

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 78

This Indenture Witnesseth, That JOHN F. WRIGHT AND MARY H. WRIGHT (ADULT HUSBAND & WIFE)
AND The Selective Life Insurance Company BY ITS PRESIDENT
JAMES A. LYNCH AND ATTESTED TO BY ITS SECRETARY
JOHN E. SULLIVAN

of MARION County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of THREE THOUSAND NINE HUNDRED FIFTY --

(\$ 3,950.00) -- -- -- Dollars,

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

THE NORTH HALF OF THE LOT 15 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 AUG -9 AM 10:40
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY



4.40

DULY ENTERED
FOR TAXATION

AUG 9 1966

John T. Sutton
COUNTY AUDITOR

7-109234
Paid by Warrant No. A-109233
Dated 7-25-19-66

W.H.B
6-8-66

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 JOHN F. WRIGHT & MARY H. WRIGHT (ADULT HUSBAND & WIFE) AND
THE SELECTIVE LIFE INSURANCE COMPANY
have hereunto set THEIR hands and seal, this thirty-first day of MAY 1966.

THE SELECTIVE LIFE INSURANCE COMPANY (Seal) John F. Wright (Seal)

BY: James A. Lynch, President (Seal) James A. Lynch (Seal)

ATTEST: Mary H. Wright (Seal) Mary H. Wright (Seal)

John E. Sullivan, Secretary (Seal) John E. Sullivan (Seal)

Handwritten signature and date JUN 28 1966

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 23RD day of MARCH, A. D. 1966; personally appeared the within named _____

Grantors JOHN F. WRIGHT & MARY H. WRIGHT (ADULT HUSBAND & WIFE) 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 November 29, 1969 James B. Bergman Notary Public

ILLINOIS

STATE OF ~~INDIANA~~, _____ COOK County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this thirty-first day of MAY, A. D. 1966; personally appeared the within named _____

JAMES A. LYNCH and JOHN E. SULLIVAN SECRETARY

Grantors _____ 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 _____ My Commission Expires March 31, 1-70 Betty Fraumeni Notary Public

66-40826

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this _____

day of _____, 19____

at _____ o'clock _____ m, and

Recorded in BOOK ENTERED _____

FOR TAXATION

Recorder _____ AUG 9 1966 _____ County

Duly entered for taxation this _____

day of _____ 19____

Auditor's fee \$ _____ John T. Sutton COUNTY AUDITOR, 19____

Auditor _____ County

Division of Land Acquisition
Indiana State Highway Commission

27 ENVELOPE

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
 ROOM 1105 — 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA 46209

December 29 19 67

To George & Nancy Crist
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-187241 12-20-19 67
 in settlement of the following vouchers: 68-355

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(51)</u> Parcel No. <u>78</u> as per Grant/Warranty Deed, Dated <u>12-5-67</u>	\$222 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Nancy Crist
 Date 4/29/68

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA*RB*

August 1, 1966

To John F. & Mary H. Wright
The Selective Life Ins Co.
212 No. Delaware
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-109233 7-25-1966
in settlement of the following vouchers:

Transmittal #67-17

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>June 2, 1966</u>		
Parcel #78	\$3600	00

PLEASE RECEIPT AND RETURN

Received Payment:

Date

J. J. Vekman Co. agent for
Selective Life Insurance Co.
August 4-1966

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

August 1, 1966

To **John F. Wright & Mary M. Wright**
1026 S. New Jersey
Indianapolis, Indiana

GENTLEMEN :

We enclose State Warrant No. A-109,234 7-2566
in settlement of the following vouchers:

DESCRIPTION	Transmittal #67-17		AMOUNT
Purchase			
<i>For the purchase of Right of Way on State Road</i>			
<i>No. <u>I-70</u> in <u>Marion</u></i>			
<i>County <u>I</u> Project <u>70-3</u></i>			
<i>Section <u>(52)</u> as per Grant dated</i>			
<i><u>June 2, 1966</u></i>			
Parcel #78 Escrow			\$350 00

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 78
Road I-70
County Marion
Owner Selective Life Insurance Co.
Address 739 N. Pennsylvania
Address of Appraised Property:
1026 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. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Yes - Jan 13 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of January 13, 1966 (Date):

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$3,950	\$	\$3,950
(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	\$3,950	\$	\$3,950
(1) Land and/or improvements	\$3,950	\$	\$3,950
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$3,950	\$	\$3,950

Approved	Date	Signed
	1-13-66	<u>Phillip E. York</u>
Rev. Appr.	3-15-66	<u>Paul J. Palko</u>
Asst. or Chief Appr.	3-17-66	<u>J. E. Gallagher</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

3

PROJECT NO. I70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY Marion PARCEL NO. 78

NAME & ADDRESS OF OWNER SELECTIVE LIFE INS (O (FEE)) & JOHN F + MARY H WRIGHT

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED FH VIGNAN AGENT FOR BOTH

212 No Drk

PHONE # 638-2501

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

DATE ASSIGNED 3-18-66

DATE OF CONTACT 6-2-66

OFFER \$ 3950⁰⁰

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? (Any other Liens, Judgements? Yes ___ No ___)
- 4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner? (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: MET WITH THE ABOVE - HE SAID HE SIGNED & NOTARIZED
WARRANTY DEED - ESCROW AGREEMENT - 2 VOUCHERS
AND CASH \$440 FOR DEED STAMPS.

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

633-6630

633-4385

Distribution Made

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

Chadwick D Hill
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

2

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Macon

PARCEL NO. 78

NAME & ADDRESS OF OWNER SELECTIVE LIFE INSURANCE CO.

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED C/O F.J. VIEHMANN, 212 No. DELAWARE

Evans, IND, 6

PHONE # 638-2501

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

DATE ASSIGNED 3-18-66

DATE OF CONTACT 3-24-66

OFFER \$ 3,950⁰⁰

TIME OF CONTACT 10:00 AM

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

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

REMARKS: #7 will pick up BSBTA Receipt when the documents are returned

#9 Mr Viehmann requires the offer letter, and I gave him a copy of memo pertaining to taxes.

LEFT the following documents for transmittal:

- 3 COPIES OF WARRANTY DEED
- 3 COPIES OF 9070 CLAIM VOUCHERS
- 3 COPIES OF 1070 CLAIM VOUCHERS
- 2 COPIES OF AGREEMENT FOR POSSESSION
- 2 COPIES OF CORPORATE AUTHORITY AFFIDAVIT

Rec'd by: [Signature] Agent

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

(X) Other, awaiting what? Return of documents from Fee Owners

James B. Bergman

633-6630

Distribution Made

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

James B. Bergman
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

①

PROJECT NO. F-703(52)

BUYER'S REPORT NUMBER: 1 COUNTY Mason PARCEL NO. 78

NAME & ADDRESS OF OWNER Selective Life Insurance Co.

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED JOHN WRIGHT & ET UX MARY H.

1026 So. New Jersey

PHONE # ME8-0395

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

DATE ASSIGNED 3-18-66

DATE OF CONTACT 3-23-66

OFFER \$ 3,950⁰⁰

TIME OF CONTACT 2:00 PM

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Checked abstract with ^{e/B} owner? (Affidavit taken?: Yes ___ No <u>X</u>) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Showed plans, explained take, made offer, etc.? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Any Mortgage? (Any other Liens, Judgements? Yes ___ No <u>X</u>) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 4. Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Filled out RAAP Form? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 6. Walked over property with owner? (or who? _____) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Arranged for payment of taxes? (Explain how in remarks) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Gave ^{OWNER} Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: #3) P/O Selective Life - Make Payments on their contract to F.T. VIETHMANN CO. 712 NO DELAWARE ST. ME8-2501

#6) VIETHMANN PAYS TAXES & HAS TAX RECEIPT

#9) Explained the acquisition to CONTRACT BUYERS they did not think the offer is enough, Mrs. Wright said that the neighbors got more. They said they were offered 7500⁰⁰ about a year ago. They agreed to accept the offer and I made out all necessary paper and they signed all documents.

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

(X) Other, awaiting what? Contact Fee Comes

James B. Bergman
633-6630

Distribution Made

- (1) Parcel (1) Weekly Summary
(X) ^{C/B} Other () Other, Specify:

James B. Bergman
(Signature)

FRANK SEIDENSTICKER
ATTORNEY AT LAW
215-221 INDIANA TRUST BUILDING
INDIANAPOLIS

Oct. 21, 1926.

Frank W. and Mary Judd.

I have examined abstract of title to the following described real estate in the city of Indianapolis, Marion County, Indiana, to wit:--

the north half of lot fifteen (15) in Moset's subdivision of out lots one hundred and seven (107) and one hundred and eight (108) in the city of Indianapolis as the same is shown on plat book 2 page 80 in the records of the recorder of Marion County, Indiana,

dated of September 28, 1926 by L. M. Brown Abstract

and from such examination I am of the opinion that said

the fee simple title to said real estate in the name of John Haller deceased, who seem to be the following:--

John Haller son, Katie Zahn daughter, William Haller son, John Haller son, John Haller nephew, Marie Haller niece, and Emma Haller daughter to the following:--

the plat which accompanies the abstract should be examined to show that Bicking Street is the same as Grove Street on the

at item 4 of the abstract there is shown a subdivision of out lot one hundred and seven and the out lot one hundred and eight. Abstracter should be advised that this subdivision does not include any part of the captioned

At item 6 it is not shown that the grantor was unmarried at the date of said conveyance. However, I call your attention to the fact that there is of record an opinion of the Supreme Court

FRANK SEIDENSTICKER
ATTORNEY AT LAW
215-221 INDIANA TRUST BUILDING
INDIANAPOLIS

Oct. 21, 1926.

Refer
of Pennsylvania in miscellaneous record 1 page 436 showing that said George H. Bicking was in fact unmarried at his death.

4th. At item 13 there is a conveyance to Eve Hanf. At item 14 the estate of Eva Hanf is shown. I do not regard this variation as material.

I also call attention to the difference in the spelling of the name ^{at Item 15} Hoffman and at item 16, which is likewise in my opinion immaterial.

Show since report filed
5th. At item 16 Jacob Haller and Mary Haller obtain title to caption realty, and it should be shown that they remained continuously husband and wife until the death of said Jacob Haller, October 29, 1910.

By the death of Jacob Haller, Mary Haller became the owner of said real estate, assuming that she was the wife of said Jacob Haller at the time of his death, and had remained so until his death, and it is shown at item 20 that Mary Haller died September 25, 1925, and that administration is now pending on her estate. I understand that the final report in this estate is now ready for filing, or has been filed since the continuation of the abstract, and that the estate is solvent, but your title would still be subject to the rights of the administrator to pay debts until the final approval of the report before closing of the estate. However, if the final report is filed showing the payment of the debts, I think you would be safe in closing the deal as the approval of the report would be a mere formality.

FRANK SEIDENSTICKER
ATTORNEY AT LAW
215-221 INDIANA TRUST BUILDING
INDIANAPOLIS

3

Oct. 21, 1926.

6th. You should require the affidavit of a competent person setting out in full the facts as to the heirs of said Mary ~~Hanf~~ ^{Haller} deceased.

7th. You should require evidence that the inheritance tax, if any assessed in the estate of Mary ~~Hanf~~ ^{Haller}, has been paid, and also that this particular property was returned for inheritance tax purposes.

8th. At item 22 there is an unsatisfied mechanic's lien in favor of the Crescent Paper Company. In as much as this lien was filed in 1914 it is long since barred.

9th. At item 23 there is a judgment for costs against John Haller in cause No. 15489, which must be paid.

10th. At item 24 there is a judgment for costs against John Haller, in cause No. 16100, which must be paid.

11th. Taxes for the year 1925 are unpaid as to second installment; taxes for the year 1926 payable in 1927 are now a lien.

12th. Municipal assessments are a lien from the date of the letting of the contract.

13th. Abstracter's certificate does not cover an examination for judgments in the United States District Court for the District of Indiana.

14th. Title is subject to the rights of persons in possession, and subject to the right of any person furnishing labor or materials for improvements on said real estate within the last sixty days, to file mechanic's or materialman's liens therefor.

FRANK SEIDENSTICKER
ATTORNEY AT LAW
215-221 INDIANA TRUST BUILDING
INDIANAPOLIS

Oct. 21, 1926

4

15th. Title is subject to the provisions of the so-called
Zoning Ordinance of the City of Indianapolis.

Respectfully submitted,

Frank Seidensticker

FS-EV

ABSTRACT OF TITLE

TO

North One half (1/2) of Lot Fifteen (15) of Roset's Subdivision of parts of Out Lots One hundred and seven (107) and one hundred eight (108) in the City of Indianapolis, as per plat thereof, in Plat Book 2 page 80 in the Recorder's office of Marion County.

Marion County, Indiana

Prepared for

SAMUEL E. GARRISON.

Prepared By

L. M. BROWN ABSTRACT CO.

Indianapolis, Indiana

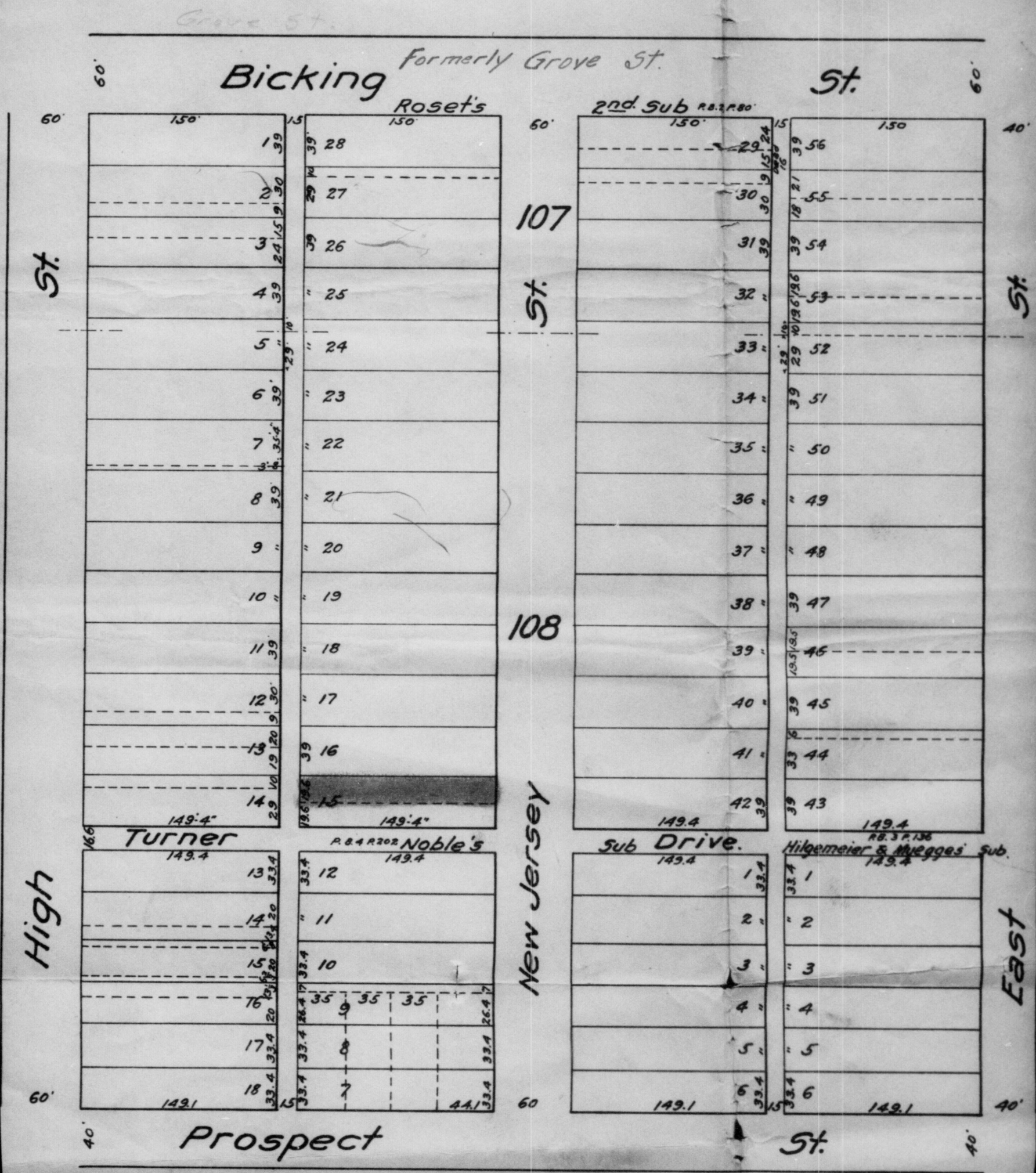
HISTORICAL NOTES

All the land in Marion County, Indiana, was purchased by the United States 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 at least was a title to 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, p. 186.
By the Delawares, in general terms, October 3—U. S. Statutes at Large, vol. 7, p. 188.
By the Miamis, by boundaries, October 6—U. S. Statutes at Large, vol. 7, p. 189.
The Weas, or Quiatenons, 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, p. 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, p. 169.
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, p. 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, p. 516.
January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government.
Act of 1820, p. 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.
Act 1821, p. 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, contains 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, p. 370.
January 26, 1827, the alleys in certain squares were vacated.
Acts 1827, p. 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.
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.

AGENTS OF STATE

1. John Carr, appointed September, 1821
2. James Milroy, appointed September, 1822
3. Bethuel P. Morris, appointed December, 1822
4. Benjamin I. Blythe, appointed February, 1825
5. Ebenezer Sharpe, appointed April, 1828
6. John G. Brown, appointed September, 1835
7. Thomas H. Sharpe, appointed February, 1836

Pt. Out Lots N^o 107 & 108.



1	39	150
2	30	150
3	15 9	150
4	39	150
5	29	150
6	39	150
7	35.4	150
8	39	150
9	"	150
10	"	150
11	39	150
12	30	150
13	20 9	150
14	29	150
149.4		150

28	39	150
27	29	150
26	39	150
25	"	150
24	"	150
23	"	150
22	"	150
21	"	150
20	"	150
19	"	150
18	"	150
17	"	150
16	39	150
15	39	150
149.4		150

29	24	150
30	30	150
31	39	150
32	"	150
33	"	150
34	"	150
35	"	150
36	"	150
37	"	150
38	"	150
39	"	150
40	"	150
41	"	150
42	39	150
149.4		150

56	39	150
55	18 21	150
54	39	150
53	10 36 196	150
52	29 16	150
51	39	150
50	"	150
49	"	150
48	"	150
47	39	150
46	10 51 35	150
45	39	150
44	33	150
43	39	150
149.4		150

13	33.4	149.4
14	20	149.4
15	20	149.4
16	20	149.4
17	33.4	149.4
18	33.4	149.4
149.1		149.4

12	33.4	149.4
11	"	149.4
10	33.4	149.4
9	35 35 35	149.4
8	33.4	149.4
7	33.4	149.4
44.1		149.4

1	33.4	149.4
2	"	149.4
3	"	149.4
4	"	149.4
5	"	149.4
6	33.4	149.4
149.1		149.4

1	33.4	149.4
2	"	149.4
3	"	149.4
4	"	149.4
5	"	149.4
6	33.4	149.4
149.1		149.4

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,
to

Agent's Deed

-1-

Nicholas McCarty, his heirs
and assigns forever.

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 side 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
April 1, 1842
Recorded
April 9, 1842

Nicholas McCarty and
Margaret McCarty, his wife,
to

Warranty Deed

-2-

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

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).

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

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

Warranty Deed

-3-

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

(over)

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.

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

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, (LS)
Notary Public

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

George M. (Signs G.M.)
Hollenback and Sarah K.
Hollenback, his wife, (Signed
Sarah K. Hollenback)

Quit Claim Deed

to
George H. Bicking.

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:-

(over)

Beginning at north east corner of said Out Block 107 corner of East and McCarty Streets and running 690 feet $4\frac{1}{2}$ 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 $4\frac{1}{2}$ 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 northwest part of the north $\frac{1}{2}$ 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 $7\frac{1}{2}$ 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 $10\frac{1}{2}$ 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 $4\frac{1}{2}$ 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
2 page 341
Aug. 30, 1854
Recorded
Sept. 11, 1854

-6-

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

Quit Claim Deed

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 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 Grove Street, thence east along the north line of said Grove Street 690 feet, $4\frac{1}{2}$ 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

(over)

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
2 page 343
Aug. 31, 1854
Recorded
Sept. 11, 1854

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

Quit Claim Deed

-7-

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.

Deed Record
19 page 502
April 13, 1864
Recorded
April 19, 1864

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

Deed.

-8-

WHEREAS George M. Hollenback and Sarah K. Hollenback his wife, of the Borough of Wilkesbarre, County of Luzerne

(over)

-5-

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.

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 ~~no more~~ ~~the sum of One dollar,~~ and also in consideration of the premises above recited the said sum of One dollar

(over)

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.

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 runs 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.

Jno. Roset,
M.A. Roset.

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, (LS)
Notary Public.

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

Deed Record
25 page 353
June 9, 1865
Recorded
June 24, 1865

-10-

John Roset and
Mary Ann Roset, his wife,
to
Margaret Kamm,

Warranty Deed

Lot 15 in Out Lots 107 and 108 in the City of Indianapolis, according to the subdivision thereof made by John Roset recorded in Plat Book 2 page 80 of the records of the City of Indianapolis, in Marion County and State of Indiana.

Town Lot Record
70 page 212
July 2, 1873
Recorded
July 3, 1873

-11-

Margaret Kamm and
Gottlieb Kamm, her husband,
to
Alfred S. Foster.

Warranty Deed

Lot 15 in John Roset's 2nd Subdivision of Out Lots 107 and 108 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 2 page 80 in the Recorder's office of Marion County, Indiana.

-12-

By deed dated September 10, 1873, and recorded September 11, 1873, in Town Lot Record 73 page 380, Alfred S. Foster and Martha J. Foster, his wife, conveyed by Warranty Deed to Charles A. Morse, the following:-

The south 1/2 of Lot 15 in Out Lot 107 and 108 in the City of Indianapolis, according to the subdivision thereof made by John Roset and recorded in Plat Book 2 page 80 of the Plat Records of Marion County, Indiana.

Town Lot Record
73 page 590
Sept. 10, 1873
Recorded
Sept. 23, 1873

-13-

Alfred S. Foster, and
Martha J. Foster, his wife,
to
Eve Hanf.

Warranty Deed

The north 1/2 of Lot 15 in Out Lot 107 and 108 in the City of Indianapolis, according to the subdivision thereof made by John Roset and recorded in Plat Book 2 page 80 of the Plat Records of Marion County, Indiana.

-14-

Eva Hanf died intestate February 12, 1904.

Estate Docket
28 page 6174

February 24, 1904 George A. Taffe duly appointed and qualified as Administrator of the estate of Eva Hanf, deceased, Order Book 166 page 107.

-15-

March 29, 1904, Proof of notice of appointment filed.
March 17, 1905, Final report filed showing said decedent left surviving the following and only heirs at law Henry Hanf, Elizabeth Hoffman- and Minnie Taffe,
April 8, 1905, Proofs filed, Final report approved and estate closed, Order Book 164 page 348.

Town Lot Record
369 page--
March 22, 1904
Recorded
March 30, 1904

Henry F. Hanf and
Mary A. Hanf, his wife,
Elizabeth Hoffmann, widow and
George A. Taffe and Minnie E. Taffe,
his wife, all the heirs of Eva
Hanf, deceased,

Warranty Deed

-16-

to
Jacob Haller and Mary
Haller, husband and wife,
The north 1/2 of Lot 15 in Out Lots 107 and 108
in the City of Indianapolis, according to the subdivision
thereof made by John Roset and recorded in Plat Book 2
page 80 of the plat records of Marion County, Indiana.

-17-

Jacob Haller died intestate October 29, 1910.

Estate Docket
38 page 10159

January 24, 1911, Henry Haller duly appointed and qualified as Administrator of the estate of Jacob Haller, deceased, Order Book 14 page 227.

-18-

February 26, 1912, Final report filed.
March 23, 1912, Proofs filed; Final report approved and estate closed, Order Book 15 page 521.

-19-

Mary Haller died intestate September 15, 1925.

Estate Docket
72 page 23911

September 25, 1925, Henry Haller duly appointed and qualified as Administrator of the estate of Mary Haller deceased, Order Book 100 page 5.

-20-

October 14, 1925, Notice of appointment filed, Application for Letters of administration shows that said decedent left surviving her as her sole and only heirs at law as follows:-

Henry Haller,	Son
Katie Kahn,	Daughter,
Wm Haller,	Son,
John Haller,	"
Edward Haller,	Nephew,
Marie Haller,	Niece
Emma Haller,	"
"Pending".	

BY SUBSEQUENT CONTINUATION

-21-

There are no further conveyances.

Misc. Record
79 page 495
Jan. 12, 1914
Recorded
Jan. 12, 1914

NOTICE OF MECHANIC'S LIEN.

Crescent Paper Company,
to
Jacob and Mary Haller
Peter DeWald,

Mechanic's Lien.

Let 15 in Roset's 2nd Subdivision of Out Lots 107 and 108 in the City of Indianapolis, Indiana,
For the sum of \$17.55

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JUDGMENTS.

#A-15489
Order Book
414 page 70

IN THE SUPERIOR COURT OF MARION COUNTY.

John Haller,
vs.
Marie E. Haller,
March 23, 1922

Costs.

-23-

COSTS PAID
ATTEST. UNION TITLE CO
BY *Albert M. Briston*
PRESIDENT

A-16100
Order Book
415 p. 378

IN THE SUPERIOR COURT OF MARION COUNTY.

John Haller,
vs.
Marie E. Haller,
June 16, 1922.

Costs.

-24-

COSTS PAID
ATTEST. UNION TITLE CO
BY *Albert M. Briston*
PRESIDENT

-25-

Indiana

Taxes for the year 1925. 1st installment paid,
2nd installment not paid.

-26-

County.

Taxes for the year 1926 payable in 1927.

Albert W. Ruston
SINCE PAID IN FULL
BY THE UNION TRUST
CORPORATION

Marion

Indianapolis.

Title.

of

-27-

Abstracts

Indianapolis, Indiana, September 28, 1926.

We find no further conveyances, nor unsatisfied encumbrances filed within the period embraced in this examination.

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

Lien Index in said Recorder's Office. L. M. BROWN ABSTRACT CO.

L.M. Brown,

J.B. Wilkins..... Mgr.

-1- Addenda to Abstract of Title to North one half (1/2) of Lot Fifteen (15) of Roset's Subdivision of parts of Out Lots One hundred and seven (107) and one hundred eight (108) in the City of Indianapolis, as per plat thereof, in Plat Book 2, page 80, in the Recorder's office of Marion County, Indiana;

Prepared for Samuel Garrison.

-2- Item #1 of Opinion.

Shown as requested.

Item #2 of Opinion.

-3- This is not a subdivision but is a plat of these two out lots showing the location of streets and does not effect the lot described in caption.

Item #3 of Opinion.

-4- At page 436 of Miscellaneous Record 1 is recorded a decision of the Supreme Court of Pennsylvania, affirming a decree of the Orphans Court of Philadelphia, in re Bicking's appeal, in which it was held that applicant was not the lawful wife of George Bicking.

Item #4 of Opinion.

-5- In Re Mary Haller estate.
October 20, 1926, Final report filed, set for hearing November 20, 1926, showing that all decedents debts have been paid.

Item #7 of Opinion.

-6- From the final report of the Administration it appears that the estate of Mary Haller was not subject to inheritance tax.

(over)

--1666--

Guardian's Docket
20 page 45

IN THE MATTER OF THE GUARDIANSHIP OF EMMA HALLER,
EDWARD HALLER, AND MARIE HALLER.

October 1, 1926, Application for letters of guardianship
filed. Bond filed, Letters issued to Louise Haller.

-7-

Respectfully,

L. M. BROWN ABSTRACT CO.

J. M. Williams Mgr.

Indianapolis, Indiana,
October 27, 1926.

-2-TK

313572

CAPTION

-1-

Continuation of Abstract of Title to North Half of Lot 15 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 September 28, 1926.

Prepared for: Studebaker Realty Company.

Misc. Record
179 page 392
Inst. #44479
Oct. 27, 1926
Recorded
Oct. 28, 1926

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Henry Haller, being first duly sworn upon his oath, says that he is the son of Jacob Haller and Mary Haller; that Jacob Haller and Mary Haller were during their lifetime, the owners of the North half of lot fifteen in Out Lots number one hundred seven and one hundred eight, in the city of Indianapolis, according to plat thereof, made by John Roset and recorded in Plat Book 2 at page 80, of the plat records of Marion County, Indiana. That said Jacob Haller and said Mary Haller lived together as husband and wife, until the death of said Jacob Haller intestate on the 29th day of October 1910; that said Mary Haller died on the 15th day of September, 1925, leaving as her sole and only heirs at law, Kate Zahm, known also as Katie Zahm, a daughter, William Haller, a son, John Haller, a son, Marie Haller, Edward Haller and Emma Haller, the children of a deceased son, Gottlieb Haller, and this affiant, and that she left no other child nor descendant of any deceased child surviving her, and futher affiant saith not.

Henry Haller

Subscribed and sworn to before me this 27th day of October, 1926.

Samuel E. Garrison (LS)
Notary Public

My commission expires February 20, 1930.

-1-FC

313572

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
72 page 23911

IN THE MATTER OF THE ESTATE OF MARY HALLER, DECEASED.

(As continued from a preceeding continuation)

October 20, 1926. Verified final report filed.

November 3, 1926. Proof of publication of final notice filed.

November 20, 1926. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 96 page 17.

Final Report Record 72 page 489.

Note: Entry on final report reads in part as follows, to-wit: that all of decedents debts have been paid and discharged, and that said decedent left surviving the following and only heirs: Kate Zahm, William Haller, John Haller and Henry Haller children and Emma Haller, Marie Haller and Edward Haller minor children of Gottlieb Haller, a deceased son of said decedent.

That said decedent died the owner of the following described real estate situated in Marion County, Indiana. The north half of Lot 15 in Out Lots No. 107 and 108 in the City of Indianapolis, according to the plat thereof made by John Roset and recorded in Plat Book 2 page 80 of the plat records of said County and State, that title to said real estate vested in the above named heirs in the proportions fixed by statute.

That no inheritance tax was assessed against said estate.

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 \$3345.75.

IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
20 page 45

IN THE MATTER OF THE GUARDIANSHIP OF EMMA HALLER,
EDWARD HALLER AND MARIE HALLER, MINORS.

October 1, 1926. Bond filed. Louise Haller duly appointed and qualified as Guardian of Emma Haller aged 15 years, Edward Haller aged 17 years and Marie Haller aged 19 years, all minors.

Order Book 104 page 237.

September 27, 1928. Find report filed and approved. Guardian released and discharged. Guardianship closed.

Order Book 116 page 487.

-4-

IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
20 page 45
Verified Petition
Filed
October 27, 1926

IN THE MATTER OF THE GUARDIANSHIP OF MARIE HALLER,
EDWARD HALLER, AND EMMA HALLER, MINORS.

GUARDIAN'S PETITION TO SELL REAL ESTATE.

Louise Haller, guardian under appointment of this court, of said Marie Haller, Edward Haller and Emma Haller, minors, for petition herein, respectfully shows that her said wards are the children of Gottlieb Haller, deceased, and as such, inherited the one-fifth interest in the real estate owned by their fathers, mother Mary Haller, now deceased, and they are each the owner of a one-fifteenth interest in fee simple of the following described real estate: That north 1/2 of Lot number 15 in Out Lots number 107 and 108 in the City of Indianapolis, according to the subdivision thereof, made by John Roset, and recorded in Plat Book 2 page 80 of the plat records of Marion County, Indiana.

And that said one-fifth interest in said real estate is of the probable value of \$300.00.

And said guardian avers that in the interest of her said wards, said real estate should be sold for the reason that the buildings situate upon said real estate are in bad repair, and their condition growing worse, and from want of means to make needed improvements, are becoming untenable, and said real estate unavoidably going to waste, and that a better investment of the value of said real estate can be readily made.

Said guardian further shows to the court that the personal estate of said wards coming to her knowledge or possession, consisted of money amounting to \$213.71, derived from their grandmother's estate.

That said wards' real estate is of the annual rental value of \$41.00, and that the rents received from said real estate, are also included in the \$213.71 derived from said grandmother's estate. And the persons owning the four-fifths interest in said real estate are desirous of selling their interest which would reduce the rental value of said real estate of her said wards.

That upon sale of said real estate in this petition described this guardian intends, unless the court shall otherwise order, to deposit the proceeds of sale in a building and loan savings account, bearing interest at not less than 6%.

That said Emma Haller is now 15 years of age, said Edward Haller is now 17 years of age, and said Marie Haller is now 19 years of age and reside with this guardian, in the City of Indianapolis, Marion County, Indiana.

Said guardian therefore prays, upon the facts and for the reasons above set forth, that she may, by order of this court, be authorized to make sale of the real estate of her said wards in this petition described, upon such terms and conditions as the court shall deem most advisable.

313572

October 27, 1926. And the court having inspected said petition and finding the apparent propriety of the sale prayed for, now appoints Robert H. Hines and Rasmus Hansen resident freeholders of Marion County, Indiana, wherein said real estate is situate, appraisers to appraise the same; and they are directed, after taking the oath by law required, to proceed in the discharge of their duties and make report of their proceedings during the present term of this court, and a certificate of their said appointment is now issued to them.

Order Book 105 page 321.

October 27, 1926. Appraisement filed showing that Robert H. Hines and Rasmus Hansen after taking oath appraised an undivided 1/5 interest in the North half of Lot 15 herein for \$300.00.

October 27, 1926. Bond filed in the penal sum of \$600.00. Approved by the Court.

October 27, 1926. And the court having examined said petition and heard evidence thereon, and being sufficiently advised in the premises, finds that the averments therein contained are true, and that in the interests of said wards the prayer thereof should be granted.

It is therefore now ordered by the court that the real estate of said minors, in said petition set forth and described as follows, to-wit: The undivided 1/5 of the North half of Lot number 15 in Out Lots number 107 and 108 in the City of Indianapolis, according to the subdivision thereof, made by John Roset, and recorded in Plat Book 2 page 80 of the plat records of Marion County, Indiana, be sold by said guardian at private sale for cash and for not less than the full appraised value thereof.

And said real estate having been appraised at a sum not in excess of one thousand dollars, the court orders the same so sold at private sale as aforesaid without any notice of the time, terms or place of sale; and the guardian is required to make due report of her proceedings under this order during the present term of this court.

Order Book 105 page 321.

October 27, 1926. GUARDIAN'S VERIFIED REPORT OF PRIVATE SALE OF REAL ESTATE.

Louise Haller, guardian of said minors, respectfully shows to the court, that pursuant to the order of sale in this proceeding heretofore granted, she, on the 27th day of October, 1926, offered at private sale without notice, the real estate of said minors in this proceeding ordered sold, and described as follows, to-wit: The undivided 1/5 of the north half of Lot number 15 in Out Lots number one hundred seven and one hundred eight in the City of Indianapolis, according to the subdivision thereof, made by John Roset, and recorded in Plat Book 2 page 80 of the plat records of Marion County, Indiana.

313572

That at such sale Frank W. Judd and Mary Judd, husband and wife, bid for said real estate Three Hundred and Twenty dollars, and that being more than the full appraised value thereof and the highest and best bid received therefor, the same was then and there by the guardian sold to them, subject to the approval of this court. Said purchasers complied with the terms of sale by paying in cash Three Hundred and Twenty dollars, which said guardian now brings into court and asks that said sale and her acts in the premises may be approved and confirmed.

October 27, 1926. And the court having examined said report and being sufficiently advised in the premises, finds that said guardian without notice, and in the manner required by the order of this court authorizing such sale, sold the real estate of her said wards, Emma Haller, Edward Haller, and Marie Haller, heretofore in this proceeding ordered sold, and in said report described, at private sale, to Frank W. Judd and Mary Judd, husband and wife, for the sum of Three Hundred Twenty dollars, that being more than the full appraised value thereof and the highest and best bid received. That said purchasers have complied with the terms of sale by paying in cash the sum of Three Hundred Twenty dollars, which said guardian brings into court.

And the court now in all things approves said report and ratifies and confirms said sale and the acts of said guardian as by her reported; and she is ordered to execute her deed conveying said real estate to said purchasers.

And now said guardian reports the execution of such deed and the same being examined, is approved by the court and ordered delivered to said purchasers.

And this proceeding is now adjudged finally disposed of.

Order Book 105 page 322.

Town Lot Record
777 page 171
Inst. #44477
Oct. 27, 1926
Recorded
Oct. 28, 1926

Louise Haller, Guardian of
Emma Haller, Edward Haller,
and Marie Haller, Minors as
such Guardian, by Order of
the Probate Court of Marion
County, in the State of
Indiana, entered in Order
Book 105 of said Court, on
Page ----

Guardian's Deed

to
Frank W. Judd and Mary Judd,
husband and wife

The undivided 1/5 of the North 1/2 of Lot 15 in

313572

Out Lots 107 and 108 in the City of Indianapolis, according to the Subdivision thereof, made by John Roset, and recorded in Plat Book 2 page 80 of the Plat Records of Marion County, Indiana.

Examined and approved in open court this 27th day of October, 1926.

M. E. Bash, Judge of the Probate Court of Marion County, Indiana.

Town Lot Record
777 page 172
Inat. #44478
Oct. 27, 1926
Recorded
Oct. 28, 1926

Henry Haller and
Laura L. Haller,
his wife, Kate Zahm
and Joseph Zahm, her
husband; William Haller
and Edith Haller, his
wife; and John Haller and
Marie Haller, his wife,

Warranty Deed

-7-

to
Frank W. Judd and
Mary Judd, husband
and wife

The undivided 4/5 of the North 1/2 of Lot 15 in Out Lots 107 and 108 in the City of Indianapolis, according to the Subdivision thereof, made by John Roset and recorded in Plat Book 2 page 80 of the Plat Records of Marion County, Indiana.

Old Age Assistance
Search

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

-8-

We find none.

-6-FC

313572

Judgment Search

-9-

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:

Frank W. Judd
and
Mary Judd
jointly and
not individually

for the 10 years
last past and
against none other

-10-

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

General Tax Duplicate No. 354016, H, I, J,
Indianapolis, Center Township, Parcel No. 37454.

May Installment \$29.64 Paid.

November Installment \$29.64 Unpaid.

-11-

Taxes for the year 1947 now a lien.

As shown of record these taxes are now
FULLY PAID.

L. M. BROWN ABSTRACT CO., INC.
BY *Russell G. Ford*

-7-FC

313572

GUARANTEED CERTIFICATE

-12-

STATE OF INDIANA }
COUNTY OF MARION } 881

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 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 8 both inclusive.

Dated at Indianapolis, Indiana, May 27, 1947, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Binstor*
President

-8-

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

★
313572

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
May 21, 1947, 8 A.M. and

The Indianapolis Division of the Southern District down to and including
May 21, 1947, 8 A.M.

Frank W. Judd

Mary Judd

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

317218

CAPTION

-1-

Continuation of Abstract of Title to North Half of Lot 15 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 May 27, 1947, 8 A. M.

Prepared for: Studebaker Realty Company

-2-

Mary Judd died June 2, 1943 as appears at a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the Clerk's office of Marion County, Indiana, upon an estate of Mary Judd, deceased.
No will of said decedent filed for probate in said county.

Town Lot Record
1264 page 141
Inst.# 34861
June 26, 1947
Recorded
June 28, 1947

-4-

STATE OF INDIANA, COUNTY OF MARION, SS:

Frank W. Judd, of legal age, being first duly sworn on his oath says: That he is the owner of the following described real estate in Indianapolis, Marion County, Indiana, to wit:

North Half of Lot 15 in Roset's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of Recorder of Marion County, Indiana.

That title to this real estate was vested in this affiant and Mary Judd, as husband and wife by warranty deed dated October 27, 1926. That said Mary Judd was the wife of this affiant on that date; that said Mary Judd died in Indianapolis, Marion County, Indiana, on June 2, 1943.

317218

That this affiant and said Mary Judd remained husband and wife continuously from October 27, 1926, the date they acquired title to this real estate to the time of the death of said Mary Judd.

Dated this 26 day of June, 1947.

Frank W. Judd

Subscribed and sworn to before me, the undersigned Notary Public this 26 day of June, 1947.

Rachel Adams (LS)

Notary Public

My commission expires: April 10, 1949.

Town Lot Record
1264 page 142
Inst. # 34862
June 26, 1947
Recorded
June 28, 1947

Frank W. Judd, an
unmarried man
to
George S. Studebaker
and Hannah G. Studebaker,
husband and wife

Warranty Deed
(U.S. Revenue
Stamp Attached)

-5-

North Half of Lot 15 in Roset's Subdivision of Parts of Out Lot 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.

Subject to the taxes for the last half of 1946, due and payable in November, 1947.

Proper citizenship clause is attached.

Old Age Assistance
Search

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

-6-

We find none.

317218

Judgment Search

-7-

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

Frank W. Judd

from July 16, 1937
to and including
June 28, 1947

and vs.

George S. Studebaker
and
Hannah G. Studebaker
jointly and
not individually

for the 10 years
last past and
against none other.

-8-

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

General Tax Duplicate No. 354016, H-I-J,
Indianapolis Center Township, Parcel No. 37454.

May Installment \$29.64 Paid.

November Installment \$29.64 Unpaid

SINCE PAID IN FULL
ATTEST: UNION TITLE CO.
Walter B. Bunker
PRESIDENT

-9-

Taxes for the year 1947 now a lien.

GUARANTEED CERTIFICATE

STATE OF INDIANA }
 COUNTY OF MARION } 881

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 10 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, July 21, 1947, 8 A. M.

UNION TITLE COMPANY

By

Albert M. Bristor

President

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



317218

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

July 16, 1947, 8 A. M. ^{and}

The Indianapolis Division of the Southern District down to and including

July 17, 1947, 8 A. M.

Frank W. Judd
George S. Studebaker
Hannah G. Studebaker

UNION TITLE CO

BY *Albert M. Bristor*
PRESIDENT

418031

CAPTION

-1-

Continuation of Abstract of Title to North Half of Lot 15 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 July 21, 1947, 8 A.M.

Prepared For: Studebaker Realty Company

Old Age Assistance Search

-2-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

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:

George S. Studebaker
and
Hannah G. Studebaker
jointly and
not individually

from July 21, 1947
8 A.M. to date and
against none other.

418031

-4-

Taxes for the year 1950 on the Real Estate for which this Abstract is prepared are assessed in the name of George S. and Hannah G. Studebaker and are due and payable on or before the first Mondays in May and November of 1951.

General Tax Duplicate No. 318611, S, Indianapolis, Center Township, Parcel No. 37454.

May installment \$22.00 Paid.

November installment \$22.00 Paid.

-5-

Taxes for the year 1951

SEE EXTENSION OF ABSTRACT
As shown record these taxes are now
FULLY PAID. now a lien.
L. M. DROWN ABSTRACT CO.
BY *Russell W. Ford*
PRES. & MGR.

ZONING

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

General Ordinance #99, 1951, an ordinance amending and supplementing General Ordinance #104, 1950, as amended, Council Proceedings of 1951, page 578, introduced August 6, 1951, and signed and approved by the Mayor, September 5, 1951, effective date September 14, 1951.

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

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

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

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-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

Provides for its administration by the Building Commissioners, 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.

October 22, 1951 We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of real estate described in the caption hereof.

418031

GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
COUNTY OF MARION }ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, November 13, 1951, 8 A.M.

UNION TITLE COMPANY

by... *Albert M. Cristar*
President

-4- LG

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

418031

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
November 7, 1951, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 8, 1951, 8 A.M.

George S. Studebaker

Hannah G. Studebaker

UNION TITLE CO.

BY

Alberton Bristol

PRESIDENT

LG

NOV 27 1951

318695

1.

INDIANAPOLIS

Continuation of Abstract of Title to North Half of Lot Fifteen (15), in Roset's Subdivision of parts of Out Lots One Hundred and Seven (107) and One Hundred and Eight (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.

TITLE

Prepared for Colonial Savings and Loan Association, since date of November 12, 1951.

OF

WE FIND NO FURTHER CONVEYANCES.

ABSTRACTS

ENCUMBRANCES

MORTGAGES

3.

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

4.

MECHANIC'S LIENS

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

5.

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.

We find none.

L. M. Brown Abstract Co.,

INDIANAPOLIS

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.

George S. Studebaker and Hannah G. Studebaker, jointly and not individually from November 12, 1951 to date.

TITLE

None found unsatisfied.

ASSESSMENTS

7.

OF

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

ABSTRACTS

TAXES

8.

Taxes for year 1949 paid in full.

9.

Taxes for year 1950, assessed in name of George S. and Hannah G. Studebaker are due and payable the first Monday in May and the first Monday in November, 1951.

General Tax Duplicate No. 318611
Parcel No. 37454
Indianapolis, Center Township

May installment \$22.00 paid
Nov. installment \$22.00 paid

10.

L. M. Brown Abstract Co.,

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

As shown of record these taxes are now

BY *Russell G. Fair*
PRES. & MGR.

ZONING

11.

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

12.

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

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

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

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

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

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

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

The period of search covered by this certificate is
from November 12, 1951 to and including
January 12, 1952

and covers Paragraphs No. 1 to 12.
both inclusive, and Sheets No. 1
to 3 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*

President & Mgr.

Y'W

Established 1868

OFFICERS

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

L. M. BROWN ABSTRACT CO., Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

318695

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

This certificate covers the Indianapolis Division down to and including January 12, 1952 and all other Divisions of the State of Indiana, down to and including January 4, 1952

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.

George S. Studebaker

Hanna G. Studebaker

Dated... January 12, 1952.....

L. M. BROWN ABSTRACT CO.

By.....

President and Manager

394173

-1-

INDIANAPOLIS

Continuation of Abstract of Title to North half of lot fifteen (15) in Roset's Subdivision of parts of Out Lots One Hundred and Seven (107) and One Hundred and Eight (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 Joseph Maloof, since date of January 12, 1952.

OF

CONVEYANCES

Deed Record
1442 page 269
Instr.#4707
Jan. 21, 1952
Recorded
Jan. 22, 1952

George S. Studebaker, and
Hannah G. Studebaker,
husband and wife,
to
Loren R. Catt, and
Roxie Catt, husband and wife.

Warranty Deed
Revenue Stamps
Attached

-2-

ABSTRACTS

The North half of lot Numbered 15 in Roset's Subdivision of parts of Out Lot 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.

Subject to all unpaid taxes and assessments.
Deed contains usual citizenship clause.

Deed Record
1442 page 637
Instr.#6265
Jan. 26, 1952
Recorded
Jan. 29, 1952

Loren R. Catt, and
Roxie Catt, husband
and wife,
to
Minnie C. Carson, and
Helen F. Lattimore,
mother and daughter.

Warranty Deed
Revenue Stamps
Attached

-3-

L. M. Brown Abstract Co.,

North half of lot 15 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as shown in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

Subject to the unpaid balance of a certain mortgage in the principal sum of \$1500.00 in favor of the Colonial Savings and Loan Association of Indianapolis, Indiana, dated January 21, 1952 and recorded January 22, 1952 as shown in Mortgage Record 1627 Inst.#4711 in the office of the Recorder of Marion County, Indiana.

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

over

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

That said grantors do hereby represent and state that each have continuously been domiciled in and a subject, citizen and resident of the United States of America since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any enemy or blocked country or national thereof.

This deed is subject to the interest of Harold W. Staggs and Lena M. Staggs, purchasers under a Conditional Sales Contract of even date.

Conditional Sales Contract

Mtg. Record
1806 page 372
Instr. #66322
Jan. 26, 1952
Recorded
Sept. 8, 1955

THIS AGREEMENT made and entered into by and between Loren R. Catt, and Roxie Catt, husband and wife, hereinafter referred to as the seller, and Harold W. Staggs and Lena M. Staggs, 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 perform, 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 1026 South New Jersey St. and more particularly described as follows, to wit:

North half of Lot 15 in Roset's Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as shown 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 Four Thousand and no/100 dollars (\$4000.00) without any relief from valuation or appraisement laws of the State of Indiana, with attorneys fees in the following manner, to wit:

The sum of Eight Hundred fifty and no/100 dollars (\$850.00) cash in hand at the time of the execution and delivery of this contract, the receipt of which is hereby acknowledged, and the sum of thirty five and no/100 dollars (\$35.00) 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 26th day of February 1952 at 5305 Madison Avenue in the City of Indianapolis, Indiana, and like payments

over

*4-18-59
am
28*

394173

INDIANAPOLIS
TITLE
OF
ABSTRACTS

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 per cent 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 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 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 Spring of 1952.

(For further particulars see Instrument.)

Mtg. Record
1806 page 373
Instr. #66323
Jan. 26, 1952
Recorded
Sept. 8, 1955

-5-

ASSIGNMENT

FOR VALUE RECEIVED, we, Loren R. Catt and Roxie Catt, husband and wife, do hereby sell, assign, and transfer all our right, title, and interest in the herein described real estate contract to Minnie C. Carson and Helen F. Lattimore, mother and daughter.

Loren R. Catt,
Roxie Catt

CONTRACT OF ASSIGNMENT

FOR VALUE RECEIVED, the undersigned, Harold W. Staggs and Lena M. Staggs, husband and wife, do hereby assign, transfer and sell all their right, title, and interest in the hereto attached real estate contract for the purchase of the North half of lot 15 in Roset's subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as shown in Plat Book 2 page 80 in the office of the Recorder of Marion, Indiana, known as 1026 South New Jersey, to Minnie F. Tomlinson, a widow and unmarried and Herchel J. Tipton, unmarried.

Harold W. Staggs
Lena M. Staggs.

Mtg. Record
1806 page 373
Instr. #66324
Jan. 26, 1952
Recorded
Sept. 8, 1955

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L. M. Brown Abstract Co.,

INDIANAPOLIS

CONSENT OF ASSIGNMENT

As the owners of said real estate described herein, I hereby consent to the assignment of said contract to Minnie F. Tomlinson, a widow and unmarried and Hershel J. Tipton, unmarried.

Minnie C. Carson
Helen F. Lattimore.

TITLE

ACCEPTANCE OF ASSIGNMENT

The undersigned, Minnie F. Tomlinson, a widow and unmarried and Herschel J. Tipton, unmarried, do hereby acknowledge acceptance of the above assignment of real estate contract, and do hereby state that they have read and understand the same, and do hereby agree to be bound by all the terms and provisions thereof.

Minnie F. Tomlinson,
Hershel J. Tipton.

ABSTRACTS

ASSIGNMENT OF CONDITIONAL SALES CONTRACT

For the sum of one dollar and other valuable considerations, receipt of which is hereby acknowledged, the undersigned do hereby sell, transfer and assign to DAVID SIMON, administrators and assigns, all of their right, title, equity and interest in a certain conditional sales contract, for the purchase of the real estate known as 1026 S. New Jersey Street, Indianapolis, Marion County, Indiana, and more particularly described as:

"North half of lot 15 in Roset's Subdivision of parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as shown in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana", which conditional sales contract was executed by and between Loren R. Catt and Roxie Catt, husband and wife to Harold W. Staggs and Lena M. Staggs, husband and wife on the 26th day of January 1952.

Signed and dated on this 25th day of August, 1955.

MARK OF MINNIE F. TOMLINSON WITNESSED BY
Phil Maloof and Notary Minnie F. Tomlinson,
Hershel J. Tipton, Public (LS) her (X) Mark
Hershel J. Tipton.

ACCEPTANCE OF ASSIGNMENT OF CONDITIONAL SALES CONTRACT.

The undersigned does hereby accept the above assignment of conditional sales contract, subject to conditions therein I will assume and agree to pay the taxes beginning Nov. 1955 and the insurance.

over

Mtg. Record
1806 page 373
Instr. #66325
Jan. 26, 1952
Recorded
Sept. 8, 1955

-7-

L. M. Brown Abstract Co.,

394173

INDIANAPOLIS

Signed and dated on this 25th day of August, 1955.

David Simon

CONSENT TO ASSIGNMENT OF CONDITIONAL SALES CONTRACT.

The understate, do hereby consent to the above assignment of conditional sales contract; and hereby state that payments and conditions on said contract are up to date as of this date. Any further continuation of abstract will be at expense of buyer.
Signed and dated on this 25th day of August, 1955.

Minnie C. Carson,
Helen F. Lattimore.

TITLE

OF

ABSTRACTS

-8-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

-9-

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

MECHANICS' LIENS

-10-

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

L. M. Brown Abstract Co.,

394173

-11-

INDIANAPOLIS

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.

We find none.

TITLE

-12-

OF

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.

ABSTRACTS

George S. Studebaker and Hannah G. Studebaker jointly and not individually from January 12, 1952 to January 22, 1952 inclusive.

Loren R. Catt and Roxie Catt jointly and not individually from July 17, 1946 to January 29, 1952 inclusive.

Minnie C. Carson and Helen F. Lattimore for 10 years last past.

None found unsatisfied.

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ASSESSMENTS

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

L. M. Brown Abstract Co.,

394173

INDIANAPOLIS

TAXES

-14-

Taxes for year 1954 paid in full.

-15-

TITLE

Taxes for year 1955, assessed in name of Minnie C. Carson and Helen F. Lattimore are due and payable the first Monday in May and the first Monday in November, 1956.

OF

General Tax Duplicate No. 276151.
Parcel No. 37454.
Indianapolis, Center township.

ABSTRACTS

May installment \$28.93 paid.
Nov. installment \$28.93 unpaid.

SEE EXTENSION OF ABSTRACT

-16-

L. M. Brown Abstract Co.,

Taxes for year 1956 became a lien March 1st and are due and payable in May and November of the year 1957.

SEE EXTENSION OF ABSTRACT

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

-17-

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

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

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

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

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

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

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

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

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date 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.

ZONING

-18-

June 22, 1956. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis affecting the use of the real estate described in the caption hereof.

Computation of Lot Area.

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

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

Restrictions on Reduction of Lot Areas.

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

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 U-2 district.

CERTIFICATE

-19-

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 here-to, except those which may be herein shown.

The period of search covered by this certificate is
 from January 12, 1952 to and including
 July 17, 1956
 and covers Paragraph No. 1 to 19
 both inclusive, and Sheets No. 1
 to 11 both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.
 By *Russell G. Ford*
 President & Mgr.

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.

150 1/2 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. FIESER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. MOLDTHAN
J. ALBERT SMITH
SAMUEL B. SUTPHIN
EDSON T. WOOD
FRED H. WUELFING

394173

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

JOSEPH MALOOF

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 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 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 July 17, 1956 and all other Divisions of the State of Indiana down to and including July 17, 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.

GEORGE S. STUDEBAKER

HANNAH G. STUDEBAKER

LOREN R. CATT

ROXIE CATT

MINNIE C. CARSON

HELEN F. LATTIMORE

Dated..... July 17, 1956.....

L. M. BROWN ABSTRACT COMPANY, Inc.

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

President

em

1.

Continuation of Abstract of Title to the North
 1/2 of Lot Numbered Fifteen (15) in Roset's Subdivision
 of parts of Out Lots One Hundred and Seven (107), and
 One Hundred and Eight (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.

INDIANAPOLIS, INDIANA

Prepared for John F. Wright.
 Since date of July 17, 1956.

CONVEYANCES

Deed Record
 1632, page 657
 Inst. #61750
 Sept. 1, 1956
 Recorded
 Sept. 5, 1956

— Minnie C. Carson and
 Bert T. Carson,
 her husband:
 and Helen F. Lattimore
 and Smith L. Lattimore, her husband
 to

Warranty Deed
 Revenue Stamps
 Attached

2.

L. M. BROWN DIVISION
 — A. Joseph Maloof, and
 Victoria Maloof,
 husband and wife and
 David Simon and
 Rose Simon,
 husband and wife

North half of Lot 15 in Roset's Subdivision of
 Parts of out lots 107 and 108 of the Donation Lands,
 of the City of Indianapolis, as shown in Plat Book 2,
 page 80, in the office of the Recorder of Marion County,
 Indiana.

— Subject to taxes due in November 1956 and thereafter.
 (Deed contains usual citizenship clause of grantor.)

Deed Record
 1775, page 527
 Inst. #76299
 Oct. 1, 1959
 Recorded
 Oct. 14, 1959

Corporation
 — David Simon and
 Rose Simon,
 husband and wife
 and A. Joseph Maloof and
 Victoria Maloof, husband and wife
 to

Warranty Deed
 Revenue Stamps
 Attached

3.

Insurance
 — Independent Realty Corp, an
 Indiana Corporation

The North half of the Lot 15 in Roset's Subdivision of
 parts of Out Lots 107 and 108 of the Donation Lands, of
 the City of Indianapolis, as shown in Plat Book 2, page 80,
 in the office of the Recorder of Marion County, Indiana.

Also subject to the November installment of taxes
 for the year 1958 due and payable in November, 1959, and
 taxes for the year 1959 due and payable in the year 1960
 and all subsequent taxes.

(Deed contains usual citizenship clause of Grantor.)
 (Instrument discloses name of person preparing same.)

Lawyers Title Insurance Corporation

471254

ABSTRACTER'S NOTE:

4.

We find no record of Articles of Incorporation or Certificate of Admission of a foreign corporation of Independent Realty Corp. in the office of the Recorder of Marion County, Indiana.

Deed Record
1775, page 528
Oct. 1, 1959
Recorded
Oct. 14, 1959
Inst. #76300
5.

Independent Realty Corp.,
an Indiana corporation,
(Corp. Seal)
BY: D. Simon, President
ATTEST: A. J. Maloof, Secretary

Warranty Deed
Revenue Stamps
Attached

to
Central Standard Indemnity Company
of Cook County, and
State of Illinois

The North half of the Lot 15 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.

Also Subject to the November installment of taxes for the year 1958 due and payable in November, 1959, and taxes for the year 1959 due and payable in the year 1960, and all subsequent taxes.

The undersigned officers hereby state and certify that this Deed is made pursuant to a resolution of the Board of Directors of the Independent Realty Corp. authorizing its officers to sell the above real estate and to execute this deed.

The undersigned officers warrant that there is no outstanding preferred stock of said Independent Realty Corp.

(Deed contains usual citizenship clause of Grantor.)
(Instrument discloses name of person preparing same.)

Misc. Record
647, page 536
Inst. #42992
June 13, 1960
Recorded
June 16, 1960

DEPARTMENT OF INSURANCE
State of Indiana
Office of
Insurance Commissioner

Indianapolis, Indiana
June 13, 1960

6.

I, Alden C. Palmer, Insurance Commissioner of the State of Indiana, do hereby certify that the Central Standard Indemnity Company, Chicago, Illinois, has complied with all the requirements of the laws of the State applicable to said Company and is authorized to transact its appropriate business of all forms of insurance described under Class II and Class III, Section 39-35-01, Indiana Insurance Law, except Fidelity

471254

INDIANA
and Surety and Workmen's Compensation insurance in this State, in accordance with the laws thereof.

INDIANAPOLIS
IN WITNESS, WHEREOF, I have hereunto set my hand and affixed the seal of my office at Indianapolis, Indiana, the day and year written above.

(Seal)

Alden C. Palmer
Insurance Commissioner

Misc. Record
687 page 197
Inst. #79047
Sept. 11, 1961
Recorded
Sept. 22, 1961

DEPARTMENT OF INSURANCE
State of Indiana
Office of
Insurance Commissioner

Indianapolis, Indiana.
September 11, 1961

7.

L. M. BROWN DIVISION
I, Harry E. McClain, Insurance Commissioner of the State of Indiana, do hereby certify that the Selective Life Insurance Company, Chicago Illinois, has complied with all the requirements of the laws of this State applicable to said Company and is authorized to transact its appropriate business of Life, Accident and Health insurance in this State, in accordance with the laws thereof.

(The Central Standard Indemnity Company, Chicago, Illinois, was licensed in Indiana March 18, 1955, as a Casualty company to write Accident and Health insurance, on January 2, 1961, the Company changed its name to "The Selective Life Insurance Company" and changed its classification to a Life company writing Life, Accident and Health insurance.)

INDIANAPOLIS
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of my office at Indianapolis, Indiana, the day and year written above.

(Seal)

Harry E. McClain
Insurance Commissioner

8.

Lawyers Title Insurance Corporation

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

471254

INDIANAPOLIS, INDIANA

MORTGAGES

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

FINANCING STATEMENT

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

L. M. BROWN DIVISION

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

12. 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.

Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

13.

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.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

JUDGMENTS

14.

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.

- Minnie C. Carson and Helen F. Lattimore, each individually from July 17, 1956 to September 5, 1956 inclusive.
- A. Joseph Maloof and Victoria Maloof, jointly and not individually from June 7, 1955 to October 14, 1959 inclusive.
- David Simon and Rose Simon, jointly and not individually from June 7, 1955 to October 14, 1959 inclusive.
- Independent Realty Corp. from June 7, 1955 to October 14, 1959 inclusive.
- Central Standard Indemnity Company, from June 7, 1955 to date.
- The Selective Life Insurance Company, from January 2, 1961 to date.

None found Unsatisfied.

ASSESSMENTS

15.

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

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INDIANAPOLIS, INDIANA
TAXES

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

17. Taxes for the year 1964 assessed in the name of
Central Standard Indemnity Co.

ASSESSSED VALUATION:

Land	\$ 230
Improvements	\$ 980
Exemption	--
Net Valuation	\$1210

Parcel No. 101-37454
General Tax Duplicate No. 256874
Indianapolis Center Township

are due and payable the first Monday in May and November,
1965.

May Installment \$56.43, unpaid
Nov. Installment \$56.43, unpaid

18. Taxes for year 1965 became a lien March 1st and are
due and payable in May and November, 1966.

19. 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, from
June 22, 1956 to May 28, 1965, inclusive.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

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

22.

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.

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CERTIFICATE

23.

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 July 17, 1956 to and including
June 8, 1965, 8 A.M.

and covers Paragraphs No. 1 to 23
both inclusive, and Sheets No. 1

to 10 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By

M L Sullivan



b1c

O R D I N A N C E

20. 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

21. 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.

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

471254

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

JOHN F. WRIGHT

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 June 8, 1965, 8 A.M. and all other Divisions of the State of Indiana down to and including June 1, 1965, 8 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.

Minnie C. Carson

Central Standard Indemity
Company

Helen F. Lattimore

The Selective Life Insur-
ance Company

A. Joseph Maloof

Victoria Maloof

David Simon

Rose Simon

Independent Realty Corp.

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated June 8, 1965, 8 A.M.

By

M L Sullivan

blc