

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 48

Handwritten initials or notes in the top right corner.

This Indenture Witnesseth, That WAYNE NORRIS AND CEIE NORRIS (ADULT HUSBAND & WIFE) AND JAMES JOHNSON AND MAUDIE M. JOHNSON (ADULT HUSBAND & WIFE) AND ERBY E. SPEARS AND FLOR M. SPEARS (ADULT HUSBAND AND WIFE)

of MARION County, in the State of INDIANA

Convey and Warrant to

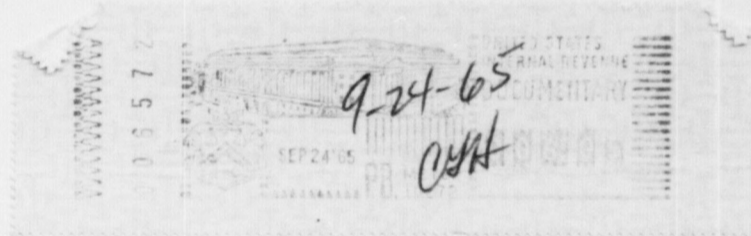
the STATE OF INDIANA for and in consideration of

FIVE THOUSAND FIVE HUNDRED AND 00/100 (\$5500.00) Dollars,

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

LOT 130 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 IN THE CITY OF INDIANAPOLIS AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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



RECEIVED FOR RECORD
1966 JAN 14 PM 1:16
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DEED ENTERED
TAXATION
JAN 14 1966

Handwritten signature and title: COUNTY AUDITOR

Paid by Warrant No. 1775763

Dated 12-8-65 1965

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

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

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

In Witness Whereof, the said WAYNE NORRIS AND CEIE NORRIS (ADULT HUSBAND & WIFE) AND JAMES JOHNSON AND MAUDIE M. JOHNSON (ADULT HUSBAND & WIFE) AND ERBY E. SPEARS AND FLOR M. SPEARS (ADULT HUSBAND & WIFE) have hereunto set their hands and seal, this 20th day of SEPTEMBER 1965

Signatures and seals of Erby E. Spears, Wayne Norris, Ceie Norris, James Johnson, and Maudie M. Johnson.

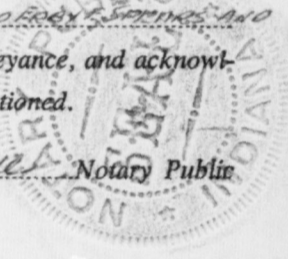
Handwritten notes: 220, 9-27-65

Handwritten signature of R.L. Fidler

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

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

STATE OF INDIANA, MARION County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this 20<sup>th</sup>  
 day of SEPTEMBER, A. D. 1965; personally appeared the within named WAYNE MORRIS & BEBE MORRIS  
(HUSBAND & WIFE) AND JAMES JOHNSON AND MAUDIE M. JOHNSON (HUSBAND & WIFE) AND FRED S. SPENCER AND  
FLOR M. SPENCER (HUSBAND & WIFE) Grantor 5 in the above conveyance, and acknowl-  
 edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.  
 I have hereunto subscribed my name and affixed my official seal.  
 My Commission expires JANUARY 1969 Chadwick G. Hall Notary Public  
 Chadwick G. Hall



66 2453

**WARRANTY DEED**

FROM \_\_\_\_\_

TO \_\_\_\_\_

**STATE OF INDIANA**

Received for record this \_\_\_\_\_  
 day of \_\_\_\_\_, 19\_\_\_\_  
 at \_\_\_\_\_ o'clock \_\_\_\_\_ m, and  
 Recorded in Book No. \_\_\_\_\_ page \_\_\_\_\_  
 Recorder \_\_\_\_\_ County \_\_\_\_\_

Duly entered for taxation this \_\_\_\_\_  
**DULY ENTERED**  
 day of SEPTEMBER, 19\_\_\_\_  
 Auditor's fee \$ \_\_\_\_\_  
JAN 14 1966  
 Auditor \_\_\_\_\_ County \_\_\_\_\_  
 COUNTY AUDITOR

Division of Land Acquisition  
 Indiana State Highway Commission

ENVELOPE



A.D. 1965

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

✓  
B.

December 16, 1965 19

To Wayne & Ocie Norris  
James & Maudie M. Johnson  
Erby E. & Ilar Spears  
1026 South Church St.  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-75762 12-08-6519  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>September 20, 1965</i>  Parcel 48	4900.00

PLEASE RECEIPT AND RETURN

Received Payment: *Stuebker Realty Co by V. Morgan*  
Date: *12/21/65*

## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

December 16, 1965 19

To Wayne & Ocie Norris  
1026 South Church Street  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-75763 12-08-6519  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
September 20, 1965	
Parcel 48	
Escrow	600.00

PLEASE RECEIPT AND RETURN

Received Payment: *Ocie Morris*Date: *1-31-66**Picked up on 1-31-66*



Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 48  
Road I-70  
County Marion  
Owner E. W. Spears  
Address 10265 Church  
Address of Appraised Property:  
10265 Church

I have reviewed this parcel and appraisal 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. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on August 30, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. see attachment
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of June 15, 1965 (Date):

(a) The fair market value of the entire property before the taking is: \$ 5,500.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b) TOTAL \$ 5,500.00

(1) Land and/or improvements	\$ <u>5,500.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>5,500.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>9-3-65</u>	<u>James R. [Signature]</u>
Asst. or Chief Appr.	<u>9/7/65</u>	<u>[Signature]</u>

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

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 3

PROJECT # I 70-3 (52) PARCEL # 48 COUNTY MARION

NAME & ADDRESS OF OWNER FERBY SPEARS & ILAR SPEARS (ET ALIA)  
1026 CHURCH ST PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE  
MEETING AT STUDEBAKER REALTY PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 9-20-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 10:25

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: MET WITH THE ABOVE - THEY SIGNED WARRANTY DEED,  
ESCROW AND 2 VOUCHERS. THEY ALSO EXECUTED  
AN ESCROW & AGENCY TO STUDEBAKER REALTY 1630 SWEETBY  
FOR ACCEPTANCE OF THE CHECK AND RELEASE OF  
A PAPER SHOWING SATISFACTION OF PAYMENT ~~FE~~  
ON THE ORIGINAL CONTRACT.

SEE THE ABOVE PAPERS IN THIS FILE

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

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

Chadwick Hall  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

2

BUYERS REPORT # \_\_\_\_\_

PROJECT # I 70-3-(52) PARCEL # 48 COUNTY MARION

NAME & ADDRESS OF OWNER JAMES + MAUDIE JOHNSON ~~1st~~ FIRST CONTRACT BUYER  
943 CHURCH ST PHONE # ME-5-5029

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE  
SUB PROP AT 1026 CHURCH PHONE # \_\_\_\_\_

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

DATE ASSIGNED 9-9-65 DATE OF CONTACT 9-15-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT 1:30 PM

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

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

REMARKS: MET WITH THE ABOVE - THEY SIGNED WARRANTY DEED -  
AGREEMENT FOR POSSESSION - AND 2 VOUCHERS.

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

ME 3-6630

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

Charlotte Hall  
(Signature)

BUYERS REPORT # \_\_\_\_\_

PROJECT # I70-3 (52) PARCEL # 48 COUNTY MARION

NAME & ADDRESS OF OWNER WAYNE & OCIE NORRIS SECOND CONT BUYERS  
1026 So CHURCH PHONE # ME8-5618

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE  
SUB PROP AT 1026 CHURCH PHONE # \_\_\_\_\_

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

DATE ASSIGNED 9-9-65 DATE OF CONTACT 9-15-65

OFFER \$ 5500<sup>00</sup> TIME OF CONTACT 12:30 PM.

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

- 1. ( ) (x) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) (x) ( ) Showed plans, explained take, made offer, etc.?
- 3. (x) ( ) ( ) Any mortgage? (Is it VA\_\_\_\_, FHA\_\_\_\_, FNMA\_\_\_\_, Fed.Ld. Bk.\_\_\_\_, Conv'l.\_\_\_\_?)
- 4. (x) ( ) ( ) Explained about retention of Buildings? (any being retained? ( ) Yes, ( ) 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: CONTRACT BAL ABOUT \$2200 - WILL MAIL IN 65 B TAX REC.

DISCUSSED ABOVE - MADE OFFER - MET MRS NORRIS

SIGNED WARRANTY DEED - AGREEMENT FOR POSSESSION

RAAP AND 2 VOUCHERS FOR \$4900<sup>00</sup> AND 600<sup>00</sup>

MR NORRIS WILL MAIL IN MONEY ORDER FOR \$6.05

FOR DEED STAMPS AND 65 B TAX REC

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

ME 3-6630

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

Chadwick Stue  
(Signature)



R E S O L U T I O N

( 48 )

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore  
acquired by Grant dated 9-20-65  
executed by THE STATE OF INDIANA and Erby Spears

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

**Lot 130 in McCarty's subdivision of West part of out lot 120 in City of  
Indianapolis**

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

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

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

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

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

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 19th day of November, 19 65 /

Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

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

IN WITNESS WHEREOF, I, N. F. Schafer, Acting Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 19th day of November, 19 65 .

*N. F. Schafer*

Acting Secretary

SEAL:





65-23063A

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

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

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

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 130 McCarty's Sub.					

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed

Grantor None

Grantee \_\_\_\_\_

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor None

Mortgagee \_\_\_\_\_

JUDGMENT RECORD Yes ( ) None (  )

LIS PENDENS RECORD Yes ( ) None (  )

MISCELLANEOUS RECORD Yes ( ) None (  )

EASEMENTS Yes ( ) None (  )

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

TAXES Current Paid (  )

Delinquent ( )

CERTIFICATE

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

UNION TITLE CO.

Dated this 5 day of Nov 1965, at Marion, Ind by C. Edward Blum  
Abstractor

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

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

65-23063A

The following is an Extension of the original search by Union Title Company under No. 65-4459A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.  
Since March 4, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission  
Division of Land Acquisition

Old Age Assistance Search

-2-

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

Juvenile Court Search

-3-

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



65-23063A

Uniform Commercial  
Code

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

-4-

Judgment Search

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

-5-

Erby E. Spears  
and  
Ilar M. Spears  
jointly and  
not individually

from March 4, 1965,  
8 A.M. to date and  
against none other.

-6-

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

-7-

Taxes for 1964 payable 1965 in name of Erby E. & Ilar M. Spears.

Duplicate No. 351774, S, Indianapolis, Center Township, Code No. 1-01, Parcel No. 19694.

May Installment \$51.30 Paid

November Installment \$51.30 Unpaid

-8-

Assessed Valuation

Land \$280.00 Improvements \$820.00 Exemptions None.

-9-

Taxes for 1965 now a lien in name of Erby E. & Ilar M. Spears.



Duplicate  
TAXES FOR THE  
Year 1902

Bring this Receipt with you When You Pay Again.

INDIANAPOLIS.

Book 7 PQR  
Receipt No. 19858

Treasurer's Office, Indianapolis, Ind.

1903.

\$9.88

100

RECEIVED OF

*Wm*

*D. J. Ryan*

*2d*

*88*

DOLLARS

100

DOLL \$

For ~~2d~~ INSTALLMENT of State, County, Township and City of Indianapolis Taxes, for the year 1902,  
PERSONAL PROPERTY, and on

*lots in Sub*

DESCRIPTION OF PROPERTY

Value of Land

Value of Im-  
provements

IN-LOT

OUT-LOT

SQUARE

BLOCK

*130 120*

PAID  
APR 25 1903  
*K. H. Smith*

Receipt of No Value Unless Stamped "Paid" by Cashier

1st Installment Delinquent after 1st Monday in May.

3d Installment Delinquent after 1st Monday in November.

\*\*\*Taxpayers should examine Receipts  
at all property, both

Duplicate No. *20234*

Bring this Receipt with you When You Pay Again.

Book *7* PQR

Receipt No. *18831*

TAXES FOR THE  
Year 1902

INDIANAPOLIS.

Treasurer's Office, Indianapolis, Ind.

1903.

\$ *9.88*

100

RECEIVED OF

*Marion*

*J. and J. Ryan*

*88*  
DOLLARS

For FIRST INSTALLMENT of State, County, Township and City of Indianapolis Taxes, for the year 1902,

on ~~POLL~~ \$

~~PERSONAL PROPERTY~~, and on

DESCRIPTION OF PROPERTY	Value of Land	Value of Improvements	IN-LOT	OUT-LOT	SQUARE	BLOCK
<i>McC N. Sub</i>						

*PAID*  
APR - 1 1903  
*Marion*

Receipt of No Value Unless Stamped "Paid" by Cashier

1st Installment Delinquent after 1st Monday in May.

2d Installment Delinquent after 1st Monday in November.

Taxpayers should examine Receipt and see that Descriptions are correct; that all property, both real and personal, is covered.

PRESERVE THIS RECEIPT.

SENTINEL PRINTING COMPANY INDIANAPOLIS

*Armin Koehne*

Treasurer Marion County.



Indianapolis, April 27 1903.

Marion Trust Company:

Gentlemen:-

We have examined the title to lot #130 in McCarty's Subdivision of the west part of Out Lot #120 in the City of Indianapolis, as shown by the abstract hereto attached and dated April 24 1903, and we find that the same shows the fee simple title thereto to be in Patrick Ryan and Julia Ryan, his wife, subject,

- #1. Last half of taxes for 1902 and taxes for 1903.
- #2. Also subject to the debts, if any, of the estate of Minnie L. Mier.

Very truly,

*Casim & Thompson.*

AUTHORIZED BY THE STATE OF INDIANA TO INSURE TITLE TO REAL ESTATE, TO MAKE ABSTRACTS, LOANS AND COLLECTIONS AND ACT AS AGENT, ATTORNEY-IN-FACT AND TRUSTEE FOR PERSONS AND CORPORATIONS.

FRANK W. MORRISON, PRES.

BYRON K. ELLIOTT, V-PRES.

GEORGE E. HUME, SECY AND TREAS.

DIRECTORS:  
W. H. H. MILLER,  
BYRON K. ELLIOTT,  
SAMUEL O. PICKENS,  
JOHN G. WILLIAMS,  
H. J. MILLIGAN,  
JOSEPH T. ELLIOTT,  
CHAS. E. BROOKS,  
THEODORE STEIN.

## INDIANA TITLE GUARANTY & LOAN CO.

CAPITAL STOCK. \$150,000.

TELEPHONES 3005.

129 EAST MARKET STREET, INDIANAPOLIS, IND.

April 29, 1903.

DIRECTORS:  
HENRY W. BENNETT,  
FRANK W. MORRISON,  
GEORGE E. HUME,  
LAWSON M. HARVEY,  
J. W. FEELER,  
CHAS. W. SMITH,  
J. ZIMMERMAN.

Marion Trust Co.

Gentlemen:- We have examined the judgment dockets of the Marion Superior and Circuit Courts for Judgments versus Sarah A. Dickerson within the ten years last past, and we find none.

Respectfully,

INDIANA TITLE GUARANTY AND LOAN CO.

By

*George E. Hume*  
Secy & Treas.



State of Indiana. :  
: SS.  
Marion County. :

Anton Meier, being duly sworn upon his oath, deposes  
and says that he is the ~~administrator of the estate~~ <sup>husband</sup> of Minnie Meier,  
deceased; that ~~said~~ <sup>the</sup> ~~estate~~ <sup>of said Minnie Meier</sup> has not yet been closed; that there are no  
claims or indebtedness owing by said estate, to this deponent's knowl-  
edge and belief, that may or can become a lien upon the real estate of  
which said Minnie Meier died seized.

Anton F. Meier

Subscribed and sworn to before me this 9<sup>th</sup> day of March, 1901.

Commissioner  
the 15<sup>th</sup> 1901

Orad W. Brown

Notary Public.

State of Indiana, :  
: SS.  
Marion County. :

Frederick H. Bruhn, being duly sworn, deposes and says that on the 26th of April, 1900, he was appointed, that he duly qualified and is now acting as administrator, with the will annexed, of the estate of August Bruhn, deceased; that said estate has not yet been closed; that he knows of no claims owing by said estate and to the best of his knowledge and belief there are none.

~~Deponent further avers that he is the brother of Minnie L. Meier, deceased who died on September 26th, 1900, and that to the best of his knowledge and belief there are no claims owing by her estate.~~

Deponent further states that he is also administrator of the estate of Mary Bruhn, deceased, named and referred to in item 2 of the last will and testament of August Bruhn, deceased, as having been given a life estate to the property, both real and personal of said August Bruhn, said will being recorded in Will Record N at page 272 of the records of Marion County, Indiana; that said Mary Bruhn died on the 30<sup>th</sup> day of January, 1900; that this affiant, as such administrator, paid all of the claims owing by said estate that were presented to him or filed for payment within the year allowed for that purpose and that there are now no claims owing by said estate.

Frederick H. Bruhn

Subscribed and sworn to before me this 6th day of March, 1901.

Orval W. Bunn

Notary Public.

*Commission Expires*  
*Dec 10<sup>th</sup> 1904*

## HEFRON &amp; HARRINGTON

LAW OFFICES  
801 LAW BUILDING

NEW TELEPHONE 248

INDIANAPOLIS March 5th, 1901.

Patrick Ryan Esq.; City.

This is to certify that we have examined the annexed abstract of title to Lot 130, in McCarty's Subdivision of the West part of Out Lot 120, in the city of Indianapolis, Marion County State of Indiana, as certified to by the Marion County Title Co., of date February 27th, 1901.

And from such examination, we are of the opinion, that the title, in fee, thereto, rested in William Bruhn, August Bruhn Jr., Fredrick Bruhn, Herbert A. Mier and Irwin C. Mier, on said date, subject, however to the life estate of Mary Bruhn, and also subject to the debts, if any of the estates of August Bruhn and Minnie L. Mier, and the lien of the taxes for the year 1900.

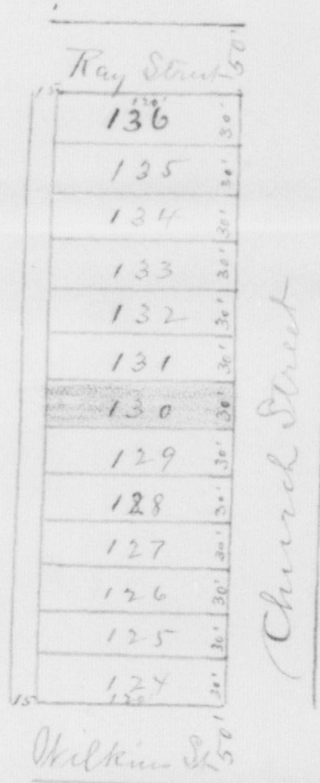
*Hebron & Harrington*



## CHAIN OF TITLE TO, AND INCUMBRANCES ON,

The following described real estate in Marion County, Indiana:

**Lot 130 in McCarty's Subdivision of the West part of Outlot 120  
in the City of Indianapolis.**



Prepared by  
MARION COUNTY TITLE COMPANY  
of  
INDIANAPOLIS

for Frederick H. Bruhn, Admr.

All the land in Marion County, Indiana, was purchased by the United States of the Miami Indians. The Indians who made any claim to lands south of the Wabash River were primarily the Miami Nation. The Delawares occupied this immediate region, and were considered as having a title by grant or permission from the Miami Nation, which at least was a title to permanent occupation.

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

By the Weas, in general terms, October 2.—U. S. Statutes at Large, vol. 7, p. 186.

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

By the Miamis, by boundaries, October 6.—U. S. Statutes at Large, vol. 7, p. 188.

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

American State Papers, 2 Indian Affairs, p. 169.

By clause 5 of section 5 of the enabling act of congress of April 19, 1816, four sections of land were granted to the new State of Indiana, to be selected by the legislature "for the purpose of fixing the seat of government thereon."

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

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

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

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

Acts of 1820, p. 18.

January 6, 1821, the legislature approved the selection of "sections 1 and 12, east and west fractional sections numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by north and south line as will complete four entire sections, or 2,560 acres of land in township 15 north and range 3 east of the second principal meridian."

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

Acts 1821, p. 44.

\* By the original survey section 1 contains 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, east of White river, contains 448.70 acres, leaving 202.07 acres to be taken out of the east side of section 3.

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

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

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

R. S. 1824, p. 370.

January 26, 1827, the alleys in certain squares were vacated.

Acts 1827, p. 5.

February 9, 1831, a survey of the remaining part of the donation was authorized and a plat of such survey was filed in the Recorder's office of Marion County, July 5, 1831.

The office of Agent of State, created by the act of 1821, was continued until 1844, when it was abolished and the papers and records of the agent were transferred to the secretary and auditor of state who are at present their custodians.

#### AGENTS OF STATE

1. JOHN CARR, appointed September, 1821.
2. JAMES MILROY, appointed September, 1822.
3. BETHUEL F. MORRIS, appointed December, 1822.
4. BENJAMIN I. BLYTHE, appointed February, 1825.
5. EBENEZER SHARPE, appointed April, 1825.
6. JOHN G. BROWN, appointed September, 1835.
7. THOMAS H. SHARPE, appointed February, 1836.

D.R. "D",  
P. 535.  
May 2, 1834.

E. Sharpe, Agent of the  
State of Indiana,  
to  
Nicholas McCarty.

Agent's Deed.

No. 1.

Under Act of Jan. 6, 1821, Lot 120 &c in the  
Town of Indianapolis.

App. D. 3,  
P. 150.  
App. D. 5,  
P. 134.

Nicholas McCarty  
to  
Margaret McCarty (widow)  
Margaret R. McCarty,  
Susanna McCarty,  
Nicholas and Francis J.  
McCarty his children.

Descent.

No. 2.

Nicholas McCarty died intestate May 17, 1854  
seized of O. L. 120 and other Real Estate, Jan. 3,  
1854. Margaret McCarty was appointed Administratrix  
Estate settled Jan. 7, 1860. The final report showing  
that she sold no Real Estate while Administratrix  
his personal estate of paying all debts. The above  
named parties were the sole heirs. See Records Com.  
Pleas Court. O.B. 7, P. 463, 466, 521, 535,  
O.B. 8, P. 27; O.B. 9, P. 83; F.B. 4, P. 242. C.R.  
11, P. 66.

C.R. 4,  
P. 159.

Margaret McCarty (widow)  
to  
Susanna McCarty,  
Nicholas McCarty,  
Margaret R. McCarty and  
Francis J. McCarty, children.

Partition.

No. 3.

Complete Record 4, PP. 159 to 163 of the Com.  
Pleas Court shows that on June 23, 1854, Margaret  
McCarty filed her Complaint in said Court against  
her children above named for the Partition of  
certain Real Estate, that after proceedings &c  
certain Real Estate was set off to Margaret McCarty  
as dower, Oct. 2, 1854 and the title to the remainder  
including Outlot 120 remained in the children above  
named.

Mar. R. 6,  
P. 659.

Susanna McCarty

Marriage.

No. 4.

to  
Henry Day.

Married Dec. 9, 1857 by S. Dyer, M. of B.  
Church.



Marr. R. 10,  
P. 30.

Margaret R. McCarty

Marriage.

to

No. 5.

John C. S. Harrison.

Married Oct. 2, 1867 by Henry Day, M. of G.

No. 6.

Oct. 15, 1873, Henry Day filed an affidavit before Wm. J. Wallace, Clerk Marion Civil Circuit Court, showing that Susanna McCarty Day died testate Aug. 30, 1873, leaving a personal estate of the value of \$20,000. O.B. 34, P. 309. Henry Day was appointed Executor. Bond of \$40,000 filed with Nicholas McCarty as surety. Nov. 14, 1873. Report filed and approved and executor discharged. O.B. 35, P. 80. The final report shows that her heirs were Henry Day (widower) and Henry McCarty Day and Margaret McCarty Day, children.

Will R. "E"  
P. 123.  
Aug. 21, 1873.

Susanna McCarty Day

Will.

to

No. 7.

Henry Day (her husband)  
Henry McCarty Day and  
Margaret McCarty Day,  
her children.

Bequeathes the N.  $\frac{1}{2}$  NW  $\frac{1}{4}$  22--15--3 to her brother Nicholas McCarty, under certain conditions and a residue to her husband and two children above mentioned, each to have  $\frac{1}{3}$ . Appoints her husband Rev. Henry Day executor and directs that no bond be required and also appoints him Guardian of said children.

P.B. 7,  
P. 74.  
April 10, 1875.  
Recorded  
April 13, 1875.

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

No. 8.

The annexed is a plat of McCarty's Subdivision of the West part of OutLot No.120 in the City of Indianapolis, Marion County, in the State of Indiana, divided into 136 lots and into 2 blocks, lettered respectively "A" and "B" and into streets and alleys designated on the plat. The width of the streets and alleys and width and depth of lots are designated by figures and the size of blocks "A" and "B" are designated by figures in feet and inches.

T.L.R. 92,  
P. 252.  
Aug. 11, 1875.  
Recorded  
Aug. 16, 1875.

Nicholas McCarty for himself  
and John C. S. Harrison and  
Margaret McCarty Harrison  
his wife,  
Frances J. McCarty and Henry Day,

No. 9.



by the said Nicholas McCarty,  
their Attorney in fact,

Warranty Deed.

to

August Bruhn.

The undivided 5/6 part of lot 130 in McCarty's  
Subdivision of the West part of OutLot No. 120  
in the City of Indianapolis, according to Plat of  
said Subdivision as recorded in the Recorder's Office

Note: For Power of Attorney dated May 15th, 1875, see  
M. R. 75, P. 87.

T.L.R. 93,  
P. 381.  
Sept. 17, 1875.  
Recorded  
Oct. 11, 1875.

Henry Day, Guardian of  
Henry McCarty Day and  
Margaret McCarty Day,  
minor heirs of Susana McCarty Day,  
deceased, as such Guardian by order of  
the Circuit Court of Marion  
County, entered in O. B. 35,  
P. 755 (signed Henry Day)

Grdn's Deed.

to

August Bruhn.

For the undivided 1/6 part of lot 130 in  
McCarty's Subdivision of the West part of OutLot No  
120 in the City of Indianapolis.

Subject to a mortgage dated Aug. 11, 1875,  
executed by the said August Bruhn to the said Henry  
Day, Guardian,

To secure the unpaid purchase money of said  
Real Estate.

Approved Sept. 18th, 1875. Livingston Howland  
Judge Marion Circuit Court.

Note: See M.R. 66, P. 606 for mortgage recited  
herein which was entered satisfied Aug. 16, 1879.

T.L.R. 300,  
P. 560.  
Dec. 5, 1894.  
Recorded  
Dec. 16, 1897.  
Will R. "N",  
P. 272.  
Probated  
Jan. 4, 1896.

Last Will and Testament of August Bruhn, deceased.

Item 2: After the payment of funeral expenses  
and debts, I give and bequeath and devise unto my  
beloved wife, Mary Bruhn, all my remaining estate,  
both real and personal, to have and to hold during  
her natural life.

Item 3: Upon the death of my wife, Mary Bruhn,  
it is my wish and I hereby give and devise unto my  
daughter, Minna Bruhn, the sum of \$500 in cash to be  
first paid her out of my estate.

Item 4: After the payment of said legacy to my  
daughter Minna, it is my wish that all the balance  
and residue of my estate be divided share and share  
alike between my 4 children, William Bruhn, August  
Bruhn, Jr., Minna Bruhn and Frederick Bruhn; should  
my wife, Mary Bruhn, refuse to accept the provision  
made for her under this my Last Will and elect to  
take under the laws of the State of Indiana. It  
is my wish that the above bequest to my daughter

AFFERTY UNION TITLE CO. INC.  
BY *Walter A. Loral*  
V. PRES. & GENL. MGR.

ATTORNEY UNION TITLE CO. 1900  
BY *Walter H. Graf*  
V. PRES. & GENL. MGR.

Minna and also the bequest to all my children as residuary legatees take effect at once. Mary Bruhn his wife was constituted and appointed Executrix of this Last Will. On margin of Will R. "N" P. 272 is a receipt of Minna Bruhn Meier for \$500 willed to her dated March 8, 1900.

App. D. of Estates Estate of August Bruhn, deceased, who died Dec. 23, P. 4389. 29th, 1895. Frederick H. Bruhn qualified as Administrator with the Will annexed April 26, 1900. See Order Book 146 P. 28. *settled finally June 2-1901*

Marr. R. 29, P. 238. Feb. 2, 1898. Minnie L. Bruhn and Anton F. Meier were licensed to marry.

App. D. of Estates Estate of Minnie L. Meier, who died Sept. 26, 1900. 24, P. 4578. Will probated Oct. 2, 1900. O.B. 146, P. 453. No. Admr. qualified.

Will R. "Q" P. 60. Aug. 21, 1900. Probated Oct. 2, 1900. No. 15. Last Will and Testament of Minnie L. Meier, deceased. Testator bequeathes certain lots to her husband, Anton F. Meier. Item 2: Testatrix wills and bequeathes to our children, Herbert A. Mier and Irwin C. Mier, all of my interest in being the  $\frac{1}{2}$  part of lot 130 in McCarty's Subdivision of Outlot 120, which lot 130 was my father's property. Item 3: I will and bequeath to our children above named all of my interest and rights in the estate of my deceased father, August Bruhn and of my deceased mother, Mary F. Bruhn not heretofore disposed of. Item 4: And to my beloved husband all the rest and remainder of my estate, and I appoint him the Executor of this my Last Will and request the Court of Probate jurisdiction to appoint him as the Guardian of our children. It is my request to my beloved husband to loan all monies belonging to my estate and bequeathed to my children and use the income or so much as may be necessary for their education and if that income is not sufficient that he use a portion of the principal for that purpose &c.

No 16. Anton F. Mier qualified as Guardian of Herbert A. Mier and Erwin C. Mier Feb. 26, 1900.



No. 17. ✓

The Taxes for 1900 are unpaid.

INCENSE PAID  
& L. Co.  
By *[Signature]*

No. 18. ✓

Assessment for sidewalks on Church St. is paid.

No. 19. ✓

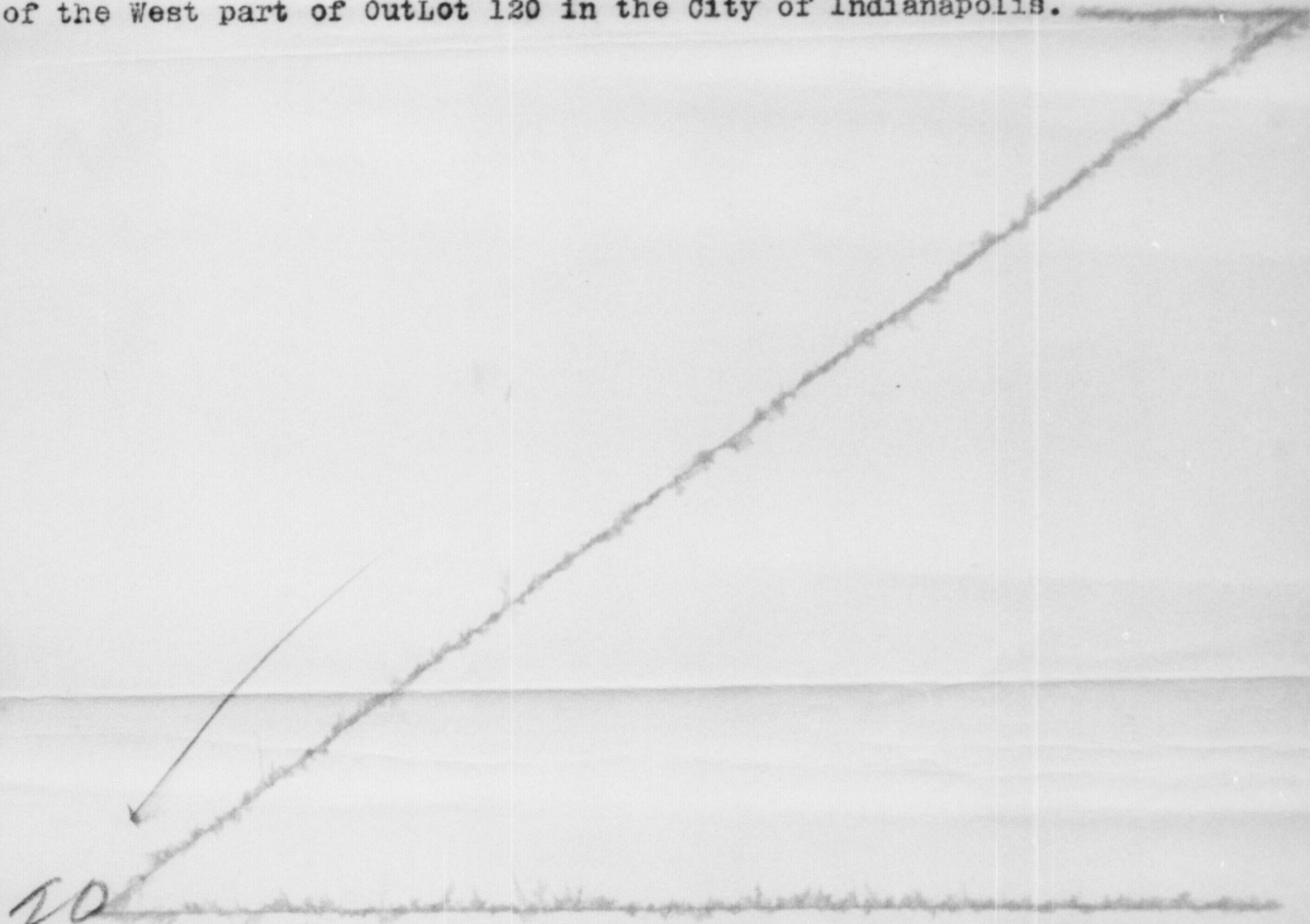
Assessment for Kentucky Ave. sewer is paid.



Indianapolis, Ind. , Feb. 27, 1901.

The above and foregoing Abstract is correct,  
showing the chain of title to, and encumbrances in force upon the  
following described real estate:

Lot No. 130 in McCarty's Subdivision  
of the West part of OutLot 120 in the City of Indianapolis.



As appears from the records in the Recorder's office, the general judgment docket of the Marion Circuit and the Superior Courts of Marion County, the Lis-Pendens records of complaints and attachments, the tax duplicates and municipal assessment records in the Treasurer's office, and the indexes of tax sales in the Auditor's office of said Marion County, Indiana, as said records and docket are now entered up.

No. 7334.

MARION COUNTY TITLE CO.

By *(Signature)*  
Manager.



Continuation of Abstract of Title to lot 130 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

Prepared for Messrs. Fieber and Reilly, since date of February 27, 1901.

333. p, 105.  
Mch. 9, 1901.  
Recorded  
Mch. 11, 1901.

August D. Bruhn and Anna Bruhn his wife,  
William C. Bruhn and Mary Bruhn his wife,  
Frederick H. Bruhn and Zella E. Bruhn  
his wife,  
to

Warranty Deed.

Patrick Ryan and Julia Ryan his wife.

The undivided 3/4 part of lot 130 in McCarty's Sub-  
division of the West part of Out Lot 120 in the City of  
Indianapolis, according to the plat of said Subdivision as  
recorded in the Recorder's Office of the said County of  
Marion.

333. p, 106  
Mch. 9, 1901.  
Recorded  
Mch. 11, 1901.

Anton F. Meier, Guardian of Hubert Meier  
and Erwin Meier, minors, as such Guardian  
by order of the Circuit Court of Marion  
County, Indiana, entered in Order Book 148  
to

Guardian's Deed.

Patrick Ryan and Julia Ryan his wife.

The undivided 1/4 interest of lot 130 in McCarty's  
Subdivision of the West part of Out Lot 120 in the City of  
Indianapolis.

Examined and approved in open Court March 11, 1901, by  
Henry Clay Allen, Judge.

There are no further conveyances.

Taxes for 1902 paid as to first installment; second install-  
ment not paid.

Taxes for 1903 now a lien.

Judgments examined versus Patrick Ryan and Julia Ryan as  
husband and wife: No examination made versus Patrick Ryan  
and Julia Ryan individually.

21  
22

23

24  
337.50

25 ✓

26 ✓

27 ✓

28 ✓

Since Ad  
1906

By *[Signature]*  
Marion County  
GUARANTEE PAID  
Guardian's Company  
Manager

== 7584 ==

Indianapolis, April 24, 1903.

29  
We find no further conveyances, nor unsatisfied encumbrances of record on lot 130 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

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

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

INDIANA TITLE GUARANTY AND LOAN CO.

By *George C. Hume*  
Sec'y & Treasr

S & L



30 Continuation of Abstract of Title to Lot 130, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 7, at page 74, of the Recorder's Office of Marion County, Indiana.

31 Prepared for Mollie Dickerson, since date of April 24, 1903.

359, p. 129.  
April 29, 1903.  
Recorded  
April 29, 1903.

Patrick Ryan, and  
Julia Ryan, his wife.

Warranty Deed

to  
Sarah A. Dickerson.

32 Lot 130, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, as recorded in Plat Book 7, page 74, in the Recorder's Office of Marion County, Indiana.

33 Sarah A. Dickerson, departed this life testate on the 13th day of February 1918.

Will Record  
"CC" p. 201.  
Nov. 7, 1914  
Probated  
Feb. 18, 1918.

LAST WILL AND TESTAMENT OF SARAH A. DICKERSON  
DECEASED.

34 Know all men by these presents, That, I Sarah A. Dickerson, of Marion County, State of Indiana, being of sound mind and disposing memory, do make and declare this to be my last will and testament, hereby revoking any and all wills and Codicils by me at any time heretofore made.

I; It is my last will that all of my just debts and funeral expenses be paid out of my estate.

II: I give and bequeath all the real estate of which I may die seized to my daughters Eliza J. Dickerson, Mollie M. Dickerson, and Ona M. Dickerson, as tenants in common, and it is my will that in the event of the death of one or more of my said daughters that said real estate so bequeathed shall go to the survivor or survivors.

III: I give and bequeath to each of my sons Roy E. Dickerson, and Frank E. Dickerson, the sum of \$25.00, my reason for giving to my two sons the amount above set out is that they are able to make their own living, and they have expressed a desire that whatever property I may have at my death should be given to their sisters.

IV. I give and bequeath all my personal property of every name and nature which I may have at the time of my death to my three daughters, named in Article Two hereof, and desire that said personal property shall be shared equally by my daughters and to be divided as they may mutually agree.

V. It is my will that my daughter Mollie M. Dickerson, shall be the Executrix of this my last will and testament, and in the event that she be deceased, at the time of my death, that my daughter Eliza J. Dickerson, shall act as Executrix and in the event of her death at such time, then my daughter Ona M. Dickerson, shall act as such Executrix.

It is further my will that no bond shall be required of the Executrix of my said will.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 7th day of November 1914.

Sarah A. Dickerson.

Signed, sealed, published and declared by the said Sarah A. Dickerson, as and for her last will and testament, in the presence of us, who in her presence and at her request, and in the presence of each other have subscribed our names as witnesses.

Mollie M. Dickerson.

Samuel K. Ruick, Witnesses.

Estate Docket  
52, p. 15933.

Estate of Sarah A. Dickerson, deceased, settled in the Marion Probate Court.

February 18, 1918, Mollie M. Dickerson, appointed and qualified as Executrix of the last will and Testament of Sarah A. Dickerson, deceased, See Order Book 44, page 242.

July 25, 1918, Proof of publication of appointment filed.

March 17, 1919, Final Report filed.

April 5, 1919, Proof of publication of final notice filed.

April 12, 1919, Proof of posting filed. Final Report approved and estate closed. See Order Book 60, page 32.

5 88, p. 17 O.  
Feb. 16, 1918.  
Recorded  
Feb. 18, 1918.

Roy E. Dickerson, and  
Lydia D. Dickerson, his wife.  
Frank E. Dickerson, and  
Laura A. Dickerson, his wife.  
✓ Eliza J. Dickerson, unmarried,  
✓ Mollie M. Dickerson, unmarried,  
✓ Ona M. Dickerson, unmarried.

Warranty Deed

to  
Lillian Kreber.

Lot 130, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, according to the plat of said Sub-division as recorded in Plat Book 7, at page 74, thereof, of the Records in the Office of the Recorder of Marion County, Indiana.

The grantors, Roy E. Dickerson, Frank E. Dickerson, Eliza J. Dickerson, Mollie M. Dickerson, and Ona M. Dickerson, are children of and the sole and only heirs and devisees of Sarah A. Dickerson, deceased, who died testate and the owner of said real estate,



on the 13th day of February 1918, and this conveyance is made only for the purpose of having said grantee to re-convey said real estate herein described to the grantors Eliza J. Dickerson, Mollie M. Dickerson, and Ona M. Dickerson, as tenants in common, and therefor the consideration for this conveyance is only nominal.

588, p. 171.  
Feb. 16, 1918.  
Recorded  
Feb. 18, 1918.

Lillian Kreber, unmarried,  
to  
Eliza J. Dickerson,  
Mollie M. Dickerson, and  
Ona M. Dickerson.

Quit Claim Deed

37

Lot 130, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, according to the plat of said Sub-division as recorded in Plat Book 7, at page 74, thereof, of the records in the Office of the Recorder of Marion County, Indiana,

This deed is made in accordance with the terms of a certain deed this day executed by the above named grantees together with Roy E. Dickerson, and Lydia D. Dickerson, his wife, Frank E. Dickerson, and Laura Dickerson, his wife, to the grantor herein.

38

There are no further conveyances.

39

Taxes for the year 1919, paid in full.

40

Taxes for the year 1920, paid in full.

PAID IN FULL  
SINCE PAID IN FULL  
IND. E. G. & I. Co.  
Marion County  
1920

Judgments.

IN THE CIRCUIT COURT OF MARION COUNTY.

41

Order Book  
198, p. 402.  
No. 23761.

Delia Dickerson, vs. Roy - Dickerson.  
May 22, 1911.

Costs.

See affidavit.

Indianapolis, Indiana, April 15, 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

*J. Williams*  
Manager



76093

43  
Continuation of Abstract of Title to Lot 130, in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 7, page 74, of the Recorder's Office of Marion County, Indiana.

44 Prepared for Fletcher Savings & Trust Co since April 15, 1920.

AFFIDAVIT

112 p. 120  
Apr. 23, 1920.  
Recorded  
Apr. 27, 1920.

STATE OF INDIANA, COUNTY OF JOHNSON, SS:

Roy E. Dickerson, being first duly sworn, upon his oath says, that he is not the Roy Dickerson whose name appears on the Judgment Docket in the cause of Delia Dickerson vs Roy Dickerson for divorce, cause number 23761, in the Marion Circuit Court, Order Book 198 page 402.

Affiant further says, that he does not know the said Roy Dickerson or Delia Dickerson in the above entitled cause, that the said Roy E. Dickerson was married to one Lydia D. Dickerson and has always with same marriage lived and are now living with his said wife Lydia D. Dickerson, and that he nor his said wife in this or in any other Court applied for a divorce whatever.

Roy E. Dickerson  
Lydia D. Dickerson, his wife.

Subscribed and sworn to before me this 23 day of April, 1920.

F. E. Cline (LS)  
Notary Public

My Commission expires on the 7 day of April 1921.

625 p. 450  
Apr. 27, 1920  
Recorded  
Apr. 27, 1920.

Eliza J. Dickerson, unmarried.  
Mollie M. Dickerson, unmarried, and  
Ona M. Dickerson, unmarried,

Warranty Deed  
U.S. Rev. \$2.50

to  
Mike Eskalyo and  
Ballico Eskalyo, husband and wife,

46  
Lot No. 130 in McCarty's Subdivision of the west part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said subdivision, as recorded in Plat Book 7, page 74 thereof in the Recorder's Office of Marion County, Indiana, subject to the taxes of 1920, payable in 1921.

The grantors each, upon their oaths swear, that they and their brothers, Roy E. Dickerson, and Frank E. Dickerson, are the sole and only heirs at law of Sarah A. Dickerson, deceased, whose estate appears in Estate Docket 52, at page 15933 in the Clerk's Office of Marion County, Indiana.

76093

NOTICE OF MECHANIC'S LIEN.

122 p. 194  
Nov. 2, 1921  
Recorded  
Nov. 27, 1921.

James W. Dawson  
E. L. Johnson, Jr.  
Attorney for James W. Dawson.

Notice of  
Mechanic's Lien.

to  
Mike Escolia.  
Real property No 1026 Church Street Lot No. 130  
McCarty's Subdivision West Part.  
\$7.25.

ATTEST: UNION TITLE CO. INC.  
BY *William A. Coak*  
V. PRES. & GENL. MGR.

(Suit was instituted to foreclose above mechanic's Lien Nov. 10, 1921 in the Superior Court under Cause A-14423 said suit was dismissed by plaintiff at plaintiffs costs June 22, 1922. O.B. 420-573. Taxes for the year of 1922 1st installment paid. Costs Unpaid) 2nd installment not paid.

Taxes for the year of 1923

SINCE PAID IN FULL  
BY *William A. Coak*  
PRES. & GENL. MGR.

JUDGMENTS.  
IN THE SUPERIOR COURT OF MARION COUNTY.  
David Eskanaze vs Mike Eskaylo  
July 2, 1919 Costs.

#A-3965  
Order Book  
389 p. 301

Indianapolis, Indiana. Aug. 28, 1923.

From a search of the records in the Recorder's office, tax sale records in the Auditor's office, current tax duplicates and the records of street, alley, park and sewer improvement assessments in the Treasurer's office, as certified by the City Comptroller and the Lis Pendens Records of complaints and attachments and judgment dockets of the Marion Probate, Circuit and Superior Courts as said records and dockets are now entered up we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in Caption.

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

K-M  
Compared with "N"

INDIANA TITLE GUARANTY & LOAN CO.

*Thos. Coak*  
Gen'l. Mgr.



- 1. 51 A continuation of an Abstract of title to Lot 130 in McCarty's Sub-division 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 Aug. 28, 1923.

Prepared for John R. Welch:

- Judgment Search. 53 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:  
Mike Eskalyo and Ballico Eskalyo, not individually from August 28, 1923 to date and against none other.

- 3. 54 Taxes for the year 1929 on the Real Estate for which this abstract is prepared are assessed in the name of Mike & Ballico Eskalyo and are due and payable on or before the first Monday in May and the first Monday in November of 1930.  
General Tax Duplicate No. 64282  
E.F.C. Indianapolis Center Township.

May installment \$18.39 paid.

Nov. installment \$18.40 paid.

- 4. 55 Taxes for the year 1930 now a lien.

SINCE PAID IN FULL  
 ATTEST UNION OF RECORDERS  
 BY: *W. J. ...*  
 PRES. & GEN. MGR.

103227

# CERTIFICATE



5

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.

56

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 5 both inclusive and sheets water-  
marked "Union Title Company" Nos. 1 to 2 both inclusive.  
Dated at Indianapolis, Indiana, November 12, 1930 8 A.M.

UNION TITLE COMPANY

By Walter V. Goral  
President and General Manager

-2-HD



1. Addenda to an Abstract of title to Lot 130 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for John R. Welch:

Estate Docket  
23 page 4389

2.

ATTORNEY'S OPINION ITEM 4.

IN THE CIRCUIT COURT OF MARION COUNTY.

In the matter of the estate of August Bruhn, deceased.

April 26, 1900, Bond filed and Frederick H. Bruhn, duly appointed and qualified as administrator with the will annexed of the estate of August Bruhn deceased,

Order Book 146 page 28. May 25, 1901, Verified final report filed.

June 22, 1901, Proof of posting of final notice filed.

June 22, 1901, Final report approved and Estate Closed, Order Book 150 page 271.

Final Report record. 25 page 347.

Note: Entry on final report recites in part as follows: to wit: and the court having examined said account and vouchers and being sufficiently advised, finds that at least 1 year has elapsed, since the grant of administration upon said estate and the giving of legal notice thereof, the court further finds that all of decedent's debts and all legacies provided for in decedent's will have been paid and no estate remains for distribution.

3.

ATTORNEY'S OPINION ITEM 5.

Mary F. Bruhn died intestate Jan. 31, 1900.

Estate Docket  
23 page 4299

4.

IN THE CIRCUIT COURT OF MARION COUNTY.

In the matter of the estate of Mary F. Bruhn, deceased.

Feb. 8, 1900 Bond filed, and Frederick H. Bruhn duly appointed and qualified as administrator of the estate of Mary F. Bruhn, deceased, Order Book 144 page 308.

Feb. 23, 1901 Verified final report filed.

March 23, 1901 Proof of posting of final notice filed.

March 23, 1901 Final Report approved and trust closed.

Order Book 150 page 146.

Note: Entry on final report recites in part as follows: to wit: And the court having examined said account and vouchers, and being sufficiently advised finds that at least one year has elapsed since the grant of administration upon said estate and the giving of legal notice thereof, the court further finds that all of decedent's debts are paid and decedent left surviving as her sole heirs at law, August Bruhn, William Bruhn, Frederick Bruhn, Herbert Meier and Irwin Meier.

Guardian's Docket  
8 page 183

5.

## ATTORNEY'S OPINION ITEM 7.

IN THE CIRCUIT COURT OF MARION COUNTY.

Letters of Guardianship issued Feb. 26, 1901 to Anton F. Meier as Guardian of Herbert A. Meier aged 2 years and Erwin C. Meier, aged 2 years, Order Book 148 page 334.

Feb. 20, 1923, Final report filed, approved, guardian released, discharged and trust closed, Order Book 82 page 393.

Clerk's Docket  
3 page 317  
Sale of Real Estate  
#2383  
Petition filed  
March 8, 1901  
(No papers on file)  
(No complete Record)

6

## PETITION TO SELL REAL ESTATE

IN THE CIRCUIT COURT OF MARION COUNTY.

In Re Guardianship of Herbert Meier, et al March 8, 1901, Comes now Anton Meier, Guardian of said wards, and files the following his verified petition for the sale of certain real estate belonging to said wards as therein described, as follows; to wit:

An undivided one-fourth interest in Lot 130 in McCarty's Subdivision of the west part of out lot 120 in the City of Indianapolis, Marion County, Indiana.

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

Order Book 148 page 401.

Mar. 9, 1901.

Comes now Anton Meier, Guardian; and come also John C. Perry and Christian Reinier, appraisers heretofore appointed to appraise the real estate in said petition described and return into open court the certificate of appointment issued to them, with the oath by them taken and subscribed as such appraisers and thereon indorsed, and also file their appraisalment of said real estate, which certificate, oath and appraisalment read as follows (H. I.)

And it appearing to the court that the interest of said minors in and to said real estate is thereby appraised at \$337.50 and it further appearing that the bond heretofore executed by this guardian is sufficient; also for the purposes of this sale, and no additional bond is now required, and the court having examined said petition, and heard evidence thereon, and being sufficiently advised in the premises, finds that the averments therein contained are true, and that in the interest of the wards the prayer thereto should be granted.

It is therefore now ordered by the court that the interest of said minors in and to the real estate in said petition set forth and described as follows, to wit:

(over)



104314

An undivided 1/4 interest in Lot No.130 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis,Marion County,Indiana be sold by said Guardian at private sale for not less than the full appraised value thereof and that the said sale shall be for cash.

And said real estate having been appraised at a sum not in excess of \$1000.00 the Court orders the same sold at private sale,as aforesaid,without any notice of the time or place of sale;and said Guardian is required to make out report of his proceedings under this order during the present term of this court.

Order Book 148 page 410.

Mar.11,1901

Comes now Anton Meier,Guardian of said Minors,and files the following verified report of the sale by him made of the real estate therein described as follows: towit: An undivided 1/4 interest in Lot No.130 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis,Marion County,Indiana.

And the court having examined said report and being sufficiently advised in the premises,finds that said Guardian,in Compliance with the order of this court authorizing such sale sold the real estate of this said wards Herbert Meier and Erwin Meier,heretofore in this proceeding ordered sold and in said report described,at private sale to Patrick Ryan and Julia Ryan,his wife for the sum of \$337.50 that being the full appraised value thereof. That said purchaser complied with the terms of sale by paying in cash the full purchase price of \$337.50.

And the court now in all things approves said report and ratifies and confirms said sale and the acts of said Guardian as by him reported and he is ordered to execute his deed conveying said real estate to said purchaser.

And this proceeding is now adjudged finally disposed of Order Book 148 page 412.

7.

We hereby certify the foregoing to be true and correct.

Indianapolis,Indiana. December 30,1930

Union Title Co.

INCORPORATED  
BY *Willis P. Bradford*  
PRES. & GENL. MGR.



191269

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 12, 1930, 8:00 A.M.

Prepared for: Celtic Federal Savings and Loan Association of Indianapolis.

Mortgage Record  
1076 page 339  
Inst. #225  
Dec. 26, 1930  
Recorded  
Jan. 3, 1931

-2-

Mike Eskalyo and  
Ballico Eskalyo  
(Signed, Ballico  
(her x mark) Eskalyo,  
no witness) husband  
and wife

to  
Celtic Saving & Loan  
Association No. 3

Lot 130 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 Recorder's Office of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith in penalty of \$1200.00 and interest at the rate of 6 3/4% per annum, together with certain dues, fines, etc. and with 10% attorney's fees.

Mortgage

SATISFIED OF RECORD 10-4-45  
ATTY. UNION TITLE CO.  
BY Albert M. Bister  
PRESIDENT

-1- R

191269

CERTIFICATE OF CHANGE OF NAME

Misc. Record  
270 page 495  
Inst. #16914  
June 15, 1936  
Recorded  
June 19, 1936

-3-

WHEREAS, Celtic Savings and Loan Association No. 3 Indianapolis, Indiana, has filed its application for conversion into a Federal Savings and Loan Association under the name and style of Celtic 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 Celtic 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 this is a resolution passed by the Federal Home Loan Bank Board on June 15, 1936.

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

-2-



191269

CERTIFICATE OF CHANGE OF NAME

Misc. Record  
270 page 495  
Inst. #16914  
June 15, 1936  
Recorded  
June 19, 1936

-3-

WHEREAS, Celtic Savings and Loan Association No. 3 Indianapolis, Indiana, has filed its application for conversion into a Federal Savings and Loan Association under the name and style of Celtic 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 Celtic 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 this is a resolution passed by the Federal Home Loan Bank Board on June 15, 1936.

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

191269

Old Age Assist-  
ance Search

-4-

65  
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

-5-

66  
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:

67  
Mike Eskalyo  
and  
Ballico Eskalyo,  
not individually

from November 12, 1930  
8:00 A.M. to date and  
against none other

-6-

68  
Taxes for the year 1938 on the Real Estate for which this Abstract is prepared are assessed in the name of Mike and Ballico Eskalys and are due and payable on or before the first Mondays in May and November of 1939.

General Tax Duplicate No. 77546, E, F, G,  
Indianapolis Center Township.

69  
May Installment \$10.27 paid.

70  
November Installment \$10.27 paid.

-7-

71  
Taxes for the year 1939 now a lien.

SINCE PAID IN FULL  
BY THE UNION TITLE CO.  
*William J. Bond*  
FOR A DEED, MAR



191269

# GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }  
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets water-  
marked "Union Title Company" Nos. 1 to 4 both inclusive.  
Dated at Indianapolis, Indiana, November 13, 1939, 8:00 A.M.

**UNION TITLE COMPANY**

By... *Willis N. Coval* ...  
President and General Manager

-4-

R-17

# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
191269

## 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: Celtic Federal Savings And Loan Association  
of Indianapolis*

72  
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 herein-after set out:

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

This certificate covers all divisions of both Districts of the State down to and including  
November 8, 1939, 8:00 A.M. and  
The Indianapolis Division of the Southern District down to and including  
November 8, 1939, 8:00 A.M.

Mike Eskalyo  
Ballico Eskalyo

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

R-17



237638

CAPTION

-1-

Continuation of Abstract of, Title to Lot 130 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 13, 1939, 8 A.M.

Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana

Town Lot Record  
1026 page 166  
Inst. #47309  
Dec. 6, 1939  
Recorded  
Dec. 11, 1939

Mike Eskalyo, and  
Ballico Eskalyo (Signed  
Ballico (her x mark)  
Eskalyo) (Witness Albert  
J. Cohen) husband and  
wife

Warranty Deed  
(U.S. Revenue  
Stamps Attached)

-2-

to  
Celtic Federal Savings and  
Loan Association of Indianapolis

Lot 130 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 Recorder's Office of Marion County, Indiana.

Subject to the balance due on a certain mortgage in the original sum of \$1200.00 dated December 26, 1930, to the Celtic Saving & Loan Association #3, as shown in Mortgage Record 1076 page 339, Inst. #225 in the office of the Recorder of Marion County, Indiana.

237638

Misc. Record  
7 page 66  
Inst. #6739  
Aug. 12, 1884  
Recorded  
Aug. 12, 1884

-3-

ARTICLES OF ASSOCIATION OF CELTIC SAVING AND LOAN  
ASSOCIATION NO. 3 OF INDIANAPOLIS, INDIANA.

Organized July 31st, 1884.

We the undersigned persons hereby associate ourselves together under the Corporate name of "Celtic Saving and Loan Association No. 3 of Indianapolis, Indiana with a capital stock of \$100,000 divided into 500 shares of \$200 each with the object in view of providing for the benefit of the stockholders, a safe and profitable investment of their savings.

The operations are to be carried on in Indianapolis, Marion County, Indiana.

The affairs of the association for the first year shall be managed by a board of 9 directors and officers as follows:

Dr. E. J. Brennan, President,  
Jas. H. Deery, Vice President,  
John R. Welch, Secretary,  
James Renihan, Treasurer,  
John Carlon,  
D. J. Sullivan,  
John Murry  
Edw. Foster,  
Rev. D. O. Donohue

These Articles can only be amended by a vote of two thirds of the stockholders.



237638

In Testimony of which we have hereunto set  
our hands at Indianapolis this 12th day of August,  
1884.

E. J. Brennan,  
James H. Deery,  
John R. Welch,  
James Renihan,  
John Murray,  
John Carlon,  
D. J. Sullivan,  
D. O. Donayhuy,  
E. Foster,  
James M. Hugh,  
James Doherty,  
Patrick J. Kelleher  
Thomas J. Foster, Jr.

(Duly acknowledged).

For increase of capital stock from \$100,000.00  
to \$1,000,000.00 see Misc. Record 8 page 202.

For increase of capital stock from \$1,000,000.00  
to \$2,000,000.00 see Misc. Record 31 page 331.

NOTE: (We find no record of increase of Capital  
Stock from \$2,000,000.00 to \$3,000,000.00 in the  
Recorder's office of Marion County, Indiana.)

For increase of capital stock from \$3,000,000.00  
to \$4,000,000.00 see Misc. Record 89 page 185.

For increase of capital stock from \$4,000,000.00  
to \$6,000,000.00 see Misc. Record 75 page 485.

For increase of Capital Stock from \$6,000,000.00  
to \$8,000,000.00 see Misc. Record 81 page 25.

NOTE: (We find no record of increase of capital  
stock from \$8,000,000.00 to \$10,000,000.00 in the  
Recorder's office of Marion County, Indiana.)

For increase of Capital Stock from \$10,000,000.00  
to \$12,000,000.00 see Misc. Record 124 page 386.

For increase of Capital Stock from \$12,000,000.00  
to \$15,000,000.00 see Misc. Record 146 page 351.

For increase of Capital Stock from \$15,000,000.00  
to \$20,000,000.00 see Misc. Record 168 page 426.

For increase of Capital Stock from \$20,000,000.00  
to \$25,000,000.00 see Misc. Record 185 page 441.

For increase of Capital Stock from \$25,000,000.00  
to \$30,000,000.00 see Misc. Record 211 page 394.

237638

Judgment Search

-4-

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

76

Mike Eskalyo  
and  
Ballico Eskalyo  
not individually

from November 13, 1939  
8 A.M. to and including  
December 11, 1939

and vs

Celtic Saving and Loan  
Association, No. 3  
and/or  
Celtic Federal Savings and  
Loan Association of Ind-  
ianapolis

for the 10 years last past  
and against none other.

-5-

77

Taxes for the year 1941 on the Real Estate for which this Abstract is prepared are assessed in the name of Celtic Federal Sav. and Loan Assn., and are due and payable on or before the first Mondays in May and November of 1942.

78

General Tax Duplicate No. 316056, C-D, Indiana-  
polis, Center Township. Parcel #19694;

79

May installment \$20.80 paid.

80

November installment \$20.80 paid.

-6-

81

Taxes for the year 1942 now a lien.

SINCE PAID IN FULL  
ATTEST UNION TRUST CO  
BY *Albert M. Dista*  
PRESIDENT



# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
 COUNTY OF MARION } SS:

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

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract 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 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, January 21, 1943, 8 A.M.

UNION TITLE COMPANY

By... *Willis M. Coral*  
 President and General Manager

-5- MWS

# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
237638

## 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: Celtic Federal Savings and Loan Association of  
Indianapolis, Indiana

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  
January 20, 1943, 8 A.M. and  
The Indianapolis Division of the Southern District down to and including  
January 21, 1943, 8 A.M.

Mike Eskalyo

Ballico Eskalyo

Celtic Savings and Loan  
Association

Celtic Federal Savings  
and Loan Association

UNION TITLE CO.

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

MWS



273401

CAPTION

-1-

84  
Continuation of Abstract of Title to Lot 130 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 January 21, 1943, 8 A.M.

Prepared for: Frank J. Viehmann Company.

Judgment Search

-2-

85  
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:

Celtic Saving and Loan  
Association, No. 3  
and/or  
Celtic Federal Savings and  
Loan Association of  
Indianapolis

from January 21, 1943  
8 A.M. to date and  
against none other.

-3-

86  
Taxes for the year 1944 on the Real Estate for which  
this Abstract is prepared are assessed in the name of  
Celtic Federal Sav. & Loan Assn. and are due and pay-  
able on or before the first Mondays in May and November  
of 1945.

General Tax Duplicate No. 316221, C.D., Indianapolis,  
Center Township, Parcel No. 19694.

87  
May installment \$19.91 Paid.

88  
November installment \$19.91 Unpaid.

-4-

89  
Taxes for the year 1945 now a lien.

**GUARANTEED CERTIFICATE**

-5-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 5 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, August 18, 1945, 8 A.M.

**UNION TITLE COMPANY**By *Albert M. Bristo*  
President

-2-



# 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



273401

## 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: Frank J. Viehmann Company

91  
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 15, 1945, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

August 17, 1945, 8 A.M.

Celtic Saving and Loan  
Association, No. 3.

Celtic Federal Savings and  
Loan Association of  
Indianapolis.

UNION TITLE CO.

BY *Albert M. Sisto*  
PRESIDENT

BB

281150

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 18, 1945, 8 A. M.

Prepared for: Studebaker Realty Company

Judgment Search

-2-

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:

Celtic Saving and Loan Association, No. 3  
and  
Celtic Federal Savings and Loan Association of Indianapolis

from August 18, 1945, 8 A.M., to date and against none other.

-3-

Taxes for the year 1944 on the Real Estate for which this Abstract is prepared are assessed in the name of Celtic Federal Sav. & Loan Assn., and are due and payable on or before the first Mondays in May and November of 1945.

General Tax Duplicate No. 316221 C.D., Indianapolis, Center Township, Parcel No. 19694.

May Installment \$19.91 Paid.

November Installment \$19.91 Paid.

-4-

Taxes for the year 1945 now a lien.

SINCE RECORDED IN FULL  
ATTEST UNION TITLE CO.  
BY *Albert M. Briston*  
PRESIDENT

-1- MEB



**GUARANTEED CERTIFICATE**

-5-



STATE OF INDIANA }  
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 5 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, January 21, 1946, 8 A.M.

**UNION TITLE COMPANY**

By *Albert M. Bristor*  
 President

-2-

MEB

# 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

★  
281150

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: **Studebaker Realty Company**

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

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

This certificate covers all divisions of both Districts of the State down to and including      January 16, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including  
January 17, 1946, 8 A.M.

Celtic Saving and Loan  
Association, No. 3

Celtic Federal Savings  
and Loan Association of  
Indianapolis

UNION TITLE CO.

BY *Albert M. Bristor*  
PRESIDENT



312453

CAPTION ✓

-1-

Continuation of Abstract of Title to Lot 130 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 January 21, 1946, 8 A. M.

Prepared for: Studebaker Realty Company

Town Lot Record  
1203 page 477  
Inst.#10051  
Jan.29,1946  
Recorded  
Feb.13,1946

-2-

Celtic Federal Savings and  
Loan Association of  
Indianapolis, (Corp. Seal)  
By Charles L. Barry,  
President, Attest: Leo F. Welch,  
Secretary,

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

to  
George S. Studebaker and  
Hannah G. Studebaker,  
husband and wife.

Lot 130 in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.  
The Warranties herein are limited strictly to the acts of the grantor.  
The officers hereby assert they are duly authorized to execute this conveyance.  
(Proper citizenship clause is attached.)

312453

-3-

Search for Old Age Assistance liens filed in the Office of the Recorder of Marion County, has been limited to May 2, 1947, 8:00 A.M.

Judgment Search

-4-

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

Celtic Federal Savings and  
Loan Association of  
Indianapolis

from January 21, 1946  
8 A.M. to and including  
February 13, 1946

and vs

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

for the 10 years  
last past and  
against none other.

-5-

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

General Tax Duplicate No. 413583, S, Indianapolis,  
Center Township, Parcel No. 19694.

May Installment \$25.98 Paid.

November Installment \$25.98 Unpaid.

-6-

Taxes for the year 1947 now a lien.



312453

# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, May 12, 1947, 8 A. M.

UNION TITLE COMPANY

By *Albert M. Briston*  
President

-3-WJG-

# 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

★  
312453

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES,  
INTERNAL REVENUE TAX LIENS

Prepared for: Studebaker Realty Company

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

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

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

May 7, 1947, 8 A. M.

The Indianapolis Division of the Southern District down to and including

May 8, 1947, 8 A. M.

Celtic Federal Savings and  
Loan Association of  
Indianapolis

George S. Studebaker

Hannah G. Studebaker

UNION TITLE CO.

by *Albert M. Briston*  
PRESIDENT

WJG



327442

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 12, 1947, 8 A. M.

Prepared for: Studebaker Realty Company

Mortgage Record  
1418 page 268  
Inst. #28182  
May 23, 1947  
Recorded  
May 27, 1947

-2-

SATISFIED OF RECORD  
ATTEST, UNION TITLE CO.  
BY *Albert M. Biehn* 2/18/48  
PRESIDENT

George S. Studebaker, and  
Hannah G. Studebaker,  
husband and wife,  
to  
First Federal Savings and  
Loan Association of  
Indianapolis

Mortgage

Lot numbered 130 in McCarty's subdivision of the  
West part of Out Lot 120 in the City of Indianapolis,  
as per plat thereof, recorded in Plat Book 7, page 74,  
in the office of the recorder of Marion County, Indiana.  
To secure the performance of the provisions hereof  
and the payment of a certain obligation evidenced by  
a promissory note of even date herewith, for the  
principal sum of \$2000.00 payable on or before 12  
years after dated, with interest thereon as provided  
in said note, said principal and interest being payable  
in regular monthly installments of \$25.00 each, payable  
on or before the first day of each calendar month  
hereafter, and with attorney's fees.

327442

Old Age Assistance  
Search

-3-

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

We find none.

Judgment Search

-4-

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

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

from May 2, 1947  
8 A.M. to date and  
against none other.

-5-

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

General Tax Duplicate No. 413583, S. Indianapolis,  
Center Township, Parcel No. 19694.

May Installment \$25.98 Paid.

November Installment \$25.98 Paid.

-6-

Taxes for the year 1947 now a lien.

SEE SUBSEQUENT CONTINUATION



# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.  
 Dated at Indianapolis, Indiana, December 13, 1947, 8 A. M.

UNION TITLE COMPANY

By *Albert M. Dristor*  
 -3-WJG- President

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



327442

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Studebaker Realty Company**

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

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

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

December 10, 1947, 8 A. M.

and

The Indianapolis Division of the Southern District down to and including

December 11, 1947, 8 A. M.

George S. Studebaker  
Hannah G. Studebaker

UNION TITLE CO.

BY *Albert M. Bristol*  
PRESIDENT



334055

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 December 13, 1947, 8 A.M.

Prepared for: Catherine C. Stone.

Town Lot Record  
1287 page 505  
Inst. #4346  
Jan. 19, 1948  
Recorded  
Jan. 22, 1948

George S. Studebaker and  
Hannah G. Studebaker,  
husband and wife

Warranty Deed  
(U.S. Revenue  
Stamp attached)

to  
Catherine C. Stone  
Lot 130 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, on  
page 74, in the Recorder's Office of Marion County,  
Indiana. Subject to all unpaid taxes and assessments.  
Proper citizenship clause is attached.

-2-

SATISFIED OF RECORD  
L. M. BROWN ABSTRACT CO.  
BY *[Signature]* Mortgage  
PRICE \$ 5.00

Mortgage Record  
1448 page 315  
Inst. #4349  
Jan. 20, 1948  
Recorded  
Jan. 22, 1948

Catherine C. Stone,  
unmarried  
to  
Colonial Savings and  
Loan Association

Lot 130 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, on page 74  
in the Recorder's Office of Marion County, Indiana.  
To secure the performance of the agreements and

-3-

*Rel. on mortgage  
ces*

334055

stipulations of a certain bond of even date herewith, in the sum of \$2000.00 together with certain dues, fines, etc., and with ten per cent attorney's fees.

This mortgage shall also secure any additional advances made to mortgagors by the Association at any time within a period of twelve years from date hereof; provided, however, the total unpaid principal balances in the aggregate shall not exceed the above amount.

Old Age Assistance  
Search

-4-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for 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.

Judgment Search

-5-

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

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

from December 13, 1947  
8 A.M. to and including  
January 22, 1948

and vs  
Catherine C. Stone

for the 10 years  
last past and  
against none other



334055

-6-

Taxes for the year 1947 on the real estate for which this abstract is prepared are assessed in the name of George S. and Hannah G. Studebaker and are due and payable on or before the first Mondays in May and November of 1948.

General Tax Duplicate No. 413666, S, Indianapolis Center Township, Parcel No. 19694.

May Installment \$25.79 Unpaid.

As shown of record these taxes are now FULLY PAID.  
L. M. ERCINI ABSTRACT CO., INC.  
BY *Russell A. Ferris*  
PRES. & MGR.

*Since Paid*

November Installment \$25.79 Unpaid.

As shown of record these taxes are now FULLY PAID.  
L. M. ERCINI ABSTRACT CO., INC.  
BY *Russell A. Ferris*  
PRES. & MGR.

-7-

Taxes for the year 1948 now a Lien.

334055

# GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.  
Dated at Indianapolis, Indiana, April 10, 1948, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Bustin*

President

-4- GT



# 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

★  
334055

## 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: Catherine C. Stone

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

April 7, 1948, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 8, 1948, 8 A.M.

George S. Studebaker

Hannah G. Studebaker

Catherine C. Stone

UNION TITLE CO.

BY *Albert M. Bustin*  
PRESIDENT

303586

1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number One Hundred Thirty (130) in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for Jennings Brothers,  
since date of April 9, 1948.

TITLE

CONVEYANCES

Deed Record  
1296 page 592  
April 19, 1948  
Recorded  
April 19, 1948

Catherine C. Stone, an  
unmarried adult,  
to  
Forest M. Knight.

Warranty Deed  
Revenue Stamps  
Attached

2.

ABSTRACTS

Lot 130 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Subject to the unpaid balance of a certain mortgage executed by the grantor herein to Colonial Savings & Loan Association in the principal sum of \$2000.00 as shown in Mortgage Record 1448 page 315, Instrument #4349 in the office of the Recorder of Marion County, Indiana.

Subject to the 1948 taxes payable in 1949.

Deed contains usual citizenship statement of grantor.

3.

*L. M. Brown Abstract Co.,*

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

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

MECHANICS' LIENS

5.

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



## OLD AGE ASSISTANCE LIENS

6.

INDIANAPOLIS

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.

## JUDGMENTS

7.

TITLE  
OF

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:

Catherine C. Stone, from April 9, 1948 to April 19, 1948 inclusive.

Forest M. Knight, for the ten years last past.

None found unsatisfied.

ABSTRACTS

## ASSESSMENTS

8.

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

## TAXES

9.

Taxes for the year 1948 paid in full.

10.

Taxes for the year 1949 assessed in the name of Forest M. Knight,  
General Tax Duplicate No. 362207  
Parcel No. 19694, Indianapolis, Center Township,  
were due and payable the first Monday in May, and the first Monday in November 1950.

May installment \$28.24 paid,  
Nov. installment \$28.24 paid.

11.

Taxes for the year 1950 became a lien March 1st, and are due and payable in May and November of the year 1951.

L. M. Brown Abstract Co.,

303586

ZONING

12.

INDIANAPOLIS

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

TITLE

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

OF

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

ABSTRACTS

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

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

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

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

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

*L. M. Brown Abstract Co.,*



## CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is  
from February 9, 1951 April 9, 1948 to and including

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



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Furr*  
President & Mgr.

Established 1868

OFFICERS

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

# L. M. BROWN ABSTRACT CO., Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

303586

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

Jennings Brothers

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

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

This certificate covers the Indianapolis Division down to and including Feb. 9, 1951 and all other Divisions of the State of Indiana, down to and including Feb. 1, 1951

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.

Catherine C. Stone

Forest M. Knight

Dated.....February 9, 1951.....

L. M. BROWN ABSTRACT CO.

By.....*Russell A. Furr*.....  
President and Manager



349550

1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number One Hundred and Thirty (130) in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Colonial Savings and Loan Association since date of February 9, 1951

2.

OF

WE FIND NO FURTHER CONVEYANCES

ABSTRACTS

ENCUMBRANCES

MORTGAGES

Mtg. Record  
1591 page 123  
Inst. #11681  
Feb. 27, 1951  
Recorded  
Feb. 28, 1951

Forest M. Knight and  
Grace G. Knight,  
his wife  
to  
Colonial Savings and  
Loan Association

SATISFIED OF RECORD 1-6-54  
ATTEST UNDER TITLE CO.  
BY *Vern E. Bunnidge*  
PRESIDENT

3.

*L. M. Brown Abstract Co.,*

Lot numbered 130 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 Recorder's Office of Marion County, Indiana.

To secure the payment of a certain bond of even date herewith, in the sum of Twenty-five Hundred Dollars, to be payable in payments of not less than Thirty Dollars per month as dues upon said loan, together with certain dues, fines, attorney's fees and etc.

MECHANICS' LIENS

4.

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

349550

INDIANAPOLIS

TITLE

OLD AGE ASSISTANCE LIENS

5.

OF

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

ABSTRACTS

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.

JUDGMENTS

6.

*L. M. Brown Abstract Co.,*

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

Forest M. Knight, from February 9, 1951 to date.  
None found unsatisfied.



INDIANAPOLIS

TITLE ASSESSMENTS

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

OF

ABSTRACTS TAXES

8. Taxes for the year 1951 paid in full.

9. Taxes for the year 1952 assessed in the name of Forest M. Knight Parcel No. 19694 General Tax Duplicate No. 267390 Indianapolis, Center Township are due and payable the first Monday in May, and the first Monday in November 1953.

May installment	\$36.64	Paid
November installment	\$36.64	Paid

10. Taxes for the year 1953 became a lien March 1st, and are due and payable in May and November of the year 1954.

PAID IN FULL  
 ATTORNEY & TITLE CO.  
 BY *Vern Bundrage*  
 PRESIDENT

11. November 9, 1953  
 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.

*L. M. Brown Abstract Co.,*

12.

## CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is  
from February 9, 1951 to and including

November 19, 1953

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

12

to -4-

both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Turner*  
President & Mgr.

ah



Established 1868

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

349550

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

Colonial Savings and Loan Association

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

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

This certificate covers the Indianapolis Division down to and including **November 19, 1953** and all other Divisions of the State of Indiana, down to and including **November 16, 1953**

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.

Forest M. Knight

Dated November 19, 1953

L. M. BROWN ABSTRACT COMPANY, Inc.

By Russell A. Furr  
President

ah

567912

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 19, 1953.

Prepared for: Studebaker Realty Company

Town Lot Record  
1517 page 206  
Inst. #4162  
Jan. 15, 1954  
Recorded  
Jan. 21, 1954

Forest M. Knight and  
Grace G. Knight,  
husband and wife  
to  
Erby E. Spears and  
Ilar M. Spears,  
husband and wife

Warranty Deed  
(U.S. Revenue  
Stamp Attached)

-2-

Lot numbered 130 in McCarty's subdivision of the West part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 7, page 74, in the office of the recorder of Marion County, Indiana.

Subject to the unpaid balance of a certain mortgage executed by the grantor herein, to Colonial Savings & Loan Association in the principal sum of \$2100.00 as shown in Mortgage Record --- page --- in the office of the Recorder of Marion County, Indiana.

Subject to the 1953 taxes payable in 1954.

Subject to all easements and restrictions of record.

Note: The following certification stamped on the margin of Town Lot Record 1517 page 206, Jan. 29, 1954.

This is to certify that I have this day examined the original instrument hereto and now find thereon Federal Stamps to the amount of \$2.75.

Attest: Harry B. Alford,  
Marion County Recorder.



567912

Mortgage Record  
1713 page 517  
Inst. #80367  
Dec. 8, 1953  
Recorded  
Dec. 9, 1953

Forest M. Knight and  
Grace G. Knight,  
his wife  
to  
Colonial Savings and  
Loan Association

Mortgage

SATISFIED OF RECORD 2-27-62  
ATTOR. UNION TITLE CO.  
BY *C. Edward (Sum)*  
PRESIDENT

-3-

Lot Numbered 130 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain first mortgage note of even date herewith in the sum of \$2100.00 plus interest and attorney's fees.

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

Mortgagor(s) agree(s) to continue to pay to said Association not less than \$25.00 per month on or before the 8th day of each month until said principal and interest, plus any advances, shall be fully paid.

Old Age Assistance  
Search

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.

-4-

567912

Juvenile Court  
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 judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

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

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:

Forest M. Knight

from November 19, 1953  
to and including  
January 21, 1954

and vs.

Erby E. Spears  
and  
Ilar M. Spears,  
jointly and  
not individually

for the 10 years  
last past and  
against none other.



567912

-7-

Taxes for the year 1956 on the real estate for which this Abstract is prepared are assessed in the name of Erby E. and Ila- M. Spears, and are due and payable on or before the first Mondays in May and November of 1957.

General Tax Duplicate No. 371670, S, Indianapolis, Center Township, Parcel No. 19694.

May Installment \$23.67 Paid.

November Installment \$23.67 Paid.

-8-

Taxes for the year 1957 now ~~due~~

SINCE PAID IN FULL  
ATTENT. UNION TITLE CO.  
BY *C. Edward Plum*  
PRESIDENT

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

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 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, 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, 1200 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 buildings 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 Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

In Class A-3, 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, from set-back line shall be equal to  $\frac{1}{3}$  of the average depth of the lot up to 50 feet, with minimum of 20 feet.

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

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

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

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

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

-10- RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that, in order to consolidate the various existing master plans and zoning and subdivision control ordinances 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 Town Lot Record 1657, page 486.

-11- November 22, 1957. 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.



567912

# GUARANTEED CERTIFICATE

-12-

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 **12** both inclusive and sheets watermarked "Union Title Company" Nos. **1** to **9** both inclusive.

Dated at Indianapolis, Indiana, **December 6, 1957, 8 A.M.**

**UNION TITLE COMPANY**

by *Vern E. Bunnidge*  
President

-9- nje

567912

Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so 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.



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

567912

## UNITED STATES DISTRICT COURTS OF INDIANA

### SOUTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### NORTHERN DISTRICT

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: Studebaker Realty Company

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

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

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

December 4, 1957, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

December 5, 1957, 8 A.M.

Forest M. Knight

Erby E. Spears

Ilar M. Spears

UNION TITLE CO.

BY *Vern E. Boudridge*  
PRESIDENT

nje

65-4459A

CAPTION

-1-

Continuation of Abstract of Title to Lot 130 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 December 6, 1957, 8 A.M.

Prepared for: Studebaker Realty Company

Old Age Assistance Search

-2-

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

Juvenile Court Search

-3-

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

Uniform Commercial Code Search

-4-

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



65-4459A

Judgment Search

-5-

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

Erby E. Spears  
and  
Ilar M. Spears  
jointly and  
not individually

from December 6, 1957,  
8 A.M. to date and  
against none other

-6-

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

-7-

Taxes for 1963 payable 1964 in name of Erby E. & Ilar M. Spears.

Duplicate No. 435943, -S-, Indianapolis, Center Township, Code No. 1-01, Parcel No. 19694.

May Installment \$49.24 Paid

November Installment \$49.24 Paid

Assessed Valuation:

Land \$280.00    Improvements \$820.00    Exemptions None

-8-

Taxes for 1964 in name of Erby E. & Ilar M. Spears, Unpaid

-9-

Taxes for 1965 now a lien.

65-4459A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

O R D I N A N C E

-10- BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith  
AUDITOR OF MARION COUNTY, INDIANA.



65-4459A

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-AO-2

O R D I N A N C E

-11- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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

-over-

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

-12- February 26, 1965. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.



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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

# GUARANTEED CERTIFICATE

-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 7 both inclusive.

Dated at Indianapolis, Indiana, March 4, 1965, 8 A.M.

UNION TITLE COMPANY

by *C. Edward Shum*  
 President

-7- cb



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

65-4459A

## UNITED STATES DISTRICT COURTS OF INDIANA

### SOUTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### NORTHERN DISTRICT

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Studebaker Realty Company**

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

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

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

**February 24, 1965, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**February 25, 1965, 8 A.M.**

**Erby E. Spears**

**Ilar M. Spears**

UNION TITLE CO.

BY *C. Edward Blum*  
PRESIDENT

cb

CONDITIONAL SALES CONTRACT

IN

BETWEEN JAMES & MAUDIE JOHNSON HEREINAFTER CALLED SELLERS AND WAYNE & OCIE MORRIS HEREINAFTER CALLED BUYERS.

WITNESSETH, THAT THE SELLER AGREES TO SELL AND THE BUYER AGREES TO BUY FROM THE SELLER THE FOLLOWING DESCRIBED PROPERTY. TO WIT. ONE HOUSE AND LOT LOCATED AT 3036 SO. CHURCH ST. IN THE CITY OF INDIANAPOLIS STATE OF INDIANA COUNTY OF MARION.

THIS CONTRACT MADE AND ENTERED INTO BETWEEN SELLER AND BUYER ~~THIS~~ THIS 11th DAY OF APRIL 1958.

BUYERS AGREE TO PURCHASE SAID PROPERTY AT THE PURCHASE PRICE OF \$5000.00 WITH A DOWN PAYMENT OF \$500.00 AND MONTHLY PAYMENTS OF \$145.00 BEGINNING THE 1st DAY OF May AND CONTINUING ON THE SAME DATE OF EACH AND EVERY MONTH THEREAFTER UNTILL THE TOTAL PURCHASE PRICE HAS BEEN PAID. TOGETHER WITH INTEREST AT THE RATE OF 6% PER ANUM AND BUYERS AGREE TO KEEP THE TAXES AND INSURANCE PAID UP AT ALL TIMES. IT IS FARTHER AGREED TO BUYERS WILL BE RESPONSIBLE FOR THE UPKEEP OF SAID PROPERTY.

SELLERS AGREE TO FURNISH BUYERS WITH A CLEAR AND INSURABLE TITLE TO SAID PROPERTY AS SOON AS BUYERS HAVE PAID THE FINAL PAYMENT TOGETHER WITH TAXES AND INTEREST. (FIRST INSTALMENT OF TAXES TO BE PAID IN NOVEMBER) FOLLOWING DATE OF THIS CONTRACT.

IF BUYERS SHALL DEFAULT IN ANY PAYMENT AND NOT MAKE PAYMENTS WHEN DUE OR IN THE EVENT OF HIS NON-PERFORMANCE OF ANY OF THE TERMS AND CONDITIONS OF THIS CONTRACT BY HIM TO BE PERFORMED THE SELLERS ITS SUCCESSORS OR ASSIGNS MAY DECLARE THE UNPAID BALANCE DUE AND COLLECTABLE AND MAY TAKE POSSESSION OF SAID PROPERTY WITHOUT LEGAL PROCESS OF LAW. BUYER ALSO AGREES SAID PROPERTY CLEAR AND FREE OF ALL LIENS AND ENCUMBRANCES AND THAT HE WILL HAVE NO REPAIRS MADE OR SUPPLIES FURNISHED WITHOUT WRITTEN CONSENT OF SELLER.

THE BUYER SHALL NOT HAVE THE RIGHT TO ASSIGN THIS CONTRACT WITHOUT THE WRITTEN CONSENT OF SELLER ITS SUCCESSORS OR ASSIGNS.

BUYER FARTHER COVENANTS TO PAY ALL REASONABLE ATTORNEYS FEES INCURRED BY THE SELLER ITS SUCCESSORS OR ASSIGNS IN ENFORCING THIS CONTRACT OR ANY OF THE PROVISIONS SET FORTH IN IT. OR BY RECOVERING POSSESSION OF SAID PROPERTY BY LEGAL PROCEEDINGS.

RECEIPT OF A FULLY COMPLETED COPY OF THE FOREGOING INSTRUMENT IS HEREBY ACKNOWLEDGED.

IN WITNESS WHEREOF, THE SELLER AND THE BUYER HAVE HEREBUNTO SIGNED THEIR NAMES THIS 11th DAY OF APRIL 1958

\_\_\_\_\_  
seller sign here  
James & Maudie Johnson  
seller sign here

\_\_\_\_\_  
buyer sign here  
Wayne & Ocie Morris  
BUYER SIGN HERE

COMES NOW JAMES & MAUDIE JOHNSON HUSBAND & WIFE (SELLERS) AND WAYNE & OCIE MORRIS HUSBAND & WIFE (BUYERS) WHO MADE THEIR SIGNATURE BEFORE ME A NOTARY PUBLIC THIS 11th DAY OF APRIL 1958 STATE OF INDIANA COUNTY OF MARION  
Richard C. Johnson  
NOTARY PUBLIC  
MY COMMISSION EXPIRES 3/11/62



# PROPOSITION

Indianapolis, Indiana, \_\_\_\_\_, 19\_\_\_\_



The undersigned, hereinafter called purchaser, hereby agrees to purchase from the owner through you as his broker the property known as \_\_\_\_\_

located in the City of Indianapolis, Marion County, Indiana. Purchaser hereby further agrees to pay for said property the sum of \_\_\_\_\_ (\$\_\_\_\_\_) Dollars upon the following terms, viz: \_\_\_\_\_

Purchaser is to have complete possession \_\_\_\_\_ Rents, interest and premiums of insurance to be prorated to \_\_\_\_\_ Purchaser will assume and agree to pay all installments of taxes on said real estate beginning with the installment due and payable \_\_\_\_\_, 19\_\_\_\_, and all installments subsequent thereto; also, all assessments for municipal improvements which become a lien after this date.

Purchaser to be furnished free of charge \_\_\_\_\_ a complete abstract of title to date as quickly as the same can be prepared, said abstract to show a merchantable or insurable title to said real estate in the name of the grantors who will sign the deed conveying said real estate, free and clear of all liens and encumbrances except as stated herein and subject to restrictions of record, if any. This transaction is to be closed within \_\_\_\_\_ days after said abstract showing merchantable title or binder for title insurance is delivered.

This offer is void if not accepted in writing on or before 12:00 noon of \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_. The above sales price includes all improvements such as electrical or gas fixtures, permanently installed heating equipment, hot water heaters, window shades, curtain and drapery poles and fixtures, Venetian blinds, storm doors and windows, linoleum, screens and awnings \_\_\_\_\_

which belong to the above property and are now on the premises, or elsewhere, and that said items have been fully paid for by seller, except \_\_\_\_\_

Purchaser deposits herewith \_\_\_\_\_ (\$\_\_\_\_\_) Dollars as earnest money to apply upon the cash payment provided herein with the understanding that said deposit shall be returned to purchaser promptly in the event this proposition is not accepted.

It is expressly agreed that all terms and conditions are included herein and no verbal agreements of any kind shall be binding or recognized.

*Joseph M. Johnson*  
\_\_\_\_\_  
Purchaser.