

66 23176

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 68

C) 15 Fee

This Indenture Witnesseth, That CLAYTON A. SANDERS SR (ADULT MALE)

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

the STATE OF INDIANA for and in consideration of FIVE THOUSAND FIVE HUNDRED

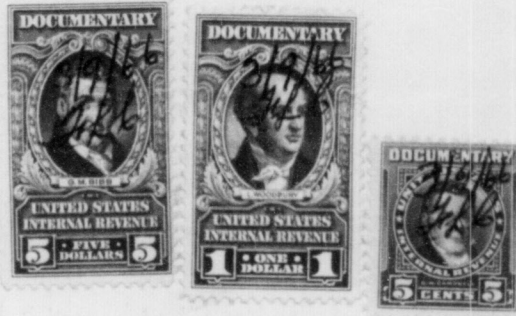
5,500.00 Dollars,

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

LOT NUMBERED 96 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS SHOWN BY THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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

RECEIVED FOR RECORD
1966 MAY 10 AM 10:40
MARION COUNTY RECORDER



DULY ENTERED FOR TAXATION

6.05

MAY 10 1966

John T. Sutton COUNTY AUDITOR

Paid by Warrant No. A95281

Dated 4-25-1966

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

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

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

In Witness Whereof, the said CLAYTON A. SANDERS SR (ADULT MALE)

has hereunto set HIS hand and seal, this 20 day of JANUARY 1966

Signature lines for Clayton A. Sanders Sr and other parties with seal instructions.

Handwritten notes and signatures at the bottom right.

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

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

My Commission expires..... Notary Public

X STATE OF INDIANA, *Marion* County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this *20*
day of *January* A. D. 19*66*.....; personally appeared the within named.....

..... Grantor..... in the above conveyance, and acknowl-
edged the same to be..... *his* voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires *October 19, 1968* *Irene Hardin* Notary Public
Irene Hardin

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

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

My Commission expires..... Notary Public

66 23176

WARRANTY DEED

FROM

TO

STATE OF INDIANA

DULY ENTERED
FOR TAXATION

Received for record this *MAY 19 1966*
day of *May* 19.....
at *Marion* County Auditor m, and
Recorded in Book No..... page.....
Recorder..... County.....
Duly entered for taxation this.....
day of....., 19.....
Auditor's fee \$.....
Auditor..... County.....

ENVELOPE (4)

Division of Land Acquisition
Indiana State Highway Commission

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

4-15-66

19

To Clayton A. Sanders, Sr. % Irene Hardin
 1525 Shelby
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-95281 4-25 1966
 in settlement of the following vouchers:

DESCRIPTION	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>January 20, 1966</u></i>	
Parcel 68	\$ 5,000 00

PLEASE RECEIPT AND RETURN

Received Payment

Clayton A. Sanders Sr.
 Clayton A. Sanders Sr.

Date

May 1/0 1966

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4-15-66

19

To Clayton A. Sanders, Sr. % Irene Hardin
1525 Shelby
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 95282 4-25 19 66
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>January 20, 1966</u>	
Parcel 68 Escrow	\$ 500 00

PLEASE RECEIPT AND RETURN

Received Payment: July 8, 1966Date: July 11, 1966

Clayton A. Sanders, Sr.

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 68
Road I-70
County Marion
Owner Clayton A. Sanders Inc.
Address 1928 N.E. 7th Court, Fort Lauderdale, Florida
Address of Appraised Property:
1049 S. Senate

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... Dec. 21, 1965
- 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 Dec. 21, 1965 (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:	\$5,500	\$	\$5,500
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$5,500	\$	\$5,500
(1) Land and/or improvements	\$5,500	\$	\$5,500
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$5,500	\$	\$5,500

Approved	Date	Signed
Rev. Appr.	12-21-65	<u>Phillip J. York</u>
Asst. or	12-28-65	<u>John P. Kelly</u>
Chief Appr.	12-30-65	<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

PROJECT NO. E-70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 68

NAME & ADDRESS OF OWNER Clayton A. Sanders Sr
1049 S. Senate Indpls Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs Hardin (Daughter and Attorney)
1525 Shelby Indpls Ind PHONE # ME 2-2222

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 3/9/66

OFFER \$ 5,500 TIME OF CONTACT 2:45 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: Mr Sullivan pick up all documents
to close out Mr Sanders Parcel from
his Daughter and Attorney Mrs Hardin.
Mrs Hardin was willing to pay the taxes
Mrs Hardin also attached the closed stamps

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

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

ME 3-4385
Frank L. Sullivan Sr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

2

PROJECT # I-70-3(52) PARCEL # 68 COUNTY Marion

NAME & ADDRESS OF OWNER Clayton A. Sanders Sr
1049 S. Senatt PHONE #

NAME & ADDRESS OF PERSON CONTACTED Mrs Hardin (daughter & Attorney)
1525 Shelby Indpls, Ind. PHONE # ME 2-2222

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/20/66

OFFER \$ 5,500.00 TIME OF CONTACT 2:00 P.M.

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

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

REMARKS: Mr Cullivan took the Vouchers, Warranty Deed and Agreement for Possession to Mrs Hardin daughter and Attorney for her father Mr Sanders Sr to be signed. Mrs Hardin will call Mr Cullivan when the above papers are signed

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

Distribution Made

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

ME 3-4385

Frank L. Cullivan Sr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 68 COUNTY Marion

NAME & ADDRESS OF OWNER Clayton A Sanders Sr

1049 S Senate Indpls Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mrs Hardin (daughter)

1525 Shelby Indpls Ind PHONE # Me 2-2222

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

DATE ASSIGNED 12/30/65 DATE OF CONTACT 1/13/66

OFFER \$ 5500.00 TIME OF CONTACT 11:00 AM

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

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

REMARKS: Mr Bullivan kept an appointment with Mrs Hardin (attorney and daughter) of Mr Sanders. Mr Bullivan made a offer of \$5500.00 for the property to be bought by the Indiana State Highway. Mrs Hardin will contact her father and give an answer to Mr. Bullivan

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

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

ME 3-4385
Frank S. Bullivan Sr
(Signature)

ABSTRACT OF TITLE

TO

Lot 96 in McCartys Subdivision of the west part of out lot 120 in the city of Indianapolis, as per plat thereof recorded in plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for Jas. Blackwell.

—BY—

William M. Coval
Floyd C. Coval

W. M. COVAL & SONS
INDIANAPOLIS, IND.

Willis N. Coval
Wendell W. Coval

Members American Association of Title Men and Indiana Title Association.

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

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

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

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

(Over)

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

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

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

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By acts, approved Jan. 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1824, the lands were vested in such corporation. By an Act of Congress, approved, May 24, 1828, the legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all, or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said State. 4 U. S. Statutes, at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds, were provided, by the Acts of 1829, 1831, 1843, 1852 and 1865. R. S. 1824, p. 379; Acts 1829, p. 129; R. S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1865, p. 16.

1.

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

1. To Agents Deed.

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

#

May 2, 1834.
Record D. page 535.
Recorded June 21, 1834.
The following described
lots in the Town of India-
napolis described as follows
Lot 120 containing 52.33

acres and other real estate. Deed made in pursuance of the law of
Indiana, entitled "An act appointing commissioners to lay off a town
on the site selected for the permanent seat of Government " Approved Jany.
6,1821.

2. Nicholas McCarty died intestate May 17,1854.

3. Margaret McCarty appointed and qualified as administratrix of the estate of
Nicholas McCarty deceased June 3,1854 Order Book 7 page 463.

Estate settled January 7,1860.order Book 9 page 83. Complete record 11
page 66 Common Pleas Court.

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

5. State of Indiana Marion County S.S.

I, Henry Day the undersigned being duly sworn according to law says that ever since the year 1857 I was acquainted with the family of the Nicholas McCarty to whom the agent of the State deeded out lot 120 in the City of Indianapolis, Indiana on the 2nd day of May 1835 which deed is recorded on page 535 of Marion County deed record D. that said Nicholas McCarty died previous to the Fall of 1854 that he left Margaret McCarty his widow surviving him that the only children he left surviving him were Nicholas McCarty Junior Margaret R. McCarty Frances J. McCarty and Susannah McCarty who subsequently married affiant that he left surviving him no grand children by deceased sons or daughters. That the said Nicholas McCarty Junior Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864 and that the said Susannah McCarty affiant's wife was of age on the 9th day of February 1864 .

(signed) Henry Day.

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

William Watson Woollen Notary Public.

Recorded January 23, 1893 in Misc. record 17 page 11.

6. State of Indiana Marion County S.S.

Nicholas McCarty being first duly sworn on his oath says that he is the son of Nicholas McCarty, deceased, who died intestate May 17, 1854 and who at his death was the owner of out Block 25 in the City of Indianapolis . That affiant is now 79 years of age and that he is the brother of Margaret R. McCarty Frances J. McCarty and Susanna McCarty Day that neither this affiant nor his sister Frances J. McCarty have ever been married and that his sister Margaret R. McCarty was married on the second day of October 1867 to John C. S. Harrison.

That affiant was acquainted with one Henry Day who was the .
(over)

husband of affiants sister Susanna McCarty Day. That Susanna McCarty Day died August 30th, 1873 leaving surviving her, her husband Henry Day and two children Henry McCarty Day and Margaret McCarty Day. That both Henry Day and his son Henry McCarty Day were unmarried men on December 29, 1883 the said Henry Day never having remarried after the death of his wife Susanna McCarty Day.

Further affiant sayeth not .
(signed) Nicholas McCarty.

Subscribed and sworn to before me this 14th day of November 1913.

(signed) Wm. L. Elder (L.S.) Notary Public.

My Commission expires April 1, 1914.

Recorded November 15, 1913 in Misc. record 79 page 22.

Margaret McCarty	#	Filed June 23, 1854.
	#	
7. Vs.	#	Common Pleas Court.
	#	
Susanna McCarty Margaret R. McCarty	#	Complete record 4 page 169
	#	
Nicholas McCarty and Francis J. McCarty.	#	Your petitioner Margaret
	#	McCarty would respectfully
	#	represent that one Nicholas

McCarty died leaving as his heirs at law him surviving your petitioner Margaret McCarty his widow and children Susanna McCarty Margaret R. McCarty Nicholas McCarty and Francis J. McCarty the said Nicholas and Francis J. being infants that decedent died seized of the following real estate out lot 120 in the City of Indianapolis (and other real estate not certified to herein) That one third of said real estate be set off in severalty to your petitioner all defendants. served by reading Lucian Barbour appointed guardian ad litem for defendants Nicholas J. McCarty and Francis J. McCarty infants.

Partition ordered and James Blake and Andrew Wilson and James Wood appointed Commissioners to make same. Report of Commissioners filed in

(over)

open Court October 13, 1854 Commissioners set off and assigned to Margaret McCarty other real estate than certified to herein. Report approved and confirmed by the Court.

8.	Susannah McCarty To Marriage Henry Day.	# # # # # #	December 9, 1857. Marriage record 6 page 659
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9.	Margaret R. McCarty To Marriage John C. S. Harrison.	# # # # # #	October 2, 1867. Marriage record 10 page 36.
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10. Margaret McCarty died intestate February 18, 1873.

11. Nicholas McCarty appointed and qualified as administrator of the estate of Margaret McCarty deceased March 14, 1874 Order Book 34 page 551. Final report filed July 7, 1899 showing that the sole and only heirs of said decedent are the following named persons to wit:- her children Nicholas McCarty Margaret McCarty Harrison, Frances J. McCarty and her grand children Henry McCarty Day and Margaret McCarty Day. Final report approved and estate closed September 12, 1899 Order Book 140 page 121. Marion Circuit Court. Appearance Docket 8 page 283.

12. Susanna McCarty Day died August 30, 1873 testate.

13. Last will and testament of Susanna McCarty Day probated September 19, 1873 and recorded in will record E. page 123.

I, Susanna McCarty Day daughter of Nicholas McCarty and Margaret McCarty both deceased sister of Margaret R. McCarty Harrison Nicholas McCarty and Francis J. McCarty wife of Rev. Henry Day and mother of Henry McCarty Day and Margaret McCarty Day of the City of Indianapolis County of Marion and State of Indiana, of sound mind and disposing memory though sick of body and do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed and I give and bequeath to my brother Nicholas McCarty all my personal property (except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day and the Crops growing upon my lands at the time of my death but on condition that he within sixty days after the probate of this my will does not pay to my executor the sum of five thousand dollars and execute his two promissory notes payable to my executor with interest without relief from valuation or appraisement laws. Each in the sum of seven thousand five hundred dollars one on or before one year after date one on or before two years after date then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any disposed of by said Nicholas in the mean time the one third thereof to my husband Rev. Henry Day one third to my son Henry McCarty Day and one third to my daughter Margaret McCarty Day I give and bequeath to my said brother Nicholas McCarty the undivided one fourth of the real estate situate in the County of Marion and State of Indiana, described as follows to wit:—The north half of the northwest quarter of section 22

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

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

I hereby appoint my husband Rev. Henry Day executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties I also appoint him the guardian of our said children Henry McCarty Day and Margaret McCarty Day. Hereby revoking all wills testaments and codicils heretofore made by me.

In witness whereof I the said Susanna McCarty Day have this 21st day of August A.D. 1873 set my hand and seal.

(signed) Susanna McCarty Day.

- 7.
14. Henry Day appointed and qualified as executor of the estate of Susanna McC. Day deceased October 15, 1873. Order Book 34 page 309 Estate settled Oct. 19, 1874. Order Book 35 page 80 Marion Common Pleas Court.
15. Henry Day appointed Guardian June 16, 1874 of Henry Day aged 14 years October 19, 1873 and Margaret McCarty Day aged 10 years 1874 Order Book 34 page 309 Circuit Court, said Henry McCarty Day arrived at full age October 19, 1880, and guardian discharged as to said Henry McCarty Day February 22, 1881. Order Book 56 page 227 Margaret McCarty Day arrived at full age June 16, 1885 and final report guardianship settled and guardian discharged September 11, 1885 order Book 72 page 284 Circuit Court. Guardians Docket 3 page 30 and 135.
16. McCartys subdivision of part of out lot 120.

The annexed is a plat of McCartys subdivision of the west part of out lot 120 in the City of Indianapolis in Marion County in the State of Indiana divided into 136 lots consecutively numbered and into 2 Blocks lettered respectively A and B and into streets and Alleys the names of the streets are designated on the plat. The width of the streets and alleys are designated by figures in feet. The width and depth of the lots are designed by figures in feet and inches and the size of lots A and B. are designated by figures in feet and in inches.

(signed) Nicholas McCarty, Frances J. McCarty.

Henry Day for himself and as guardian of Henry McC. Day and Margaret McC. John C. S. Harrison Margaret McCarty Harrison Acknowledged April 10, 1875. Recorded April 13, 1875 in plat Book 7 page 74.

17. State of Indiana Marion County S. S.

Nicholas McCarty being duly sworn on his oath says that he is the son of Nicholas McCarty deceased who formerly owned in his life time out lot 120 in the City of Indianapolis.

That this affiant is now 76 years of age and that he is the Brother of Margaret R. McCarty Frances J. McCarty and Susannah McCarty Day that this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C. S. Harrison..

(signed) Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public this 22nd day of November 1912. Frank C. Groninger Notary Public.
My Commission expires June 4, 1913.

Recorded November 23, 1912 Misch. record 74 page 241.

18. In the Matter of the Guardianship
of Margaret McCarty Day.

Approved April 18, 1882.

Henry Day Guardian of said

Ward. Filed petition for the

sale of lot 96 in McCartys

Subdivision of the west part of out lot 120 in the City of Indianapolis Appraisers appointed by the Court to appraise the real estate of said ward. Sale ordered for the one undivided 1/12 part of the said above described real estate being the interest of said ward in the same.

Appraisement reported and proof of publication filed and Guardian reported the sale to Frances J. McCarty the undivided 1/12 being the ^{his} interest of said ward in and to lot 96 in McCartys Subdivision of the west part of out lot 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Recorders office. Guardian ordered to execute. Deed to said purchaser. Deed reported and approved. Order Book 60 page 228.

19.

Henry Day Guardian of the estate of
Margaret McCarty Day minor heir of
Susanna McCarty Day deceased by order
of the Marion Circuit Court entered in
volume 60 of the Order Book records
of said Court on page 228.

19. To Deed.
Frances J. McCarty

April 18, 1882.

Record 152 page 306

Recorded April 24, 1882.

Lot 96 in McCartys subdivi-
sion of the west part of
out lot 120 in the City of
Indianapolis, according to
the plat of said subdivision
as recorded in said Recorders

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

(signed) J.G. Adams Judge M.C.C.

Nicholas McCarty (unmarried)
John C.S. Harrison and Margaret R.
McCarty Harrison his wife.
Frances J. McCarty (unmarried) and
Henry Day (unmarried)
and Henry McCarty Day, unmarried
by Nicholas McCarty their attorney
in fact.

20. To Warranty
Bridget Blackwell.

May 29, 1882.

Record 153 page 64.

Recorded June 1, 1882.

Lot 96 in McCartys subdivi-
sion of the west part of
out lot 120 in the City of
Indianapolis, according
to the plat of said subdivi-
sion as recorded in the
Recorders office of the said
County of Marion.

21. Bridget Blackwell died testate Jan. 24, 1909.

22. Last will and testament of Bridget Blackwell deceased probated Feb. 2, 1909 and recorded in will record V. page 620.

I, Bridget Blackwell of the City of Indianapolis, Marion County, being of sound and disposing mind and memory and considering the uncertainty of life do make and publish this my last will and testament hereby and by these presents annul and revoke and any all former -- by me heretofore made.

Item 1st, My will is that all my just and ligal debets and obligation shall be first paid.

Item 2nd. I will devise and bequeath to husband Thomas Blackwell for and during his natural life all the property both real personal and mixed that I may die seized of.

Item 3rd. my will is that after the death of my husband Thomas Blackwell my three daughters namely Bridget Blackwell, Ella Blackwell and Anna Blackwell shall have and hold as their own for ever the following discribed real estate situated in Marion County, Indiana, towit:- Lot 96 in McCartys subdivision of the west part of out lot 120 in the City of Indianapolis according to the plat of said subdivision as recorded in the Recorders Office of the said County of Marion.

Item 4. My will is that after the death of my said husband Thomas Blackwell my five sons namely John J. Blackwell, Michael Blackwell, Bernard Blackwell Thomas Blackwell and James Blackwell shall have and hold the following described real estate situated in the City of Indianapolis Marion County, Indiana, towit:- That part of out lot 120 in the City of Indianapolis, Marion County, Indiana, described as follows :-Beginning at the northwest corner of Ray and Tennessee street and running thence north on the west side of Tennessee street 42- thence west on a line

parallel to the said Ray street ninty (90) feet thence south on a line parallel to the said Tennessee street 42 feet thence east on the north line of the said Ray street ninty (90) feet to the place of beginning as shown by the plat thereof recorded in the Recorders office in Marion County, Indiana. That my said sons above named shall share and share alike in the above described property.

Item 5. I further will and devise that the property above willed and devised to my said sons shall be charged with the payments of any and all debets that I may owe and the time of my death and I hereby and empower my executor that in the event that it becomes necessary to sell any real estate for the payments of debets that he shall sell and exhaust the property herein divided to my said sons hereinbefore mentioned before selling or disposing of the property devised to my said daughters herein mentioned.

I hereby constitute and appoint my son John J. Blackwell the sole excutor of this my last will and testament .

In witness hereof I have hereunto set my hand and seal this 2nd day July 1899.

(signed) Bridget Blackwell.

23. John J. Blackwell appointed and qualified as executor of the last will and testament of Bridget Blackwell deceased, Feb. 2, 1909. Order Book 7 page 31. Resignation and final report of John J. Blackwell filed June 21, 1911. Resignation accepted and report approved Order Book 17 page 22. Gay R. Estabrook appointed and qualified as administrator de bonis non with the will annexed of the estate of of said decedent June 21, 1911. Order Book 17 page 22. Final report filed Oct. 23, 1911 Approved and estate closed Nov. 18, 1911. Order Book 15 page 366. Marion Probate Court. Appearance Docket 35 page -8877.

24. Thomas Blackwell died intestate Jan. 25, 1909.

25. Gay R. Estabrook appointed and qualified as administrator of the estate of Thomas Blackwell deceased Sept. 5, 1911. Order Book 17 page 206.

✓ Final report filed Oct. 3, 1912. Approved and estate closed Nov. 2, 1912. Order Book 20 page 226. Marion Probate Court. Appearance Docket 39 page 10653.

26.	Anna C. Blackwell .	#	November 25, 1907.
	To Marriage	#	Marriage record
	Frank G. Noonan	#	47 page 558.
		#	
		#	

27.	Ellen Blackwell	#	April 20, 1909.
	To Marriage.	#	Marriage record 52
	John L. Downs.	#	page 411.
		#	
		#	

28. Judgments examined Vs. Bridget Blackwell Thomas Blackwell, Bridget Blackwell, Ella Blackwell, Ellen Downs , Anna Blackwell, and Anna Noonan and against none other.

13.

29.

✓ Taxes for 19 13 fully paid.

30.

✓ Taxes for 1914 unpaid.

31.

✓ Taxes for 1915 payable in 1916 now a lien.

SINCE PAID IN FULL
ATTES [Signature]

Indianapolis Indiana, March 27, 1915.

32. The foregoing is the chain of title to and incumbrances upon lot 96 in McCartys subdivision of the west part of out lot 120 in the city of Indianapolis, as per plat thereof recorded in plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana, as appears from the records in the Recorders office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers office, and the Indexes of Tax Sales in the Auditors office, all in Marion County, Indiana, as said records and Dockets are now entered up.

[Signature]

155 East Market Street.

4. Attention is hereby called to resolution #8843 for Sewer Pogues Run Main Sewer in and along West St., and in and along old channel of Pogues Run from White River to a pt. 70 ft. S. of McCarty St.

36 ✓
Pogues Run
pd
os.

Marion Title Guaranty Company
By *[Signature]* Manager
SINCE PAID

5. 37 Taxes for 1915 fully paid.

6. 38 Taxes for 1916 unpaid.

Marion Title Guaranty Company
By *[Signature]* Manager
SINCE PAID

7. 39 Taxes for 1917 payable in 1918 now a lien.

See subject
cont
os.

See subject
cont
os.

Indianapolis, Ind. March 30, 1917.

8. Examination of March 27, 1915 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the Records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens Records of Complaints and Attachments, the Tax Duplicates and Municipal Assessment Records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office all in Marion County, Indiana, as said Records and Dockets are now entered up.

40

[Signature]

156 East Market Street.

Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120, in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 7, page 74 in the Office of the Recorder of Marion County, Indiana.

Prepared for John R. Welch, since date of March 30, 1917.

575, p. 314
April 11, 1917
Recorded
April 12, 1917

Samuel B.-Kaufman, unmarried.
to
David Krieger.

Warranty Deed.

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74, in the Office of Marion County, State of Indiana.
Subject to taxes for 1917 payable in 1918.

There are no further conveyances.

Encumbrances.

711, p. 58
April 11, 1917
Recorded
April 12, 1917

David Krieger, and
Rebecca Krieger, his wife,
to

SATISFIED OF RECORD May 17, 1929
ATTEST, UNION TITLE CO., INC.
William Knapp
PRES. & GENL. MGR.

Celtic Saving and Loan Association
Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.
To secure a loan of \$1200.00 with certain dues, interest, etc.,

on
508 TWH
Set May 17, 1929
(82)

Tax Sale.

Tax Sale Register
No. 19, p. 65
Certificate
No. 58330

David Krieger,
By Auditor Marion County
to
W. W. Knapp.

Redeemed
Set 17, 1920
at 1000
By W. W. Knapp

Tax Sale.

Lot 96 as described above sold February 10, 1919 for the non payment of the taxes, costs and charges for the years 1917 and 1918 for \$58.79.

Redeemed
Set 17/20
TWH

Assessment.

I.D.p. 75
Approved
Dec. 21, 1917

Samuel B. Kaufmann.
to
Special Assessment for Street
Intersection for the year 1916.

*Fullly pd
SWH.*
*Paid
9/17/20.*

Lot 96 as described above
Not paid and now delinquent

Assessment.
*SINCE PAID IN FULL
BY [Signature] & SONS*
BY _____

Taxes for the year 1919, 1st installment paid.
2nd installment unpaid,
payable in November 1920.

*Since Paid
D.C.*

*SINCE PAID
By Marion Title Guaranty Company
[Signature]*

Taxes for the year 1920, now a lien.

Indianapolis, Indiana, July 21, 1920.

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

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

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

MARION TITLE GUARANTY COMPANY
By *[Signature]*

5.

Taxes for 1919 fully paid.

6.

Taxes for 1920 first half paid second half

Since Paid
8/28

Marion Title & Guaranty Company

PAID

7.

Taxes for 1921 payable in 1922 now a lien.

8.

Indianapolis, Indiana, October 18, 1921.

Examination of July 21, 1920 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said records and Dockets are now entered up.

W. M. COVAL & SONS
[Signature]
 204-205-206 City Trust Bldg.
 156 EAST MARKET STREET

132024.

Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for John R. Welch, since date of October 18, 1921.

-1- There are no further conveyances.

Encumbrances.

807, p. 92.
Oct. 28, 1921.
Recorded
Oct. 29, 1921.

David Krieger, and
Rebecca Krieger, ^{his wife}
to
Maude S. Johnson

Satisfied of Record
Feb 27 1924
ATTEST
BY THE UNION TITLE COMPANY
INCORPORATED
J. B. WILSON
GENERAL MANAGER

Mortgage.

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

To secure the payment of one promissory note of \$600.00 due one year after date with interest at 8% per annum.

-2-
Sat. Feb. 27 1924
JRW

-3- Taxes for the year 1924 first installment paid, second installment not paid, now delinquent with penalty.

ANCE PAID IN 1924
ATTEST
BY THE UNION TITLE CO. INC.
J. B. WILSON
GENERAL MANAGER

-4- Taxes for the year 1923, now a lien, payable in May and November, 1924.

Indianapolis, Ind., Nov. 30, 1923.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption.

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

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

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

Marion Title Guaranty Company
By J. B. Wilson Manager

-1- Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana, Since November 30, 1923.

Prepared for E. W. Dulberger.

760 p. 192
Feb. 24, 1926
Recorded
Feb. 25, 1926

David Krieger,
By Auditor of Marion County
to
V. B. Muir

Tax Deed

-2-

Lot 96 in McCarty's Subdivision of West part of Out Lot 120.

Sold Feb. 11, 1924 in the name David Krieger for the non-payment of taxes costs and charges for the years 1922 and 1923.

(Tax Cert. No. 63761, Tax. Sale Rec. 20 page 130.)

MARION SUPERIOR COURT

Cause A-26823
Filed
July 9, 1924

Frieda Gemple
vs
David Krieger, and
-- Krieger, his wife

-3-

The Plaintiff complains of the defendants and says: That on or about the 27th day of July 1917, the defendant David Krieger entered into a contract with one Sam. Cohen. by the terms of which the said defendant David Krieger agreed to sell and convey to the said Cohen the following described real estate in Marion County in the State of Indiana, to wit: Lot number ninety-six (96) in McCarty's Subdivision of the West Part of Out Lot number One Hundred and twenty (120) of the Donation lands in the City of Indianapolis upon certain terms as are set forth in said contract, a copy of which is filed herewith, made a part hereof and marked exhibit "A".

That on the said 27th day of July 1917, being the same day on which the said contract was entered into the said Cohen, by and with the consent of the defendant David Krieger duly assigned all of his right title and interest therein to the plaintiff in this cause, a copy of which assignment, is filed herewith, made a part hereof and marked exhibit "B".

That said contract provides that the plaintiff as assignee of the said Cohen shall pay to the defendant the sum of two thousand and one hundred (\$2,100.00) dollars for said real estate in the following manner to wit: Four Hundred and twenty-one and 95/100 in cash and the sum of fifteen (\$15.00) dollars each month after said 27th day of July 1917 on the first day of each month until the entire purchase price with interest at the rate of six per cent per annum on all unpaid balances to be computed at the end of each period of six month after the date of said contract, is fully paid.

It is further in said contract provided that the Celtic Savings & Loan Association holds a mortgage lien against the said real estate securing the payment of a debt of twelve hundred (\$1200.00) dollars and it is agreed, that when the plaintiff shall have paid the difference between the unpaid portion of said mortgage debt and the said full purchase price, together with all other obligations set forth in said contract, then the defendant David Krieger shall execute a sufficient

warranty deed conveying the said real estate to the plaintiff subject to the unpaid balance of said mortgage debt.

That the plaintiff has paid and discharged each and very obligation contained in said contract.

That the said balance of the debt owing to said Celtic Savings and Loan Association is the full sum of Twelve hundred (\$1,200.00) dollars.

That the plaintiff has paid to the defendant David Krieger the sum of Nine hundred and seventy-one and 16/100 (\$971.16) dollars including the interest provided for in said contract and there is due her from the said defendant David Krieger a Warranty deed conveying the said real estate to her subject to the aforesaid mortgage debt and the sum of twenty-eight and 16/100 (\$28.16) dollars over paid to him under the terms of said contract.

That the plaintiff has several times demanded of the said defendant David Krieger that he convey the said real estate to her, subject to the aforesaid mortgage debt but the said defendant David Krieger has always refused and still refuses to do so.

That the defendant Rebecca Krieger in the wife of the defendant David Krieger and as such claims some right, title and interest in and to said real estate adverse to plaintiffs claim thereto, but the plaintiff says that any right, title or interest which she may have in and to said real estate is subject and inferior to plaintiffs claim thereof and she is made a party defendant in this action that she may may appear and set up any right, title or interest that she may have in and to said real estate or claims to have therein.

Wherefore plaintiff prays the court for judgment against the defendant David Krieger in the sum of thirty (\$30.00) dollars and that the David Krieger be ordered to convey the said real estate to the plaintiff and that plaintiffs title to said real estate be quieted against all of the defendants and the plaintiff prays for all other and proper relief,

John A. Leyendecker

Attorney for Plaintiff

Summons issued July 9, 1924 directed to the Sheriff of Marion County, Indiana, commanding him to summon said defendants to appear in said Court on the 2nd day of September 1924 and answer said complaint, which summons was returned endorsed as follows.

"This writ came to hand July 9, 1924 and served this writ by leaving a true copy of the same at the last and usual place of residence of the within named David Krieger and Mrs. Krieger 7/10/24.

George Snider, Sheriff of Marion County
By J. C. Thompson, Deputy"

Finding and decree rendered Jan. 5, 1925 as follows,
to-wit:

Comes now the plaintiff and this cause being set for

trial at this date upon the issues joined by the plaintiffs complaint and the answers of the defendants in general denial thereof, and it appearing to the satisfaction of the court that the defendant's counsel had received due and sufficient notice of the time set for the trial and hearing of said cause but said counsel and the defendants come not, the court proceeded to try said cause in the absence of the defendants and their counsel.

And the Court having heard the evidence and being fully advised in the premises finds that on the 27th day of July 1917 one Sam Cohen purchased of and from the defendant David Krieger the real estate described in plaintiffs complaint for the agreed sum of twenty-one hundred (\$2,100.00) dollars upon the following terms to-wit: For the sum of Four Hundred and twenty-one and 95/100 (\$421.95) in cash and the balance payable at fifteen (\$15.00) dollars each month after said 27th day of July 1917 until the balance of said purchase money with interest at the rate of six per cent per annum on all unpaid balances shall have been paid said interest to be computed at the end of each period of six months; that it was also agreed that Celtic Savings and Loan Association number Three holds a mortgage upon said real estate securing a loan of twelve hundred \$1200.00 dollars, and that when said Cohen shall have paid to the defendant David Krieger a sufficient sum in the aggregate to constitute the difference between the unpaid portion of said mortgage debt and the said purchase price, together with all accrued and accruing taxes and municipal assessments against said real estate, the said defendant David Krieger was to execute a warranty deed conveying the said real estate to the said Cohen in fee simple. That on the said 27th day of July 1917 the said Cohen by and with the consent of the Defendant David Krieger assigned all of his right, title and interest in said contract and real estate to the plaintiff and the plaintiff assumed and agreed to pay all future payments to be made for said real estate, that the plaintiff thereafter did pay to said defendant David Krieger each and all of said payments aggregating the sum of \$1231.60 and that all balances due under said contract had been fully paid and that said real estate ought to be conveyed to the plaintiff subject to the unpaid balance of said mortgage debt which the court finds to be \$1039.12.

That the plaintiff has at several and divers times since said balance has been fully paid demanded of the Defendant David Krieger that he convey said real estate subject to said unpaid balance of said mortgage debt to her but that the defendant David Krieger each time refused and continues to refuse to convey the said real estate to plaintiff.

That the plaintiff has paid to the defendant David Krieger an amount over and above the amount payable under said contract, which the court finds to be in the sum of \$170.00.

It is therefor considered and adjudged by the court that the defendant David Krieger execute to plaintiff a good and sufficient warranty deed for said real estate, to-wit: Lot number ninety-six (96) in McCarty's Sub-division of the West part of Out Lot number one hundred and twenty (120) in the city of Indianapolis, Marion County, Indiana, and that upon his failure for ten (10) days to execute said deed that Charles Dawson be and he is hereby appointed a commissioner to convey said real estate to the plaintiff, and he is hereby

ordered upon failure of the defendant to comply with this judgment, to execute a deed for said real estate to plaintiff, subject the the inchoate interest of Rebecca Krieger, wife of the defendant David Krieger, which deed, when so executed by him, shall vest in the plaintiff all of the right, title, or interest of the defendant David Krieger in and to said real estate.

It is further considered and adjudged by the court that the plaintiff recover of the defendant David Krieger the sum of \$170.00 being the amount paid by her to the defendant David Krieger over and above the amount due and payable on her contract with said defendant and that she further recover from the said defendant her costs and charges in this cause laid out and expended.

Order Book 445 page 410.

Decree rendered January 16, 1925 approving Commissioner's Deed of conveyance as follows, to-wit:

Comes now the plaintiff and it appearing to the satisfaction of the Court that the defendant David Krieger, has not complied with the order of this court made and entered on the 5th day of January 1925, which provided that he shall convey to the plaintiff certain real estate in said order of court described within the time as fixed by the court in said order and

Comes now Charles Dawson, the commissioner appointed by this court in its said order and submits his Commissioners deed duly signed and acknowledged conveying the therein described real estate to the Plaintiff which said deed is in the following words (here insert) and the same being now examined by the court is now approved by the court and ordered delivered to the Plaintiff.

Order Book 445 page 447.

Costs not paid.

734 p. 540

Acknowledged
Jan. 16, 1926
Recorded
Jan. 23, 1925

-4-

Charles Dawson, Commissioner
to
Freida Gemple

Commissioner's Deed

Know all men by these presents that whereas at the January term of the Marion Superior Court in Room Number 5 of said Court in an action then pending therein being cause numbered A-26823 in said room of said court wherein Frieda Gemple was plaintiff and David Krieger et al were defendants for the specific performance of a certain contract for the sale of the hereinafter described real estate by the said defendant David Krieger to the plaintiff in which cause the court adjudged that said real estate be conveyed to the plaintiff by a good and sufficient warranty deed by the defendant David Krieger within 10 days from the rendering of said judgement which was rendered on the 5th day of January A. D. 1925 the order of court further providing that should said defendant David Krieger fail or refuse to so convey said real estate to the plaintiff within said 10 days provided for in the judgement of said court that Charles Dawson be and by said judgement

of the court is appointed a commissioner to convey the said real estate to the plaintiff and whereas the said 10 days having elapsed and the said defendant David Krieger has not conveyed the said real estate to the plaintiff.

Now Therefore, in pursuance of said order and judgement of the said court entered in Order Book 445 on page 410 of said court I the said Commissioner as aforesaid hereby convey and confirm to said Frieda Gemple herheirs and assigns all of the right title and interest of said David Krieger and all other persons claiming from under or through him said real estate to-wit:

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, Marion County, in the State of Indiana, and subject to the inchoate interest of -- Krieger, wife, of the defendant David Krieger as such wife. The said real estate is hereby as fully conveyed as I may convey the same by the authority aforesaid.

Charles Dawson
Commissioner

(Duly acknowledged)

Examined and approved in open court and order delivered this 16th day of January 1925.

Theophilus J. Moll
Judge

769 p. -
#29097
July 15, 1926
Recorded
July 22, 1926

Rebecca Krieger, wife
of David Krieger
to
Frieda Gemple

Quit Claim Deed

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

-5-

-6-

Examination made for judgments against David Krieger from November 30, 1923 to and including January 23, 1925 and Frieda Gemple within the 10 years last past and against none other.

Transcript
Order Book
228 p. 234

MARION CIRCUIT COURT.

The National Builder's Company, a corporation
vs

David Krieger

Jan. 5, 1924

\$107.35 and costs

Transcript from Keller J. P. Ct. filed Jan. 8, 1924
at 2:55 P. M.

-7-

Transcript
Order Book
228 p. 272

Marion Circuit Court.

Perfection Paint and Color Co. vs David Krieger

Nov. 21, 1923

\$92.85 and costs

Transcript from Conner J. P. Ct. filed Feby. 28, 1924
at 4:15 P. M.

-8-

Transcript Order Book 228 p. 271
MARION CIRCUIT COURT.
Taggart Baking Co. vs David Krieger
Oct. 1, 1923 \$13.26 and costs
Transcript from Conner J. P. Ct. filed Feby, 28, 1924 at 4:15 P. M.

-9-

Transcript Order Book 228 p. 274
MARION CIRCUIT COURT
Cordie S. Benedict, vs David Krieger
Jan. 9, 1924 \$45.00 and costs
Transcript from Keller J. P. Court filed Mar. 3, 1924 at 8:45 A. M.

-10-

Transcript Order Book 228 p. 395
MARION CIRCUIT COURT
John A. Garretson vs David Krieger
Mar. 12, 1924 \$55.25 and costs
Transcript from Dietz J. P. Court filed Nov. 8, 1924 at 10:05 A. M.

-11-

Cause 37167 Order Book 229 p. 593
MARION CIRCUIT COURT.
Henry Furance and Foundry Co. vs David Krieger
July 5, 1924 \$760.00 and costs

-12-

Cause 36449 Order Book 228 p. 444
MARION CIRCUIT COURT
Omer L. Stultz vs David Krieger
Dec. 8, 1923 \$108.72 and costs

-13-

Cause A 27169 Order Book 446 p. 582
MARION SUPERIOR COURT.
Isaac Zimmerman vs David Krieger et al
Dec. 22, 1924 \$228.59 and costs

-14-

Cause No. A-23507 Order Book 425 p. 387
MARION SUPERIOR COURT
Benajmin Mazo etc. vs David Krieger
Jan. 12, 1924 \$257.00 and costs

-15-

Cause No. A-22351 Order Book 436 p. 396
MARION SUPERIOR COURT.
C. B. Howard Company vs David Krieger
Dec. 19, 1923 \$501.81 and costs

-16-

Cause A-25029 Order Book 446 p. 121
MARION SUPERIOR COURT
Standard Investment and Securities Co. vs
David Krieger et al
May 3, 1924 \$3199.00 and costs

-17-

Judgment
COSTS PAID 12/5/24
UNION TITLE CO. INC. 12/29/24
BY [Signature]
V. PRES. & GENL. MGR.

Judgment 12/9/24
COSTS PAID 12/9/24
UNION TITLE CO. INC. 12/9/24
BY [Signature]
V. PRES. & GENL. MGR.

on (h)

on (h)

on (h)

on (h)

*Judgment
COSTS PAID
DEC 5, 1924*

on (h)

on (h)

on (h)

on (h)

Cause A 24143
Order Book
442 p. 307

MARION SUPERIOR COURT.
Julie E. Landers vs David Krieger et al
June 14, 1924

Judgment 12/4/24
SINCE PAID
UNION TITLE CO. INC.
\$10.00 and costs
BY *Wm. H. Conroy*
Dec. 4, 1924

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-19-

Taxes 1924, fully paid.

-20-

Taxes 1925, 1st 1/2 paid, 2nd 1/2 not paid.

-21-

Taxes 1926,

SINCE PAID IN FULL
UNION TITLE CO. INC.
BY *Wm. H. Conroy*
V. PRES. & GENL. MGR.

-22-

Indianapolis, Indiana, Aug. 5, 1926

From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates for real estate, and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments and the General Judgment Dockets of the Circuit, Superior and Probate Courts of Marion County, and the Civil Municipal Courts of the City of Indianapolis, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, affecting the tract described in the Caption hereof.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

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

Union Title Co.
INCORPORATED
BY *Wm. H. Conroy*
V. PRES. & GENL. MGR.

84105

1. Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74 in the office of the Recorder of Marion County, Indiana. Since August 5, 1926.

Prepared for W. T. Cannon.

788 page 660
April 7, 1927
Recorded
April 7, 1927

V.B. Muir, and Charles
Muir, her husband
to
Frieda Gemple

Quit Claim Deed

2.

Lot 96 in McCarty's Subdivision of the west part of
Out Lot 120 in the City of Indianapolis.

Judgment Search

3.

Examination made for judgments against Frieda Gemple from
August 5, 1926, to date and against none other.

4.

Taxes for the year 1927 fully paid.

5.

Taxes for the year 1928 on the Real Estate for which this
Abstract is prepared are assessed in the name of Frieda Gemple
and are due and payable in May and November of 1929.

May Installment \$10.53 paid.

Nov. Installment \$10.53 unpaid.

6.

Taxes for the year 1929 now a lien

As shown of record these taxes are now

fully paid.

L. M. BROWN ABSTRACT CO., INC.

BY

Russell G. Fox

REC & MER

84105

CERTIFICATE



7.

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, affecting the title to the tract 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 tract 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, as said records and dockets are now entered up, except as hereinabove set out.

THIRD That according to the current tax duplicates and special tax duplicates and 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 no search has been made for pending resolutions for municipal improvements where the lien has not attached. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

The undersigned has two complete independent sets of indexes to the foregoing records of said County, compiled from the records and not copied from the official indexes, and the searches covered by this certificate reflect said records of said County and are not restricted to the indexes thereof.

In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

This certificate covers entries Nos. 1 to 7 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, May 3, 1929. 8:00 A.M.

UNION TITLE COMPANY

INCORPORATED

By *Willis N. Coval*
President and General Manager

101437

1. Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana. Since May 3, 1929 8 A.M.

Prepared for W.T.Cannon

Mortgage Record
1044 page 362
Instrument #18882
May 9, 1929
Recorded
May 11, 1929

Frieda Gemple, widow and
unmarried
to
The Railroadmen's Building
and Savings Association

Lot 96 in McCarty's Subdivision of the west part of
Out Lot 120 in the City of Indianapolis.

2

To secure the payment of a certain promissory note of
even date herewith payable on or before 10 years from
date in the principal sum of \$700.00 with interest at
the rate of 6½% per annum until paid, together with
certain dues, fines and 10% attorney's fees.

SATISFIED OF RECORD
ATTEST, UNION TITLE CO.

2-4-43
Mortgage
BY Albert M. Bristor
PRESIDENT

Mortgage Record
1070 page 111
Instrument #26591
July 24, 1930
Recorded
July 29, 1930

Frieda Gemple widow and
unmarried
to
The Railroadmen's Building
and Savings Association

Lot 96 in McCarty's Subdivision of the west part of
Out Lot 120 in the City of Indianapolis.

3.

To secure the payment of a certain promissory note of
even date herewith payable on or before 10 years from date
in the principal sum of \$50.00 with interest at the
rate of 6½% per annum until paid together with certain
dues, fines and 10% attorney's fees.

SATISFIED OF RECORD
ATTEST, UNION TITLE CO.

2-4-43
Mortgage
BY Albert M. Bristor
PRESIDENT

Mortgage Record
1070 page 277
Instrument #28398
Aug. 11, 1930
Recorded
Aug. 13, 1930

Frieda Gemple (Signed:
Frieda Gemple (her x mark)
Witnessed by: John R. Barney)
widow and unmarried
to

The Railroadmen's Building
and Savings Association

Lot 96 in McCarty's Subdivision of the West part of
Out Lot 120 in the City of Indianapolis.

4

To secure the payment of a certain promissory note of
even date herewith payable on or before 10 years from date
in the principal sum of \$50.00 with interest at the rate
of 6½% per annum until paid, together with certain dues,
fines and 10% attorney's fees.

SATISFIED OF RECORD
ATTEST, UNION TITLE CO.

2-4-43
Mortgage
BY Albert M. Bristor
PRESIDENT

101437

Misc. Record
206 page 387
Inst #22756
June 7, 1929
Recorded
June 7, 1929

Becker Roofing Company
By F.W. Steiger, Atty.
to
Frieda Gemple,
Fannie Gemple
Celtic Savings and Loan
Association

Notice of
Mechanic's Lien

5

*Outlawed
C/W*

Lot 96 in Outlot 120 in McCarty's West Sub. an Addition
to the City of Indianapolis, Marion County, Indiana,
as recorded in the Plat Books of the Recorder's Office
of said County and State. Said premises situated and known
as 1049 S. Senate Ave. in said City.
For the sum of \$83.00

Judgment Search

6

Examination made for judgments entered against the following
named parties the search being made and limited according
to the names exactly as set forth herein and not
otherwise:
Frieda Gemple from May 3, 1929 8 A.M. to date and against
none other.

7

Taxes for the year 1928 fully paid.

8

Taxes for the year 1929 on the Real Estate for which this
Abstract is prepared are assessed in the name of Frieda
Gemple and are due and payable in May and November of 1930

May Installment \$20.37 Paid

November Installment \$20.38 Unpaid

9

Taxes for the year 1930 now

SINCE PAID IN FULL
BY UNION TRUST CO. INC.
BY *[Signature]*
PRES. & GENL. MGR.

101437
CERTIFICATE

10

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, affecting the title to the tract 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 tract 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 hereinabove set out.

THIRD That according to the current tax duplicates and special tax duplicates and 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.

The undersigned has two complete independent sets of indexes to the foregoing records of said County, compiled from the records and not copied from the official indexes, and the searches covered by this certificate reflect said records of said County and are not restricted to the indexes thereof.

In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

This certificate covers entries Nos. 1 to 10 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 3 both inclusive.
Dated at Indianapolis, Indiana, September 10, 1930 8 A. M.

UNION TITLE COMPANY

By William K. Goyal
President and General Manager

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184593

CAPTION

-1-

Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Since September 10, 1930, 8 A.M.

Prepared for: Railroadmen's Federal Savings & Loan Association.

CERTIFICATE OF CHANGE OF NAME

Misc. Record
270 page 370
Inst. #15945

Recorded
June 9, 1936

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WHEREAS, The Railroadmen's Building and Savings Association, Indianapolis, Indiana, has filed its application for conversion into a Federal savings and loan association under the name and style of Railroadmen's Federal Savings and Loan Association of Indianapolis, and

WHEREAS, it appears that applicant has complied with the statute and rules and regulations made pursuant thereto, now therefore,

BE IT RESOLVED by the Federal Home Loan Bank Board, that the application of said association for permission to convert itself into a Federal Savings and loan association under the name and style of Railroadmen's Federal Savings and Loan Association of Indianapolis, be approved and that a charter be issued to said association accordingly in the form as is prescribed in the rules and regulations made by this Board.

BE IT FURTHER RESOLVED, That triplicate certified copies of this resolution shall be transmitted to said association for filing in the manner required by Section 55 of Chapter 5 of the Acts of the Indiana General Assembly of 1935, for the purpose of showing the conversion hereinabove approved.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Federal Home Loan Bank Board on June 3, 1936, as amended June 8, 1936.

H. Caulson, Assistant Secretary
(Corp. Seal of Federal Home Loan Bank Board)

184593

Misc. Record
279 page 270
Inst. #11908
April 20, 1937
Recorded
April 22, 1937

STATE OF INDIANA, COUNTY OF MARION, SS:

Fermor S. Cannon, being duly sworn upon his oath, says that he is President of Railroadmen's Federal Savings & Loan Association of Indianapolis;

That he is well acquainted with H. Caulsen, who is now Secretary of the Federal Home Loan Bank Board;

That said H. Caulsen was on June 3, 1936, Assistant Secretary of the Federal Home Loan Bank Board, and is the same H. Caulsen who executed a certain instrument which was a certification of a certain resolution adopted by the Federal Home Loan Bank Board June 3, 1936;

That at the time of executing said certification said H. Caulsen was a duly constituted Federal authority to perform such act within the purview of section 280 Paragraph (b), of the Indiana Financial Institutions Act, as amended by the General Assembly of the State of Indiana at its regular session of 1935 (Acts 1935, Section 55, page 53);

That said certification is recorded in Miscellaneous Record 270 page 370 in the office of the Recorder of Marion County, Indiana.

And further affiant says not.

Fermor S. Cannon

Subscribed and sworn to before me, a Notary Public in and for said County and State this 20th day of April, 1937.

M. D. Spicklemire (LS)

Notary Public

My commission expires Aug. 22, 1940.

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Misc. Record
291 page 547
Inst. #24423
July 30, 1938
Recorded
Aug. 2, 1938

STATE OF INDIANA, COUNTY OF MARION, SS:

Fermor S. Cannon, first being duly sworn upon his oath says: that he is president of Railroadmen's Federal Savings and Loan Association of Indianapolis, and that he was well acquainted with H. Caulson, who was Assistant Secretary of Federal Home Loan Bank Board on the 9th day of June, 1936 and who in his official capacity signed a certain affidavit of Change of Name affected the Railroadmen's Federal Savings and Loan Association of Indianapolis and that on the 20th day of April, 1937, affiant subscribed to a certain affidavit in which identification of the aforementioned H. Caulson was intended and made and that in said affidavit under said date of April 20th, 1937, the name of the aforesaid Assistant Secretary of Federal Home Loan Bank Board was misspelled in the last syllable of the said name Caulson, the letter e having been typed in the said name of Caulson in the said last syllable whereas the letter o is correct and the purpose of this affidavit is to correctly

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184593

identify the said H. Caulson, Assistant Secretary of Federal Home Loan Bank Board and further to correct the record for the purpose intended.

Affiant further says that the name, H. Caulson, Assistant Secretary of Federal Home Loan Bank Board appearing in the aforementioned certificate of Change of Name and recorded as aforementioned on the 9th day of June, 1936 is correct and that the purpose of this affidavit is to cure and remedy the defect made and created by stenographic error in the affidavit of affiant hereinbefore mentioned and referred to on the date of the 20th day of April, 1937.

And further affiant sayeth not.

Fermor S. Cannon

Subscribed and sworn to before me a Notary Public in and for said County and State this 30th day of July, 1938.

J. T. Wilson (LS)

Notary Public

My commission expires 2nd day of September, 1941.

Misc. Record
241 page 93
Inst. #12341
June 6, 1932
Recorded
June 6, 1932

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Perfection Paint & Color
Company, By A.L. Case,
to
Service Building Company,
R. T. Willis,
Frieda Gemple.

Notice of
Mechanic's Lien

Lot 96 in McCarty's Sub. of Outlot No. 120 in
the City of Indianapolis, Marion County, Indiana;
also, known as 1049 South Senate Avenue.
For the sum of \$93.00.

or by

184593

IN THE MARION CIRCUIT COURT

Cause #48188
Complaint filed
June 1, 1933

Perfection Paint & Color
Company, a Corporation,

-vs-

Frieda Gemple,
The Railroadmen's Building
and Savings Association,
Raymond T. Willis, doing
business under the name and
style of Service Building
Company.

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Suit instituted to foreclose Mechanic's Lien recorded June 6, 1932, in Misc. Record 241 page 93 thereof.

Summons issued June 1, 1932 and returned showing that defendants The Railroadmen's Building and Savings Association, by A.S. Bronley, Vice President; and Raymond T. Willis were served by reading and copy; and defendant Frieda Gemple was served by copy, June 3, 1933.

September 18, 1933. Defendant The Railroadmen's Building and Savings Association filed answer in general denial and for second paragraph of answer sets up her Mortgages recorded May 11, 1927; July 29, 1930 and August 13, 1930 in Mortgage Records 1044 and 1070 pages 362, 111 and 277 respectively thereof and pray that they be protected.

September 19, 1933. Defendant Raymond T. Willis, doing business under the firm name and style of Service Building Company and filed answer in general denial.

September 6, 1934. DECREE OF FORECLOSURE

Comes now the plaintiff herein, Perfection Paint and Color Company, a corporation, by counsel, and the defendants The Railroadmen's Building and Savings Association and Raymond T. Willis, doing Business under the name and style of Service Building Company, each by counsel, and it being shown to the Court by the return of the Sheriff of Marion County, Indiana, endorsed on the back of the summons herein issued, which said summons and the return thereon are in words and figures following, (H.I.) that the defendants Frieda Gemple, The Railroadmen's Building and Savings Association and Raymond T. Willis, Doing Business under the name and style of Service Building Company were each duly served with summons and notified of the pendency of this action more than ten days prior to June 15th, 1933, being the date fixed by endorsement for the return of said summons, and this cause having come on for hearing without the intervention of a jury, the defendant Frieda Gemple is now three times audibly called in open court, and comes not, but herein wholly makes default,

184593

and this cause is now submitted to the court for trial, finding, judgment and decree, and the court having heard the evidence and being fully advised in the premises, finds for the plaintiff upon it's complaint, and that the allegations thereof are true; that the defendant Frieda Gemple is now and has been at all times mentioned in plaintiff's complaint, the owner in fee simple of the real estate described therein; that while such owner thereof, she employed the defendant Raymond T. Willis, doing business under the name and style of "Service Building Company" to erect and construct and repair certain valuable and lasting improvements on said real estate; that said defendant Willis did so erect, construct and repair said improvements on said real estate, and that in such construction, erection and repair thereof, he purchased of this plaintiff the materials set out in its complaint herein, for specific use in said improvements; that all of the same were delivered and used in said improvements, and that the fair and reasonable value thereof is the sum of \$93.00 which said sum is past due, owing and wholly unpaid.

The court further finds that the defendant herein, The Railroad Mens Building and Savings Association, is the holder and owner of three certain mortgages on said real estate in the sum of \$700.00, \$50.00 and \$50.00 principal, and each of said mortgages are recorded in the office of the Recorder of Marion County, Indiana, in Mortgage Record No. 1044 Inst. No. 18882, Mortgage Record No. 1070 Inst. No. 26591 and Mortgage Record No. 1070, Inst. #28398, and that each of said mortgages is a first and valid mortgage on the real estate described in plaintiff's complaint, and prior and superior to the rights, title or interest of any of the parties hereto.

The Court further finds that the plaintiff herein, within the time prescribed by law, duly filed a notice of it's intention to hold a mechanic's lien on said real estate for said materials and to secure the payment of the value thereof; that said notice was duly recorded in said Recorder's Office as alleged in plaintiff's complaint; that plaintiff was compelled to and did employ the services of an attorney to commence and prosecute this action, and that a reasonable fee for the services of such attorney herein, is the sum of \$25.00; that there has been long and unreasonable delay in the payment of said materials, and that plaintiff is entitled to interest thereon at 6% per annum from and after April 11th, 1932; that by reason of the foregoing, there is now due, owing and wholly unpaid of principal, interest and attorneys fees, the sum of \$131.48.

184593

The Court further finds that the claim of said plaintiff is a valid and subsisting lien upon said real estate hereinafter described, and prior and superior to the rights, title, interest and claims of all other parties, except the mortgages of the Railroadmens Building and Savings Association, which said mortgages are each prior and superior to the lien of the plaintiff herein.

The Court further finds that the said real estate is not susceptible of division, and should be sold as a whole to pay and satisfy the judgment of the plaintiff herein rendered.

It is therefore ordered, adjudged and decreed by the Court herein, that the plaintiff, Perfection Paint and Color Company, a corporation, have and recover of and from the defendant Frieda Gemple, In Rem, and from and out of said real estate, the sum of \$131.48 and it's costs laid out and expended, subject to the mortgages of the Railroadmens Building and Savings Association, hereinabove set out, and that the mechanic's lien of said plaintiff hereinabove set out, be, and the same hereby is foreclosed against the following described real estate in Marion County, State of Indiana, to-wit:

"Lot No. 96 in McCarty's Sub. of Out Lot No. 120 in the City of Indianapolis."

and that the right of redemption of the defendant Frieda Gemple and of all persons, firms or corporations, claiming from, under, by or through her, and all the right, title, interest and claims of them in or to said real estate, be and the same are forever barred and foreclosed, and that said real estate and the improvements thereon, be sold by the Sheriff of Marion County, State of Indiana, as other lands are sold upon execution, without relief from valuation or appraisement laws, and the proceeds arising from said sale, be applied as follows, all subject to the mortgages of the Railroadmens Building and Savings Association as hereinabove set out:-

1. To the payment of the costs of this action, accrued and to accrue.
2. To the payment of the judgment of the plaintiff herein rendered.
3. The residue, if any there be, from the sale of said real estate, shall after said costs and judgment are paid, be paid to the Clerk of this Court for the use and benefit of any parties the court may find are entitled thereto.

184593

It is further ordered, adjudged and decreed by the court herein, that a certified copy of this order and decree, issue to the Sheriff of Marion County, Indiana, directing and commanding him to sell said above described real estate and the improvements thereon, upon execution, and to apply the proceeds thereof as and in manner hereinabove set out.

All of which is finally ordered, adjudged and decreed by the court herein.

Order Book 241 page 93.

Judgment and costs unpaid.

Misc. Record
246 page 513
Inst. #22827
Dec. 26, 1933
Recorded
Dec. 26, 1933

Wm. Moore

to

Frieda Gemple.

Lot 96 McCarty's West Subdivision of Outlot #120.

For the sum of \$25.00

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Misc. Record
263 page 158
Inst. #20747
Aug. 19, 1935
Recorded
Aug. 19, 1935

Nathan Pollet

to

Freida Gemple

Lot 96 in McCarty's Subdivision of West part of Out Lot 20 to the City of Indianapolis.

For the sum of \$9.00.

Notice of
Mechanic's Lien

-8-

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A-83982
Complaint filed
Aug. 19, 1935

Nathan Pollet

-vs-

Freida Gemple.

Suit instituted to foreclose Mechanic's Lien recorded August 19, 1935, in Misc. Record 263 page - Inst. #20747 thereof.

Summons issued Aug. 20, 1935 and returned showing that defendant Freida Gemple was served by copy Aug. 21, 1935.

-9-

-7- J.W.

-over-

184593

Sept. 24, 1935. DECREE

Comes now the plaintiff in person and by counsel and it appearing to the Court by the summons herein and the return of the sheriff endorsed thereon that said defendant has been served with process more than ten days before the first day of the present term of this court, which said summons and return thereon are in the words and figures as follows, to-wit: (HI)

And the court having heard the evidence and being duly advised in the premises finds that there is due the plaintiff from the defendant on the claim and demand the sum of \$9.00.

The court further finds that on the 19th day of August, 1935, the plaintiff filed in the office of the Recorder of Marion County, State of Indiana, a notice of his intention to hold a lien on the property described in the complaint, for \$9.00 and that plaintiff is entitled to have said lien enforced.

That the court also finds that \$25.00 is a reasonable fee for plaintiff's attorney for bringing and prosecuting this action to foreclose said lien.

IT IS, THEREFORE, CONSIDERED AND ADJUDGED by the court that the plaintiff recover of the defendant the said sum of \$9.00 together with an attorney fee of \$25.00 and his costs and charges in this cause, laid out and expended.

It is further considered and adjudged by the court that the real estate described in plaintiff's complaint, to-wit:

Lot #96 in McCarty's Subdivision of West Part of Out Lot #20 to the City of Indianapolis, State of Indiana,

or so much thereof as may be necessary for the purpose, be sold by the sheriff as lands are sold on execution, without appraisalment, and the proceeds applied to the payment of plaintiff's claim, attorney fees and costs and that the balance, after paying said claim, attorney fees and costs be paid to the defendant.

Order Book 572 page 339
Judgment and costs unpaid.

184593

Misc. Record
273 page 318
Inst. #35774
Dec. 19, 1936
Recorded
Dec. 21, 1936

Sherriff-Goslin Roofing Co.
By E.C.Rice, Sec.-Treas.

Notice of
Mechanic's Lien

to
Freida Gemple.

Lot 96 McCarty's West Sub. O.L. 120 City of
Indianapolis, Marion County, Indiana.

For the sum of \$155.00 of which the unpaid
balance is \$109.00.

-10-

cert R.M.

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A-97164
Complaint filed
Dec. 15, 1937

Sherriff-Goslin Roofing
Company, a corporation

-vs-

Frieda Gemple, and
Railroadmen's Federal
Savings & Loan
Association, a Corporation,

Suit instituted to foreclose Mechanic's
Lien recorded Dec. 21, 1936 in Misc. Record 273
page 318 thereof.

Summons issued Dec. 15, 1937 and returned
showing that defendant Railroadmen's Federal
Savings and Loan Association, a corporation,
by F.S.Cannon, President, was served by reading
and copy; and defendant Frieda Gemple was served
by copy Dec. 16, 1937.

January 18, 1937. Defendant Railroadmen's
Federal Savings and Loan Association of Indiana-
polis filed answer in general denial and for
second paragraph of answer sets up her mortgages
recorded May 11, 1929; July 29, 1930 and August
13, 1390 in Mortgage Records 1044 and 1070 pages
362; 111 and 277 respectively thereof and prays
that they be protected.

Jan. 18, 1938. DECREE

Comes now the plaintiff, by its attorneys,
and shows to the satisfaction of the Court by
the summons issued to the Sheriff of Marion
County, Indiana, and the return of the Sheriff
thereon, that the defendant, Frieda Gemple,
has been duly served with process more than ten
days prior hereto, which said summons and return
of the Sheriff thereon are in the words and
figures as follows, to-wit: (H.I.) and the
defendant, Frieda Gemple is three times audibly
called in open court, comes not, but wholly makes
default herein.

-11-

184593

And now comes the defendant, Railroad Men's Federal Savings & Loan Association of Indianapolis, a corporation, and files its answer, which said answer is in the words and figures, as follows, to-wit: (H.I.)

And now this cause is submitted to the court for trial without the intervention of a jury, and the Court, having heard the evidence and being duly and sufficiently advised in the premises, finds for the plaintiff and that the allegations of plaintiff's complaint are true, and also finds for the defendant, Railroad Men's Federal Savings & Loan Association, that the allegations of its answer are true; that there is due plaintiff from defendant Frieda Gemple the sum of \$109.00 principal and \$10.63 interest, and the further sum of \$25.00 for plaintiff's attorneys herein, in all \$144.63, which said sum plaintiff is entitled to recover from said last named defendant, that plaintiff duly filed its notice of mechanic's lien on the real estate hereafter described in the Recorder's Office of Marion County, Indiana, and that plaintiff is entitled to have said lien foreclosed.

And the Court further finds that on the 21st day of December, 1936, and within sixty days after the final furnishing of the materials mentioned in plaintiff's complaint, the plaintiff filed in the office of the Recorder of Marion County, Indiana, a notice of its intention to hold a lien upon the real estate and the premises mentioned and described in the complaint; that said notice was, on said day, duly recorded in said office; and the Court further finds that plaintiff has and holds a lien on said premises for the amount of its said claim and is entitled to have said lien enforced against said premises, but when enforced, same shall be and is junior to the lien of said defendant Railroad Men's Federal Saving & Loan Association.

It is, therefore, considered, adjudged and decreed by the Court that plaintiff have and recover of and from said defendant Frieda Gemple the sum of \$144.63, together with the costs of this action.

It is further considered, adjudged and decreed by the court that a certified copy of this order and decree issue to the Sheriff of said Marion County, directing and commanding him to sell said real estate described in plaintiff's complaint herein, to-wit: Lot 96 McCarty's West Sub. O.L. 120, otherwise known as 1049 South Senate Avenue, Indianapolis, Indiana, as upon execution, and subject and junior to the lien of said defendant Railroad Men's Federal Savings & Loan Association of Indianapolis, and to apply the proceeds thereof, or so much as may be necessary to pay and discharge said sum and the costs of this suit.

Order Book 619 page 43.

Judgment and costs unpaid.

184593

Misc. Record
284 page 121
Inst. #32982
Oct. - 1937
Recorded
Oct. 25, 1937

Percie Porter
to
Mrs. Fannie Gemple, and
Sally Racine.

Notice of
Mechanic's Lien

All of your right, title and interest joint or
several in Lot 96 in McCarty's Subdivision of the
West part of Out Lot 120 in the City of Indianapolis,
Marion County, Indiana.
For the sum of \$150.00

-12-

cut am

Misc. Record
284 page 399
Inst. #39442
Dec. 20, 1937
Recorded
Dec. 21, 1937

Ivan Lantry,
to
Frieda Gemple.

Notice of
Mechanic's Lien

Lot 96 O.L. 120 McCartys Sub. West Park, Known
as N.E. Corner Wilkens & Senate Ave. Marion County,
City of Indpls. State of Indiana.
For the sum of \$25.00.

-13-

cut am

Misc. Record
284 page 400
Inst. #39443
Dec. 20, 1937
Recorded
Dec. 21, 1937

W. Lantry,
to
Frieda Gemple

Notice of
Mechanic's Lien

Lot 96 O.L. 120 McCartys Sub. West Part.
Known as N.E. Corner Wilkens & Senate Ave. Marion
County, City of Indpls. State of Ind.
For the sum of \$90.00.

-14-

cut am

Misc. Record
284 page 390
Inst. #39262
Dec. 16, 1937
Recorded
Dec. 18, 1937

Everett Mobley
to
Fannie Gemple.
Lot 96 Outlot 120
1049 S. Senate Ave.
For the sum of \$3.75.

Notice of
Mechanic's Lien

-15-

cut am

184593

Misc. Record
284 page 447
Inst. #40565
Dec. 30, 1937
Recorded
Dec. 30, 1937

Ely T. Kain
to
Frieda Gemple,
Fanny Gemple.

Notice of
Mechanic's Lien

In Lot 96 in McCarty's Subdivision of the
west part of Out Lot 120 to the city of Indiana-
polis, Marion County, Indiana.
For the sum of \$9.80.

-16-

Misc. Record
288 page 366
Inst. #18325
June 13, 1938
Recorded
June 13, 1938

Henry Gemple,
to
Frieda Gemple,
Fred Popovich.

Notice of
Mechanic's Lien

Lot 96 in McCarty Subdivision of the West Part
of Out Lot 120 in the City of Indianapolis; also
known as 1049 South Senate Avenue in said city.
For the sum of \$48.00.

-17-

Misc. Record
288 page 411
Inst. #19922
June 20, 1938
Recorded
June 24, 1938

Fred Popovich,
to
Frieda Gemple,
Sally Gemple,
V. B. Muer.

Notice of
Mechanic's Lien

Lot 96 in McCarty's Sub. West part out lot 120
commonly known as 1049 S. Senate St., Indpls.,
Marion County, Ind.
For the sum of \$308.00.

-18-

184593

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No.B-2378
Complaint filed
December 1,1938
Amended Complaint
filed May 2, 1939

Fred Popovich,
-vs-
F. Gemple,
Sally Gemple.

Suit instituted to foreclose Mechanic's
Lien recorded June 24, 1938 in Miscellaneous
Record 288 page 411 thereof.

Summons issued December 1, 1938 and
returned showing that Defendant F. Gemple and
Sally Gemple were served by copy, December 2,
1938.

January 16, 1939. Defendants filed answer
in general denial and also second and third
paragraphs of answer.

February 3, 1939. Plaintiff filed reply in
general denial to defendants answer.

May 2, 1939. Plaintiff filed notice for
leave to change name of Sally Gemple to Sally
Racine, her true name, and to file amended com-
plaint, approved.

Order Book 603 page 396.

May 19, 1939. Defendants filed answer in
general denial to amended complaint and also
filed second and third paragraphs of answer.
(Pending)

*Judge Sat
Center Rd. RC,
Franklin*

Misc. Record
288 page 410
Inst. #19921
June 20, 1938
Recorded
June 24, 1938

John Klarich,
to
Frieda Gemple
V. B. Muer.

Notice of
Mechanic's Lien

Lot 96 in McCartys Sub West part out lot
120, commonly known as 1049 S. Senate St., Indpls.
Marion County, Ind.
For the sum of \$48.00.

-20-

John

12/5/41
SATISFIED OF RECORD
ATTY. UNION TITLE CO.
Albert M. Grister

Misc. Record
293 page 279
Inst. #31765
Oct. 1, 1938
Recorded
Oct. 1, 1938

Rybolt Heating Company
By Scott L. Denny, Atty in Fact
to
Fannie Gemple,
Frieda Gemple.

Notice of
Mechanic's Lien

Lot 96 in McCarty's Sub-division of the West

-21-

R. J. Denny

184593

part of Out Lot number 120 of the Donation lands
of the City of Indianapolis, Marion County,
Indiana, known as number 1049 South Senate Avenue.
For the sum of \$134.23.

Misc. Record
301 page 141
Inst. #18948
May 23, 1939
Recorded
May 23, 1939

Paul Sturgeon
D.B.A. Ball Park
Wrecking Co.,
to
Mrs. Fannie Gemple (or Gempel)
John Frye,
Service Heating Co.

Notice of
Mechanic's Lien
(Intangible Tax
in the amount of
\$.10 paid)

-22-

atn
Lot 96 Out Lot 120, 1049 So. Senate.
For the sum of fifty flour (-36.00) dollars.

Old Age Assis-
tance Search

-23-

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

We find none.

Judgment Search

-24-

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:

Frieda Gemple,

for the 10 years last
past and against none
other.

184593

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #52794
July 30, 1934
Order Book
48 page 237

Sears, Roebuck, and Company

-vs-

Freda Gemple.

Judgment rendered vs. defendant for \$.01
and costs.

-25-

*entitled
am*

IN THE MARION CIRCUIT COURT

Cause #48188
Sept. 6, 1934
Order Book
256 page 461

Perfection Paint and
Color Company

-vs-

Frieda Gemple.

Judgment rendered vs. defendant for \$131.48
and costs.

-26-

*entitled
am*

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A-83982
Sept. 24, 1935
Order Book
572 page 339

Nathan Pollet

-vs-

Frieda Gemple.

Judgment rendered vs. defendant for \$34.00
and costs.

-27-

*entitled
am*

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A-97164
January 18, 1938
Order Book
619 page 43

Sherriff-Goslin
Roofing Company, a Corp.

-vs-

Frieda Gemple.

Judgment rendered vs. defendant for \$144.63
and costs.

-28-

*entitled
am*

184593

-29-

Taxes for the year 1938 on the real estate for which this abstract is prepared are assessed in the name of Frieda Gemple and are due and payable on or before the first Mondays in May and November of 1939.

General Tax Duplicate No. 79850
E.F.G. Indianapolis Center Township.

May installment \$12.20 paid.

November installment \$12.20 unpaid.

Albert M. Ginsten
SINCE PAID IN FULL
ATTY. UNION TITLE CO.
PRESIDENT

SEE SUBSEQUENT CONTINUATION

-30-

Taxes for the year 1939 now a lien.

Albert M. Ginsten
SINCE PAID IN FULL
ATTY. UNION TITLE CO.
PRESIDENT

SEE SUBSEQUENT CONTINUATION

GUARANTEED CERTIFICATE



-31-

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 31 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 17 both inclusive.
Dated at Indianapolis, Indiana, June 1, 1939, 8 A.M.

UNION TITLE COMPANY

By Willis N. Corral
President and General Manager

-17- J.W.

JW-4

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-4

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
184593

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

Prepared for: Railroadmen's Federal Savings & Loan Association

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

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

This certificate covers all divisions of both Districts of the State down to and including
May 31, 1939, 8 A.M. and

The Indianapolis Division of the Southern District down to and including
June 1, 1939, 8 A.M.

Frieda Gemple

Union Title Co.

INCORPORATED

BY *Willis M. Coval*

PRES. & GENL. MGR.

JW-4

319294

CAPTION

-1-

Continuation of Abstract of Title to Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.
Since June 1, 1939, 8 A.M.

Prepared for: Sally Horwitz

-2-

Frieda Gemple died testate October 5, 1940.

Will Record
EEE page 556
Probated
July 11, 1942

-3-

LAST WILL AND TESTAMENT OF FRIEDA GEMPLE, DECEASED.

I, Frieda Gemple of Marion County, State of Indiana, being of sound and disposing mind and memory but knowing the uncertainty of life, do hereby make and publish this my last will and testament:

(1) It is my will that all my just debts and funeral expenses be first paid out of my estate.

(2) I hereby give, bequeath, and devise all my property, both real and personal and mixed and wherever situated to my sons, Henry Gemple and Abe Gemple, and to my daughter, Sally Gemple, to have and to hold the same in equal parts, share and share alike.

(3) I hereby nominate my daughter, Sally Gemple, as Executrix of this will.

Executed this 28th day of August, 1939.

Frieda Gemple

The foregoing and annexed will was signed by the said Frieda Gemple in our presence, and declared by her to be her last will in our presence and signed by us in her presence and in the presence of each other this 28th day of August, 1939.

Chalmer Schlosser.
Joseph R. Williams.

319294

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
124 page 44481

IN THE MATTER OF THE ESTATE OF FRIEDA GEMPLE,
DECEASED.

-4-

July 11, 1942. Will probated by clerk in vacation. Bond filed. Sally Gemple duly appointed and qualified as Executrix of the last will and testament of Frieda Gemple, deceased.

Order Book 206 page 538.

August 28, 1942. Proof of notice of appointment filed.

September 8, 1942. Action of Clerk in admitting will to probate in vacation approved by the Court.

Order Book 206 page 543.

October 4, 1943. Verified final report filed.

October 22, 1943. Proof of publication of final notice filed.

October 30, 1943. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 210 page 570.

Final Report Record 119 page 247.

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

That said decedent died the owner of the following described real estate situated in Marion County, Indiana, to wit: Lot 96 in Block 120 in McCarty's West Side Subdivision in the City of Indianapolis.

That at the time of the death of said decedent the title to said real estate vested pursuant to the terms of the last will and testament of said decedent.

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 \$2500.00.

Old Age Assistance
Search

-5-

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

We find none.

319294

Judgment Search

-6-

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

Frieda Gemple

from June 1, 1939
8 A.M. to and including
October 5, 1940

and vs

Henry Gemple
Abe Gemple
and
Sally Gemple

for the 10 years
last past and
against none other.

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #B-2378
June 22, 1939
Order Book
603 page 667

Fred Popovich
vs

F. Gemple

Judgment rendered vs defendant for \$50.00
and costs.

-7-

*Judge Sent
Costs Re*

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #B-1739
Sept. 5, 1939
Order Book
629 page 525

Henry Gemple

vs

Max Marcus, etal

Judgment rendered vs plaintiff for costs.

-8-

*see sub count
Re*

319294

-9-

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

General Tax Duplicate No. 335470, E.F.G., Indianapolis, Center Township, Parcel No. 23920.

May Installment \$22.12 Unpaid.

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

November Installment \$22.12 Unpaid.

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

-10-

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*
PRES & MGR

319294

GUARANTEED CERTIFICATE

-11-

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 11 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, August 16, 1947, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Bristor*
President

-5-

OL

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

★
319294

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: Sally Horwitz

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 August 13, 1947, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

August 14, 1947, 8 A.M.

Frieda Gemple

Henry Gemple

Abe Gemple

Sally Gemple

UNION TITLE CO.

BY *Albert M. Brista*
PRESIDENT

395482

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Ninety-six (96) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Studebaker Realty Co., since date of August 15, 1947.

CONVEYANCES

Deed Record
1277 page 534
Inst. No. 58856
Aug. 28, 1947
Recorded
Oct. 18, 1947.

OF

Sally Horwitz

Affidavit

ABSTRACTS

2.

Affiant says that Frieda Gemple, the mother of this affiant, died testate October 5, 1940 in Indianapolis, Marion County, Indiana. That at the time of her death she was the owner of the following described real estate in Indianapolis, Marion County, Indiana, to-wit:

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

That the last will and testament of said Frieda Gemple was dated August 28, 1939, probated July 11, 1942, in the Probate Court of Marion County, Indiana and recorded in Will Record EEE, page 556 in the office of the Clerk thereof. That said Frieda Gemple was a widow and unmarried at the time of her death and that she left surviving her her sons, Henry Gemple and Abe Gemple, and her daughter, Sally Gemple, this affiant. That she left surviving her no other child or children nor decendants of any deceased child or children and that no child or children were born to her subsequent to the time she executed her said last will and testament. That this affiant was named as Sally Gemple in said last will and testament of Frieda Gemple. That this affiant subsequently married Saul Horwitz on 9th day of February, 1944 and her name is now Sally Horwitz. That she is one and the same person as said Sally Gemple.

Sally Horwitz

L. M. Brown Abstract Co.,

3.

ABSTRACTERS' NOTE:

A careful search in the Marriage Records in the office of the Clerk of the Marion Circuit Court, fails to disclose any record of the marriage of Sally Gemple and Saul Horwitz.

1.

Deed Record
1277 page 537
Inst. No. 58858
Oct. 9, 1947.
Recorded
Oct. 18, 1947

4.

INDIANAPOLIS
TITLE

Sally Horwitz and
Saul Horwity, her husband,
Abe Gemple and Lillian Gemple,
his wife, and Henry Gemple,
unmarried,
to
George S. Studebaker and
Hannah G. Studebaker
husband and wife.

Warranty Deed
Revenue Stamps
Attached

Lot No. 96 in McCarty's Subdivision of the West Part
of Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in Plat Book
7, page 74, in the office of the Recorder of Marion
County, Indiana.
Deed contains usual citizenship clause by grantors.

5.

OF

George S. Studebaker died, testate, July 4, 1955.

Will Record
A-18 page 329
Spet. 28, 1954
Probated
July 19, 1955

6.

ABSTRACTS

George S. Studebaker

Will

I, George S. Studebaker, of the City of Indiana-
polis, State of Indiana, being of sound mind and dis-
posing memory and mindful of the uncertainties of this
life, do make, publish, and delcare this my last will
and testament, hereby revoking any and all wills here
tofore made by me.

ITEM I. I hereby direct my executrix, herin
after named, to pay all my just debts as soon as
possible after my death.

ITEM II. I hereby will, devise, and bequeath
all the residue of my estate, real and personal property
of every nature and wheresoever situate, of which
I may die seized, or possessed or in which I may
have an interest, to my wife, Hannah G. Studebaker.

Item III. In the event that my said wife,
Hannah G. Studebaker, is not living at the time
of my death, I hereby will, devise and bequeath
all the said residue of my estate, real and personal
property of every nature and wheresoever situate, of
which I may die seized or possessed or in which I
may have an interest, as follows, to wit:

(a) I hereby will and bequeath to Thomas
Edward Studebaker, my son, the sum of \$10,000.00.
I hereby authorize the administrator C.T.A. of my
estate to advance the payment of said sum of
\$10,000.00 for the support and education of my said
son during the pendency of the probating of my estate
in any court.

(b) I hereby will and bequeath to Thomas Edward
Studebaker, my son, the 1954 Oldsmobile automobile
which is now in the possession of said Thomas Edward

L. M. Brown Abstract Co.,

Studebaker, if it is owned by me at the time of my death, or any other automobile which I have purchased in its place. He is to retain possession of it after the time of my death without the necessity of surrendering said automobile to the administrator C.T. A. of my estate during the pendency of the probating of my estate in any court, I also will and bequeath to said Thomas Edward Studebaker the Meridian camea and case if they are owned by me at the time of my death. If there are any liens against said automobile such liens shall be an obligation of my estate and be paid by my administrator C.T. A.

(c) I hereby will, devise, and bequeath to James L. Rahrar, Ernest L. Dunn and Lloyd D. Emmert, my sons-in-law, and Thomas Edward Studebaker, my son share and share alike, or the survivor or survivor of them, if any of them be deceased, any and all right, title, and interest which I may have at the time of my death in and to the real estate business now owned by Hannah G. Studebaker, my wife, and myself, under the firm name and style of "Studebaker Realty Company," including all furniture, fixtures, equipment, files, records, and all other personal property used in the operation of said business, including the good will thereof, and the real estate and improvements thereon used in conduction such business known as 1630 Shelby Street, Indianapolis Indiana, which real estate is situate in Indianapolis, Marion County, Indiana, and is more particularly described as follows, to wit:

8.5 feet off of the North side of Lot 33 and 14.90 feet off of the South side of Lot 32 in Leonard Barth Heirs Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 11, page 68, in the office of the Recorder of Marion County, Indiana; however, excluding any and all other real estate or interest therein which may be owned by me, and excluding any cash or bank accounts or savings accounts in any bank or trust company in the name of my said wife and/or myself and/or Studebaker Realty Company, and excluding any money or earnings due or payable to my said wife and/or myself and/or said Studebaker Realty Company for services rendered by my said wife and/or myself in the operation of such business prior to the time of my death. Said James L. Rahrar, Ernest L. Dunn, Lloyd D. Emmert, and Thomas Edward Studebaker shall have the right to take immediate possession of such business and such personal property herein willed and bequeathed to them, and to continue the operations of such business immediately after my death. They shall make an accounting to the administrator C. T. A. of my estate as soon as possible after my death and delivery to said administrator C. T. A. any moneys and assets of said Business not willed and bequeathed to them under this subitem III (c) of my last will and testament, I have

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

hereby willed and bequeathed such property and business of Studebaker Realty Company to my said sons-in-law as well as my son, inasmuch as my said sons-in-law have been employed by me in the operation of such business for a number of years and have rendered valuable assistance in the building of such business.

(d) I hereby will, devise and bequeath all of the residue of my estate, real and personal property of every nature and whatsoever situate of which I may die seized or possessed or in which I may have an interest, after payment of the special bequests set out in this Item III of my said will, to Iva Mae Fox, my daughter, Sylvia Faye Dunn, my daughter, Minnie M. Williams, my daughter, Opal Marie Emmert my daughter, Edna L. Rahrar, my daughter, Thomas Edward Studebaker, my son, and William Douglas Studebaker, my grandson, who is the only child of my deceased son, William Earl Studebaker, Share and share alike.

In the event that any of my said children or my grandson are not then living, the share to which said child or grandson would have been entitled had he or she then been living, I hereby will, devise, and bequeath to the them living issue of said deceased child or grandson, if any, or if said child or grandson has no then living issue, to the survivors or survivor of my children and grandson above named and the issue then living of such of them as shall be dead leaving issue, per stirpes.

ITEM IV. I name and appoint my wife, Hannah G. Studebaker, executrix of this my last will and testament.

INWITNESS WHEREOF, I have hereunto set my hand and seal this 28th day of September, 1954.

George S. Studebaker.

This instrument was in our presence signed, published, and declared by the said George S. Studebaker to be his last will and testament, and at his request and in his presence and in the presence of each other, we, believing him to be of sound mind, have hereunto set our hands as witnesses, this 28th day of September, 1954.

Dorothy H. Cadwell, 3331 Meadows Court, Apt. D 3, Indianapolis, Indiana.

Walter N. Houppert, 241 N. Pennsylvania St., Indianapolis, Indiana.

Estate Docket
166 page 61366

7.

PROBATE COURT OF MARION COUNTY.

George S. Studebaker

Estate

July 19, 1955. Petition for probate of will and
issuance of letters filed.

July 19, 1955. Will probated in open court.
Bond filed and Hannah G. Studebaker appointed Executrix.
Order Book 364 page 189.

August 10, 1955. Notice of Appointment filed.
Pending.

SEE EXTENSION OF ABSTRACT

8.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

9.

MORTGAGES

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

10.

MECHANICS' LIENS

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

11.

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

TITLE

OF

ABSTRACTS

INDIANAPOLIS
TITLE
OF
ABSTRACTS

JUDGMENTS

12.

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.

Sally Horwitz from August 10, 1946 to October 18, 1947 inclusive.
Abè Gemple and Henry Gemple from August 15, 1947, to October 18, 1947 inclusive.
George S. Studebaker and Hannah G. Studebaker jointly and not individually from August 10, 1946 to July 5, 1955 inclusive.
Hannah G. Studebaker for 10 years last past.
None found unsatisfied.

Misc. Record
406 page 227
Inst. No. 58857
Oct. 9, 1947
Recorded
Oct. 18, 1947

Henry Gemple Affidavit

13.

Affiant says that he is one of the owners of the following described real estate in Indianapolis, Marion County, Indiana, to-wit:
Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 of the Donations Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana;
That a judgment for court costs was rendered against Henry Gemple in the Superior Court of Marion County, in Cause #B-1739,
on September 5, 1939 in the Suit of Henry Gemple vs Max Marcus, et al; that he is not the same person as Henry Gemple the Plaintiff named in said suit.
Henry Gemple

L. M. Brown Abstract Co.,

ASSESSMENTS

14

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

L. M. Brown Abstract Co.,

INDIANAPOLIS

TAXES

15.

Taxes for year 1954, paid in full.

TITLE

16.

Taxes for year 1955, assessed in names of
George S. and Hannah G. Studebaker
Parcel No. 23920
General Tax Duplicate No. 374315
Indianapolis Center Township
are due and payable the first Monday in May and the
first Monday in November, 1956.
May installment \$53.77 paid.
Nov. installment \$53.77 unpaid.

OF
ABSTRACTS

SEE EXTENSION OF ABSTRACT

17.

Taxes for year 1956 became a lien March first
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.

18.

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

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

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

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

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

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

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

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

Computation of Lot Area.

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

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

Restrictions on Reduction of Lot Areas.

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

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.

19.

July 27, 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.

CERTIFICATE

20.

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from August 15, 1947 to and including
 August 10, 1956
 and covers Paragraph No. 1 to 20.
 both inclusive, and Sheets No. 1
 to 11 both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell G. Ford*
 President & Mgr.

dmr

OFFICERS

Established 1868

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

395482

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Studebaker Realty Co.

the following certificate is prepared and furnished covering a search for Bankruptcies in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Fort Wayne, Evansville, Hammond, 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 August 10, 1956 and all other Divisions of the State of Indiana down to and including August 8, 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.

Sally Horwitz 100
Abe Gemple
Harry Gemple
George S. Studebaker
Hannah G. Studebaker

Dated.....August 10, 1956.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*
President

414615

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Ninety-six (96) in McCarty's Subdivision of the West part of Out Lot 120 in the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Southport Branch of Fidelity Trust Company, since date of August 10, 1956.

TITLE

CONVEYANCES.

OF

PROBATE COURT OF MARION COUNTY.

Estate Docket
166 page 61361

George S. Studebaker

Estate

(Continued from former Abstract.)

2.

ABSTRACTS

October 10, 1956, Final Report filed.
October 29, 1956, Proof of Publication of Final Notice filed.
November 5, 1956, Final report approved and estate closed.

Order Book 395 page 232.

Entry on final report recites decedent left surviving him as his sole and only heirs:

Hannah G. Studebaker, widow and sole legatee; that all real estate was owned as tenants by the entirety; that no inheritance tax was assessed against or paid upon said estate; that no United States estate tax was assessed or paid on said estate, that decedent was an employer of labor within the meaning of the Employment Security Act, and employment security taxes have been paid.

Schedule of property filed, in determining Inheritance tax, lists the real estate herein abstracted held in joint tenancy and sold on contract to Lester T. Stevens and Iona Stevens, and shows the gross value of the estate to be \$7339.40.

Release Record
194 page 327
Inst. #70386
Oct. 4, 1956
Recorded
Oct. 9, 1956

Walter W. Houppert

Affidavit

Affiant says, That he is attorney for Hannah G. Studebaker, executrix of the last will and testament of George S. Studebaker, Deceased; that a United States Estate Tax was filed with the Internal Revenue Service of the United States Treasury Department for the estate of George S. Studebaker, Deceased, and said Department determined that said estate was not liable for United States estate taxes; that on September 25, 1956, said

L. M. Brown Abstract Co.,

INDIANAPOLIS

United States Treasury Department, Internal Revenue Service, delivered to this affiant its Form 792, "United States Certificate Releasing Estate Tax Lien," on the property described therein, which said United States Certificate Releasing Estate Tax Lien is as follows, to wit:

UNITED STATES CERTIFICATE RELEASING ESTATE TAX LIEN

TITLE

District of Indiana Date of death July 4, 1955
Estate of George S. Studebaker
Residence at time of death Indianapolis, Indiana.

ABSTRACTS OF

By direction of the Commissioner of Internal Revenue, and in accordance with the provision of the laws applicable to the collection of internal revenue, I do hereby certify that the estate tax with respect to the above named estate, has been fully discharged or duly provided for, wherefore and by reason whereof, I do hereby issue this certificate releasing the lien of the United States imposed by Section 6324 of the Internal Revenue Code of 1954 on the following described property:

(With other real estate.)

Lot 96 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Gary Campbell
District Director of
Internal Revenue

September 26, 1956.

That this affidavit is made for the purpose of evidencing the releasing of the lien of the United States taxes on the property described in said Certificate.

Walter W. Houppert

L. M. Brown Abstract Co.,

Misc. Record
565 page 33
Inst. #62248
Aug. 24, 1956
Recorded
Sept. 7, 1956

Walter W. Houppert

Affidavit

Affiant says; that he is attorney for the estate of George S. Studebaker, Deceased; that said George S. Studebaker died testate in Marion County, Indiana, on July 4, 1955; that the estate of said George S. Studebaker is being probated in the Marion Probate Court of Marion County, Indiana, as shown in Estate Docket 166 page 61366, in the office of the Clerk thereof; that all debts of said decedent and claims against his estate have been

ABSTRACTS OF TITLE INDIANAPOLIS

paid, to the best of affiant's knowledge and belief; that said estate is ready to be closed as soon as final determination of United States estate taxes thereon, if any, has been made; that on April 3, 1956, a United States Estate Tax Return was filed listing all items required to be listed for United States estate tax purposes, including the real estate now being sold by Hannah G. Studebaker to Geraldine N. Elyea, located at 180 Royal Road, Beech Grove, Indiana; that title to said real estate last referred to was in the name of George S. Studebaker and Hannah G. Studebaker, husband and wife, at the time of the death of said George S. Studebaker; that said George S. Studebaker and Hannah G. Studebaker were husband and wife, at the time they acquired title to this real estate, and remained husband and wife continuously until the time of the death of said George S. Studebaker; that the Office of the Director of Internal Revenue has advised this affiant orally that said United States Tax Return so filed on the estate of George S. Studebaker has been examined by said office, and it has been tentatively determined that said estate is not subject to United States estate taxes, but that said return is subject to audit by said office and such audit will probably not be completed for several weeks; that the estate of George S. Studebaker is solvent and adequate to pay any United States estate taxes which may be assessed against it, to the best of affiant's knowledge and belief.

Walter W. Houppert

Misc. Record
567 page 708
Inst. #72898
Oct. 15, 1956
Recorded
Oct. 18, 1956

5.

L. M. Brown Abstract Co.,

Hannah G. Studebaker

Affidavit

Affiant says, That this affiant and George S. Studebaker were married in Louisville, Kentucky on November 21, 1917; that from time to time said George S. Studebaker and this affiant acquired title to real estate in the State of Indiana; that said George S. Studebaker died testate in Marion County, Indiana, July 4, 1955; that at the time of his death said George S. Studebaker and this affiant were the owners of numerous parcels of real estate in the State of Indiana, as husband and wife, in joint tenancy; that said George S. Studebaker and this affiant remained husband and wife continuously from November 21, 1917, the date of their marriage, until the time of the death of said George S. Studebaker; that all claims and debts of said George S. Studebaker and his estate, including all expenses of his last illness and burial, have been paid in full; that this affiant, as executrix of the last will and testament of said George S. Studebaker,

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

filed a United States Estate Tax Return and listed therein all real estate owned by said George S. Studebaker and this affiant as husband and wife, and all other assets and property and interests therein required to be listed under the laws of the United States, and that the estate of said George S. Studebaker was found not to be subject to the payment of any United States estate tax, and the United States Treasury Department, Internal Revenue Service, has executed its certificate releasing said estate and all real estate which was owned by said George Studebaker and this affiant as husband and wife, from United States estate taxes, which certificate has now been duly recorded in the office of the Recorder of Marion County, Indiana.

Hannah G. Studebaker

6.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

7.

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

MECHANICS' LIENS

8.

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

OLD AGE ASSISTANCE LIENS.

9.

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.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA.

10.

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

We find none.

JUDGMENTS.

11.

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.

Hannah G. Studebaker, from August 10, 1956 to date.

None found unsatisfied.

ASSESSMENTS.

12.

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

L. M. Brown Abstract Co.,

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

TAXES.

- 13. Taxes for year 1955, paid in full.

- 14. Taxes for year 1956, assessed in names of George S. & Hannah G. Studebaker, were due and payable the first Monday in May and the first Monday in November, 1957.

General Tax Duplicate No. 374285
Parcel No. 23920
Indianapolis, Center Township

May	installment	\$61.34	Paid.
Nov.	installment	\$61.34	Paid.

- 15. Taxes for year 1957, became a lien March 1st and are due and payable in May and November of the year 1958.

- 16. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the Caption hereof, from July 27, 1956 to and including December 27, 1957.

As shown of record these taxes are now
FULLY PAID.
L. M. Brown Title Co., Inc.
[Signature]
RES.

414615

CERTIFICATE

17. 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, 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 August 10, 1956 to and including
January 8, 1958

and covers Paragraph No. 1 to 17
both inclusive, and Sheets No. 1
to 7 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By

President



LAS

OFFICERS

Established 1868

DIRECTORS

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

414615

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

SOUTHPORT BRANCH OF FIDELITY TRUST COMPANY

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

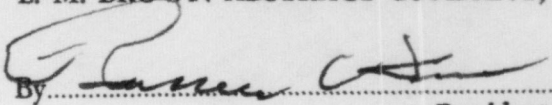
This certificate covers the Indianapolis Division down to and including January 8, 1958 and all other Divisions of the State of Indiana down to and including January 6, 1958.

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.

Hannah G. Studebaker

Dated.....January 8, 1958.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By .....
President

LAS

414992

L. M. Brown Abstract Co.,

ABSTRACTS OF TITLE INDIANAPOLIS

1.

Continuation of Abstract of Title to Lot Numbered Ninety-six (96) in McCarty's Subdivision of the west part of Out Lot 120 in the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Southport Branch - Fidelity Bank & Trust Co., since date of January 8, 1958.

Deed Record
1692 page
Inst. #5366
Jan. 22, 1958
Recorded
Jan. 27, 1958

Hannah G. Studebaker, unmarried,
and widow of George S. Studebaker,
deceased.
to
Lester T. Stevens and
Ione Stevens,
husband and wife

Warranty Deed
Revenue Stamps
attached

2.

Lot 96 in McCarty's Subdivision of the west part of Out Lot 120 in the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

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

414992

INDIANAPOLIS

3. WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

TITLE

MORTGAGES

Mtg. Record
1923 page 674
Inst. #5367
Jan. 22, 1958
Recorded
Jan. 27, 1958

Lester T. Stevens and
Ione Stevens,
husband and wife
to

Fidelity Bank & Trust Co.,
of Indianapolis

SATISFIED OF RECORD
L. M. BROWN TITLE DIVISION
OF
LAWYERS TITLE INSURANCE CORP.
BY *M. L. Sullivan*

OF

Lot Numbered 96 in McCarty's Subdivision
of the west part of Out Lot 120 in the Donation
Lands of the City of Indianapolis, the plat of
which is recorded in Plat Book 7 page 74, in
the Office of the Recorder of Marion County, Indiana.

To secure the payment when the same shall become
due of one promissory note dated January 22nd 1958,
for \$ 2700.00 payable semi-annually with interest,
on June 30th and December 31st of each year and
attorney's fees due in 4 years after date, all
payable without relief from valuation or appraisal
laws.

The Bank, at its option, may extend the time for
the payment of the Note, or reduce the payments there-
on, or accept a renewal note or notes therefor, without
the consent of any junior lien holder, and without the
consent of the mortgagors if the mortgagors have then
parted with title to the mortgaged premises and any
such reduction, extension or renewal shall not affect
the priority of this mortgage or impair the security
hereof in any manner whatsoever, or release, discharge
or affect in any manner the personal liability of the
mortgagors to the Bank.

L. M. Brown Abstract Co.,

*11/23/61
Rel on
Mayer
in*

INDIANAPOLIS
TITLE
OF
ABSTRACTS

MECHANIC'S LIENS

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

OLD AGE ASSISTANCE LIENS.

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

We find none.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

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

We find none.

JUDGMENTS.

8. 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.

Hannah G. Studebaker, from January 8, 1958 to date.
Lester T. Stevens and
Ione Stevens, jointly and not individually, for 10 years last past.

None found unsatisfied.

ASSESSMENTS

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

TAXES

10. For Taxes see last Continuation.

L. M. Brown Abstract Co.,

CERTIFICATE

11.

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

The period of search covered by this certificate is
 from January 8, 1958 to and including
 January 27, 1958

and covers Paragraph No. 1 to 11
 both inclusive, and Sheets No. 1
 to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.
 By *Russell A. Furr*
 President



me

433433

-1-

Continuation of Abstract of Title to Lot
Numbered Ninety-six (96) in McCarty's Subdivision
of the west part of Out Lot 120 in the Donation
Lands of the City of Indianapolis, the plat of
which is recorded in Plat Book 7 page 74, in the
office of the Recorder of Marion County, Indiana.

INDIANAPOLIS, INDIANA

Prepared for Lester Stevens, since
date of January 27, 1958.

-2-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

-3-

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

L. M. Brown Title Company, Inc.

MECHANICS' LIENS

Misc. Record
587 page 530
Inst. #22935
Apr. 17, 1958
Recorded
Apr. 17, 1958

Ted A. & Betty M. Pollard, Lien
d/b/a,
Stoker Ser. & Htg. Co.,
to
Lester T. & Ione Stevens.
Lot #96 of McCartys Sub. West Part Out Lot
#120 P.B.7, P. 74.
For the sum of Thirty-nine dollars and
sixty cents.

-4- *Rel. on Margin
9-9-59
EK.*

INDIANAPOLIS, INDIANA

OLD AGE ASSISTANCE LIENS

-5-

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

We find none.

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA.

-6-

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, and
we find none.

JUDGMENTS

-7-

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

Lester T. Stevens and Ione Stevens jointly
and not individually from January 27, 1958 to date.

None found unsatisfied.

L. M. Brown Title Company, Inc.

TAXES

-8- Taxes for year 1957 unpaid and delinquent.

-9- Taxes for year 1958, assessed in name of Lester T. and Ione Stevens, are due and payable the first Monday in May and the first Monday in November, 1959.

INDIANAPOLIS, INDIANA

General Tax Duplicate No. 372890.
Parcel No. 23920.
Indianapolis, Center Township.

May installment \$32.86 unpaid and delinquent.
Nov. installment \$32.86 unpaid.

-10- Taxes for year 1959 became a lien March 1st and are due and payable in May and November, 1960.

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, from December 27, 1957 to June 12, 1959 inclusive.

L. M. Brown Title Company, Inc.

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

-12-

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

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

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

O R D I N A N C E

-13-

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

That Sub-Sections (c) and (d) 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 of March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read respectively:

"(c) Class A2 District. In a class A2 district no building shall be erected, altered or used to accommodate or make provision for more than one family for each 6,800 square feet of the area of the lot; Provided, that one single family dwelling may be erected or used:

- (1) on any lot that was separately owned as of December 20, 1922;
- (2) on any lot that came into separate ownership subsequent to December 20, 1922, and prior to the effective date of this amending ordinance, if said lot contains at least 4800 square feet of lot area and otherwise conforms to the zoning requirements applicable thereto; or
- (3) on any numbered lot of full original size in a recorded plat or replat that is on record in the office of the county recorder if said lot otherwise conforms to the zoning requirements applicable thereto.

(d) Class A3 District. In a class A3 district no building shall be erected altered or used to accomodate or make provision for more than one family for each 6,000 square feet of the area of the lot; Provided, that one dwelling for one or two families may be erected or used.

- (1) on any lot that was separately owned as of December 20, 1922;
- (2) on any lot that came into separate ownership subsequent to December 20, 1922, and prior to February 26, 1954, if said lot contains at least 2400 square feet of lot area per family, or 2000 square feet if a corner lot, and otherwise conforms to the zoning requirements applicable thereto;
- (3) on any lot that came into separate ownership on or subsequent to February 26, 1954, and prior to the effective date of this amending ordinance, if said lot contains at least 4800 square feet of lot area and otherwise conforms to the zoning requirements applicable thereto; or

Over

- (4) on any numbered lot of full original size in a recorded plat or replat that is on record in the office of the county recorder if said lot otherwise conforms to the zoning requirements applicable thereto."

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, provided however, that this amendment shall not apply to any land for which an application for plat approval has been submitted to and filed with the Executive Director of the Metropolitan Planning Department of Marion County, Indiana, prior to March 11, 1959, and which shall have been approved by the Metropolitan Plan Commission of Marion County, Indiana, within six (6) months after the effective date of this ordinance.

Josephine K. Bicket
Fred W. Nordsiek
Frank J. Billeter
Edwin J. Koch
Louie Moller
John A. Kitley
John D. Hardin
THE MARION COUNTY COUNCIL

Dated: May 14, 1959
Attest: Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

CERTIFICATE

The undersigned, L. M. BROWN TITLE 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, 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 **January 27, 1958** to and including

June 18, 1959

and covers Paragraphs No. 1 to **14**
both inclusive, and Sheets No. 1
to **7** both inclusive.

L. M. BROWN TITLE COMPANY, Inc.

By

President

em



ESTABLISHED 1868

L. M. BROWN TITLE COMPANY, INC.

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

433433

In The UNITED STATES DISTRICT COURT

**SEARCH FOR
BANKRUPTCIES**

**At the Request of
LESTER STEVENS**

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 TITLE 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 **June 18, 1959**
and all other Divisions of the State of Indiana down to and including **June 15, 1959**

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.

LESTER T. STEVENS

IONE STEVENS

L. M. BROWN TITLE COMPANY, Inc.

Dated

June 18, 1959

By 

President

INDIANAPOLIS, INDIANA

1. Continuation of Abstract of Title to Lot Numbered Ninety-six (96) in McCarty's Subdivision of the West part of Out Lot 120 in the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Clayton A. Sanders, Sr.
Since date of June 18, 1959.

CONVEYANCES

Deed Record
1759
Inst.#50742
June 29, 1959
Recorded
July 16, 1959

Lester T. Stevens and
Ione Stevens,
husband and wife
To

Warranty Deed
Revenue Stamps
Attached

Charlie L. Goodacre
Lot Numbered 96 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Subject to the November installment of taxes for the year 1958, payable in 1959, and all subsequent taxes. Deed contains usual Citizenship Clause of Grantor. Instrument discloses name of person preparing same.

2.

Deed Record
1790
Inst.#4595
Nov. 2, 1959
Recorded
Jan. 19, 1960

Charlie L. Goodacre,
unmarried adult
To
Clayton A. Sanders, Sr.

Warranty Deed
Revenue Stamps
Attached

Lot Numbered 96 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Deed contains usual Citizenship Clause of Grantor. Instrument discloses name of person preparing same.

3.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

471174

Deed Record
1964 page 89
Inst.# 109132
Oct. 23, 1962
Recorded
Nov. 21, 1962

INDIANAPOLIS, INDIANA

Charlotte L. Wise,
an unmarried female,
over the age of 21 years
(Ack. Charlotte L. Wise -)

Quit Claim Deed
Revenue Stamps
Attached

To

Clayton Sanders

Lot Numbered 96 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana. and
The south 1/2 of Lot Numbered 28 in David S. Beaty, Commissioner's Subdivision of the South 1/2 of Out Lot 101 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1, page 255, in the office of the Recorder of Marion County, Indiana.
(Instrument discloses name of person preparing same.)

4.

Deed Record
1964 page 91
Inst.# 109133
Oct. 22, 1962
Recorded
Nov. 21, 1962

L. M. BROWN DIVISION

Charles William Goodacre and
Mildred - Goodacre, his
wife, (signed Mildred M. Goodacre)

Quit Claim Deed
Revenue Stamps
Attached

To

Clayton Sanders

Lot Numbered 96 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana. and
The South 1/2 of Lot Numbered 28 in David S. Beaty, Commissioner's Subdivision of the south 1/2 of Out Lot 101 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1, page 255, in the office of the Recorder of Marion County, Indiana.
(Instrument discloses name of person preparing same.)

5.

Deed Record
1964 page 93
Inst.#109134
Oct. 23, 1962
Recorded
Nov. 21, 1962

Lawyers Title Insurance Corporation

Teletha Robison and
Gerald J. Robison,
her husband,

Quit Claim Deed
Revenue Stamps
Attached

To

Clayton Sanders

Lot Numbered 96 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana and
The south 1/2 of Lot numbered 28 in David S. Beaty, Commissioner's Subdivision of the South 1/2 of Out Lot 101 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1, page 255, in the office of the Recorder of Marion County, Indiana.
(Instrument discloses name of person preparing same.)

6.

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INDIANAPOLIS, INDIANA

7. WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

L. M. BROWN DIVISION

FINANCING STATEMENTS

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

Leuyers Title Insurance Corporation

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

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

We find None.

JUDGMENTS

13. 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.

Lester T. Stevens and Ione Stevens jointly and not individually from June 18, 1959 to July 16, 1959 inclusive.
 Charlie L. Goodacre individually from June 1, 1955 to January 19, 1960 inclusive.
 Clayton Sanders, Sr. or Clayton Sanders individually for ten years last past.

None found unsatisfied.

ASSESSMENTS

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

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

TAXES

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

16. Taxes for the year 1964 assessed in the name of Clayton A. Sanders, Sr.

ASSESSED VALUATION:

Land	\$ 280
Improvements	\$ 790
Exemption	None
Net Valuation	\$1070

Parcel No. 101-23920
 General Tax Duplicate No. 345334
 Indianapolis Center Township

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

May installment	\$49.90	Unpaid
Nov. installment	\$49.90	Unpaid

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

18. 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 12, 1959 to April 23, 1965 inclusive.

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

O R D I N A N C E

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

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.

ORDINANCE

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:

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.

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21.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is

from June 18, 1959 to and including June 2, 1965 8AM

and covers Paragraphs No. 1 to 21 both inclusive, and Sheets No. 1 to 8 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By

M. L. Sullivan



alh

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

471174

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Clayton A. Sanders, Sr.

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 2, 1965 8AM
and all other Divisions of the State of Indiana down to and including May 28, 1965 8AM

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.

Lester T. Stevens
Ione Stevens

Charlie L. Goodacre

Clayton Sanders, Sr. or
Clayton Sanders

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated June 2, 1965 8AM

By

M. L. Sullivan

alh

SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

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

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

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

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

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

Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

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

Minimum requirements as follows:

District - Lot Area - Lot Width - Dwelling Dimensions

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

Variations of foregoing are provided for multiple dwellings.

CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

GUARANTEED CERTIFICATE

-14-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 14 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 8 both inclusive.
 Dated at Indianapolis, Indiana, June 2, 1965, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum
 President

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