

65 41691

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 40

*Charles Kraft*

This Indenture Witnesseth, That

Charles W. Kraft & Iris J. Kraft (adult, husband & wife)

of Marion County, in the State of Indiana Convey and Warrant to

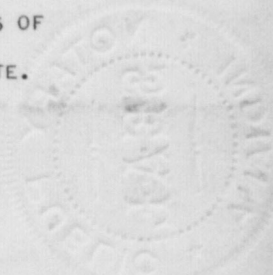
the STATE OF INDIANA for and in consideration of Five thousand, five hundred - - - - -

- - - - - (\$5,500.00) - - - - - Dollars,

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

LOT #126 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 74 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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



RECEIVED FOR RECORD  
1965 AUG 23 AM 8:01  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

DULY ENTERED  
FOR TAXATION

AUG 20 1965

*John T. Sutton*  
COUNTY AUDITOR

6.05

Paid by Warrant No. 17057300  
17057299

Dated 8-2-65 1965

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 Charles W. Kraft & Iris J. Kraft (adult, husband & wife) have hereunto set their hand and seal, this 1st day of JULY 1965

.....(Seal).....(Seal)  
*Charles W. Kraft*.....(Seal).....(Seal)  
Charles W. Kraft (adult husband)  
.....(Seal).....(Seal)  
*Iris J. Kraft*.....(Seal).....(Seal)  
Iris J. Kraft (adult wife)  
.....(Seal).....(Seal)

*7-7-65*  
*7-13-65*

ME 65 41691

This Instrument Prepared by R. L. FIDLER 8/13/65

*R. L. Fidler*

*Jul 9 1965*

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

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

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

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

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

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

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

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

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

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

STATE OF INDIANA, Marion County, ss:

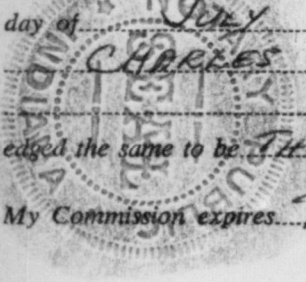
Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of July, A. D. 1965; personally appeared the within named \_\_\_\_\_

CHARLES W. KRAFT & IRIS J. KRAFT Grantor<sup>s</sup> \_\_\_\_\_ 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 May 8, 1968 \_\_\_\_\_ Notary Public

BERRY S. COLE



65 41691

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ m, and

Recorded in Book No. \_\_\_\_\_ page \_\_\_\_\_

Recorder \_\_\_\_\_ FOR TAXATION County

Duly entered for taxation this \_\_\_\_\_

day of \_\_\_\_\_ 19\_\_\_\_

Auditor's fee \$ \_\_\_\_\_ COUNTY AUDITOR

Auditor \_\_\_\_\_ County

State Highway  
Division of Land Acquisition  
Indiana State Highway Commission



INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

August 9, 1965 19

To Charles W. Kraft & Iris J. Kraft  
8315 S. Emerson Street  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant NoA. 057299 8-2-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated July 1, 1965  Parcel 40	5000.00

PLEASE RECEIPT AND RETURN

Received Payment: *Charles W. Kraft & Iris J. Kraft*  
Date: *8/11/65*

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

August 9, 1965 ..... 19.....

To Charles W. Kraft & Iris J. Kraft  
8315 S. Emerson Street  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No.A 057300 8-2-65 ..... 19.....  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase For the purchase of Right of Way on State Road No. I-70 in Marion ..... County I Project 70-3 ..... Section (52) as per Grant dated July 1, 1965 ..... Parcel 40 escrow	500	00

PLEASE RECEIPT AND RETURN

Received Payment: *Iris J. Kraft*  
Date *10-11-65*



Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 40  
Road I-70  
County Marion  
Owner Chas. W. Kraft et ux  
Address 8315 S. Emerson  
Address of Appraised Property:  
1042 Church St.

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on June 3, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of May 7, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 5,500.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b)	TOTAL	\$ <u>5,500.00</u>
(1) Land and/or improvements	\$	<u>5,500.00</u>
(2) Damages	\$	<u>0</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>0</u>
(4) Estimated Total Compensation	\$	<u>5,500.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	6-14-65	<u>[Signature]</u>
N65 Asst. or Chief Appr.	6-15-65	<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.)

RESOLUTION

(40) ✓

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant Dated 7-1-65 ✓  
executed by the STATE OF INDIANA and Charles Kraft  
a frame house ✓

including trees, shrubs and fence, if any, on Road # I-70 ✓  
located within the limits of the proposed improvements to be made on  
said highway. The parcel of real estate is situated in Marion ✓  
County, Indiana, and more particularly described as follows:

**Lot 126 in McCarty's Subdivision of W. Part of out lot 120  
of the Donations Lands of City of Indianapolis.** ✓

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

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

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



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

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

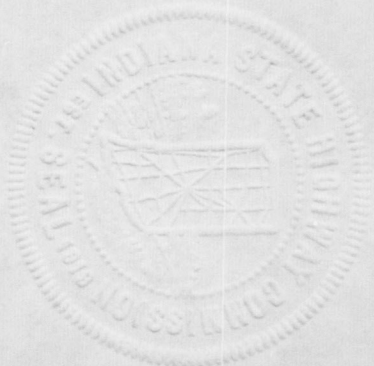
ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 5th day of August, 19 65.

Offices of the Indiana State Highway Commission of Indiana.

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

IN WITNESS WHEREOF, I, Roy Whitton, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 5th day of August, 19 65.

Roy P. Whitton  
Secretary



SEAL:

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3(52) PARCEL # 40 COUNTY Marion

NAME & ADDRESS OF OWNER Charles W. + Iris J. Kraft  
8315 S. Emerson St. Indianapolis, Ind PHONE # TU-6146

NAME & ADDRESS OF PERSON CONTACTED Mr + Mrs Kraft  
Same as above PHONE # Same

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 7-1-65

OFFER \$ 5500.00 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 on Mr + Mrs Kraft and secured their  
signatures to the documents. Mr Kraft will  
pay the 1965 B taxes and forward the receipt  
prior to check delivery. Mr Kraft gave me  
\$6.05 in cash for documentary stamps  
for the deed.

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

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

[Signature]  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # T-70-3(52) PARCEL # 40 COUNTY Marion

NAME & ADDRESS OF OWNER Charles W. & Iris J. Kraft  
8315 S. Emerson St., Indianapolis, Ind. PHONE # TU1-6146

NAME & ADDRESS OF PERSON CONTACTED Mrs Kraft  
Same as above PHONE # Same

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-30-65

OFFER \$ 5,500.00 TIME OF CONTACT 7:30 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 Mr & Mrs Kraft and arranged an  
appointment to discuss the offer at 1:30 PM  
Thursday, July 1, 1965.

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

( ) Other, awaiting what? Made appointment

Distribution Made

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

[Signature]  
(Signature)

## ABSTRACT OF TITLE.

To Lot 126 in McCarty's Sub. of  
the West part of Out Lot 120. in  
the City of Indianapolis, in

Marion County, Indiana.

Prepared for

Estate of Mary Meier, deceased

—BY—

**THEODORE STEIN,**

Successor to Wm. C. Anderson,

Hartford Block, 86 East Market St.

Indianapolis, Indiana.

### HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida about 1568 by the French in Nova Scotia in 1605 and again at Quebec in 1608 and by the English in Virginia in 1607, the French with the aid of the catholic church through it's Jesuit missionaries succeeded in gaining control by way of the great lakes, of the country south thereof and north of the Ohio River.

In 1672 several of these missionaries traversed that portion of Indiana lying north of the Kankakee River.

About the year 1712, Post Vincennes on the Wabash River was located by the French.

The lands northwest of the Ohio River, while under the protection of the French, were first a part of the province of Louisiana and as such governed by the officers of the French crown, afterward by the representatives of the Western Company and subsequently by the Indies Company; but government was again resumed by the crown in 1732 and administered for a short time by the officers of the province of Quebec.

In 1763 the French possessions north of the Ohio River were ceded to the British, who retained control until by the treaty of Paris in 1783, they surrendered their supremacy over the country south of the great lakes to the United States of America.

As a province of Great Britain, Virginia laid claim to the greater part of the land northwest of the Ohio River, but on March 1, 1784 the state of Virginia transferred all right title and claim in said lands to the United States; among the Conditions of cession was the following, "that the French and the Canadian inhabitants and others of Post Vincennes and the neighboring villages who have professed themselves citizens of Virginia, have their possessions and titles confirmed to them etc."

Prior to this transfer of its claims, Virginia's general assembly had passed an act for laying off the town of Clarksville, Indiana, at the falls of the Ohio River.

Subsequent to the transfer referred to, the territory "Northwest of the River Ohio" was formed.

By an act of Congress approved March 7, 1800, the country northwest of the Ohio River was divided into two territories; the line dividing them being the present eastern boundary line of Indiana. By subsequent acts the tracts now known as Illinois and Michigan were detached giving to Indiana its present shape and size.

Indiana was admitted into the Union of States in 1816. After the assumption by the United States of the government of the territory northwest of the Ohio River, war with the Indian tribes ensued, which resulted in various treaties of cession and peace. By virtue of the treaty at Greenville, Ohio, in 1795 all lands lying East of a line drawn from Fort Recovery on the Wabash River in Ohio, to a point on the Ohio River, opposite the mouth of the Kentucky River, were forever ceded to the United States. The line referred to forms the present western boundary line of Dearborn and Ohio Counties in this State.

By virtue of the treaty at St. Marys, Ohio, in 1818, all lands in Central Indiana with certain exceptions were ceded to the United States; the territory thus acquired including the present boundaries of Marion County.

By act of Congress, the United States granted to the State of Indiana, four sections of land for a State Capital, the donation consisting of section 1, 2 and 12 and part of sections 3 and 11 in Township 15 North of Range 3 East, containing in all 2560 Acres; the surveys being made in 1819.

The town of Indianapolis was laid off in 1821; the original survey of 101 Squares, of which some were subdivided into lots, embracing an area of 1 square mile, near the center of the 4 sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831, when a plat including the original survey was filed in the Records Office July 5, 1831.

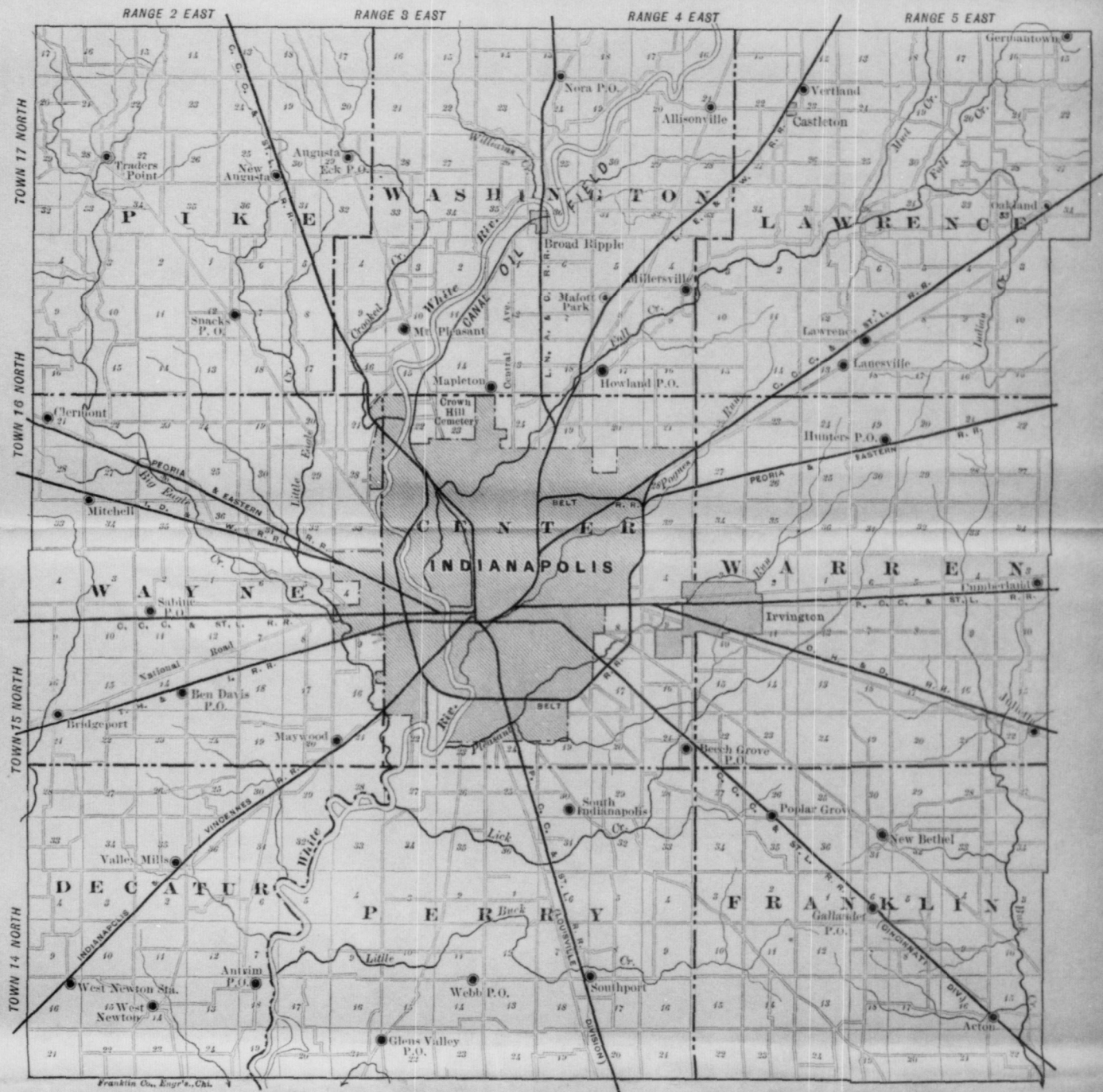
While the titles to the lands outside of the donation were patented by the United States to those entering the same or their assignees, the lots and out lots within the boundaries of the donation were sold by an Agent of State for the town of Indianapolis duly appointed by an act of the State Legislature.



## AGENTS OF STATE.

- |                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. JOHN CARR, appointed September, 1821.</li> <li>2. JAMES MILROY, appointed September, 1822.</li> <li>3. BETHUEL F. MORRIS, appointed December, 1822.</li> </ol> | <ol style="list-style-type: none"> <li>4. BENJAMIN I. BLYTHE, appointed February, 1825.</li> <li>5. EBENEZER SHARPE, appointed April, 1828.</li> <li>6. JOHN G. BROWN, appointed September, 1835.</li> <li>7. THOMAS H. SHARPE, appointed February, 1836.</li> </ol> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

By act of the State Legislature of 1841 all records and the duties of Agent of State for Indianapolis, were transferred to the State Librarian, who, by subsequent act of our lawmakers in 1844, was superseded by the Auditor of State, upon whose certificate the Secretary of State was authorized to issue patents for lots sold thereafter.



THEODORE STEIN'S MAP OF MARION COUNTY.

D. p, 535  
May 2, 1834.  
Recorded  
Jan. 21, 1834.

Ebenezer Sharpe, Agent of State  
for the Town of Indianapolis,  
to  
Nicholas McCarty.

Agent's Deed.

Out Lot 120. and others in Town of Indianapolis.

1.

2.

Nicholas McCarty died intestate May 17, 1854, leaving surviving him his widow Margaret McCarty, and four children, to-wit; Nicholas McCarty, Margaret R. McCarty, Susan McCarty and Frances J. McCarty.

3.

The Estate of Nicholas McCarty, deceased, was finally settled and closed June 7, 1860; see Complete Record 11. page 66, etc. of the Marion Common Pleas Court.

For affidavit of Henry Day relative to death and heirs of Nicholas McCarty, see Miscellaneous Record 17. page 11.

4.

In the Court of Common Pleas of Marion County,  
October Term 1854.

Partition proceedings wherein there is set off th the widow, Margaret McCarty, certain parts of the Real Estate of Nicholas McCarty, deceased, not including however, Out Lot 120. or any part thereof, as her full share of the estate, leaving the above named children and heirs tenants in common of Out Lot 120. free of all claims of the said widow.

Marriage Record  
6. p, 659  
Dec. 9, 1857.

Susanna McCarty,  
to  
Henry Day.

Marriage.

5.

Marriage Record  
10. p, 30  
Oct. 1, 1867.

Margaret R. McCarty,  
to  
John C. S. Harrison.

Marriage.

6.

7.

Susanna McCarty Day died testate August 30, 1873.

Will Record  
E. p, 123  
Aug. 21, 1873.

Last will and testament of Susanna McCarty Day, deceased, probated September 19, 1873.

8.

Devises her Real Estate in three equal parts; to her husband Henry Day, and to her two children, Henry McCarty Day and Margaret McCarty Day.

9.

The Estate of Susanna McCarty Day was fully settled and closed October 19, 1874; see Order Book 35. page 80, of the Marion Civil Circuit Court.



10.

Henry Day was appointed Guardian October 15, 1873, of Henry McCarty Day and Margaret McCarty Day aged 14 and 10 years respectively; see Order Book 64. page 309 of the Marion Circuit Court; Henry McCarty Day became of age October 21, 1880, and said Guardianship was closed as to him; see Order Book 56. page 227.

Guardianship finally settled and closed as to Margaret McCarty Day September 11, 1885; see Order Book 72. page 284:

Plat Book

7. p, 74  
Apr. 10, 1875.  
Recorded  
Apr. 13, 1875.

11.

Nicholas McCarty, Frances J. McCarty, John C. S. Harrison and Margaret R. McCarty Harrison his wife, and Henry Day for himself and as Guardian of Henry McCarty Day and Margaret McCarty Day, filed a Plat of McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis: This Subdivision comprises 136 lots numbered 1 to 136 inclusive, and two large lots or blocks lettered A. and B.

93. p, 292  
May 8, 1875.  
Recorded  
Oct. 5, 1875.

12.

Nicholas McCarty, John C. S. Harrison and Margaret R. McCarty Harrison his wife, Frances J. McCarty and Henry Day, to Christian F. Meier.

Warranty Deed.

The undivided 5/6 part of lot 126. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

93. p, 291  
May 20, 1875.  
Recorded  
Oct. 5, 1875.

13.

Henry Day Guardian of Henry McCarty Day and Margaret McCarty Day, minor heirs of Susanna McCarty Day, deceased, by order Marion Circuit Court; see Order Book 35. page 522, to Christian F. Meier.

Guardian's Deed.

The undivided 1/6 part of lot 126. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis; subject to a mortgage dated May 8, 1875, executed by said Christian Meier to the said Henry Day, Guardian to secure unpaid purchase money; recorded in Mortgage Record 70. page 492, and since satisfied of record June 20, 1884.

Examined and approved this 29th day of May 1875, by Livingston Howland, Judge Marion Circuit Court.

14.

Christian F. Meier died intestate February 21, 1888, seized of the above described real estate and leaving him surviving as his only heirs at law, his widow Mary Meier, and four children, to-wit; Mary Sophia Meier, since intermarried with Frank W. H. Albersmeyer; Wilhelmine Mary Meier, since intermarried with Charles W. Habig; Elizabeth Mary Meier, since intermarried with Woodson G. Barnhart, and Emma Christena Meier; see affidavit by Emma Christena Meier recorded March 15, 1899, in Miscellaneous Record 31. page - :



IN THE MARION CIRCUIT COURT.

In the matter of the Estate of Christian F. Meier, deceased:

15.

It is ordered, adjudged and decreed that Mary Meier widow of Christian F. Meier, deceased, shall take for her own use and benefit and free from the claims of all persons, except as hereinafter set out, the property set out in the inventory herein, to-wit; Lot 126. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis; subject to a mortgage claim of \$637.00 to the German American Building Association of Indianapolis, Indiana; see decree in Order Book 84. page 1, and Transcript of Decree in Deed Record of Town Lots 202. page 7:

The mortgage herein referred to, appears of record in Mortgage Record 155. page 244, of the Recorder's Office of Marion County and has since been fully satisfied of record July 17, 1888.

16.

Mary Meier the widow of Christian F. Meier, deceased, did not re-marry, and died intestate on October 13, 1894, leaving as her only heirs her above named four children; see affidavit of Emma Christena Meier recorded March 15, 1899, in Miscellaneous Record 31. page -- :

IN THE MARION CIRCUIT COURT.

No. 8920.  
Suit filed  
Oct. 5, 1897.

Emma Meier,  
versus  
Lizzie Barnhart, Woodson Barnhart, Mary Albertsmeier, Frank Albertsmeier and Minnie Meier.

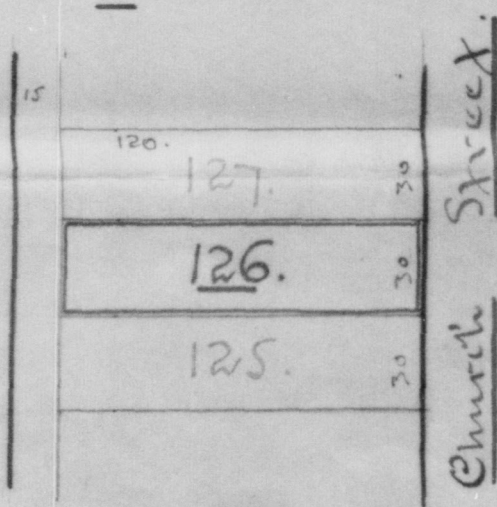
Petition for  
partition.

17.

The evidence being heard by the court, it is found that said above described real estate is not divisible; sale of said real estate is therefore ordered and Frank Pesler is by request of the parties to this action, appointed a commissioner to sell the same; see Order Book 131. page 1:

Further proceedings show qualification of said commissioner, appraisement and re-appraisement of said real estate; see Order Book 131. page 14 and 18, and Order Book 133. pages 444 and 547.

There are no further conveyances.



Mortgage.

78. p, 160  
Sept. 25, 1875.  
Recorded  
Oct. 5, 1875.

Christian F. Meier and Mary Meier his wife, Mortgage.  
to  
Frederick Kleine.

18.

Same lot 126. as above described.  
To secure 1 note of \$300.00 payable 18 months after date  
with 8% interest to maturity, 10% after maturity and 5%  
attorney's fees.

This mortgage was foreclosed in Superior Court Cause  
No. 20252. and the judgment and decree taken therein,  
fully satisfied by cash April 29, 1887.

19.

Assessment for Kentucky Avenue Interceptor paid: Record  
26. page 55:

20.

Assessment for Improvement Sidewalks Church Street paid:  
Record 34. page 205.

21.

1898 assessment for Sprinkling Church Street paid: Record  
13. page 159.

22.

Taxes for 1897 paid.

23.

Taxes for 1898 amounting to \$16.19 not paid.

24.

There is an unsatisfied judgment versus Mary Myers,  
et al. by transcript in Marion Circuit Court for \$131.35;  
see Order Book 116. page 188, date of judgment October  
19, 1891, Transcript filed January 31, 1896.

*In affidavit by him filed for record March 20, 1899 relative  
to this judgment*  
*Thos. Stein*

Indianapolis, Ind., March 14, 1899.

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

Search made in the Recorder's Office, the Lis Pendens Records of Com-  
plaints and Attachments and Judgment Dockets of the Superior and Marion  
Circuit Courts; also Records of Street, Alley and Sewer Improvement Assess-  
ments in the City Comptroller's Office as certified to the Treasurer of  
Marion County, as said Records and Dockets are now entered up.

*Thos. Stein*

Suite 229 Lemcke Building.



#21836.

Continuation of Abstract of Title to Lot 126, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis.

Prepared for John R. Welch, since date of former continuation, dated March 14, 1899.

312, p. 427.  
March 13, 1899.  
Recorded  
March 20, 1899.

J. Frank Fesler, as Commissioner to sell the following described real estate in the cause of Meier vs. Barnhart, et al., as such Commissioner by order of the Circuit Court of Marion County, in the state of Indiana, entered in Order Book 125, of said court on page ---.

Commissioners  
Deed.

to  
Louis Ante, and  
Catherine Ante, husband and wife.

Lot 126, in McCarty's Sub-division of the West part of Out Lot 120, in the city of Indianapolis.

Deed approved by the court, this March 14, 1899.  
Henry Clay Allen, Judge.

312, p. 425.  
March 18, 1899.  
Recorded  
March 20, 1899.

Mary Sophia Albersmeyer, and  
Frank P. H. Albersmeyer, her husband.  
Wilhelmine Mary Habig, and  
William F. Habig, her husband.  
Elizabeth Mary Barnhart, and  
Woodson H. Barnhart, her husband.  
Emma Christena Meier, unmarried.

Quit Claim  
Deed.

to  
Louis Ante, and  
Catherina Ante, his wife.

Lot 126, in McCarty's Sub-division of the West part of Out Lot 120, in the city of Indianapolis.

This deed is executed for the purpose of conveying all right, title and interest in the above described real estate to said grantees, said grantees having purchased said real estate at Commissioners sale and a deed having been executed by Frank Fesler Commissioner in accordance with an order of the Marion Circuit Court and delivered to said above named grantees.

On Margin: For affidavit of Elizabeth Mary Barnhart see above -.



#21836.

Town Lot Record  
312, p. 425.  
March 18, 1899.  
Recorded  
March 20, 1899.

STATE OF INDIANA, MARION COUNTY, S. S.

Elizabeth Mary Barnhart, Emma Christena Meier, Mary Sophia Albersmeyer, and Wilhelmine Mary Habig, being first duly sworn according to law upon oath say that we are the only heirs of Christian F. Meier and of Mary Meyer our farther and mother that our parents died leaving no unpaid debts except such as have since been paid by us. We further upon oath say that there are no unpaid debts resting against the estates of our parents we know that the judgment recorded in Marion Circuit Court Order Book 116, page 188 versus Mary Myers for \$131.35 is not against our mother and further affiants sayeth not.

There are no further conveyances.

Encumbrances.

359, p. 382.  
March 14, 1899.  
Recorded  
March 16, 1899

*Satisfied  
July 17 1906  
Rebert B Cole*

Louis Ante, and  
Catherina Ante, his wife.  
to  
Mary Ungar.

Mortgage.

Lot 126, in McCarty's Sub-division of the West part of Out Lot 120, in the city of Indianapolis. To secure the payment of one principal note for \$800.00 of even date herewith due 60 months after date and 10 coupon notes also of even date herewith numbered from 1 to 10 inclusive and due respectively in 6 to 60 months after date each for the sum of \$26.00 with 8% interest per annum after maturity and 10% Attorney fees.

Duly assigned to Wilhelm Kohlstaedt, September 15, 1903.

On Margin: This mortgage is fully paid and satisfied September 15, 1903.

Wilhelm Kohlstaedt.

This release has not got Recorder's attestation.

Taxes for the year 1905, 1st installment paid,  
2nd installment unpaid.

*Paid*

Taxes for the year 1906, now a lien.

*Paid Rebert B Cole*

#21836.

Indianapolis, July 13, 1906.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of March 14, 1899.

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

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

MARION TITLE GUARANTEE COMPANY

BY *Arthur J. Pease* MANAGER



Examination as to lot 126 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis since July 13, 1906.

Catherine Ante, unmarried, : July 18, 1906.  
widow of Louis Ante, deceased, : Recorded Aug. 1, 1906.  
-1- To Warranty Deed : Book 404 page 538.  
John H. Burkert and Theresia : Lot 126 in McCarty's Sub-  
Burkert, husband and wife. : division of the West Part  
: of Out Lot 120 in the City  
: of Indianapolis.

The affidavit of Nicholas McCarty dated November 22, 1912 and recorded Nov. 23, 1912 in Miscellaneous Record 74 page 241 says that he is the son of Nicholas McCarty, deceased, who formerly owned in his life time Out Lot 120 in the City of Indianapolis. That this  
-2- affiant is now 78 years old and that he is the brother of  
Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day:  
that this affiant has never been married and his sister Frances J. McCarty has never been married, and that Margaret R. McCarty was married October 3, 1867 to John C.S. Harrison.

Taxes for 1916 first half paid.

Taxes for 1917 <sup>PAID IN FULL</sup> <sub>lien.</sub>

ATTEST, UNION TRUST CO.  
BY *Albert M. Briston*  
PRESIDENT

Indianapolis, Ind., July 23, 1917.

Since July 13, 1906 I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 126. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditors office and of municipal assessments in the Treasurers office.

*Albert B. Cole*  
406 Fidelity Trust Building



285395

CAPTION

-1-

Continuation of Abstract of Title to Lot 126 in  
McCarty's Subdivision of the West Part of Out Lot  
120 of the Donation Lands of the City of Indianapolis,  
as per plat thereof, recorded in Plat Book 7, Page 74,  
in the office of the Recorder of Marion County, Indiana.  
Since July 23, 1917.

Prepared for: George Burkhart.

Town Lot Record  
580 page 314  
Inst. #18456  
July 28, 1917  
Recorded  
July 30, 1917

John H. Burkert and  
Theresia Burkert,  
husband and wife  
to  
Ernst Nerge and  
Minne Nerge,  
husband and wife.

Warranty Deed

-2-

Lot numbered 126 in McCarty's Subdivision of  
the West Part of Out Lot 120 in the City of Indiana-  
polis, Indiana, as recorded in Plat Book 7 page 74 in  
the Recorder's office of Marion County, Indiana.

-3-

Ernst Nerge died testate November 22, 1930.

Will Record  
PP page 559  
Probated  
Dec. 5, 1930

LAST WILL AND TESTAMENT OF ERNST NERGE, DECEASED.  
STATE OF INDIANA, MARION COUNTY, SS:•

Whereas, I Ernst Nerge of Marion County, State  
of Indiana, being of lawful age and in perfect health  
and of sound mind, I do make and publish this my last  
will and testament:

-4-

Item: 1, It is my Will that my just and legal  
debts, and all charges including my last sickness and  
burial, be paid out of my Estate. Either from the Real  
or personal property.

285395

Item 2, I do hereby give devise and bequeath to my beloved Wife, Minnie Nerge, all and Singular; My Real Estate of whatsoever kind nature or description wheresoever situated, in Marion County State of Indiana, or in the United States of America, Which I may own or possess and of which I may die seized or possessed, at the time of my decease, in fee simple, to be her and her heirs forever, to sell and convey the same at her will,

Item 3, I do further give devise and bequeath to my beloved wife Minnie Nerge, Absolutely, All of my Personal Estate which shall include Moneys, Notes, Bonds, and any and all other personal property of whatsoever kind, Nature or mixed, of every description not disposed of in the foregoing testament, which I may own or possess, and of which I may die seized or be possessed at the time of my death, thereby granting, to my said Wife full power, to either with or without Administration on My Estate, to collect any and all of my claims and chooses in actions of every nature and description and to do with the proceeds thereof whatever may be necessary in the final settlement of My Estate, Hereby Enjoining upon her to pay any and all of just and legal debts and liabilities which I owe and the charges of my last sickness as directed in Item 1, as soon after my death, as may be.

Item 4, My Wish and desire that our only child, now living, to know and feel that in making and disposing of my Estate in this my Last Will and Testament, in the manner and form herein set forth and in bequeathing all of my estate to my wife absolutely, and without making and bequeath specifically to said child therein, is, in my Judgment, the best under all the Circumstances surrounding the age of said child, and its future welfare, And I having full faith and confidence in the Just and Rightness of my said Wife, in the future of properly caring for said child. And that he will find his Mother My said Wife as much disposed to love and care for him, and to deal justly by him as I have always felt, and acted toward him myself.

Item 5, Should Administration on my Estate be necessary or desirable, by my said Wife, I hereby appoint my said Wife to this my Last Will and Testament to be the Executrix, thereof, and giving her, authority to have one other person associate, with her in the Execution of this Trust, and I desire that if the law permit that she my said Wife be permitted to act as such Executrix of my Last Will without being required to enter into any bonds, for the faithful discharge of this trust, but if someone shall associate with her, then both shall give the necessary bonds as required by Law. All of which of the foregoing Items, and being My Last Will is without reservation and limitation:

In Testimony hereof, I have hereunto set my hand and seal, this 7th day of October in the year of Our Lord A.D., 1903.

Ernat Nerge



285395

The above and foregoing Will and Testament made and subscribed to, was signed and acknowledged by said Ernst Nerge, as his Last Will and Testament, done in our presence: and signed in his presence, This 7th day of October in the year of 1903.

Henry C. Bakemeyer  
David J. Smock  
Leman E. Reinhold.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
88 page 30280

-5-

IN THE MATTER OF THE ESTATE OF ERNST NERGE, DECEASED.

December 5, 1930, Will probated in open Court, Bond Filed. Minnie Nerge duly appointed and qualified as, Executrix of the last will and testament of Ernst Nerge deceased.

Order Book 118 page 506.

December 27, 1930, Proof of notice of appointment filed.

December 28, 1931, Verified final report filed.

January 18, 1932, Proof of publication of final notice filed.

January 23, 1932, Proof of posting of final notice filed, final report approved and estate closed.

Order Book 137 page 553.

Final Report Record 88 page 692-93.

NOTE: Entry on final report reads in part as follows, to-wit:- that all of decedent's debts have been paid and discharged.

That said estate has been fully settled and administered upon, in accordance with the terms of the last will and testament of said decedent, as shown by said report and vouchers filed therewith. That no inheritance tax was assessed against said estate.

ABTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisal lists the real estate described in the caption hereof as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$3124.82.

-6-

Minnie Nerge died testate June 23, 1934.

285395

Will Record  
UU page 176  
Probated  
Aug. 11, 1934

-7-

LAST WILL AND TESTAMENT OF MINNIE NERGE, DECEASED.

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

Item 1. I hereby direct that all my just debts funeral expense and costs and expense of administration upon my estate, be paid out of my estate as soon as practicable after my death.

Item 2. I give and bequeath the sum of \$500.00 to my grandchild, Margaret W. Nerge, if living at the time of my death, to be hers absolutely and forever.

Item 3. I give, grant, devise and bequeath all of the rest and residue of my estate remaining, whether the same be real, personal or mixed and wheresoever the same may be situated to my son, William F. Nerge, to be his absolutely and forever.

Item 4. I hereby nominate and appoint my said son, William F. Nerge, as executor of this, my last will and testament, and I hereby revoke and declare, as null and void, all other wills made by me heretofore.

IN WITNESS WHEREOF, I have hereunto subscribed my name in the presence of Otto W. Buenting and L. D. Buenting whom I have requested to act as witnesses to this will, and in whose presence I have declared the above and foregoing instrument, written upon this and the preceding page and consisting of four items, as and for my last will and testament, and I have also subscribed my name on the preceding page hereof, this 26th day of December, 1931.

Minnie Nerge.

We the undersigned, hereby certify that the above and foregoing instrument, was on this 26th day of December 1931, signed by said Minnie Nerge, in our presence and was by her declared to be her last will and testament, and that we, at her request, in her presence and in the presence of each other, have signed the same as witnesses.

Otto W. Buenting  
L.D. Buenting

IN THE PROBATE COURT OF MARION COUNTY.

Estate Docket  
99 page 34764

-8-

IN THE MATTER OF THE ESTATE OF MINNIE NERGE, DECEASED.

August 11, 1934, Will probated by Clerk in Vacation, Bond filed. William F. Nerge duly appointed and qualified as Executor, of the last will and testament of Minnie Nerge, Deceased.

Order Book 157 page 460.



285395

August 30, 1934, Proof of notice of appointment filed.

September 30, 1935, Verified final report filed.

October 17, 1935, Proof of publication of final notice filed.

November 2, 1935, Proof of posting of final notice filed, final report approved and estate closed.

Order Book 163 page 147.

Final Report Record 97 page 331.

NOTE:- Entry on final report reads in part as follows, to-wit:- that all of decedent's debts and legacies have been paid and discharged.

That said decedent also died the owner of the following described Real Estate in Marion County, Indiana, to-wit:

Lot numbered 126 in McCarty's Subdivision of the West part of Out Lot Numbered 120 in the City of Indianapolis, also known as 1042 Church Street.

That at the time of the death of said decedent the title to said real estate vested in said William F. Nerge devisee under the terms of said will.

And the court further finds that said estate has been fully settled and administered upon in accordance with the provisions of the last Will and Testament of said decedent as shown by said report and vouchers filed therewith. That all inheritance tax assessed in the matter of said estate have been fully paid.

ABSTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists the real estate described in the caption hereof as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$8521.42.

Town Lot Record  
920 page 481  
Inst. #26304  
Aug. 11, 1934  
Recorded  
Aug. 15, 1934

William F. Nerge and  
Pearl Nerge, his wife  
to

Margaret W. Nerge

Lot numbered 126 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 7, at page 74, of the Records in the Office of the Recorder of said County.

Subject to all unpaid taxes, assessments and other liens.

Title to said real estate was formerly in Ernest Nerge and Minne Nerge, husband and wife; that said Ernest Nerge died a resident of Marion County, Indiana, on the 22nd day of November, 1930, survived by his said wife, Minne Nerge; that said Minne Nerge died testate,

Warranty Deed  
(U. S. Revenue  
Stamp attached).

-9-

285395

a resident of said County, on the 23rd day of June 1934; that the last will and testament executed by said Minne Nerge, under the name of "Minnie Nerge", was duly probated in the Probate Court of Marion County, Indiana, on the 11th day of August, 1934, and under the terms of said will said real estate was devised to the grantor, William F. Nerge.

Judgment Search

-10-

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

Margaret W. Nerge for the 10 years  
last past and  
against none other.

-11-

Taxes for the year 1945 on the Real Estate for which this Abstract is prepared are assessed in the name of Margaret W. Nerge and are due and payable on or before the First Mondays in May and November of 1946.

General Tax Duplicate No. 380924, M-N-O,  
Indianapolis, Center Township, Parcel No. 52816.

May installment \$16.24 unpaid.

November installment \$16.24 unpaid.

-12-

Taxes for the year 1946 now a lien.



285395

# GUARANTEED CERTIFICATE

-13-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 13 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, March 25, 1946, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Briston*  
President

-7- VEM



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS  
155 East Market St. UNION TITLE BUILDING Market 2361-5  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
285395

## UNITED STATES DISTRICT COURTS OF INDIANA

### Southern District

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### Northern District

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: **George Burkhart**

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

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

This certificate covers all divisions of both Districts of the State down to and including **March 20, 1946, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including **March 21, 1946, 8 A.M.**

**Margaret W. Nerge**

UNION TITLE CO.  
BY *Albert M. Brister*  
PRESIDENT

Certificate Form adopted by Union Title Company, August 15, 1942

315843

### CAPTION

-1-

Continuation of Abstract of Title to Lot 126 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the office of the Recorder of Marion County, Indiana.  
Since March 25, 1946, 8 A.M.

Prepared for: **Studebaker Realty Company.**

Town Lot Record  
1214 page 234  
Inst. #26084  
April 30, 1946  
Recorded  
May 1, 1946

Margaret W. Nerge,  
unmarried (Ack.  
Margaret W. Nurge)  
to  
Christina Peters

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

-2-

Lot number 126 in McCarty's Subdivision of West part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 7, at page 74, of the records in the office of the recorder of Marion County, Indiana.

Subject to the taxes for the year 1946 payable 1947.

Proper citizenship clause is attached.

Old Age Assistance  
Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 12, 1947.

We find none.



315843

CAPTION

-1-

Continuation of Abstract of Title to Lot 126 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the office of the Recorder of Marion County, Indiana.  
Since March 25, 1946, 8 A.M.

Prepared for: Studebaker Realty Company.

Town Lot Record  
1214 page 234  
Inst. #26084  
April 30, 1946  
Recorded  
May 1, 1946

-2-

Margaret W. Nerge,  
unmarried (Ack.  
Margaret W. Nurge)  
to  
Christina Peters

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

Lot number 126 in McCarty's Subdivision of West part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 7, at page 74, of the records in the office of the recorder of Marion County, Indiana.

Subject to the taxes for the year 1946 payable 1947.

Proper citizenship clause is attached.

Old Age Assistance  
Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 12, 1947.

We find none.

315843

Judgment Search

-4-

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

Margaret W. Nerge

from March 25, 1946,  
8 A.M. to and including  
May 1, 1946, 8 A.M.

and vs.

Christina Peters

for the 10 years  
last past and  
against none other.

-5-

Taxes for the year 1946 on the Real Estate for which this Abstract is prepared are assessed in the name of Margaret W. Nerge and are due and payable on or before the first Mondays in May and November of 1947.

General Tax Duplicate No. 380938, M.N.O., Indianapolis, Center Township, Parcel No. 52816.

May Installment \$19.29 Paid.

November Installment \$19.29 Unpaid

As shown of record these taxes are now  
FULLY PAID.  
L. M. BROWN TITLE DIVISION  
OF  
LAWYERS TITLE INSURANCE CORP.

*pd.*  
*Dst+Ru*

-6-

Taxes for the year 1947 now a lien.



315843

# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.  
Dated at Indianapolis, Indiana, June 27, 1947, 8 A.M.

**UNION TITLE COMPANY**

By Albert M. Bristor  
President

-3-

REC

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS  
155 East Market St. UNION TITLE BUILDING Market 2361-5.  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



315843

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: **Studebaker Realty Company**

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

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

This certificate covers all divisions of both Districts of the State down to and including **June 25, 1947, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including **June 26, 1947, 8 A.M.**

Margaret W. Nerge

Christina Peters

UNION TITLE CO.  
BY *Albert M. Gustaf*  
PRESIDENT

REO



470070

1.

Continuation of Abstract of Title to Lot Number One Hundred Twenty Six (126) in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74 in the Office of the Recorder of Marion County, Indiana.

Prepared for Charles Kraft  
Since date of June 26, 1947

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

CONVEYANCES

George Burkhart

Affidavit

Misc. Record  
402 page 466  
Inst. #41763  
July 21, 1947  
Recorded  
July 31, 1947

2.

Affiant says: That he prepared the deed from Margaret W. Nerge to Christina Peters conveying Lot Number 126 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 7, at page 74, of the records in the office of the Recorder of Marion County, Indiana, dated April 30, 1946; that by mistake in the attestation clause he described the grantor as Margaret Nurge instead of Margaret W. Nerge; that the true and correct name of the grantor was Margaret W. Nerge.

Affiant further says that he was well acquainted with Minnie Nerge who executed a will on December 26, 1931, which will was probated and spread of record in Will Record UU. page 176 of the records of the Office of the Clerk of Marion County, Indiana. That at the time of the execution of said Will said Minnie Nerge was more than 65 years of age, and never had any child or children born to her after the execution of said will.

George Burkhart

470070

Deed Record  
1268 page 149  
Inst. #41765  
July 28, 1947  
Recorded  
July 31, 1947

INDIANAPOLIS, INDIANA

Christina Peters,  
unmarried adult  
to  
Charles W. Kraft and  
Iris J. Kraft,  
husband and wife

Warranty Deed  
Revenue Stamps  
Attached

3.

Lot #126 in McCarty's Subdivision of the West  
Part of Out Lot 120 of the Donation Lands of the City  
of Indianapolis, the plat of which is recorded in  
Plat Book 7 page 74 in the office of the Recorder of  
Marion County, Indiana.

Deed contains citizenship statement of grantor.

4.

L. M. BROWN DIVISION

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

5.

Lawyers Title Insurance Corporation

MORTGAGES

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

6.

FINANCING STATEMENTS

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



INDIANA POLIS. INDIANA  
L. M. BROWN DIVISION  
Lawyers Title Insurance Corporation

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

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

We find None.

JUDGMENTS

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

Charles W. Kraft and Iris J. Kraft jointly and not individually for 10 years last past.

None found unsatisfied.

ASSESSMENTS

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

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

TAXES

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

13. Taxes for the year 1963 assessed in the names of Charles & Iris J. Kraft.

ASSESSSED VALUATION:

Land	\$280
Improvements	\$950
Exemption	\$610
Net Valuation	\$620

Parcel No. 101-52816  
 General Tax Duplicate No. 386733  
 Indianapolis, Center Township  
 were due and payable the first Monday in May and November, 1964.

May Installment	\$27.76	Paid
Nov. Installment	\$27.76	Paid

14. Taxes for the year 1964 are due and payable in May and November, 1965.

15. Taxes for the year 1965 became a lien March 1st and will be due and payable in May and November of the year 1966.



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

16.

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

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

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

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

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

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

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

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

#### Computation of Lot Area.

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

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

#### Restrictions on Reduction of Lot Areas.

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

#### Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

#### Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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



**Non-Conforming uses.**

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

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

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

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

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

February 26, 1965

17.

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.

470070

O R D I N A N C E

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

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

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

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

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

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

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

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



O R D I N A N C E

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

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

(j) Restrictions of Floor Areas in Dwelling Houses.

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

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

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

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

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

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

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

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

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

Dated July 7, 1961

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

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

20.

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

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

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

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

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as the classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid, existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

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

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



470070

# CERTIFICATE

21.

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

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

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

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

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

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

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

The period of search covered by this certificate is from June 26, 1947 to and including

March 11, 1965 8:00 A.M. and covers Paragraphs No. 1 to 21 both inclusive, and Sheets No. 1 to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION  
L. M. BROWN DIVISION

By *m L Sullivan*



sr

## Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

*Abstracts - Escrows - Title Insurance*

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

470070

## In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

Charles Kraft

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

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

This certificate covers the Indianapolis Division down to and including March 11, 1965  
and all other Divisions of the State of Indiana down to and including 8:00 A.M.  
March 4, 1965  
8:00 A.M.

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.

Charles W. Kraft

Iris J. Kraft

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated March 11, 1965 8:00 A.M.

By

M L Sullivan

sr