVER)

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 186, 188, 189, and 200.

TERRITORIAL GOVERNMENT. The maintenance of a government, in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1815. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 289. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 52.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, p. 33. By act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "Any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 516. By Act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 1819, p. 18. Commissioners reported, June 7, 1820, selection of sections 1 and 12 east and west fractional sections, numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by a North and South line as will complete 4 entire sections, or 2,560 acres in Township 15 North, Range 3 East of the Second Principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 658.20, section 2, 611.53, section 12, 640 acres, and section 11, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The Act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots; the appointment of agents and authorized the execution of certificates and deeds by said agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into in-lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and sold as a brick yard and designated "H" on the map. By Act, approved January 20, 1824, Indianapolis was adopted and established as the permanent seat of Government, upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 5. Within the surveys, including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30-foot alleys; where they abut on 15-foot alleys, they are 65 feet in front and 202 feet and 6 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and Its Environs" as originally drawn by B. F. Morris, surveyor, was filed by E. Sharpe, Agent, July 5, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the true Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys. Washington street is continued west to the River and east with the National Road, to the Boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuation of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois streets, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex officio Agent of State, and made such officer custodian of all books and papers of every description, relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 15, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided: "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1824, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the Legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all or any part of the lands heretofore reserved and appropriated by Congress for the use of the State. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for

C-1982

Land Record
D page 535
May 2, 1834
Recorded
June 21, 1834

Ebenezer Sharpe, Agent of
The State of Indiana, for
the Town of Indianapolis,
to

Agent's Deed

Nicholas McCarty, to have
and to hold to said McCarty
his heirs and assigns.

The following described lots in the Town of
Indianapolis, described as follows: Lot 120
containing 52.33 acres and other real estate.

Deed made in pursuance of the law of Indiana,
entitled "An Act appointing Commissioners to lay
off a Town on the site selected for the permanent
seat of Government."

Approved January 6, 1821.

-2-

-3-

Nicholas McCarty died intestate May 17, 1854.

IN THE COMMON PLEAS COURT OF MARION COUNTY.

Complete Record
11 page 66

IN THE MATTER OF THE ESTATE OF NICHOLAS McCARTY, DECEASED.

June 3, 1854, Margaret McCarty appointed and
qualified as Administratrix of the estate of
Nicholas McCarty, deceased.

Order Book 7 page 463.

January 7, 1860, Estate settled.

Order Book 9 page 83.

-4-

C-1982

-5-

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

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

-6-

STATE OF INDIANA, MARION COUNTY, SS:

I, Henry Day, the undersigned being duly sworn according to law says that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the agent of the State deeded Out Lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May, 1835, which deed is recorded on page 535 of Marion County, Deed Record D. That said Nicholas McCarty died previous to the Fall of 1854, that he left Margaret McCarty, his widow surviving him; that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant, that he left surviving him no grand children by deceased sons or daughters.

That the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty affiant's wife, was of age on the 9th day of February 1864.

Henry Day

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

William Watson Woollen,
Notary Public.

C-1982

IN THE COMMON PLEAS COURT OF MARION COUNTY.

Filed
June 23, 1854

-7-

Margaret McCarty
vs.
Susanna McCarty
Margaret R. McCarty
Nicholas McCarty, and
Frances J. McCarty.

Your petitioner Margaret McCarty would respectfully represent, that one Nicholas McCarty died leaving as his heirs at law him surviving, your petitioner, Margaret McCarty, his widow and children Susanna McCarty, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty, the said Nicholas and Frances J. being infants, that decedent died seized of the following real estate: Out Lot 120 in the City of Indianapolis, (and other real estate not certified to herein.)

That one third of said real estate be set off in severalty to your petitioner.

All defendants served by reading; Lucian Barbour appointed guardian ad litem for defendants Nicholas McCarty and Frances J. McCarty, infants.

Partition ordered and James Blake and Andrew Wilson and James Wood appointed commissioners to make same.

Report of commissioners filed in Open Court October 13, 1854, Commissioners set off and assigned to Margaret McCarty other real estate than certified to herein.

Report approved and confirmed by the Court.
Complete Record 4 page 159.

Marriage Record
6 page 659
Dec. 9, 1857

Susannah McCarty
to
Henry Day

Marriage

-8-

By plat dated January 27, 1863 and recorded January 27, 1863 in Plat Book 2 page 86 the following described Real Estate was subdivided and is now known as McCartys Subdivision of the East Part of Out Lot 120 In the City of -- of -- County of Marion and State of Indiana.

We hereby lay out and subdivide the East part of Out Lot 120 into 161 Lots. The Lots from 2 to 25 both inclusive are each 123 feet 6 inches deep by 30 feet wide.

Lot 26 being 46 feet and 3 inches wide on the East line, 51 feet 6 inches on the West line and 123 feet and 6 inches on the North line. Lots 28 to 52 both inclusive are each 30 feet wide by 120 feet deep; Lot 27 is 22 feet wide on the East line 27 feet 6 inches on the West line and 120 feet long on the North line; Lots from 55 to 79 both inclusive are each 30 feet wide by 102 feet long; Lot 80 is 29 feet 10 inches wide on the East line and 34 feet and 5 inches wide on the West line and 102 feet long on the North line, Lots 82 to 106 both inclusive are each 30 feet wide and 90 feet deep. Lot 81 is 35 feet deep on the East line 39 feet on the West line and 90 feet long on the North line, Lots 109 to 133 both inclusive are each 30 feet wide and 90 feet long, Lot 134 is 41 feet wide on the East line 45 feet wide on the West line and 90 feet on the North line. Lots from 136 to 160 both inclusive are each 30 feet wide and 90 feet long; Lot 135 is 45 feet and 6 inches on the East line 50 feet on the West line and 90 feet long on the North line. Lots 1 and 53 are each 42 feet wide and 123 feet 6 inches long; Lot 54 is 42 feet wide and 104 feet long; Lots 107, 108 and 161 each 42 feet wide and 90 feet deep.

The streets and alleys are as laid out on the annexed plat, Tennessee Street South of Ray Street is 58 feet wide, that part of Tennessee North of Ray Street being 60 feet wide. Maple Street is 40 feet wide, Illinois is 50 feet wide. All of the above streets run North and South.

The following streets run East and West, viz: Ray Street is 50 feet wide, Williams Street is 50 feet wide; Morris Street is 25 feet wide. The alley between Illinois Street and Bluff Road South of Ray Street is 15, 1/2 feet wide. The alley between 1 and 53 is 12 feet wide. The alley between Illinois Street and Maple Street South of Ray Street is 12 feet wide. The alley between Lots 54 and 107 being 10 feet wide. The alley between Maple Street and Tennessee Street South of Ray Street is 12 feet wide and the alley between Lots 108 and 161 being 10 feet wide. Said Subdivision is made subject to any right the State

C-1982

of Indiana, has for the use of the Central Canal along Tennessee Street of any present right of way that the grantees of the State may legally have along said Street.

Witness our hands and seal this 27th day of January 1863.

Henry Day
Susannah McCarty Day
Margaret R. McCarty
Nicholas McCarty
Frances J. McCarty

Acknowledged January 27, 1863 by Henry Day, Susannah McCarty Day, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty.

Marriage Record
10 page 36
Oct. 2, 1867

Margaret R. McCarty
to
John C. S. Harrison

Marriage

-10-

-11-

Margaret McCarty, widow of Nicholas McCarty, deceased, died intestate February 18, 1873, see Order Book, Marion Circuit Court, 69, page 542, for corrected affidavit of death executed by Nicholas McCarty, which contained the statement that Margaret McCarty died intestate February 18, 1874, when in fact, she died February 18, 1873 leaving her surviving as her sole and only heirs at law, Nicholas McCarty, Susannah McCarty Day, Margaret R. McCarty Harrison and Frances J. McCarty.

C-1982

IN THE MARION CIRCUIT COURT

Estate Docket
8 page 283

-12-

IN THE MATTER OF THE ESTATE OF MARGARET McCARTY, DECEASED.
March 14, 1874. Nicholas McCarty was appointed
and qualified as Administrator of the Estate of
Margaret McCarty, deceased.

See Order Book 34 page 551.

September 12, 1899. The estate of Margaret McCarty,
deceased; was finally settled and closed.

See Order Book 140 page 121 of the Marion Circuit
Court.

-13-

Susanna McCarty Day died testate August 30, 1873.

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

-14-

LAST WILL AND TESTAMENT OF SUSANNA McCARTY DAY, DECEASED.

I, Susanna McCarty Day, daughter of Nicholas
McCarty and Margaret McCarty both deceased, sister
of Margaret R. McCarty Harrison, Nicholas McCarty
and Francis J. McCarty, wife of Rev. Henry Day and
Mother of Henry McCarty Day and Margaret McCarty
Day of the City of Indianapolis, County of Marion
and State of Indiana, of sound mind and disposing
memory though sick of body do make this my last
will and testament intending thereby to dispose
of all the property of which I shall die seised
or possessed. I give and bequeath to my brother
Nicholas McCarty all my personal property (except
that in the dwelling house occupied by me which
I give and bequeath to my husband Rev. Henry Day
and the crops growing upon my lands at the time
of my death but on condition that he within sixty
days after the probate of this my will does not
pay his two promissory notes payable to my executor

C-1982

with interest without relief from valuation or appraisement laws. Each in the sum of seven thousand five hundred dollars one on or before one year after date and one on or before two years after date then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any thereof disposed of by said Nicholas in the meantime the one third thereof to my said husband, Rev. Henry Day one third to my son Henry McCarty Day and the one third to my daughter Margaret McCarty Day, I give and bequeath to my said brother Nicholas McCarty the undivided one fourth of the real estate situate in the County of Marion and State of Indiana described as follows, to wit:

The North half of the Northwest quarter of Section 22, in Township 15 North of Range 3 East, but on condition that -- does not within 60 days after the Probate of this my will pay to my executor the sum of \$2500.00 and execute his 3 promissory notes payable to my executor, each in the sum of \$2500.00 with interest without relief from valuation or appraisement laws one year after date, 1 two years and 1 three years after date this bequest shall fail and then and thereupon I give said described real estate the one third to my said husband Rev. Henry Day one third to my son Henry McCarty Day and one third to my daughter Margaret McCarty Day.

I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother Nicholas McCarty in compliance with the condition attached to the bequests or either of them hereinbefore set forth and I give and bequeath all the residue of my real property of whatever description and wherever situate the one third of said Moneys notes and real property to my said husband Rev. Henry Day the one third thereof to my son Henry McCarty Day and the one third to my daughter Margaret McCarty Day.

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

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

In Witness Whereof I, the said Susanna McCarty Day have this 21st day of Aug. 1873 set my hand and seal.

Susanna McCarty Day

C-1982

Signed, sealed, published and declared by the said Susanna McCarty Day as her last will and testament in the presence of us, who at her request in her sight and presence and in the presence of each other have subscribed our names as attesting witnesses.

The interlineation of the words "and growing crops" was made before signing by the testatrix: Also the interlineation in the fifteenth line of the words "except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day." was made before signing by the testatrix.

Margaret A. Wood
John S. Tarkington

IN THE MARION CIRCUIT COURT.

Estate Docket
7 page 248

IN THE MATTER OF THE ESTATE OF SUSANNA McCARTY DAY,
DECEASED.

-15-

October 15, 1873, Henry Day appointed and qualified as executor of the last will and testament of Susanna McCarty Day, deceased.

Order Book 34 page 309.

October 19, 1874, Final report filed, approved, and estate closed.

Order Book 34 page 80.

IN THE MARION CIRCUIT COURT

Guardian's Docket
3 pages 30
and 135

IN THE MATTER OF THE GUARDIANSHIP OF HENRY McCARTY
DAY AND MARGARET McCARTY DAY.

Henry Day appointed Guardian October 15, 1873 of Henry McCarty Day (aged 14 years October 19, 1873) and Margaret McCarty Day (Aged 10 years 1874)

Order Book 34 page 309.

-16-

C-1982

Said Henry McCarty Day arrived at full age October 19, 1880 and Guardian discharged as to said Henry McCarty Day February 22, 1881.

Order Book 56 page 227.

Margaret McCarty Day arrived at full age June 16, 1885 and final report guardianship settled and guardian discharged, September 11, 1885.

Order Book 72 page 284.

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

-17-

McCARTY'S SUBDIVISION OF PART OF OUT LOT 120.

The annexed is a plat of McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, in Marion County, in the State of Indiana, divided into 136 Lots consecutively Numbered and into 2 Blocks lettered respectively A. and B. and into streets and alleys the names of the Streets are designated on the Plat.

The width of the Streets and Alleys are designated by figures in feet. The width and depth of the Lots are designated by figures in feet and inches and the size of Lots A. and B. are designated by figures in feet and inches.

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

Acknowledged April 10, 1875.

IN THE MARION CIRCUIT COURT.

Sale Real Estate
Docket
1 page 235
2 page 12
#216, 336
and 873

IN THE MATTER OF THE GUARDIANSHIP OF MARGARET McCARTY
DAY, HENRY McCARTY DAY, HENRY DAY, GUARDIAN.

PETITION FOR SALE OF REAL ESTATE.

May 19, 1875. Petition filed for sale of real
estate.

Lawrence G. Hay and William Mansur appointed
appraisers.

See Order Book 35, page 486.

May 20, 1875. Appraisement filed, bond filed
and approved, sale ordered at private sale, for not
less than appraised value without notice.

See Order Book 35, page 488.

April 10, 1882, Guardian files verified petition
for the re-appraisement of certain real estate hereto-
for by this Court ordered to be sold and which re-
mains unsold towit:-

The one undivided twelfth part being the interest
of his ward Margaret McCarty Day, minor heir of
Susanna McCarty Day, deceased, in Lots 1 to 59 inclu-
sive, 63 to 76, 78 to 82, 84 to 99, 103 to 106, and
108 in McCarty's Subdivision of the West part of Out
Lot 120 in the City of Indianapolis, appraised and
ordered to be sold May 20, 1875 on petition No. 336
also other property, and for the modification of the
terms of sale prescribed in the order of sale of the
foregoing lots so that said Guardian should be author-
ized to sell said Lots on said terms or cash in hand
and for the modification of the terms of sale pre-
scribed in the order of this Court for the sale of Lots
in McCarty's Second West Side Addition and upon his
petition No. 873 so that said Guardian should be
authorized to the same upon a credit not to exceed 5
years from date of sales.

Henry Day, Guardian of said minor shows to the
court that heretofore, towit: On the 16th day of
October A. D. 1873, by Order of the Court in the
matter of the petition of said Guardian in this court
pending No. 216 the interest being the two undivided
twelfths of his then two wards said Margaret and her
brother Harry, which latter named has since become of
full age, to and of certain real estate in Marion
County, Said State, towit:-

Lots Numbered 65, 70, 71, 73, 74, 77, 78, 125,
127, 137, 138, 139, 140, 141, to 145 inclusive,
151 to 157 inclusive in McCarty's Subdivision
of the East part of Out Lot 120 in the City of
Indianapolis, was appraised and ordered sold on
certain terms.

And also in the matter of a like petition in this Court pending No. 336 on the 20th day of May, 1875, the interest aforesaid of said wards in, to and of certain other real estate situate in said County and State towit:-

Lots Numbered 1 to 19, 21 to 59 inclusive, 63 to 71 inclusive 74 to 82 inclusive, 84 to 99 inclusive, 103 to 106 inclusive, 108 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, was appraised and ordered to be sold on certain terms. And also, in the matter of a like petition in this Court pending No. 216, on the 16th day of October 1873, the interest aforesaid of said wards in, to and of certain other real estate situate in said County and State towit:

Lots Numbered 24, 31, 34, 61, 75, 76, 85, 86, 87, 98, 99, 100, 101, 103, 105 to 111, 113, 114, 119, 120, in McCarty's South Addition to the City of Indianapolis, was appraised and ordered to be sold on certain terms.

That all above real estate remains unsold, that by reason of the length of time since said appraisements were made, for the better information of the Court and the guidance of said Guardian in making sales of the interest of said Margaret, one undivided twelfth under said orders, a re-appraisement of said real estate is necessary and as often as such real estate may be sold, as readily for cash as upon said terms of sale as to credit mentioned in said several orders, said Guardian asks that all said real estate be re-appraised and that the several orders as to terms of sale be changed and modified so that he may sell for cash or on the terms aforesaid.

That therefore, towit: On the -- day of -- 1881, in the matter of the petition in this Court pending No. 873, the Court ordered the sale of Lots in McCarty's Second West Side Addition to the City of Indianapolis, to be in effect for cash only. That it would be the best interest of his ward that the terms of payment of purchase money for the Lots ordered to be sold, which are yet unsold in the matters of the petition Nos. 216, 236, and 873, should be modified so that they might suit purchasers as they might desire to pay cash in hand or in installments upon a credit not to exceed 5 years from date of sale and he asks that said terms be so modified.

Henry Day, Guardian

The Court finds that the matters set forth in petition are true and that it would be to the advantage and best interest of the estate of said wards that the items 1st and 2nd described should be sold by said Guardian and that said Lots Numbered as aforesaid should be re-appraised so as to appraise

C-1982

one twelfth thereof, the interest of said wards therein, does now appoint Wm. S. Hubbard and William Mansur two free-holders of said County, disinterested and competent person to appraise all the real estate aforesaid and report, their appraisement in writing at the present term of this court upon a certificate of their appointment issued by the Clerk of this Court.

Oath of appraisers and appraisement filed showing that said appraisers appraised the undivided 1/12 interest in Lot 90 herein at \$27.00.

Guardian files bond in the sum of \$9000.00 bond approved and the court orders the sale of all the foregoing described real estate to be for cash or upon credit not to exceed 5 years from the day of sale, deferred payments to be made payable in annual installments with interest from date of sale until due at the rate of 6% without relief to be evidenced by the promissory note of the purchasers secured by mortgage of the real estate sold and that the orders for the sale of real estate in said Nos. 216, 336 and 873, be modified accordingly.

See Order Book 35, page 488.

April 10, 1882, Guardian filed petition for modification of orders of sale heretofore made granting him to make said sales on three days notice instead of ten as in said orders specified. Petition granted.

April 18, 1882, proofs of publication of notice of sale of real estate filed showing that said notices were published in the Indianapolis Daily Sentinel for three days successively the first of which was on April 13th and the last on April 15, 1882, and in the Indianapolis Daily Journal for five days successively the first of which was on April 11, 1882 and the last on April 15, 1882.

April 18, 1882, Report of sale filed as follows: Henry Day, Guardian of said Margaret McCarty Day reports and shows; that pursuant to and in accordance with the orders of said court, first having given three days notice of the time, place, terms and conditions of sale of the hereinafter described real estate by publication thereof in two daily newspapers printed and published in the City of Indianapolis County of Marion and State of Indiana, towit: The Indianapolis Journal and The Indianapolis Sentinel, on the 13th, 14th and 15th days of April A. D. 1882, proofs of which publications in said Journal and in said Sentinel are herewith filed, he did, pursuant to said notices on the 17th day of April, A. D. 1882, between the hours of ten o'clock A. M. and Four o'clock P. M. of said day at the law office of John S. Tarkington Room No.16

in Fletcher and Sharpe's Block in said City, sell, at private sale, for the best price that could be obtained for more than the full appraised value of each Lot respectively, for cash in hand paid, to Frances J. McCarty, of said City, the one undivided twelfth, being the interest of his said ward in, to and of the real estate situate in the County of Marion and State of Indiana, described and for the prices of the Lots respectively as follows, towit:

Lots in McCarty's Subdivision of the West part of Out Lot 120 in said City, according to the plat of said Subdivision as recorded in said Office numbered and for the prices respectively following towit:

Lot 90 for \$27.00.

(Also other real estate.)

That all said Lots were offered and sold separately; that all the Lots so sold as aforesaid, sold for the total sum of Forty Four Hundred & Eighty Four Dollars, that the prices for which the Lots aforesaid were sold were the highest offered or could be obtained by said Guardian.

And said Guardian asks the Court to approve and confirm said sales of all the Lots aforesaid, of which sales he has given a certificate.

And said Guardian further shows to the Court that he as such Guardian, has made, signed, sealed and acknowledged a deed of this date conveying to said Frances J. McCarty the right, title and interest of said Margaret McCarty Day, being the one undivided twelfth, of, in and to all the real estate hereinbefore described and sold as aforesaid, and prays the Court that upon the approval of said sale of said real estate said deed be by the Court approved, confirmed and ordered to be fully executed by the delivery thereof to said Frances J. McCarty.

Henry Day, Guardian

And the Court having examined said report and the said Guardian touching the matters therein represented, having duly considered said matters and being fully advised in the premises does now approve and confirm the said sale of the several Lots for the respective prices to said Frances J. McCarty as aforesaid as in all things according and pursuant to the orders of this Court and for the best interest of the estate of said ward, and orders said Guardian to make, sign, seal and acknowledge a deed conveying to the said Frances J. McCarty all and singular the right, title and interest of the said Margaret McCarty

C-1982

Day, being the one undivided twelfth, of, in & to all the real estate hereinbefore described and sold as aforesaid.

And said Guardian now in Open Court reports and presents to the Court a deed of the hereinbefore described real estate so sold as aforesaid made, signed sealed and acknowledged by him of this date conveying said one undivided twelfth of said real estate to said Frances J. McCarty.

And the Court having examined said deed finds the same to be in accordance with the orders of this Court now approves and confirms the same, writes thereupon such approval and orders the same to be delivered by said Guardian to said Grantee which is now done.

See Order Book 60 page 228.

Town Lot Record
152 page 306
Apr. 18, 1882
Recorded
Apr. 24, 1882

Henry Day, Guardian of
the estate of Margaret
McCarty Day, minor heir
of Susannah McCarty Day,
deceased, by order of
the Marion Circuit Court,
Order Book 60, page 228

Guardian's Deed

-19-

to
Frances J. McCarty

The one undivided twelfth, being the interest of the said ward, in, to and of the real estate in the County of Marion, State of Indiana, described as follows:

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the Plat of said Subdivision also other property.

This deed examined and approved in Open Court this April 18, 1882.

J. G. Adams, Judge.

C-1982

Town Lot Record
175 page 556
May 21, 1885
Recorded
May 25, 1885

Warranty Deed

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

to

Christian H. Schmidt

Lot 90 in McCarty's Subdivision of the
West part of Out Lot 120 in the City of
Indianapolis, according to the plat of
said Subdivision as recorded in the Recorder's
Office of the said County of Marion.

-20-

GUARANTEED CERTIFICATE

-21-

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 21 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 17 both inclusive.

Dated at Indianapolis, Indiana, January 20, 1943, 8:00 A. M.
 The Period of Search covered by this examination is from date of Agent's Deed down to and including April 25, 1900.

UNION TITLE COMPANY

By *Willis N. Coral*
 President and General Manager

-17- PH

#20953.

34 Continuation of Abstract of Title to Lot 90, in McCarty's Sub-division of the West part of of Out Lot 120, in the City of Indianapolis.

35 Prepared for The Turner Building and Saving Association, since date of former continuation, dated April 25, 1900.

36 ✓
There are no further conveyances.

37 ✓
Taxes for the year 1905, 1st installment paid.
2nd installment unpaid. *Since paid*

38 ✓
Taxes for the year 1906, now a lien. *Since paid*

39 Indianapolis, April 26, 1906.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of April 25, 1900.

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 Superior and Marion Circuit 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 pockets are now entered up.

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

MARION TITLE GUARANTY COMPANY,

BY *Arthur Lopez* MANAGER.

40
Examination of the Title, from April 26, 1906, to September 25, 1911, to Lot numbered Ninety (90) in McCarty's Subdivision of the West part of Out Lot numbered One Hundred Twenty (120) of the Donation lands of the City of Indianapolis, plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 7 at page 74 thereof.

For Christian H. Schmidt, Esq.

Conveyances.

41

None filed within this period.

Encumbrances.

Mortgages.

2.
Mtg. Record
477 page 55
Recorded
May 29, 1906

Christian H. Schmidt and Elise Schmidt, his wife,

to

Turner Building and Saving Association of Indianapolis

Mortgage.

Dated May 3, 1906.

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

Securing payment of a loan for \$1600.00, with dues, interest, etc.

*This mortgage was
ante-judicial
filed
May 31, 1906*

Judgments.

3.

None entered within this period.

Taxes.

4.

Taxes for 1910 are paid as to the first instalment.

Taxes for 1911 are not payable until 1912.

*paid in full
attached
for 1910*

Municipal
Assessments.

5.

Assessment for Park and Boulevard improvements in South Park District is paid in full: "Park" Duplicate 8 page 78.

6.

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination on Lot 90 in McCarty's Subdivision of the West part of Out Lot 120, more fully described in caption hereof.

Search made in the Recorder's office of Marion County, the Lis Pendens records of complaints and attachments, and the general Judgment dockets of the Marion Circuit Court, of the Marion Superior Courts and of the Probate Court of Marion County, as said records and dockets are now entered up; the Auditor's indexes of tax sales; the current tax duplicates and the duplicates of unpaid municipal assessments, as same now appear in the hands of the Treasurer of Marion County for collection.

Indianapolis, September 25, 1911. 325 Lemcke Building.

R. B. Brown

Encumbrances.

Mortgages.

Mtg. Record
578 page 229
Recorded
Oct. 26, 1911

Indiana
County.

Christian H. Schmidt, unmarried,
to

Turner Building and Saving Association, of Indianapolis

Mortgage.
Dated October 17, 1911.

Lot 90 in McCartys subdivision of the West part of out lot 120 of the Donation lands of the City of Indianapolis, plat book 7 page 74.

Securing the performance of a certain contract whereby mortgagor promised to repay to said association a loan of \$700.00 on or before 5 years after date with certain dues interest etc.

Satisfied
By Marion The Guaranty Company
July 13 1916
Manager

Satisfied
Jan. 13 1916

Marion

Judgments.

Indianapolis.

None entered within this period.

Title,

Taxes.

5.3 Taxes for 1915 are not paid.

SINCE PAID
By Marion The Guaranty Company
Manager

Abstracts

L.M. Brown,

47
Indiana
County,
Examination of the Title, from September 25, 1911, to
January 3, 1916, to Lot numbered Ninety (90) in
McCarty's Subdivision of the West part of Out Lot
numbered One Hundred Twenty (120) of the Donation
Lands of the City of Indianapolis, the plat of which
appears of record in the office of the Recorder of
Marion County, Indiana, in Plat Book 7 at page 74 thereof.

48
Marion
For Christian H. Schmidt, Esq.

Conveyances.

49
Indianapolis,
None filed within this period.

50
Misc. Record
74 page 241
Recorded
Nov. 23, 1912
Title,
Nicholas McCarty
Affidavit.
November 23, 1912.

Abstracts
of
"That he is the son of Nicholas McCarty, deceased,
who formerly owned in his life time Out Lot 120 in the
City of Indianapolis, Indiana. That this affiant is
now 78 years of age and that he is the brother of
Margaret R. McCarty, Frances J. McCarty and
Susannah McCarty Day; that affiant has never been
married and his sister, Frances J. McCarty has never
been married, and that Margaret R. McCarty was
married on the 3d day of October 1867 to
John C. S. Harrison."

S.M. Brown,

Municipal Assessments.

Indiana

6. *54*

Municipal assessments duly entered as paid in full, appear in Duplicates: 16 page 294; 20 page 268; 110 page 88.

County,

7. *55*

Special Duplicate 4 page 168

Marion

In the name of Chris H. Schmidt lot 90 is assessed 23 cents for the special assessment for street intersections improved in the year 1914. (Unpaid)

Pd by Schmidt Jan 8th 16

By *[Signature]* Secretary Company
Manager

Indianapolis,

8. *56*

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination upon Lot 90 in McCarty's Subdivision of a portion of Out Lot 120 of the Donation Lands of the City of Indianapolis, more fully described in caption hereof.

Search made in the Recorder's office of Marion County, the Lis Pendens records of complaints and attachments, and the general Judgment dockets of the Marion Circuit Court, of the Marion Superior Courts and of the Probate Court of Marion County, as said records and dockets are now entered up; the Auditor's indexes of tax sales; the current tax duplicates and the duplicates of unpaid municipal assessments, as same now appear in the hands of the Treasurer of Marion County for collection.
Indianapolis, January 3, 1916. 325 Lemcke Building.

Title,

of

Abstracts

[Signature]

S.M. Brown,

57 Continuation of Abstract of Title to Lot 90, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 7, page 74, of the Recorder's Office of Marion County, Indiana.

58 Prepared for W. T. Cannon, since date of January 3, 1916.

59 ✓ There are no further conveyances.

60 ✓ Taxes for the year 1918, paid in full.

61 ✓ Taxes for the year 1919, not paid.

62 ✓ Taxes for the year 1920, not a lien.

Judgments.

IN THE CIRCUIT COURT OF MARION COUNTY.

63
Order Book
209, p. 197.
No. 27913.

Christian Schmidt, vs. Board of Public Werks, of City of Indianapolis, et al.,
July 19, 1917.
Judgment versus plaintiff.

*Costs Paid
Mar 20, 1920*

COSTS PAID
ATTORNEY UNION TITLE CO. INC.
BY *[Signature]*
V. PRES. & GENL. MGR.

64

Indianapolis, Indiana, March 2, 1920.

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 records 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
[Signature]
Manager

1. A continuation of an Abstract of title to Lot 90 in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana Since March 2, 1920.

65
66

Prepared for John R. Welch:

624 page 338
March 9, 1920
Recorded
March 10, 1920

Christian H. Schmidt,
unmarried

Warranty Deed

to
Abe Klapper.

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat Book 7 page 74 of the records in the office of the Recorder of Marion County, Indiana.

67

770 page 493
March 9, 1920
Recorded
April 6, 1920

Abe Klapper
and Rebecca Klapper his
wife.

Mortgage

to
The Railroadmen's Building and
Savings Association.

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note of even date herewith payable on or before 10 years from date, in the principal sum of \$1,500.00 with interest at the rate of 6-1/2% per annum until paid, together with certain dues, fines and 10% attorney's fees.

68

775 page 435
Jan. 11, 1921
Recorded
Jan. 19, 1921

Abe Klapper and
Rebecca Klapper his wife

Mortgage

to
The Railroadmen's Building
and Savings Association.

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note of even date herewith payable on or before 10 years from date, in the principal sum of \$200.00 with interest at the rate of 6-1/2% per annum until paid, together with certain dues, fines and 10% attorney's fees.

69

847 page 262
Feb. 19, 1923
Recorded
Feb. 21, 1923

Abe Klapper and
Rebecca Klapper his wife

Mortgage

to
The Railroadmen's Building and
Savings Association.

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note of even date herewith payable on or before 10 years from date in the principal sum of \$285.00 with interest at the rate of 6-1/2% per annum until paid, together with certain dues, fines, etc. and 10% attorney's fees.

70

907 page 548
Nov.14,1924
Recorded
Nov.17,1924

Abe Klapper and
Rebecca Klapper his wife,
to
The Railroadmen's Building
and Savings Association.

Mortgage

6. 71 ✓

Lot 90 in McCarty's Subdivision of the West
Part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note
of even date herewith payable on or before 10 years from
date, in the principal sum of \$150.00 with interest at
the rate of 6-1/2% per annum until paid, together with
certain dues, fines and 10% attorney's fees.

9/7/26
RECORDED
UNION TITLE COMPANY
PAID IN FULL
WILLIAM H. MORRIS
V. PRES. & GENL. MGR.

Record 130 page
396. Res. #10286
Approved
Nov.29,1922

Abe Klapper
to

Assessment

Curbing Roadway in Ray St.,
Lot 90 herein assessed for \$1.25 . Unpaid and
delinquent with penalty.

7.2 ✓

Record 130 page
564. Res. #10287
Approved
Jan.3,1923

Abe Klapper
to

Assessment

Roadway in Ray St.,
Lot 90 herein assessed for \$9.55. Unpaid and
delinquent with penalty.

8. 73 ✓
74 ✓

Examination made for judgment against Christian H.
Schmidt from Mar.2,1920 to March 10,1920 and Abe Klapper
for the 10 years last past and against none other.

PAID IN FULL
UNION TITLE COMPANY
WILLIAM H. MORRIS
V. PRES. & GENL. MGR.

10. 75 ✓
11. 76 ✓
12. 77 ✓

Taxes 1924 fully paid.
Taxes 1925 1st 1/2 paid 2nd 1/2 unpaid.
Taxes 1926 now a lien.

Indianapolis, Indiana. Aug.11,1926

13. 78 ✓

From a search of the records in the Recorder's Office, including the
Federal Tax Lien Index in said office, tax sale records in the Aud-
itor's Office, current tax duplicates for real estate, and municipal
assessment records in the Treasurer's Office, as certified by the City
Comptroller; the Lis Pendens records of Complaints and Attachments
And the General Judgment Dockets of the Circuit, Superior and Probate
Courts of Marion County, and the Civil Municipal Courts of the City of
Indianapolis, as said records and dockets are now entered up; we find
no further conveyances, nor unsatisfied encumbrances of record, af-
fecting the Tract described in the Caption hereof.
No search made for judgments in the United States District Court at
Indianapolis, for the District of Indiana.

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

Union Title Co.
INCORPORATED
BY *William H. Morris*
V. PRES. & GENL. MGR.

C-1982.

CAPTION

-1-

Continuation of Abstract of Title to Lot 90 in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana. Since August 11, 1926.

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

Town Lot Record
853 page 635
Inst. #50370
Dec. 5, 1929
Recorded
Dec. 5, 1929.

Abe Klapper and
Rebecca Klapper (signs
in Hebrew) (Witness to
Rebecca Klapper signature in
Hebrew, alias W. Dulbeiger)
his wife
to

Warranty Deed.

-2-

Mary Winnings, single
in Trust.

Lot number 90 in McCartys Subdivision---
an Addition to the City of Indianapolis, in Marion
County, Indiana.

Subject to Mortgage, assessments or liens,
if any.

Town Lot Record
853 page 636
Inst. #50371
Dec. 5, 1929
Recorded
Dec. 5, 1929.

Mary Winnings, single
Trustee
to
Abe Klapper and Rebecca
Klapper, husband and wife.

Warranty Deed.

-3-

Lot number 90 in McCarty's Subdivision, ---
an Addition to the City of Indianapolis, in
Marion County, Indiana.

Subject to Mortgages, assessments or liens
if any.

C-1982.

Mortgage Record
967 page 345
Inst. #35703
Sept. 1, 1926
Recorded
Sept. 2, 1926.

Abe Klapper and
Rebecca Klapper,
his wife
to
Celtic Saving and Loan
Association No. 3.

Mortgage.

-4-

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 at page 74 in the Recorder's Office of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith in penalty of \$2500.00 and interest at the rate of 6-1/2% per annum, together with certain dues, fines, etc. with 10% attorney's fees.

IN THE MARION CIRCUIT COURT

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

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

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

-5-

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

ASSIGNMENT

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

-6-

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

[Mortgage for \$2,500.00, executed by Abe Klapper and Rebecca Klapper, on September 1, 1926, recorded in Mortgage Record 967, Page 345.]

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

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

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

(Duly acknowledged).

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

R.A. McKinley, Director)

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

-7-

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

Paragraph 14 of said Indenture reads in part as follows:

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

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

R. A. McKinley, Director)

POWER OF ATTORNEY

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

-8-

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

C-1982.

as fully to all intents and purposes as might or could be done by all said Trustees acting together and personally present, hereby ratifying and confirming all that either of said Trustees acting as said Attorney shall lawfully do or cause to be done by virtue hereof.

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

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

(Duly acknowledged).

-9-

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

We find none.

Judgment Search

-10-

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:

Abe Klapper

from Sept. 9, 1926
to and including
December 5, 1929

and vs

Abe Klapper
and
Rebecca Klapper
not individually

for the 10 years last
past and against none
other.

C-1982.

Moratorium
Duplicate
2 page 495
No. 745.
(&82174)

TAXES PAYABLE UNDER MORATORIUM LAW:

Taxes for the year 1931 assessed in name of Abe & Rebecca Klapper for \$27.14 payable in 20 equal semi-annual installments plus interest.

First installment payable on or before the first Monday in May, 1934.

May 1934, Nov. 1934, May 1935, Nov. 1935, and May 1936 installments unpaid & delinquent with penalty.

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
BY *William N. Wood*
PRES. & GENL. MGR.

-11-

-12-

Taxes for the year 1932 paid.

-13-

Taxes for the year 1933 unpaid.

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
BY *William N. Wood*
PRES. & GENL. MGR.

-14-

Taxes for the year 1934 unpaid.

-15-

Taxes for the year 1935 on the Real Estate for which this Abstract is prepared are assessed in the name of Abe and Rebecca Klapper, and are due and payable on or before the first Mondays in May and November of 1936.

General Tax Duplicate No. 85928, K. L. Mc, Indianapolis, Center Township.

May Installment \$27.80 unpaid.

Nov. Installment \$27.80 unpaid.

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
BY *William N. Wood*
PRES. & GENL. MGR.

-16-

Taxes for the year 1936 now a lien.

SINCE PAID IN FULL
ATTEST UNION TITLE CO.
BY *William N. Wood*
PRES. & GENL. MGR.

GUARANTEED CERTIFICATE



-17-

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

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

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

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

This certificate covers entries Nos. 1 to 17 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, August 28, 1936, 8 A.M.

UNION TITLE COMPANY

By

Wills N. Coval

President and General Manager

-7- WS

WS-32

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8561, 8362
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
C-1982.

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

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

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

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

This certificate covers all divisions of both Districts of the State down to and including
September 23, 1936, 8 A.M. and
The Indianapolis Division of the Southern District down to and including
September 24, 1936, 8 A.M.

Abe Klapper
Rebecca Klapper

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

248297

CAPTION

-1-

Continuation of Abstract of Title to Lot 90 in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Since August 28, 1936, 8:00 A.M.

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

-2-

We find no record of death of Abe Klapper, on file in the Clerks and/or Recorder's office of Marion County, Indiana.

Town Lot Record
959 page 104
Inst. #33189
Nov. 9, 1936
Recorded
Nov. 25, 1936

Rebecca Klapper,
widow and unmarried,
to
Leo F. Welch,
Harold R. Victor, and
Norbert J. Fox, Trustees,
pursuant to Trust Inden-
ture of Celtic Saving and
Loan Association No. 3
under date of April 30, 1936,
recorded May 26, 1936, in
Town Lot Record 949 page 258,
Instrument No. 14344 in the
office of the Recorder of
Marion County, Indiana.

Warranty Deed
(\$1.00 and other
valuable consid-
erations.)

-3-

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 at page 74 in the office of the Recorder of Marion County, Indiana.
Subject to any and all encumbrances thereon.

248297

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

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

Trust Indenture

-4-

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

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

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

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

Mortgage for \$2,500.00, executed by Abe Klapper and Rebecca Klapper, on September 1, 1926, recorded in Mortgage Record 967, page 345.

(Also other real estate).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

R. A. McKinley, Director)

248297

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.

Abe Klapper
and
Rebecca Klapper
jointly and not
individually

from August 28, 1936
8 A.M. to and including
November 25, 1936

Rebecca Klapper
individually

from October 30, 1933
to and including
November 25, 1936

and vs

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

from April 30, 1936
to date and against
none other.

-6-

Taxes for the year 1942 on the real estate for which this abstract is prepared are assessed in the name of Leo F. Welch, et al, Trustees and are due and payable on or before the first Mondays in May and November of 1943.

General Tax Duplicate No. 424982, T-Z., Indianapolis, Center Township, Parcel No. 76908.

May installment \$26.83 paid

November installment \$26.83 unpaid.

since paid 1940

... of these taxes are now
FULLY PAID.
L. W. BROWN ABSTRACT CO., INC.
PREPARED BY
MGR.

-7-

Taxes for the year 1943 now a lien.

GUARANTEED CERTIFICATE

-8-



STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract 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 relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 8 both inclusive.
 Dated at Indianapolis, Indiana, November 1, 1943, 8:00 A.M.

UNION TITLE COMPANY

By 

President and General Manager

-8-BMS

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

★
248297

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

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

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no 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

October 27, 1943, 8:00 A.M. and

The Indianapolis Division of the Southern District down to and including

October 28, 1943, 8:00 A.M.

Abe Klapper

Rebecca Klapper

Leo F. Welch, Trustee

Harold R. Victor, Trustee

Norbert J. Fox, Trustee

UNION TITLE CO.

BY *Willis A. Neal*
PRES. & GENL. MGR.

EMS

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Ninety (90) in McCarty's Subdivision of the west part of Out Lot 120, in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Inland Investment Company, since date of October 31, 1943.

OF

CONVEYANCES

Deed Record
1161 page 345
Nov. 30, 1944
Recorded
Dec. 4, 1944

ABSTRACTS

Leo F. Welch,
Harold F. Victor, and
Norbert J. Fox, Trustees
under Trust Indenture of
Celtic Saving and Loan
Association #3, executed
April 30, 1936, in Town
Lot Record 949 at page 258,
in the office of the Recorder
of Marion County, Indiana,
as such Trustees,
By, Harold R. Victor, Trustee,
By, Norbert J. Fox, Trustee,
To

Quit Claim Deed
Revenue Stamps
Attached

2.

L. M. Brown Abstract Co.,

Bil-Lynn Investment Co., Inc.
(With other real estate.)

Lot Numbered 90 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

The aforesaid grantors as such Trustees, hereby certify that they have full power, right and discretion without the approval of any court or other supervisory authority, to convey the real estate herein described and set out and under the terms and conditions hereof, and that this conveyance is made in full compliance with all of the terms and stipulations of said Trust Indenture as set out and approved by order of the Department of Financial Institutions of the State of Indiana, under date of September 30, 1944.

Misc. Record
362 page 206
Nov. 16, 1944
Recorded
Nov. 21, 1944

3.

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

Bil-Lynn Investment Co., Inc.

Articles

The name of this corporation shall be, "Bil-Lynn Investment Co., Inc."

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

a. To engage in the general real estate business, and for that purpose to own, hold, use and to buy, and sell real estate, to mortgage, pledge, sell, convey or otherwise dispose of real property or interests therein.

b. To purchase, acquire and own mortgages, contracts, leases, options and deeds of trust on real property, together with notes, bonds or other instruments of indebtedness, secured thereby.

c. To purchase, acquire, own, hold, improve, rent, lease, sell and dispose of real estate and personal property.

d. To manage, control, service and develop real property generally.

e. To borrow money and to issue its obligations or evidences of indebtedness and to mortgage or pledge its property to secure payment thereof.

f. The above and foregoing purposes shall not be in limitations of the general powers conferred by "The Indiana General Corporation Act", but in addition to such powers, and this corporation shall have and exercise all the rights, powers, and privileges contained in said "The Indiana General Corporation Act".

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

The total number of shares into which its authorized capital stock is to be divided is 100 shares consisting of shares as follows:- 100 shares without par value.

All shares of the stock of this corporation shall be common stock.

Shares of the stock of this corporation may be paid in whole or in part, in money, or in other property real or personal, or in services actually rendered to the corporation.

When payment of the consideration for which a share was authorized to be issued shall have been received by the corporation, such share shall be declared and taken to be fully paid and not liable to further call or assessment and the holder shall not be liable for any further payments.

Each share of common stock shall be entitled to one vote.

All of the common stock shall have and possess full voting powers, including the right to vote on questions of merger, consolidation, and/or the sale of all or substantially all the assets of the corporation.

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

The number of directors of this corporation shall be three.

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

The names and addresses of the First Board of Directors are as follows:-

George Sadlier, R.R. 13, Box 157D, Indianapolis, Indiana.
DeEtta Sadlier, R.R. 13, Box 157D, Indianapolis, Indiana.
John T. Rocap, 4350 Carrollton, Indianapolis, Indiana.

The members of Board of Directors of this corporation need not be shareholders, but shall have such other qualifications as the by-laws may prescribe.

The President and Secretary of the Corporation shall have the power and are hereby authorized to execute for and on behalf of the corporation, all deeds of conveyances, mortgages, contracts of sale and leases, for real estate owned, possessed and controlled by the corporation; all notes, bonds or other evidences of indebtedness shall be executed by the President for and on behalf of the corporation. No purchaser or mortgagee need inquire any further for the authority of the President and Secretary to execute any of the instruments herein enumerated, and all such instruments so executed shall be binding upon the corporation.

The corporation may enter into contracts or transact business with one or more of its directors or with any firm of which one or more of its directors are members, or with any corporation or association of which one or more of its directors are shareholders, directors or officers, and such contract shall not be invalidated or in any way affected by the fact that such director or directors have or may have interests therein which are or might be adverse to interest of this corporation, provided that such contract or transaction is in good faith and in the usual course of business.

The Board of Directors is authorized to exercise all powers and to do all acts and things, in addition to the powers and authority herein or expressly conferred by law, as may be exercised or done by a corporation organized and existing by virtue of the Indiana General Corporation Act.

Bil-Lynn Investment Co., Inc.

Paid in Capital
Affidavit

The undersigned, being not less than a majority of the Board of Directors of said corporation, each being duly sworn, upon oath, does hereby state, that the sum aforesaid in the amount of \$500.00 has been fully paid in.

George Sadlier,
DeEtta Sadlier,
John T. Rocap.

Misc. Record
362 page 418
Dec. 1, 1944
Recorded
Dec. 1, 1944

4.

Misc. Record
414 page 563
Jan. 20, 1948
Recorded
Jan. 23, 1948

5.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Bil-Lynn Investment Co., Inc.

Change of Name

George Sadlier and John T. Rocard of the above named corporation, respectfully show that:-

Bil-Lynn Investment Co., Inc. was incorporated on November 18, 1944.

At a duly called meeting of the Board of Directors of the above named corporation held on January 5, 1948, with a quorum present, said Board of Directors by a majority vote of the directors present, duly adopted the following resolution, to-wit:-

Resolved, that Article 1 of the Articles of Incorporation of Bil-Lynn Investment Co., Inc,

Article 1. The name of this company shall be Bil-Lynn Investment Co., Inc., be and is hereby amended to read as follows:-

Article 1. The name of this corporation shall be, "Inland Investment Co., Inc."

At said shareholders meeting, the foregoing resolution of amendment was duly presented and adopted by the following vote and in the manner set forth in this certificate. Number of shares entitled to vote, 50. Number of shares voting in the affirmative, 50. Number of shares voting in the negative, none.

Articles of Amendment
of the Articles of Incorporation
of Inland Investment Co., Inc.

George Sadlier, President, and John T. Rocard, Secretary of the above named corporation, respectfully show that:-

1. The above named corporation was organized or re-organized under "The Indiana General Corporation Act", approved March 16, 1929 on November 18, 1944.

2. The above named corporation upon the proposal of its Board of Directors by resolution duly adopted by said Board of Directors setting forth the proposed amendment- and directing that the same be submitted to a vote of the shareholders entitled to vote in respect thereof at a designated meeting of such shareholders and upon the adoption thereof by said shareholders at said meeting as provided by law, does now hereby by George Sadlier, its President, and John T. Rocard, its Secretary, execute and acknowledge the following:-

Articles of Amendment of its Articles of Incorporation:-

3. (a) That Article 2 of the Articles of Incorporation of Inland Investment Co., Inc., be amended to read as follows:-

"2. The purpose or purposes for which it is formed are as follows:-

Misc. Record
426 page 193
Oct. 29, 1948
Recorded
Oct. 30, 1948

6.

L. M. Brown Abstract Co.,

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

a. To engage in the general real estate business and for that purpose to own, hold, use and to buy and sell real estate, to mortgage, pledge, sell, convey or otherwise dispose of real property or interests therein.

b. To purchase, acquire, and own, mortgages, contracts, leases, options and deeds of trust on real property, together with notes, bonds or other instruments of indebtedness, secured thereby.

c. To purchase, acquire, own, hold, improve, rent, lease, sell and dispose of real estate and personal property.

d. To manage, control, service and develop real property generally.

e. To borrow money and to issue its obligations or evidences of indebtedness and to mortgage or pledge its property to secure payment thereof.

f. To loan money to individuals, firms or corporations and accept notes as evidence of such debts and to accept as security for the repayment thereof, mortgages on real or personal property.

g. To act as agent for persons, firms or corporations.

h. To operate an insurance agency and for such purpose to act as agent or broker; to employ persons to solicit insurance to enter into contracts with insurance companies to act as agent, or broker; to do all things necessary to engage in the general insurance business except life insurance as agent or broker.

i. The above and foregoing purposes shall not be in limitation of the general powers conferred by "The Indiana General Corporation Act" but in addition to such powers, and this corporation shall have and exercise all the rights, powers and privileges contained in said "The General Indiana Corporation Act".

That Article 5 of the Articles of Incorporation of Inland Investment Co., Inc. be amended to read as follows:-

"5. The total number of shares into which its authorized capital stock is to be divided is 2,000 shares consisting of shares as follows:-
2,000 shares without par value."

7.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

Mtg. Record
1342 page 307
Dec. 2, 1944
Recorded
Dec. 4, 1944

8.

INDIANAPOLIS

MORTGAGES

Bill-Lynn Investment Co.,
Inc., (Corp. Seal),
By, George Sadlier, President,
Attest: John T. Rocap, Secy.,
To
Central Life Insurance
Company of Illinois.

Mortgage

TITLE

(With other real estate.)
Lot Numbered 90 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a principal promissory note of \$143,000.00 of even date, payable on or before 10 years after date with 6% interest until paid, said principal and interest being payable to mortgagor at its office in Chicago, Illinois, in payments of not less than \$1,500.00 per month, said monthly payments are to be applied first to the interest on the unpaid balance of the principal due on the first day of each month and the remainder to the unpaid principal of the debt, until the same is paid in full; said monthly payments are to be made on or before the 10th day of each month, commencing January 10, 1945, and each month thereafter until the whole of said principal sum and interest is paid in full and with attorney's fees.

It is further agreed between mortgagor and mortgagee that:-

1. Mortgagor shall have the right to pay all or any part of the indebtedness hereby secured at any time and interest shall be charged only to the date of such partial or total payment.
2. Mortgagor may at its option pay to mortgagee amounts and sums in excess of the monthly payment and such excess payments so designated by mortgagor shall be considered as future monthly payments and mortgagee shall give credit to mortgagee for such payments at time when made.
3. Mortgagee will release from the lien of this mortgage, any of the parcels of real estate herein described upon payment of the pro-rated principal amount necessary to release any parcel as set forth in the release agreement entered into between mortgagor and mortgagee.

Upon such payment being made and a parcel being released, the monthly payment herein provided shall be reduced by the same percentage as the payment for such release bears to the original principal debt.

MECHANIC'S LIENS

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

9.

L. M. Brown Abstract Co.,

ABSTRACTS

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

G.C. -

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

JUDGMENTS

10.

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

Bil-Lynn Investment Co., Inc., from May 6, 1945 to January 23, 1948, inclusive.

Inland Investment Co., Inc., from January 20, 1948 to date.

(None found unsatisfied.)

ASSESSMENTS

11.

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

TAXES

12.

Taxes for the year 1953, fully paid.

13.

Taxes for the year 1954, assessed in the name of Bil-Lynn Investment Co., Inc., are due and payable the first Monday in May and the first Monday in November, 1955.

General Tax Duplicate No. 211003
Parcel No. 76908

Indianapolis, Center Township

May Installment \$59.55, Unpaid
Nov. Installment \$59.55, Unpaid

Handwritten signature and stamp: RECEIVED IN TITLE

14.

Taxes for the year 1955 became a lien March 1st and will be due and payable in May & November of the year 1956.

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

15.

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

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

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

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

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

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

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

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

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.

April 25, 1955

16.

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

Computation of Lot Area.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

Garages. Private garage shall not provide storage space for more than one more vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U-2 district.

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.

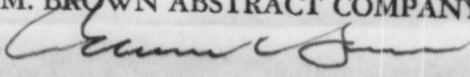
IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate 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 October 31, 1943 to and including
 May 6, 1955

and covers Paragraph No. 1 to 17
 both inclusive, and Sheets No. 1
 to 11 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By 
 President & Mgr.



brl

OFFICERS

Established 1868

DIRECTORS

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

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

374321

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

INLAND INVESTMENT COMPANY

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 May 6, 1955 and all other Divisions of the State of Indiana, down to and including May 2, 1955

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

Bill-Lynn Investment Co., Inc.

Inland Investment Co., Inc.

Dated.....May 6, 1955.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....*[Signature]*.....

President

65-6931A

CAPTION

-1-

Continuation of Abstract of Title to Lot Numbered 90 in McCarty's Subdivision of the west part of Out Lot 120, in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.
Since May 6, 1955.

Prepared for: Bruce & Katherine Shinkle

Deed Record
1575 Inst. #42039
Dated
June 8, 1955
Recorded
June 10, 1955

Inland Investment Co., Inc.
a Corporation
to
Bruce Shinkle and
Katherine Shinkle,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lot 90 in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Subject to unpaid assessments.

Subject to restrictions and easements of record, if any.

The undersigned officers of grantor corporation hereby certify that they are the duly elected and qualified President and Assistant Secretary of said corporation and are duly authorized by resolution of the Board of Directors to execute and deliver this deed of conveyance; also, that said corporation has no outstanding preferred stock.

The above grantor, Inland Investment Co., Inc. is the same corporation as Bil-Lynn Investment Co., Inc. which acquired title to the above real estate, the name of said corporation having been changed January 28, 1948.

IN WITNESS WHEREOF, the said Inland Investment Co., Inc. by M. S. Martin, its President, and Charles St. John, its Assistant Secretary, has hereunto set its hand and Corporate Seal this 8th day of June 1955.

By: Inland Investment Co., Inc.
M. S. Martin, President
Attest: Charles St. John, Assistant Secretary
Corporate Seal of Grantor affixed.

Old Age Assistance
Search

-3-

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

Juvenile Court
Search

-4-

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

Uniform Commercial
Code

-5-

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

Judgment Search

-6-

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

Inland Investment Co., Inc.

from May 6, 1955,
to and including
June 10, 1955

and vs
Bruce Shinkle
and
Katherine Shinkle
jointly and
not individually

for the 10 years
last past and
against none other

65-6931A

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

-8- Taxes for 1963 payable 1964 in name of Bruce and Katherine Shinkle.

Duplicate No. 433001, "S", Indianapolis, Center Township, Code No. 1-01, Parcel No. 76908.

May Installment \$62.67 Paid

November Installment \$62.67 Paid

Assessed Valuation:

Land \$280.00 Improvements \$1,120.00 Exemptions None

-9- Taxes for 1964 in name of Bruce and Katherine Shinkle, Unpaid.

-10- Taxes for 1965 now a lien.

65-6931A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

O R D I N A N C E

-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.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2ORDINANCE

-12- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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

-over-

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

-13-

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

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-14-

April 9, 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.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

GUARANTEED CERTIFICATE

-16-

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 16 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 9 both inclusive.
Dated at Indianapolis, Indiana, April 14, 1965, 8 A.M.

UNION TITLE COMPANYby *C. Edward Plum*
President

-9- cb

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

65-6931A

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: **Bruce & Katherine Shinkle**

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

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

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

April 7, 1965, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

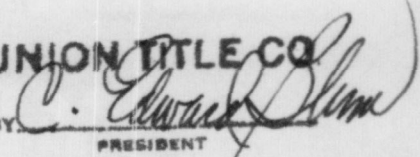
April 8, 1965, 8 A.M.

Inland Investment Co., Inc.

Bruce Shinkle

Katherine Shinkle

UNION TITLE CO

BY 
PRESIDENT

cb