

WARRANTY DEED

Project 1-70-3(52)77  
Code 0536  
Parcel 65

*Chopra*

This Indenture Witnesseth, That *FIRST HOLDING CORPORATION*

of *MARION* County, in the State of *INDIANA* Convey and Warrant to  
the STATE OF INDIANA for and in consideration of

*FIVE THOUSAND FIVE HUNDRED (5,500<sup>00</sup>)* — — — — — *NO*/*00* Dollars,  
the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION*  
County in the State of Indiana, to wit:

LOT NUMBERED 42 IN ROSET'S SUBDIVISION OF PARTS OF OUT LOTS 107 AND 108 OF  
THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED  
IN PLAT BOOK 2, PAGE 80, 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  
1966 MAY 11 AM 9:16  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION  
MAY 11 1966  
*John T. Sutton*  
COUNTY AUDITOR



*6.05*

*W.H.B*  
*2-9-66*

Paid by Warrant No. *A 93170*  
*A 93171*  
Dated *2/11* 19*66*

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

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

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

In Witness Whereof, the said *FIRST HOLDING CORPORATION*  
has hereunto set their hand and seal, this *27th* day of *FEB*, 19*66*

*Nolan Browning* (Seal) *First Holding Corporation* (Seal)  
*NOLAN BROWNING ADULT HUSBAND* (Seal) *Charles C. Smith* President (Seal)  
*Mabel Browning* (Seal) *Earl B. Hall* SECRETARY (Seal)  
*MABEL BROWNING ADULT WIFE* (Seal) *Earl B. Hall* (Seal)

CONTRACT BOOKS  
66 23464  
SDK

This Instrument Prepared by *S. W. BURRESS* 6-18-65

*Feb 23 1966*

66 23464

STATE OF INDIANA, \_\_\_\_\_ County, ss:

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

\_\_\_\_\_ Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires \_\_\_\_\_ Notary Public

State Highway 32

STATE OF INDIANA, \_\_\_\_\_ Marion \_\_\_\_\_ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ 2nd day of February \_\_\_\_\_, A. D. 1966; personally appeared the within named Nolan Browning and Mabel Browning (Adult Husband & Wife)

\_\_\_\_\_ Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be their \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires March 16, 1969 \_\_\_\_\_ Notary Public Glenn L. Ross

STATE OF INDIANA, \_\_\_\_\_ Marion \_\_\_\_\_ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this \_\_\_\_\_ 2nd day of FEBRUARY \_\_\_\_\_, A. D. 1966; personally appeared the within named CHARLES C. SMITH, PRESIDENT and EARL B. HALL, SECRETARY, ACTING FOR AND ON BEHALF of FIRST HOLDING CORPORATION

\_\_\_\_\_ Grantor \_\_\_\_\_ in the above conveyance, and acknowledged the same to be \_\_\_\_\_ voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires May 7, 1969 \_\_\_\_\_ Notary Public WILLIAM F. O'BRIAN

ENVELOPE

Property of 1st Holding Corp Cont Buys Nolan Browning 1025 South New Jersey St.

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 65, Project No. E 70352) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 22 day of April, 1966.

\_\_\_\_\_  
(Seal)  
(Seal)

DULY ENTERED (Seal)  
FOR TAXATION (Seal)

State of Indiana )  
County of Marion )

SS:

MAY 11 1966

John T. Sutton  
COUNTY AUDITOR

Personally appeared before me William R. O'Herren above named and duly acknowledged the execution of the above release the 22nd day of April, 1966.

Witness my hand and official seal.  
BETTE C. ALLEN

My Commission expires My Commission Expires Aug. 4, 1969

Bette C. Allen  
Notary Public

66 23464

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

✓  
m

4-1-66

19

To Nolan Browning & Mabel Browning & First Holding Corp  
1025 South New Jersey St.  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 93171 4-11 19 66  
in settlement of the following vouchers: Trans 108

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		
February 2, 1966		
Parcel 65 Escrow	\$	550 00

PLEASE RECEIPT AND RETURN

Received Payment: Nolan Browning  
Date: \_\_\_\_\_

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

✓  
m

4-1-66

19

To Nolan Browning & Mabel Browning & First Holding Corp.  
Colonial Savings & Loan Association  
1025 South New Jersey Street  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 93170 4-11 1966  
in settlement of the following vouchers: Trans 108

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>February 2, 1966</u>	
Parcel 65	\$ 4,950 00

PLEASE RECEIPT AND RETURN

Received Payment: *First Holding Corporation*  
*by Charles C. Smith - Pres.*

Date *April 22-1966*

Cont'd

letter

APPRAISAL REVIEW FORM  
 Division of Land Acquisition  
 Indiana State Highway Commission

Project I-70-3(52)  
 Parcel No. 65  
 Road I-70  
 County Marion  
 Owner First Holding Corp.  
 Address 14 N. Delaware  
 Address of Appraised Property:  
1025 S. New Jersey

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.  | <u>Yes</u>           |
| 2. Planning and Detail Maps were supplied appraisers.  | <u>Adv. Acq.</u>     |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered.  | <u>Yes</u>           |
| 4. Necessary photos are enclosed.  | <u>Yes</u>           |
| 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. | <u>Yes</u>           |
| 6. Plats drawn by the appraisers are attached.   | <u>Yes</u>           |
| 7. I have personally inspected the Plans.  | <u>Adv. Acq.</u>     |
| 8. I have personally inspected the site and familiarized myself with the parcel on...  | <u>Jan. 12, 1966</u> |
| 9. The computations of this parcel have been checked and reviewed.   | <u>Yes</u>           |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.                                      | <u>Yes</u>           |

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 Jan. 12, 1966 :  
 (Date)

Estimate of Appraisers:

	By:	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	<u>Day</u>		
	\$ 5,500	\$	\$ 5,500
(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	\$ 5,500	\$	\$ 5,500
(1) Land and/or improvements	\$ 5,500	\$	\$ 5,500
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 5,500	\$	\$ 5,500

Approved	Date	Signed
Rev. Appr.	<u>1-12-66</u>	<u>Phillips</u>
Asst. or Chief Appr.	<u>1-19-66</u>	<u>James P. [Signature]</u>
	<u>JAN 25 1966</u>	<u>[Signature]</u>

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

PROJECT # I-70-3-152 PARCEL # 65 COUNTY Marion

NAME & ADDRESS OF OWNER Trust Holdings Corp.  
16 no. Delaware St. Ind. Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Tom Federal Savings & Loan Assoc  
Penn + Market St. Ind. Ind. PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-25-66 DATE OF CONTACT 2-2-66

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 3 PM

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

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

REMARKS: Called at the Tom Federal Savings & Loan Assoc,  
Mr Stum signed Clear Vouchers to get checks issued.  
Colonial Savings & Loan Assoc had merged with Tom Federal  
Savings & Loan Assoc and Mr Stum signed as such.  
Most Release can be picked up when check is delivered  
to Loan office.

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

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

G. W. [Signature]  
(Signature)

PROJECT # I-20-3(52)

PARCEL # 65

COUNTY Marion,

NAME & ADDRESS OF OWNER First Holding Corp.

16 no. Melrose St Indp

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED above

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-25-66

DATE OF CONTACT 2-2-66

OFFER \$ 5,500<sup>00</sup>

TIME OF CONTACT 2:30 PM

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

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_, FHA \_\_\_\_, FNMA \_\_\_\_, Fed.Ld. Bk. \_\_\_\_, Conv'l. \_\_?)
- 4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) 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: Called back at First Holding Corp. to pick up need  
@ Claim Voucher: owner had paper signed and need steps  
affidavit also copy of Tax payments.  
will need owner's federal signature on Claim Voucher &  
get check mailed.

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

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

J. Moore  
 (Signature)

BUYERS REPORT # 4

PROJECT # I-70-3-(52) PARCEL # 65' COUNTY Marion

NAME & ADDRESS OF OWNER First Halden Corp.  
16 No. Delaware St. Ind. Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED above PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1-25-66 DATE OF CONTACT 2-2-66

OFFER \$ 5,500<sup>00</sup> TIME OF CONTACT 1:30 PM

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

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_, FHA \_\_\_\_, FNMA \_\_\_\_, Fed.Ld. Bk. \_\_\_\_, Conv'l. \_\_?)
- 4. ( ) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) 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: Called at the First Halden Corp. Talked to Mr. Smith  
and told him the contract was signed. Mr. Smith  
stated to leave paper and he would get signed up with  
documentary stamps and have ready by 2:30 PM.

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

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

G. H. Hone  
(Signature)



PROJECT # I-70-3 (52) PARCEL # 65 COUNTY Marion

NAME & ADDRESS OF OWNER Trust Holding Corp  
16 No. Delaware St. Indp. Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Nelson Browning and Michel Browning  
1025 So. New Jersey St. Indp. Ind. PHONE # none  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-25-66 DATE OF CONTACT 2-2-66

OFFER \$ 5,500<sup>00</sup> TIME OF CONTACT 12 noon

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

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

REMARKS: Called on Mr & Mrs Browning contract Buyer at their home discussed the R/W take again. Owners stated they had talked to Trust Holding Corp the 7th previous and decided to accept an appraised offer. Check will be delivered to Bank and Cont Corp will be notified. Will not require of Fee owner and material.

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

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

G. Brown  
(Signature)

BUYERS REPORT # 2

PROJECT # I-70-3-152 PARCEL # 65 COUNTY Marion

NAME & ADDRESS OF OWNER First Holding Corp.  
16 No Delaware St, Indp. Ind. PHONE #

NAME & ADDRESS OF PERSON CONTACTED First Holding Corp. Mr O'Brien  
PHONE #

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

DATE ASSIGNED 1-25-66 DATE OF CONTACT 1-28-66

OFFER \$ 5,500.00 TIME OF CONTACT 10 AM

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

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

REMARKS: Called on the First Holding Corp. Gave offer and letter.

Colon Browning and Madal Browning Cont. began mortgage with Colonial Savings & Loan Assoc.

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

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

G. L. Row  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # 1-70-3 (52) PARCEL # 65 COUNTY Union

NAME & ADDRESS OF OWNER FIRST HOLDING CORP  
16 Wilbur St Indp Ind. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Nolan Browning + Mobil Browning  
1075 So. New Jersey St Indp Ind PHONE # None  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 1-25-66 DATE OF CONTACT 1-27-66

OFFER \$ 5,500<sup>00</sup> TIME OF CONTACT 12:30 PM

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

- 1. (✓) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) (✓) ( ) Showed plans, explained take, made offer, etc.?
- 3. (✓) ( ) ( ) Any mortgage? (Is it VA \_\_\_\_\_, FHA \_\_\_\_\_, FNMA \_\_\_\_\_, Fed.Ld. Bk. \_\_\_\_\_, Conv'l. \_\_\_\_\_?)
- 4. (✓) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) 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: Called on Mrs + Mr Browning at their home Contract  
Bought. Mr Browning stated they owned around 5000<sup>00</sup> on  
Property  
Colonial Savings + Loan Assoc mortgage.  
Owner want to talk to First Holding corp before deciding  
to sign.  
See again before 2 PM.

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

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

G. J. Rose  
(Signature)

66-465A  
TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

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

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

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 42 Roset's Sub. of					
Out Lots 107 and 108					

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 11<sup>th</sup> day of February 195 1966

PIONEER NATIONAL TITLE INS. CO.  
UNION TITLE DIVISION

Abstractor Walter G. McLeod  
BY \_\_\_\_\_  
VICE PRESIDENT & DIVISION MANAGER

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

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

66-465A

The following is an Extension of the original search by Union Title Company under No.65-10288A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.  
Since June 2, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

Uniform Commercial Code

-2-

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 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

-3-

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:

First Holding Corporation

from June 2, 1965,  
8 A.M. to date and  
against none other.

66-465A

-4- Taxes for the year 1963 and prior years paid in full.

-5- Taxes for 1964 payable 1965 in name of First Holding Corporation.

Duplicate No.273262, E-F-G, Indianapolis, Center Township, Code No. 1-01, Parcel No.45110

May Installment \$64.82 Unpaid & delinquent  
plus penalty

November Installment \$64.82 Unpaid & delinquent  
plus penalty

-6- Assessed Valuation

Land \$460.00      Improvements \$930.00      Exemptions None

-7- Taxes for 1965 now a lien in name of First Holding Corporation.

1-70-3(52)-65  
**CONDITIONAL SALES CONTRACT**

THIS AGREEMENT made and entered into by and between First Holding Corporation, an Indiana Corporation  
hereinafter referred to as the seller, and Nolan Browning and Mabel Browning, husband and wife  
hereinafter referred to as the buyer, WITNESSETH:

That if the buyer shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed, the seller hereby covenants and agrees to convey and assure to buyer, who hereby agrees to purchase in fee simple, clear of any encumbrances whatsoever except as hereinafter expressed, by good and sufficient deed of general warranty the real estate situated in the County of Marion, State of Indiana, known as 1025 S. New Jersey Street

and more particularly described as follows, to-wit:  
**Lot Numbered Forty-Two (42) in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana**

Subject to any and all conditions, utility easements, highways, rights of way, and other restrictions and limitations of record affecting said real estate.

As purchase price of said described real estate, said buyer hereby covenants and agrees to pay to seller the sum of Six thousand Two Hundred and 00/100 Dollars (\$ 6,200.00) without any relief from valuation or appraisal laws of the State of Indiana, with attorney's fees, in the following manner, to-wit:

The sum of Four Hundred and 00/100 Dollars (\$ 400.00) cash in hand at Fifty-five and 00/100 delivery of this contract, the receipt of which is hereby acknowledged, and the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_) each and every month hereafter until the remainder of purchase price, principal and interest, has been paid in full. The first payment shall be made on or before the 20th day of March, 1959 where seller designates

\_\_\_\_\_ in the city of Indianapolis, Indiana, or at such other place as seller shall designate, from time to time, in writing, and like payments shall be made on or before the same day of each succeeding month.

It is understood and agreed that the deferred payments on the balance of said purchase price shall bear interest at the rate of six and one half per cent (6 1/2%) per annum, same to be computed semi-annually in advance on January 1 and July 1 upon the sum unpaid at the beginning of such six months period. The amount so found due as interest charge each six months as hereinbefore mentioned shall be deducted from the amount of aggregate monthly payments made during the preceding six months period and the balance remaining of such monthly payments shall then be credited on principal still due.

The buyer shall have the privilege at any time of paying any sum or sums in addition to the payments herein required upon the consideration, and it is understood and agreed that no such prepayment, except payment in full, shall stop the accrual of interest on the amount so paid until the next succeeding semi-annual computation of interest after such payment is made as herein provided.

It is further understood and agreed between the parties hereto as follows: That the buyer will assume and pay the taxes on said real estate beginning with the installment due and payable May, 1959 and all installments due and payable thereafter, and all assessments for municipal and other improvements completed after date of this contract, also, any taxes assessed on this instrument, and will keep improvements on said real estate insured under fire and extended coverage and public liability, said insurance to be carried in responsible companies to be approved by the seller in a sum not less than the balance due on this contract, all policies to be delivered to and retained by seller during the continuance of this contract.

That possession of said real estate shall be given the buyer on or before \_\_\_\_\_ **subject to tenants rights**

and shall continue so long as the buyer shall punctually pay the installments of the purchase price above provided and shall comply with all the other terms and conditions of this agreement; but the title and ownership of said real estate shall remain in the seller or his assigns and no right, title or interest in said real estate, either legal or equitable shall pass by virtue of this agreement, until said purchase price shall have been fully paid and all the terms and conditions of this agreement fully complied with. The seller agrees to furnish an abstract of title showing a merchantable or insurable title in the grantor to date, provided abstract was not furnished by seller at the time of execution and delivery of this instrument, in such an event no further continuation shall be furnished by seller.

~~Abstract (was) continued to date by seller at time of execution of this instrument.~~

It is agreed that the seller may obtain a loan upon the real estate herein described, secured by mortgage, at any time during the term of this contract, and from time to time renew the same in such sum and for such term as he may see fit, not to exceed the balance due on the unpaid balance of this contract in full.

That the buyer's interest in this contract shall not be sold, assigned, nor otherwise transferred, nor any interest therein nor in said real estate, alienated or leased; nor said real estate occupied by others, nor shall any of the improvements thereon, or hereafter placed thereon be changed, removed, remodelled, or altered in any manner, whatsoever, nor shall any additional improvements be placed thereon, without the written consent of the seller.

That the buyer shall use said premises well and keep same in good repair, at expense of the buyer, and shall not commit waste thereon, and in the event of any breach and reentry by the seller, shall deliver up premises to seller in as good condition as same are now in or may be put in, ordinary wear and tear, ordinances and acts of God excepted. Buyer shall at all times use and maintain said premises in accordance with the laws, ordinances and regulations of the United States of America, the State of Indiana, and the City of Indianapolis. The seller shall have the right at any reasonable time to enter upon and in said premises for the purpose of inspecting same.

That as a part of the consideration, buyer expressly assumes all risk and responsibility for any accident, injury or damage to persons or property as to himself or others, in or about said premises and agrees to hold seller harmless from all liability therefrom.

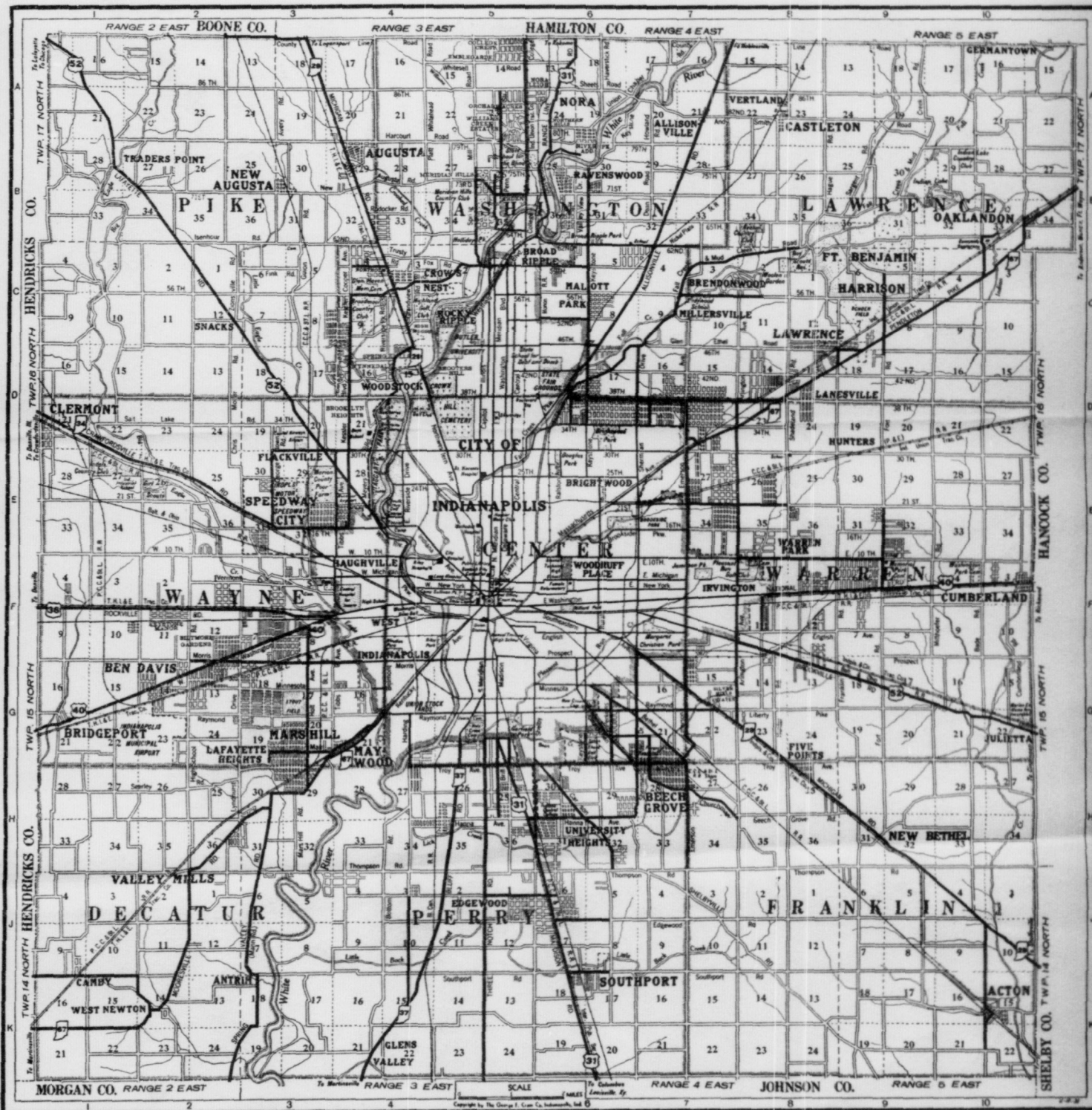
That if any taxes, assessments or insurance premium be not paid when 30 days, or if any installment of the purchase price or interest thereon, shall become delinquent for a period of \_\_\_\_\_ days, or if the buyer shall fail to observe or perform any other conditions or terms of this agreement, the seller may at his option cancel this agreement, take immediate possession of said real estate and remove the buyer or any other person therefrom without any notice or demand whatsoever, the necessity thereof being hereby expressly waived; and in the event of such cancellation, all payments theretofore made by the buyer shall be retained by the seller not as a penalty, but as liquidated damages for the breach of this agreement and in such event all rights and demands of the buyer shall cease and terminate and the buyer shall have no further right, title, interest or claim of any kind or character in or to the real estate described herein, or the legal or equitable title thereto or any of the benefits provided, under the terms of this agreement. Failure or delay of the seller to exercise any option hereunder at the time of any default shall not operate as a waiver of the right of the seller to exercise such option for the same or any subsequent default at any time thereafter.

It is mutually agreed by and between the parties hereto that the time of payment shall be of the essence of this contract, that all of the covenants and agreements herein contained shall extend to and be obligatory upon the heirs, executors, administrators, successors, and assigns of the respective parties, no further payment to be made at any time. Further, continuation of abstract at buyers expense. Purchasers having examined the premises relies entirely for its condition on their own examination.

\_\_\_\_\_ 20th day of February

59 IN WITNESS WHEREOF, the parties have hereto set their hands and seals this \_\_\_\_\_ day of \_\_\_\_\_  
FIRST HOLDING CORPORATION (Seal)  
Charles C. Smith, President (Seal)  
Earl B. Hall, Secretary (Seal)  
Nolan Browning (Seal)  
Mabel Browning (Seal)

# MAP OF MARION COUNTY



**L. M. BROWN ABSTRACT COMPANY**  
**INDIANAPOLIS**



# ABSTRACT OF TITLE

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

PREPARED BY

## L. M. BROWN ABSTRACT COMPANY

INCORPORATED

321-331 Lemcke Building  
INDIANAPOLIS, MARION COUNTY, INDIANA  
TELEPHONE: LIncoln 8518 and 8519

Plant Established 1868

Capital Stock, \$150,000, Fully Paid

EDSON T. WOOD, Jr., Secretary  
CORNELIUS O. ALIG, Treasurer

HIRAM BROWN, President

VOLNEY M. BROWN, Vice-President  
RUSSELL A. FURR, Vice-Pres. and Mgr.

### HISTORICAL NOTES

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

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

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

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

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

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

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

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

American State Papers, 2 Indian Affairs, page 169.

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

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

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

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

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

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

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

Three commissioners were appointed to lay off the town site, and to offer lots for sale. The office of the agent was created to sell and convey lots, and the site was named Indianapolis. Acts 1821, page 44.

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

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

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

The seat of government was permanently established at Indianapolis, January 20, 1824.

R. S. 1824, page 370.

January 26, 1827, the alleys in certain squares were vacated, and the "steam mill" lot authorized. Acts 1827, page 5.

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

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

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

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

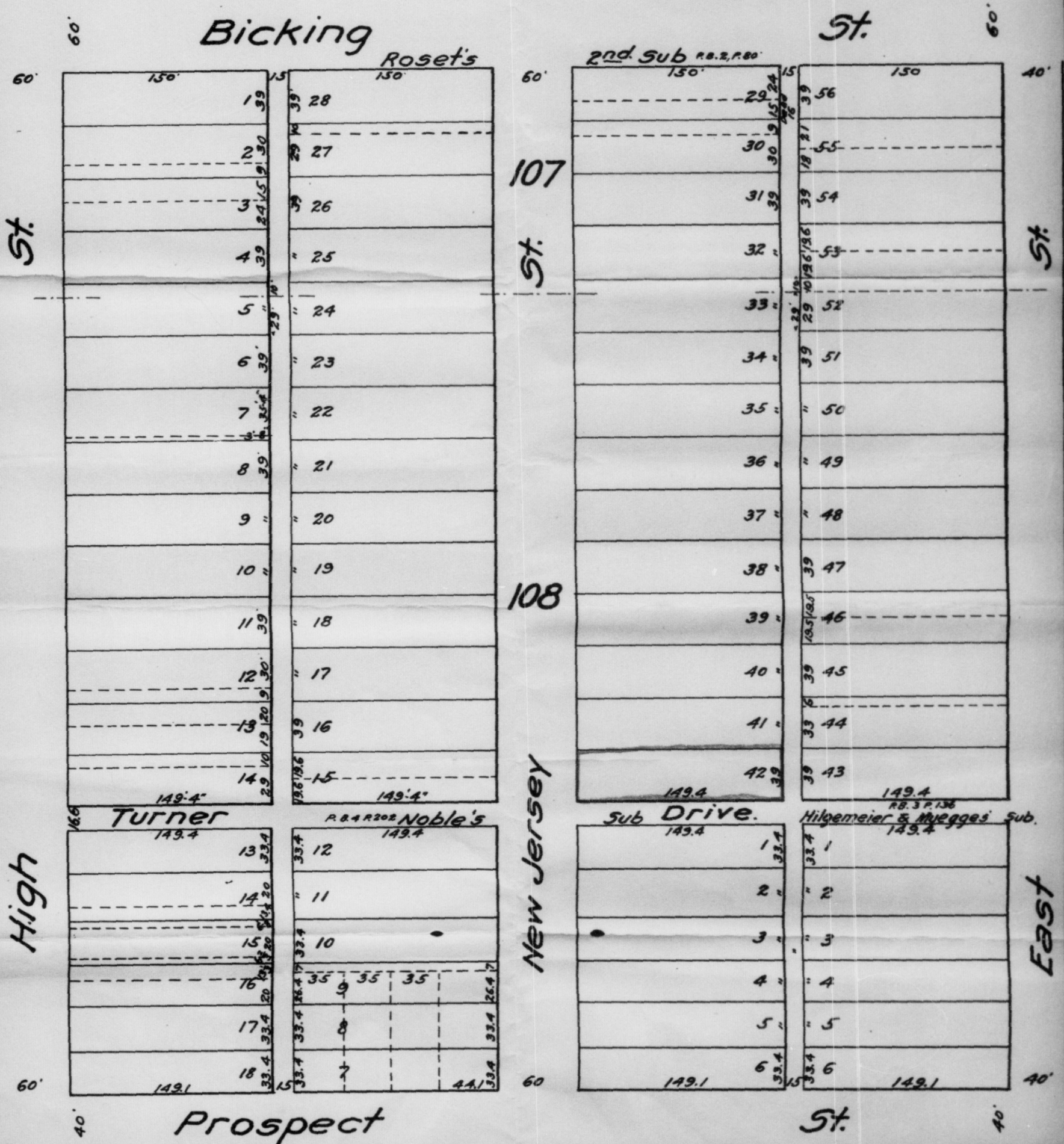
### Caption Description

1.

[ Lot numbered Forty-Two (42) in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana. ]

PREPARED FOR \*\*\*\*\* R. E. MATHEWS

# Pt. Out Lots N<sup>o</sup> 107 & 108.



112499

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

CONVEYANCES.

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

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

Agent's Deed

to  
Nicholas McCarty, his  
heirs and assigns forever.

2.

That the said Agent for and in behalf of the State of Indiana, 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 6th, 1821, and in consideration of the sum of \$1390.50 hath bargained, sold and conveyed and confirmed and by these presents doth grant, bargain, sell, convey and confirm unto the said Nicholas McCarty, his heirs and assigns forever all the following described lots in the Town of Indianapolis in the State of Indiana, viz:-

- Lot 116 containing 7.80 acres.
- Lot 107 containing 26.25 acres.
- Lot 110 containing 3.63 acres.
- Lots 7 and 10 West of White River containing 13.54 acres.
- Lot 109 containing 2.60 acres.
- Lot 120 containing 52.33 acres.
- Lot 111 containing 4.14 acres.
- Lot 6 West of White River containing 5.88 acres, and the North 1/2 of Lot 108 which half contains 14.56 acres, containing in the aggregate 130.60 acres.

Deed Record  
N page 279  
Apr. 1, 1842  
Recorded  
Apr. 9, 1842

Nicholas McCarty and  
Margaret McCarty, his wife,  
to

Warranty Deed

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

3.

Block 107 containing 26.25 acres, and the North 1/2 of Block 108, which half contains 14.46 acres of the Donation Lands adjoining the Town of Indianapolis.  
(Also other real estate).

*L. M. Brown Abstract Co.,*

Deed Record  
X page 357  
Apr. 25, 1850  
Recorded  
May 11, 1850

4.

INDIANAPOLIS

John Roset and  
Mary Ann--, his wife,  
(Signed Jno. Roset,  
M. A. Roset),

Warranty Deed

to  
George M. Hollenback, his  
heirs and assigns forever.

All the full equal undivided moiety or half part  
of him, the said John Roset of, in and to all and  
every the following described lots of ground and premises  
in the Town of Indianapolis in the State of Indiana,  
that is to say:-

Block 107, containing 26.25 acres and the North 1/2  
of Block 108, which half contains 14.46 acres, the  
Donation Lands adjoining the Town of Indianapolis, (also  
other real estate), being the same premises which  
Nicholas McCarty by Indenture bearing date the 1st day  
of April 1842, duly recorded, granted and conveyed inter  
alia unto the said John Roset, party hereto and George  
Hillegas Bicking, their heirs and assigns forever.

TITLE

OF

Plat Book  
1 page 243  
Aug. 29, 1854  
Recorded  
Sept. 6, 1854

5.

ABSTRACTS

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

Witness the hands and seals of the said Geo. M.  
Hollenback and Geo. H. Bicking this 29th day of August  
1854.

G. M. Hollenback,  
Geo. Bicking.

Witnesses present at signing,

W. G. Sterling,  
Edwd. M. Covell.

STATE OF PENNSYLVANIA, LUZERNE COUNTY, SS:-

Before Edward M. Covell, a Notary Public in and for  
said County, this 29th day of August 1854, personally came  
George M. Hollenback and Geo. H. Bicking and acknowledged  
the above written instrument to be their voluntary act  
and deed, and also acknowledged the within plat and  
description to be their voluntary act and deed for the  
use and purposes therein contained.

Witness my hand and seal of office at Wilkesbarre,  
the day and year above written.

Edwd. M. Covell, (L.S.),  
Notary Public.

*L. M. Brown Abstract Co.,*

Deed Record  
Town Lots  
2 page 338  
Aug. 30, 1854  
Recorded  
Sept. 8, 1854

6.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

George M. (signs G. M.)  
Hollenback and  
Sarah K. Hollenback, his wife,  
(signs Sarah K. Hollinback),  
to  
George H. Bicking.

Quit Claim Deed

All that part or parcel of Out Block 107 of the Donation Lands in the City of Indianapolis, State of Indiana, bounded by line as follows:-

Beginning at North East corner of said Out Block 107 corner of East and McCarty Streets and running 690 feet 4-1/2 inches West along said McCarty Street to a 60 foot street running North and South called High Street, thence South along the East line of said High Street 564 feet 3 inches to a 60 foot street running East and West called Grove Street, thence East along the North line of said street 690 feet 4-1/2 inches to East Street, thence North along the West side of said East Street 564 feet 3 inches to the place of beginning.

Also that part or parcel of ground being the North-west part of the North 1/2 of Out Block 108, and the South West part of said Out Block 107 bounded as follows:-

Beginning at a point on Delaware Street where the South line of said Grove Street running East and West intersects said Delaware Street, and running thence South along said Delaware Street 379 feet 7-1/2 inches to a point, thence in a Southeasterly direction on the East side of the Madison Road 196 feet 11 inches to a point on said East line of said road, thence East 621 feet 10-1/2 inches to a 60 foot street called High Street, running North and South; thence North along the West line of said High Street 564 feet 3 inches to said Grove Street running East and West, thence West 694 feet and 4-1/2 inches to the place of beginning.

(Also other real estate), which became vested in the said George M. Hollenback by deed of John Roset and wife, dated the 25th day of April 1850, and recorded in the office for recording of deeds in Marion County, on the 11th day of May 1850.

Deed Record  
Town Lots  
2 page 341  
Aug. 30, 1854  
Recorded  
Sept. 11, 1854

7.

George H. Bicking, ---  
to  
George M. Hollenback.

Quit Claim Deed

All that portion or parcel of land being the North-west part of Out Block 107 of the Donation Lands in the City of Indianapolis, State of Indiana, contained in the following boundaries.

Beginning at the North West corner of said Out Block 107, corner of McCarty and Delaware Streets, and running South along the East line of Delaware Street 564 feet 3 inches to a 60 foot street running East and West called

*L. M. Brown Abstract Co.,*

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

Grove Street, thence East along the North line of said Grove Street 690 feet, 4-1/2 inches to 60 foot street, running North and South across said Out Block and intersecting McCarty Street at right angles, called High Street, thence North 564 feet 3 inches along the West line of said last named 60 foot street called High Street to McCarty Street and thence along the South line of said McCarty Street 690 feet, 4-1/2 inches to the place of beginning.

Also that part of ground being the South East portion of said Out Block 107 and the North East part of the North 1/2 of Out Block 108 in said City bounded as follows:-

Beginning at a point on East Street where the South line of Grove Street intersects said East Street and running thence West along the South line of said Grove Street, 690 feet, 4-1/2 inches to High Street, thence South 564 feet 3 inches along the East line of said High Street to a point, thence East 690 feet, 4-1/2 inches to East Street, thence North along said East Street 564 feet 3 inches to the place of beginning.

(Also other real estate).

Being part of the same premises which Nicholas McCarty by Indenture bearing date the 1st day of April 1842, duly recorded, granted and conveyed inter alia unto the said John Roset and George H. Bicking.

Deed Record  
Town Lots  
2 page 343  
Aug. 31, 1854  
Recorded  
Sept. 11, 1854

George M. Hollenback,  
Sarah K. Hollenback, his wife,  
to  
John Roset. Quit Claim Deed

Know All Men By These Presents, That we, George M. Hollenback of the Borough of Wilkesbarre, County of Luzerne and State of Pennsylvania and Sarah K., his wife, in consideration of the sum of \$1.00 to them in hand paid by John Roset of the City of Philadelphia, Pennsylvania, the receipt whereof they do hereby acknowledge have granted, bargained, sold, assigned, transferred and set over and by these presents do grant, bargain, sell, assign, transfer and set over to the said John Roset and to his heirs and assigns forever all our right, title, interest, estate, claim and demand both at law and in equity as well in possession as in expectancy of, in and to all the premises described in the within deed of George H. Bicking to George M. Hollenback with all and singular the hereditaments and appurtenances thereto belonging.

8.

Deed Record  
Town Lots  
19 page 502  
Apr. 13, 1864  
Recorded  
Apr. 19, 1864

9.

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

George M. Hollenback and  
Sarah K. Hollenback, his wife,  
(Signed G. M. Hollenback,  
S. K. Hollenback),  
to  
John Roset.

Deed

Whereas George M. Hollenback and Sarah K. Hollenback, his wife, of the Borough of Wilkesbarre, County of Luzerne and State of Pennsylvania, by deed dated August 31st, 1854, and recorded in Town Lot No. 2 page 343 of the Land Records of Marion County, Indiana, in the Recorder's office of said County; conveyed or intended to convey to John Roset, then of the City of Philadelphia in the State of Pennsylvania, but now of Bucks County in said last mentioned State, the following described real estate in the City of Indianapolis in Marion County and State of Indiana, to-wit:-

All that portion or parcel of land being the Northwest part of Out Block 107 of the Donation Lands in the City of Indianapolis, State of Indiana, contained in the following boundaries.

Beginning at the Northwest corner of said Out Block 107, corner of McCarty and Delaware Streets, and running South along the East line of Delaware Street 564 feet 3 inches to a 60 foot street running East and West called Grove Street, thence East along the North line of said Grove Street 690 feet 4-1/2 inches to 60 foot street running North and South across said Out Block and intersecting McCarty Street at right angles, called High Street, thence North 564 feet 3 inches along the West line of said last named 60 foot street called High Street to McCarty Street and thence along the South line of said McCarty Street, 690 feet 4-1/2 inches to the place of beginning.

Also that part of ground being the South East portion of said Out Block 107 and the North East part of the North 1/2 of Out Block 108 in said City bounded as follows:-

Beginning at a point on East Street where the South line of Grove Street intersects said East Street and running thence West along the South line of said Grove Street 690 feet, 4-1/2 inches to High Street, thence South 564 feet 3 inches along the East line of said High Street to a point, thence East 690 feet 4-1/2 inches to East Street, thence North along said East Street 564 feet 3 inches to the place of beginning.

(Also other real estate).

The said real estate having been on said 31st day of August 1854 sold to said John Roset by said Hollenback--.

And whereas doubts have arisen as to the sufficiency of said deed for conveyance of a legal title in and to said real estate to said John Roset as a deed of bargain and sale and in order to confirm and perfect the legal title of said real estate in and to said John Roset and his heirs and assigns the said George M. Hollenback and Sarah K. Hollenback, his wife, have agreed to execute these presents.



L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Now Therefore, This Indenture Witnesseth, That the said George M. Hollenback and Sarah K. Hollenback, his wife, in consideration of the sum of One Dollar, and also in consideration of the premises above recited the said sum of One Dollar to them in hand paid by said John Roset do hereby grant, bargain, sell, release, convey and confirm unto the said John Roset, his heirs and assigns forever all the above described real estate in the City of Indianapolis, County of Marion, and State of Indiana, being the same land and premises conveyed by George H. Bicking to said George M. Hollenback by deed dated August 31st, 1854 and recorded in Town Lot Record 2 page 338 in the Recorder's office of said Marion County.

Plat Book  
2 page 80  
Dec. 3, 1862  
Recorded  
Dec. 6, 1862  
10.

Jno. Roset,  
M. A. Roset.

Plat

ROSET'S SUBDIVISION OF PARTS OF OUT LOTS 107 and 108.

Explanation: The annexed plat of 56 lots laid off by John Roset consists of parts of Out Lots 107 and 108 in the South part of the City of Indianapolis.

Said plat of lots is bounded on the North by Grove Street, on the East by East Street, on the West by High Street, and on the South by South alley which is a part of said plat.

Grove Street, High Street and Roset Street, which run North and South through the centre of said plat are each 60 feet wide.

The South alley is 16-1/2 feet wide and the two alleys running North and South are each 15 feet wide.

The lots are each 39 feet in width and of equal width throughout the length of the lots on the North line numbered 1, 28, 29 and 56 are each 150 feet in length, and the lots numbered 14, 15, 42 and 43 on the South line thereof are each 149 feet and 4 inches in length, the length of all intermediate being in the proper proportion to the above measured.

Royal Mayhew,  
Surveyor.

STATE OF PENNSYLVANIA, BUCKS COUNTY.

Before me, Enos Prizer, a Notary Public in and for said County this 3rd day of December 1862, came John Roset and Mary Ann Roset, his wife, and acknowledged the signing and execution of the annexed plat of ground as above described.

Witness my hand and notarial seal this 3rd day of December 1862.

Enos Prizer, (L.S.),  
Notary Public.

112499

Deed Record  
Town Lots  
20 page 189  
Nov. 13, 1863  
Recorded  
Dec. 16, 1863

INDIANAPOLIS

John Roset  
and Mary Ann Roset,  
(Signs: M. A. Roset), his wife,  
to  
Christian H. Reasener

Warranty Deed

11.

Lot No. 42 in Out Lots No. 107 and 108 in the  
City of Indianapolis, according to the Subdivision made  
by John Roset recorded in Plat Book 2 page 80, in the  
office of the Recorder of Marion County, Indiana.

Deed Record  
Town Lots  
112 page 502  
March 16, 1878  
Recorded  
March 16, 1878

TITLE  
OF

Christian H. Reasener,  
and Ellenore Reasener,  
his wife,  
to  
Ernst Kattmann

Warranty Deed

12.

Lot No. 42 in Out Lots No. 107 and 108 in the  
City of Indianapolis, according to the Subdivision made  
by John Roset recorded in Plat Book 2 page 80, in the  
office of the Recorder of Marion County, Indiana.

Deed Record  
Town Lots  
192 page 493  
July 5, 1887  
Recorded  
July 5, 1887

ABSTRACTS

Ernst Kattmann, and  
Sophia Kattmann,  
his wife,  
to  
Caroline Freund

Warranty Deed

13.

Lot No. 42 in Out Lots No. 107 and 108 in the  
City of Indianapolis, according to the Subdivision made  
by John Roset recorded in Plat Book 2 page 80, in the office  
of the Recorder of Marion County, Indiana.

14.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES

15.

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

MECHANIC'S LIENS

16.

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

*L. M. Brown Abstract Co.,*

112499

INDIANAPOLIS

JUDGMENTS

17.

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

Caroline Freund for the 10 years last past.

(None found unsatisfied).

TITLE

OLD AGE PENSIONS

18.

None found.

OF

ASSESSMENTS

19.

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

ABSTRACTS

TAXES

20.

Taxes for year 1935 fully paid.

21.

Taxes for year 1936 assessed in name of Caroline Freund  
General Tax Duplicate No. 76491  
Indianapolis, Center Township  
are due and payable the first Monday in May and the first Monday in November 1937.

May Installment \$34.57 paid.  
Nov. Installment \$34.57 not paid.

22.

Taxes for year 1937 became a lien March 1st and are due and payable in May and November of the year 1938.

*L. M. Brown Abstract Co.,*

ALL SUBSEQUENT DUPLICATIONS OF THIS RECORD THESE TAXES ARE NOW FULLY PAID.  
BY L. M. BROWN Abstract Co.  
PRES. & MGR.

112499

ZONING

23.

INDIANAPOLIS

Zoning Ordinance #114, prepared by City Plan Commission, Council Proceedings of 1922, page 655, introduced November 6, 1922, passed by the Common Council November 20, 1922, signed by the Mayor December 4, 1922, and effective December 20, 1922.

TITLE

Provides for the establishing of a Zoning Plan for the City of Indianapolis to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City into the following districts:

OF

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

ABSTRACTS

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

Six Classes of Area Districts, Class A-1, 7500 square feet per family; Class A-2, 4800 square feet per family; Class A-3, 2400 square feet per family; Class A-4, 1200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

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

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

*L. M. Brown Abstract Co.,*

112499

## CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, Federal Tax Liens, and recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates, all as now entered up and indexed.

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

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

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

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

The period of search covered by this certificate is  
 from DATE OF DONATION to and including  
 June 12, 1937 and covers Paragraphs No. 1 to 24

both inclusive, and Sheets No. 1  
 to 12 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Fenn*  
 -12- Vice-President & Mgr.



ESTABLISHED 1868

# L. M. Brown Abstract Co.

321-331 LEMCKE BUILDING

PHONE LINCOLN 8518

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

112499

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

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

## UNITED STATES DISTRICT COURT

### SEARCH FOR JUDGMENTS

#### Pending Bankruptcies and Internal Revenue Tax Liens

At the Request of

R. E. MATHEWS

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

The undersigned, L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no unsatisfied judgments of record in any of the seven above named divisions of the United States District Court in Indiana, rendered within that portion of the ten years last past, prior to March 11, 1929, the date of the passage of the Indiana Conformity Act, nor any transcripts of judgments recovered in any of the United States Courts in Indiana, filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, nor are there any pending Bankruptcies, either voluntary or involuntary, nor any notice of Liens for unpaid Internal Revenue or Income Taxes of record, in any one of the above named seven divisions of the United States District Courts, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

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

This certificate covers the Indianapolis Division down to and including  
and all other Divisions of the State of Indiana down to and including

June 12, 1937  
June 5, 1937

Caroline Freund

L. M. BROWN ABSTRACT CO.

By... *Russell A. Furr* ...  
Vice-President and Mgr.

-1-

Continuation of Abstract of Title to Lot Numbered Forty Two (42) in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

Prepared for Fred G. Howell, since date of June 12, 1937.

INDIANAPOLIS

TITLE

## CONVEYANCES

Deed Record  
972 page 402  
June 29, 1937  
Recorded  
July 1, 1937

Caroline Freund,  
unmarried,  
to

Warranty Deed  
Revenue Stamps  
Attached

Maude H. Blickenstaff,  
Lot 42 in Roset's Subdivision of Parts of out lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

-2-

Deed Record  
973 page 288  
July 8, 1937  
Recorded  
July 14, 1937

Maude H. Blickenstaff,  
unmarried,  
to  
C. W. Henry Realty  
Corporation.

Warranty Deed  
Revenue Stamps  
Attached

Lot 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.  
Subject to all liens and encumbrances.

-3-

Deed Record  
1084 page 50  
Feb. 21, 1942  
Recorded  
Feb. 26, 1942

C. W. Henry Realty  
Corporation (Corp Seal)  
By: Chester W. Henry, President,  
Attest: Carrie E. Bowers,  
Secretary,

Warranty Deed  
Revenue Stamps  
Attached

to  
Herschel Scott and  
Violet Scott,  
husband and wife.

Lot 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.  
Subject to all unpaid taxes and assessments if any.  
The grantees herein assume and agree to pay

-4-

L. M. Brown Abstract Co.,

OF

ABSTRACTS

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

a certain mortgage in favor of the State of Indiana for benefit of Common School Fund of Marion County, in the principal sum of \$1200.00 dated July 1, 1937 and recorded in Mortgage Record - page - in the office of the Recorder of Marion County, Indiana.

The officers of C. W. Henry Realty Corporation who have executed this deed, have been authorized to make this conveyance by resolution of the Board of Directors of said Corporation, and said Corporation has not preferred stock issued our outstanding.

Misc. Record  
231 page 553  
Apr. 13, 1931  
Recorded  
Apr. 13, 1931

C. W. Henry Realty Corporation

Articles

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

(a) To continue as a corporation under its corporate name perpetually.

(b) To sue and be sued in its corporate name.

(c) To have a corporate seal and alter the same at pleasure, and to use such seal generally, but the use of such seal shall be necessary only as required by law.

(d) To acquire, own, hold, use, lease, mortgage, pledge, seal, convey or otherwise dispose of property real or personal, tangible or intangible, legal or equitable.

(e) To borrow money, and issue, seal, or pledge its obligations and evidenced of indebtedness, and to mortgage or pledge its property and franchises to secure the payment thereof.

(f) To conduct business in this state and elsewhere, to have one or more offices out of the state and to acquire, own, hold and use and to lease, mortgage, pledge, sell, convey or otherwise dispose of property, real or personal, tangible and/or intangible, out of this state.

(g) To acquire, guarantee, hold, own and vote and to sell, assign, transfer, mortgage, pledge or otherwise dispose of the capital stock, bonds, securities or evidences of indebtedness of any corporation, domestic or foreign.

(h) To purchase, own and/or hold and to sell and transfer (but not to vote) shares of its own capital stock if and when the capital of this corporation is not thereby impaired.

(i) To appoint such officers and agents as the business of this corporation may require, and to define their duties and fix their compensation.

(j) By its Board of Directors to make, alter, amend or repeal by-laws for the government and regulation of its affairs.

(k) To cease doing business and to dissolve and surrender its corporate franchise.

(l) To do all acts and things necessary, convenient or expedient to carry out the purpose for which it is formed.

(m) To buy, lease, hold, rent, mortgage, sell and/or



convey real estate, or any interest therein, to conduct a brokerage business in real estate and leases; to construct houses and other improvements on real estate owned or for others, to act as insurance agent, and to broker insurance.

(n) To carry on, engage in and/or conduct any business or businesses or to do any act or acts which a natural person or persons might do and which are necessary, convenient or expedient to accomplish the purposes for which this corporation is formed and such as are not repugnant to law; but this corporation shall not be deemed to possess the power of carrying on the business or receiving deposits of money, bullion or foreign coins, or of issuing bills, notes or other evidences of debt for circulation as money, and this corporation shall not engage in the business of rural loan and savings associations, credit unions, nor conduct a banking, railroad, insurance, surety, trust, safe deposit, mortgage guarantee or building and loan business.

(o) To pay for any property, real or personal, this corporation may acquire or purchase with shares of the capital stock, bonds or other obligations or securities of this corporation or to issue its shares of stock in exchange therefor.

(p) The foregoing clauses shall be construed as powers as well as purposes, and the matters expressed in each clause shall, except if otherwise expressly provided, be in no wise limited by reference to or inference from the terms of any other clause, but shall be regarded as independent powers and purposes; and the enumeration of specific powers and purposes shall not be construed to limit or restrict in any manner the meaning of general powers of the corporation; nor shall the expression of one thing be deemed to exclude another not expressed, although it be of like nature. The corporation shall be authorized to exercise and enjoy all other powers, right and privileges granted by the act of the General Assembly of the State of Indiana, entitled, "The Indiana General Corporation Act", approved March 16, 1929 to corporations organized thereunder and all the powers conferred by all acts heretofore or hereafter amendatory of or supplemental to the said act, or the said laws; and the enumeration of certain powers as herein specified is not intended as exclusive of, or as a waiver of any of the powers, rights or privileges granted or conferred by the said Act of the laws now or hereafter in force; provided however that the corporation shall not in any state, territory, district, possession or country carry on any business or exercise any powers which a corporation organized under the laws thereof could not carry on or exercise.

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

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

Misc. Record  
231 page 556  
Apr. 13, 1931  
Recorded  
Apr. 13, 1931

-6-

INDIANAPOLIS  
TITLE

Chester W. Henry,  
and Carrie E. Bowers.

Affidavit

Chester W. Henry and Carrie E. Bowers, being duly sworn upon oath, separately and severally say that they are directors of C. W. Henry Realty Corporation, a corporation organized and doing business under the laws of the State of Indiana, and that there has been paid into the Treasury of said corporation \$500.00 the same being the amount of paid in capital necessary to begin business, as shown in the Articles of Incorporation of said corporation.

Chester W. Henry,  
Carrie E. Bowers.

-7-

OF  
ABSTRACTS

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

Mortgage Record  
1171 page 40  
July 1, 1937  
Recorded  
July 1, 1937

-8-

*L. M. Brown Abstract Co.,*

Maude H. Blickenstaff,  
unmarried,

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

Lot No. 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

To secure the payment of one principal promissory note of \$1200.00 of even date, and payable on or before the 1st day of July 1942 with interest thereon at the rate of 5% per annum payable on the 1st day of July 1938 and on the 1st day of July of each year thereafter and do agree that in case of failure to pay any installment of said interest, the principal sum shall become due and payable, together with all arrears of interest; and on failure to pay such principal or interest when due two per cent damages shall be collected with costs, and the premises mortgage may be forthwith sold by the County Auditor for the payment of such principal sum, interest, damages and costs.

Mortgage

*Released on  
margin*

-9-

INDIANAPOLIS

**MECHANIC'S LIENS**

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

-10-

TITLE

**OLD AGE ASSISTANCE LIENS**

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

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

OF

None found.

-11-

ABSTRACTS

**JUDGMENTS**

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

C. W. Henry Realty Corporation from April 23, 1939 to February 26, 1942 inclusive.

Herschel Scott and Violet Scott, jointly and not individually for 10 years last past.

None found unsatisfied.

-12-

**ASSESSMENTS**

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

*L. M. Brown Abstract Co.,*

Treasurer's Tax  
23 page - 285  
Sale Record  
-13-  
Certificate  
# 83534

INDIANAPOLIS

TAXES

Auditor Marion County  
to  
Miller Securities Company.

Lot 42 Roset's Sub. of Out Lot 107 etc. returned delinquent in the name of Herschel and Violet Scott, Sold April 11, 1949 for \$200.17; 17 for the non-payment of taxes, costs and charges for the years 1947, 1948, 1949.

May 27, 1949. Redeemed by Colonial Sav. & Loan Assn.

BY Russell W. Faust  
PRES. & MGR.

TITLE

-14-

Taxes for the year 1948 assessed in the name of Herschel and Violet Scott, are due and payable the first Monday in May and the first Monday in November, 1949.

OF

General Tax Duplicate No. 407005  
Parcel No. 45110

Indianapolis, Center Township

ABSTRACTS

May Installment \$52.08 Paid by Tax  
Nov. Installment \$52.08 Sale above.

-15-

As shown of record these taxes are now  
FULLY PAID.  
L. M. BROWN ABSTRACT CO., INC.  
BY Russell W. Faust  
PRES. & MGR.

L. M. Brown Abstract Co.

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

-16-

## CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is  
 from June 12, 1937 to and including  
 April 23, 1949 and covers Paragraphs No. 1 to 16  
 both inclusive, and Sheets No. 1



to 7 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *[Signature]*  
 President & Mgr.

mmr

Established 1868

# L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

272160

### OFFICERS

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

### DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

FRED G. HOWELL

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

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

This certificate covers the Indianapolis Division down to and including April 23, 1949 and all other Divisions of the State of Indiana, down to and including April 16, 1949

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

C. W. Henry Realty Corporation

Herschel Scott

Violet Scott

Dated ..... April 23, 1949

L. M. BROWN ABSTRACT CO.

By .....  
President and Manager

mmr

1025 S. New Jersey

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Forty-two (42) in Roset's Subdivision of Parts of Out Lots 167 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Colonial Savings and Loan Association, since date April 23, 1949.

-2-

OF

WE FIND NO FURTHER CONVEYANCES.

ABSTRACTS

ENCUMBRANCES

MORTGAGES

Mtg. Record  
1509 page 4  
Inst. No.  
30864  
May 27, 1949  
Recorded  
May 28, 1949

Herschel Scott and Violet Scott, husband and wife, to Colonial Savings and Loan Association of Indianapolis, Mortgage

**SATISFIED OF RECORD**  
**L. M. BROWN ASSTRACT CO., INC.**  
PRES. & MGR.

Lot Numbered 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat book 2, on page 80, in the Recorder's Office of Marion County, Indiana.

-3-

*released on margin (CS)*

*L. M. Brown Abstract Co.,*

To secure the performance of the agreements and stipulations of a ceratain bond of even date herewith, in the sum of \$1800.00, Mortgagors covenant and agree to continue to pay to said Association not less than \$25.00 per month as dues upon said loan, with interest on said sum payable monthly, until said loan is fully paid, with 10% attorney's fees and without relief from valuation and appraisement laws.

MECHANIC'S LIENS

-4-

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

352345

INDIANAPOLIS

OLD AGE ASSISTANCE LIENS.

-5-

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

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

We find none.

TITLE

JUDGMENTS

-6-

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

Herschel Scott and Violet Scott, jointly and not individually from April 23, 1949 to date.

None found unsatisfied.

ABSTRACTS

ASSESSMENTS

Treas. Record  
176 page 280  
Resolution No.  
16981

Herschel and Violet Scott  
to

Assessment

Pavement 1st Alley West of East Street from Bicking Street to 1st Alley South of Bicking Street.

Approved by the Board of Public Works in the City of Indianapolis, August 13, 1953.  
Lot #42 assessed \$140.40, unpaid and delinquent.

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*Handwritten initials: "Hull SM"*

*L. M. Brown Abstract Co.,*

As shown on record this assessment now  
FULLY PAID.  
BY *[Signature]*  
L. M. BROWN ABSTRACT CO., INC.  
PRES. & MGR.



## CERTIFICATE

-13-

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 April 23, 1949 to and including  
February 3, 1954

and covers Paragraph No. 1 to 13  
both inclusive, and Sheets No. 1  
to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell W. Furst*  
President & Mgr.



Established 1868

OFFICERS

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET  
Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00  
INDIANAPOLIS 4, IND.

DIRECTORS

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

352345

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

COLONIAL SAVINGS AND LOAN ASSOCIATION,

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

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

This certificate covers the Indianapolis Division down to and including February 3, 1954 and all other Divisions of the State of Indiana, down to and including February 3, 1954

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

Herschel Scott

Violet Scott

Dated.....February 3, 1954.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*  
President

GD

1025 So. New Jersey

378410

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Forty-two (42) in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for C. W. Scott  
since date of February 3, 1954.

2.

OF

WE FIND NO FURTHER CONVEYANCES

ABSTRACTS

ENCUMBRANCES

MORTGAGES

Mtg. Record  
1721 page 604  
Inst. #10044  
Feb. 17, 1954  
Recorded  
Feb. 17, 1954

Herschel Scott and  
Violet Scott,  
husband and wife  
to  
Colonial Savings and  
Loan Association

Mortgage  
SATISFIED OF RECORD  
ATTEST. UNION TITLE CO.  
BY *C. Edward Blum*  
PRESIDENT

3.

*L. M. Brown Abstract Co.,*

Lot Numbered 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain first mortgage note of even date herewith in the sum of \$1800.00 plus interest and attorney's fees, payable to said association not less than \$25.00 per month on or before the 17th day of each month until said principal and interest, plus any advances, shall be fully paid, all without relief from valuation and appraisement laws.

*4-17-56  
Released  
on margin  
ms.*

MECHANICS' LIENS

4.

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

INDIANAPOLIS

OLD AGE ASSISTANCE LIENS

5.

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

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

TITLE

We find none.

OF

JUDGMENTS

6.

ABSTRACTS

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:

Herschel Scott and Violet Scott jointly and not individually from February 3, 1954 to date.

None found unsatisfied.

*L. M. Brown Abstract Co.,*

ASSESSMENTS

7.

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

INDIANAPOLIS

TAXES

8.

Taxes for the year 1953 paid in full.

TITLE

9.

Taxes for the year 1954 assessed in the names of  
Herschel and Violet Scott  
Parcel No. 45110  
General Tax Duplicate No. 312079  
Indianapolis, Center Township  
are due and payable the first Monday in May and the  
first Monday in November, 1955.

OF  
ABSTRACTS

*Since paid*  
*Nov.* installment \$19.19 paid  
installment \$19.19 ~~paid~~.

SEE SUBSEQUENT CONTINUATION

10.

*Since paid m.s.*  
Taxes for the year 1955 became a lien March 1st and  
are due and payable in May and November of the year 1956.

SEE SUBSEQUENT CONTINUATION

*L. M. Brown Abstract Co.,*

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

11. 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, 7,5000 square feet per family; Class A-2; 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner Lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner Lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner Lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

Computation of Lot Area.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet.

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A3, A4, A5, or A 6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

Where frontyard 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, frontset-back lines shall be equal to 1/3 of the average depth of the lot up to 50 feet, with minimum of 20 feet.

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

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

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

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

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

Non-Conforming uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-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.

12.

July 11, 1955

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



## 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.

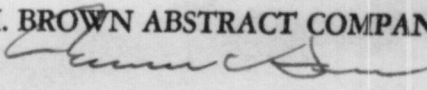
IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate 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 July 18, 1955 February 3, 1954 to and including

and covers Paragraph No. 1 to 13  
 both inclusive, and Sheets No. 1  
 to 7 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By   
 President & Mgr.



raf

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.

378410

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

C. W. Scott

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.

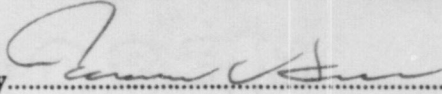
This certificate covers the Indianapolis Division down to and including July 18, 1955 and all other Divisions of the State of Indiana, down to and including July 14, 1955

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.

Herschel Scott  
Violet Scott

Dated..... July 18, 1955 .....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....  .....

President

raf

1025 S New Jersey

387885.

1.

INDIANAPOLIS

Continuation of an Abstract of Title to Lot Numbered Forty-two (42) in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

Prepared for Colonial Savings and Loan Association, since date of July 18, 1955.

TITLE

CONVEYANCES

Deed Record  
1583, page 54  
Inst. # 57401.  
Aug. 1, 1955  
Recorded  
Aug. 5, 1955

Herschel Scott and  
Violet Scott,  
husband and wife  
To  
Charles Scott and  
Lena Scott,  
husband and wife

Warranty Deed  
Revenue Stamps  
Attached

2.

ABSTRACTS

Lot Numbered 42, in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, Page 80, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes, assessments and incumbrances.

Subject also, to all easements and restrictions.

Subject to the unpaid balance of a certain mortgage, which grantee agrees to assume and agrees to pay, in the original principal sum of \$1,800.00, executed February 17th, 1954 to the Colonial Savings and Loan Association of Indianapolis, Indiana, which mortgage is recorded in Mortgage Record 1721, page 604, in the office of the Recorder of Marion County, Indiana.

Deed contains the usual citizenship statement.

3.

L. M. Brown Abstract Co.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES.

MORTGAGES.

4.

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

INDIANAPOLIS

MECHANIC'S LIENS.

5.

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

TITLE

OLD AGE ASSISTANCE LIENS.

6.

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

OF

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

ABSTRACTS

We find none.

JUDGMENTS.

7.

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

Herschel Scott and Violet Scott, jointly and not individually from July 18, 1955 to August 5, 1955, inclusive.

Charles Scott and Lena Scott, jointly and not individually for 10 years last past.

None found unsatisfied.

*L. M. Brown Abstract Co.,*

INDIANAPOLIS ASSESSMENTS.

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

INDIANAPOLIS TAXES.

9. Taxes for the year 1953, paid in full.

TITLE

10. Taxes for the year 1954, assessed in the names of Herschel and Violet Scott, were due and payable the first Monday in May and the first Monday in November, 1955.

OF

General Tax Duplicate Number 312079.  
Parcel Number 45110.

ABSTRACTS

Indianapolis, Center Township.

*Since paid m.s.*

May Installment \$19.19 paid.  
Nov. Installment \$19.19 unpaid.

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

*Since Paid*

SEE SUBSEQUENT CONTINUATION

SEE SUBSEQUENT CONTINUATION

*L. M. Brown Abstract Co.,*

ZONING.

February 27, 1956.

12. 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.

OFFICERS

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

Established 1868

# L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

387885.

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

COLONIAL SAVINGS AND LOAN  
ASSOCIATION

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

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 March 6, 1956 and all other Divisions of the State of Indiana, down to and including March 1, 1956

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.

Herschel Scott

Violet Scott

Charles Scott

Lena Scott

Dated..... March 6, 1956 .....

L. M. BROWN ABSTRACT COMPANY, Inc.

By Russell A. Furr  
President

a/c

65-10288A

CAPTION

-1-

Continuation of Abstract of Title to Lot Numbered 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.  
Since March 6, 1956.

Prepared for: First Holding Corporation

Misc. Record  
618 Inst. #8013  
Dated  
Feb. 2, 1959  
Recorded  
Feb. 2, 1959

-2-

STATE OF INDIANA, MARION COUNTY, SS:

Charles Scott of Marion County, State of Indiana, being duly sworn upon oath deposes and says that he and his wife, Lena Scott are the joint owners of the Real Estate situated in Indianapolis, Marion County, Indiana commonly known as 1025 S. New Jersey Street and more particularly described as follows, to wit:

Lot Numbered 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

Affiant further states that he is not one and the same person as named in the following judgment and petition in bankruptcy:

Judgment:

vs. Charles Scott, Juven. 2543; \$75.00 and costs; plus \$7.50 per week until further order of Court; May 8, 1957; Charles Scott, voluntary petition in bankruptcy January 22, 1958; Cause 5129, Gary, Indiana.

Affiant makes this affidavit for the purpose of inducing First Holiday Corporation to purchase said real estate.

Further Affiant saith not.

Charles Scott

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County, this 2nd day of February, 1959.

Gertrude Rhoads (LS)  
Notary Public

My Commission expires: January 24, 1960.

-1- cb

65-10288A

Deed Record  
1736 Inst. #8014  
Dated  
Feb. 2, 1959  
Recorded  
Feb. 2, 1959

Charles Scott and  
Lena Scott  
husband and wife  
to

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

First Holding Corporation

Lot Numbered 42 in Roset's Subdivision of Parts  
of Out Lots 107 and 108 of the Donation Lands of the  
City of Indianapolis, the plat of which is recorded  
in Plat Book 2, page 80, in the office of the Re-  
corder of Marion County, Indiana.

-3-

Misc. Record  
554 page 639  
Inst. #16719  
Feb. 28, 1956  
Recorded  
Mar. 8, 1956

ARTICLES OF INCORPORATION OF FIRST HOLDING CORPORATION  
Pursuant to the provisions of The Indiana General  
Corporation Act, as amended.

The name of the Corporation is First Holding  
Corporation.

The purposes for which the Corporation is formed  
are:

To acquire (by purchase, exchange, lease or  
otherwise), hold, own, invest in, sell, convey, dis-  
count or otherwise deal in, either alone or in con-  
junction with others, contracts for the purchase  
and sale of real estate or of any interest in real  
estate, and to engage in all allied and incidental  
lines of business or activity.

To acquire (by purchase, exchange, lease or  
otherwise) hold, own, appraise, invest in, divide,  
sub-divide, plat improve, manage, operate, lease,  
mortgage, sell, convey or otherwise deal in, either  
alone or in conjunction with others, real estate or  
any interest in real estate, of every kind, character  
and description, and to engage in all allied and  
incidental lines of business or activity.

The period during which the Corporation shall  
continue is perpetual.

-4-

-2- cb -over-



387885.

**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 July 18, 1955 to and including

March 6, 1956

and covers Paragraph No. 1 to 13 both inclusive, and Sheets No. 1

to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*  
President & Mgr.

a/c

65-10288A

The total number of shares into which the authorized capital stock of the Corporation is divided is 300,000 shares without par value.

The amount of paid-in capital, with which the Corporation is beginning business is \$1,000.00.

Approved and Filed Mar. 8, 1956.

Crawford F. Parker,  
Secretary of  
State of Indiana,

PAID IN CAPITAL AFFIDAVIT  
FOR FIRST HOLDING CORPORATION

Misc. Record  
554 page 645  
Inst. #16720  
Recorded  
Mar. 8, 1956

Affidavit signed by majority of directors of said corporation states that required capital has been fully paid in.

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Mortgage Record  
1973 page 494  
Inst. #8015  
Dated  
Feb. 2, 1959  
Recorded  
Feb. 2, 1959

First Holding Corporation  
to  
Colonial Savings and Loan  
Association

Mortgage

Lot Numbered 42 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain first mortgage note of even date herewith, in the sum of Twenty-Five Hundred dollars plus interest and attorney's fees, and also to secure the performance of the following covenants and agreements:

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65-10288A

This mortgage shall also secure any additional advances made to Mortgagor(s) by the Association; provided, however, the total unpaid principal balance shall not at any time exceed the above amount.

Mortgagor(s) Agree(s) to continue to pay to said Association not less than Thirty-Five dollars per month on or before the 1st day of each month until said principal and interest plus any advances shall be fully paid.

IN WITNESS WHEREOF, Said Mortgagor(s) has (have) hereunto set his (their) hand(s) and seal(s) this 2nd day of February, A.D. 1959.

By: First Holding Corporation  
Charles C. Smith  
Pres.  
Earl B. Hall  
Secy.

Corporate Seal of Mortgagor affixed.

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

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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

-8-

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.

65-10288A

-11- Taxes for the year 1963 and prior years paid in full.

-12- Taxes for 1964 payable 1965 in name of First Holding Corporation.

Duplicate No. 273262, E-F-G, Indianapolis, Center Township, Code No. 1-01, Parcel No. 45110.

May Installment \$64.82 Unpaid

November Installment \$64.82 Unpaid

Assessed Valuation:

Land \$460.00 Improvements \$930.00 Exemptions None

-13- Taxes for 1965 now a lien in name of First Holding Corporation.

65-10288A

Uniform Commercial 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"

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

-10-

Charles Scott  
and  
Lena Scott  
jointly and  
not individually

from March 6, 1956,  
to and including  
February 2, 1959

and vs

First Holding Corporation

for the 10 years  
last past and  
against none other

## SYNOPSIS OF ZONING AND PLANNING REGULATIONS

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

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

The Metropolitan Plan Commission of Marion County, by Resolution adopted by the County Council as Ordinance No. 8-1957 effective March 28, 1957, recorded April 1, 1957, in Deed Record 1637, page 486, adopted and continued all existing Master Plans then in force in Marion County and in the various Cities and Towns as a consolidated Master Plan.

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

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

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

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

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

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

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

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

## SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

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

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

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

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

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

## Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

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

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

## Minimum requirements as follows:

District - Lot Area - Lot Width - Dwelling Dimensions

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

Variations of foregoing are provided for multiple dwellings.

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

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

## INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

# GUARANTEED CERTIFICATE

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STATE OF INDIANA }  
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

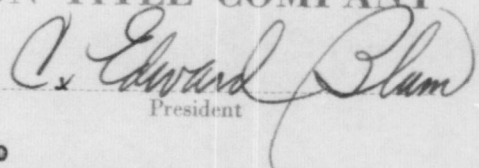
Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 16 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 9 both inclusive.

Dated at Indianapolis, Indiana, June 2, 1965, 8 A.M.

UNION TITLE COMPANY

by   
 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

65-10288A

## 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: **First Holding Corporation**

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

**May 26, 1965, 8 A.M.**

and

The Indianapolis Division of the Southern District down to and including

**May 27, 1965, 8 A.M.**

**Charles Scott  
and  
Lena Scott  
jointly and  
not individually**

**First Holding Corporation**

UNION TITLE CO.

*[Signature]*

PRESIDENT

cd