

65 55450

Chs 7 sec

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 37

WYNEMA (CSN)

This Indenture Witnesseth, That **ROBERT SAMPER AND DONNA WYNEMA SAMPER ADULT HUSBAND AND WIFE**

of **MARION** County, in the State of **INDIANA**

Convey and Warrant to

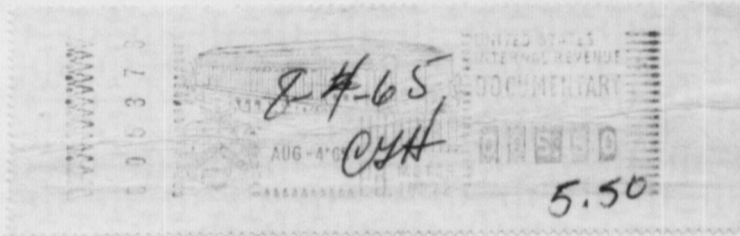
the STATE OF INDIANA for and in consideration of

**FOUR THOUSAND SIX HUNDRED AND 00/100** Dollars,

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

LOT 25 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS 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.

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.



DULY ENTERED FOR TAXATION

OCT 25 1965

John T. Sutton  
COUNTY AUDITOR

RECEIVED FOR RECORD

1965 OCT 26 AM 8:03

MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

Paid by Warrant No. **7063398**

Dated **9-9-65** 19

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.

LLC  
8-5-65

In Witness Whereof, the said **ROBERT SAMPER AND DONNA WYNEMA SAMPER ADULT HUSBAND AND WIFE** have hereunto set their hands and seal, this **3<sup>rd</sup>** day of **AUGUST** 1965

(Seal) **Robert Samper** (Seal)  
**ROBERT SAMPER (ADULT HUSBAND)**  
(Seal) **Donna Wynema Samper** (Seal)  
**DONNA WYNEMA SAMPER (ADULT WIFE)**  
(Seal)

FAR **8-18-65** **65 55450**

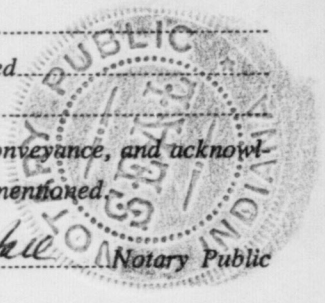
This Instrument Prepared by **G. W. KING 3-10-65**

**M. J. King**  
AUG 17 1965

STATE OF INDIANA, ..... County, ss:  
 Before me, the undersigned, a Notary Public in and for said County and State, this .....  
 day of ....., A. D. 19.....; personally appeared the within named.....  
 ..... Grantor..... in the above conveyance, and 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 3<sup>rd</sup>  
 day of AUGUST, A. D. 1965; personally appeared the within named  
ROBERT SAMPER AND DONNA WYNEMA SAMPER  
ADULT HUSBAND AND WIFE Grantor S 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



65 55450

**WARRANTY DEED**

FROM

TO

STATE OF INDIANA

Received for record this.....

day of....., 19.....

at..... o'clock..... m, and

Recorded in Book No..... page.....

OCT 25 1965

Recorder..... County

Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor..... County

ENVELOPE

*State Highway* (13)

Division of Land Acquisition  
 Indiana State Highway Commission

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

September 20, 1965 19

To Robert Samper & Donna Wynema Samper  
 1019 South West St.  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-063399 9-9-65 19  
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road	
No. I-70-3(52) Marion	
County I Project 70-3	
Section (52) as per Grant dated	
August 3, 1965	
Parcel 37	
Escrow	400.00

## PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Robert Samper

Date: Sept. 22, 1965

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

September 20, 1965 19

To Robert Samper & Donna Wynema Samper  
 1019 South West St.  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-063398 9-9-65 19  
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated August 3, 1965 Parcel 37	4200.00

PLEASE RECEIPT AND RETURN

Received Payment: Mrs. Robert Samper

Date: Sept 22, 1965

Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 37  
Road I-70  
County Marion  
Owner Robert Sanger  
Address 222 N. Mareland  
Address of Appraised Property: 1019 S. West St.

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

1. I have personally checked all Comparables and concur in the determinations made. 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 June 28, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of April 6, 1965 (Date):

(a) The fair market value of the entire property before the taking is: \$ 4,600.00

(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 \$ 4,600.00

(1) Land and/or improvements	\$ <u>4,600.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>4,600.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>7-1-65</u>	<u>[Signature]</u>
N65 Asst. or Chief Appr.	<u>JUL 2 1965</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.)

AFFIDAVIT

I, ROBERT SAMPER

being duly sworn upon (his) ~~(her)~~ oath that (he) ~~(she)~~ ~~knows~~

~~(his) ~~(her)~~ ~~name~~~~ IS ONE AND THE SAME PERSON AS ROBERT SAMPER  
RESIDUARY LEGATEE UNDER THE LAST WILL AND TESTAMENT OF MARY G. GUADARRAMA,  
and is known to be one and the same person as

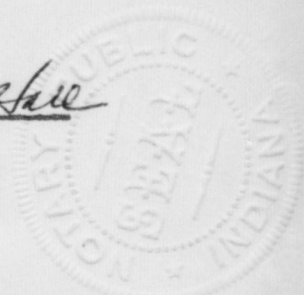
SAID WILL HAVING BEEN PROBATED JULY 9, 1963 AND APPEARING OF RECORD IN WILL  
RECORD A16 PAGE 249, SAID MARY G. GUADARRAMA, HAVING BEEN THE SURVIVING  
TENANT BY THE ENTIRETY OF WILLIAM K. GUADARRAMA WHO DIED INTENTATE  
ON MARCH 7, 1956 AS MORE PARTICULARLY SET OUT IN AFFIDAVIT RECORDED  
MARCH 27, 1956 IN MISCELLANEOUS RECORD 555, INSTRUMENT # 20954, RECORDS  
OF MARION COUNTY INDIANA.

Robert Samper

Subscribed and sworn to before me this 3<sup>rd</sup> day of AUGUST  
1965.

Chadwick H. Hall  
Notary Public

My Commission Expires JANUARY, 1969.



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # Check Del.

PROJECT # I-70-3-52 PARCEL # 37 COUNTY Marion

NAME & ADDRESS OF OWNER Robert Sampsel + Danna Sampsel  
1019 South West St. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Above come in office  
for both PHONE # \_\_\_\_\_

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

DATE ASSIGNED \_\_\_\_\_ DATE OF CONTACT 9-22-65

OFFER \$ \_\_\_\_\_ TIME OF CONTACT \_\_\_\_\_

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: Above come in office & rec both  
Checks. signed receipt. Left keys  
& statement that house is vacated

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

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

[Signature]  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

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

PROJECT # I 70-3 (52) PARCEL # 37 COUNTY MARION

NAME & ADDRESS OF OWNER ROBERT & DONNA SAMPER  
2221 NO MORELAND PHONE # ME1-7295

NAME & ADDRESS OF PERSON CONTACTED THE ABOVE  
SUB PRIP AT 1019 SO WEST PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7-6-65 DATE OF CONTACT 8-3-65

OFFER \$ 4600<sup>00</sup> TIME OF CONTACT 7:30 AM

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

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

REMARKS: LEFT ROAD WITH THE SAMPERS FOR EXECUTION AND MAIN  
IN TO ME.

MR SAMPER WILL MAIL IN 65A & B. REC.

MET WITH THE ABOVE - DISCUSSED ALL PHASES.

THE SAMPERS SIGNED WARRANTY DEED - AGREEMENT  
FOR POSSESSION AND 2 VOUCHERS ONE FOR \$400 (ESCROW)  
AND ONE FOR \$4200.

MR SAMPER GAVE ME \$5.50 CASH FOR DEED STAMPS

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

Distribution Made

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

HALL  
Room 1105  
ME 3-6630

Mr + Mrs Robert Samper  
(Signature)  
Chadwick A Hall



# Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

## INTERIM TITLE INSURANCE BINDER

Case No.

No. 67406

TO THE STATE OF INDIANA

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:  
That the title to the land described in Schedule A hereof, was on February 10, 1965,  
at 8:00 o'clock A. M., vested in fee simple in

ROBERT SAMPER

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ TO BE DETERMINED, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws  
at Indianapolis, Indiana on February 18, 1965.

Countersigned:

Lawyers Title Insurance Corporation

Barry M. Wood  
Authorized Officer or Agent

[Signature]  
President

[Signature]  
Secretary

Schedule A

Legal description of the land referred to in this Binder.

Lot Numbered Twenty-five (25) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands 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.

# Lawyers Title Insurance Corporation

70-3-(52)  
PARCEL 37

140 EAST WASHINGTON STREET

INDIANAPOLIS, IND. 46204

MELROSE 8-6401

Robert Samper  
2221 N. Moreland  
Indianapolis, Indiana

February 18, 1965

In Re: The State of Indiana

Gentlemen:

We enclose herewith the following:

X Binder # 67406 in duplicate	Policy #
Survey	Recorded Deed
X Abstract in one part	Recorded Mortgage
X Statement	Abstract
X Policy request forms	

The foregoing enclosures  
Complete our file

Policy can issue only after compliance  
with requirements and recording of proper  
instruments and is not in force until the  
premium is paid.

bs

TITLE INSURANCE DEPARTMENT

Remarks:

**Schedule B—Section 1  
Requirements**

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item (a) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Warranty deed from Robert Samper, joined by his spouse if married, to The State of Indiana.

NOTE: For Tax Transfer Purposes, deed at Item 1a supra should contain a recital that the grantor is one and the same person as Robert Samper, residuary legatee under the last Will and Testament of Mary G. Guadarrama, said Will having been probated July 9, 1963 and appearing of record in Will Record A 16 page 249. Said Mary G. Guadarrama, having been the surviving tenants by the entirety of William K. Guadarrama who died intestate on March 7, 1956 as more particularly set out in affidavit recorded March 27, 1956 in Miscellaneous Record 555, Instrument No. 20954, records of Marlon County, Indiana.

Item (b) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

**Schedule B—Section 2  
Exceptions**

Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

Item 1. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

Item 2. The real estate insured herein is listed as taxable for the year 1963 payable in 1964 in the name of William R. and Mary G. Guadarrama, Parcel No. 18172, Indianapolis Center Township, but no tax is due since an exemption is shown as equal or exceeding the valuation. This policy is subject to all taxes which may be hereafter levied against said real estate.

Item 3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

# Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

## INTERIM TITLE INSURANCE BINDER

Case No.

No. 67406

TO THE STATE OF INDIANA

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:  
That the title to the land described in Schedule A hereof, was on **February 10,** 19**65**,  
at **8:00** o'clock **A.** M., vested in fee simple in

**ROBERT SAMPER**

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of **\$TO BE DETERMINED**, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

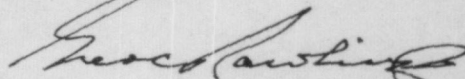
This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

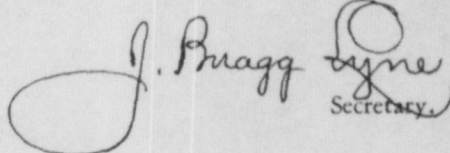
IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws at **Indianapolis, Indiana** on **February 18,** 19**65**.

Countersigned:

**Lawyers Title Insurance Corporation**



President



Secretary

.....  
Authorized Officer or Agent

Schedule A

Legal description of the land referred to in this Binder.

**Lot Numbered Twenty-five (25) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands 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.**

**Schedule B—Section 1  
Requirements**

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item (a) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Warranty deed from Robert Samper, joined by his spouse if married, to The State of Indiana.

NOTE: For Tax Transfer Purposes, deed at Item 1a supra should contain a recital that the grantor is one and the same person as Robert Samper, residuary legatee under the last Will and Testament of Mary G. Guadarrama, said Will having been probated July 9, 1963 and appearing of record in Will Record A 16 page 249. Said Mary G. Guadarrama, having been the surviving tenants by the entirety of William K. Guadarrama who died intestate on March 7, 1956 as more particularly set out in affidavit recorded March 27, 1956 in Miscellaneous Record 555, Instrument No. 20954, records of Marion County, Indiana.

Item (b) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

**Schedule B—Section 2  
Exceptions**

Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

Item 1. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

Item 2. The real estate insured herein is listed as taxable for the year 1963 payable in 1964 in the name of William R. and Mary G. Guadarrama, Parcel No. 18172, Indianapolis Center Township, but no tax is due since an exemption is shown as equal or exceeding the valuation. This policy is subject to all taxes which may be hereafter levied against said real estate.

Item 3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

# Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

## INTERIM TITLE INSURANCE BINDER

Case No.

No. 67406

TO THE STATE OF INDIANA

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:  
That the title to the land described in Schedule A hereof, was on **February 10,** 19**65**,  
at **8:00** o'clock **A. M.**, vested in fee simple in

**ROBERT SAMPER**

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ **TO BE DETERMINED**, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws  
at **Indianapolis, Indiana** on **February 18,** 19**65**.

**Lawyers Title Insurance Corporation**

Countersigned:

*Beverly M. Wood*  
Authorized Officer or Agent

*Eric Lawling*  
President

*J. Bragg Lyne*  
Secretary

Schedule A

Legal description of the land referred to in this Binder.

Lot Numbered Twenty-five (25) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands 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.

# REDEMPTION QUIETUS

COUNTY AUDITOR'S OFFICE

STATE OF INDIANA }  
MARION COUNTY } SS:

THIS IS TO CERTIFY, That

Elizabeth Gaul

has filed in the Auditor's Office of said County, the County Treasurer's receipt for

Twenty Four

74

Dollars

100

for the redemption of the following described Real Estate in Marion County, Indiana, to-wit:

PART OF SECTION OR SUBDIVISION	In-Lot	Out-L't	Block	Sec.	Town.	Range	Acres
McCartys (7k) Sub	25	170					
"	22	170					

Bought by Oscar G. Miller on the 8 day

of February, 1915, and sold in the name of Elizabeth Gaul

on Certificate No. 54869 & 70 for Taxes of 1913 and 1914

and that said redemption has been entered in Sale Book, Vol. 18, page 115

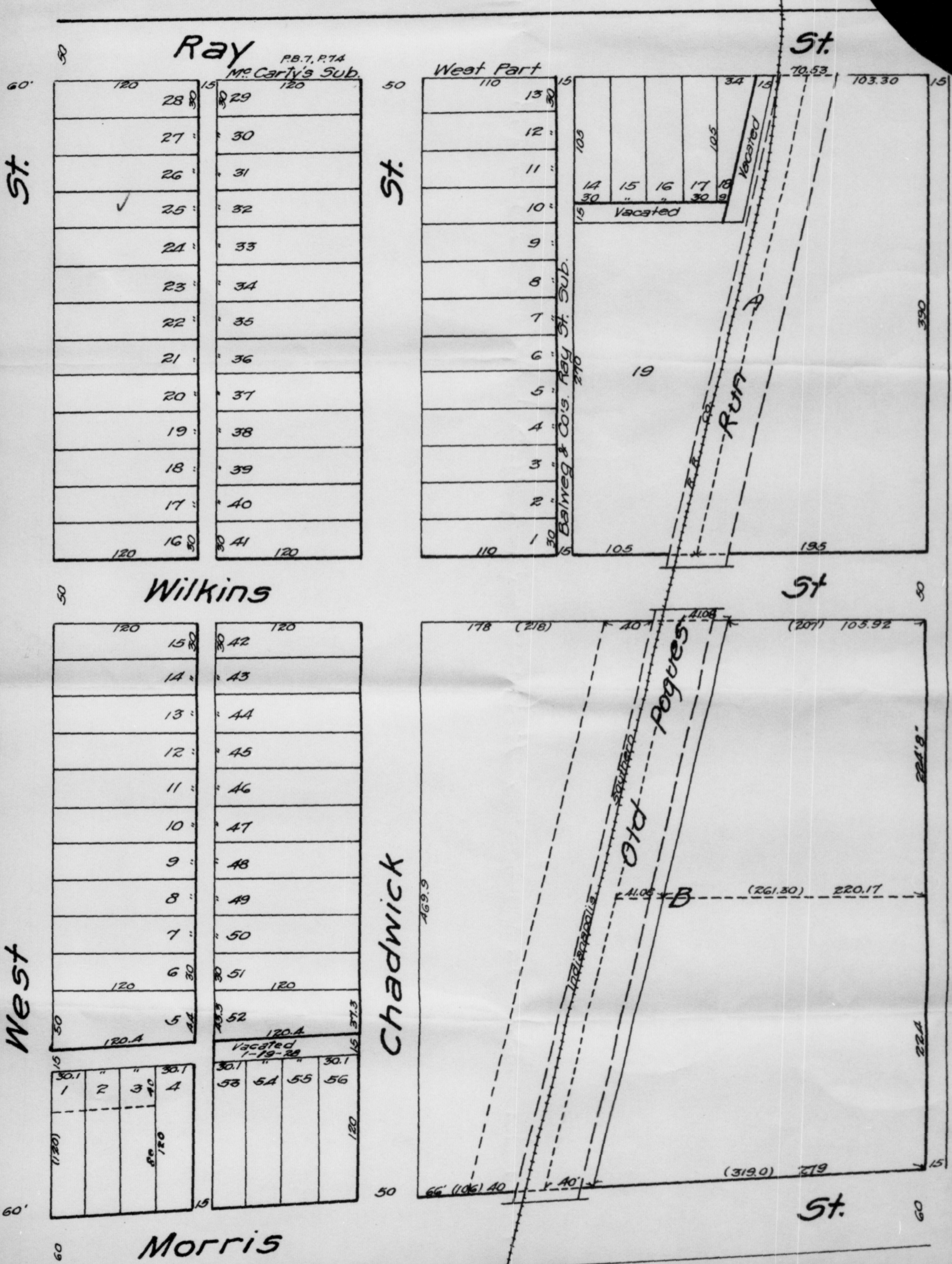
WITNESS my hand and official seal, this 5<sup>th</sup> day of Feb. 1916

\$ 64 24

Leo K. Feeler

AUDITOR MARION COUNTY

# W. Pt. Out Lot N<sup>o</sup> 120.





D. p. 535.  
May 2, 1834.

Agent of State  
to  
Nicholas McCarty.  
Out-lot 120 and others.

Agent's Deed.

Nicholas McCarty died intestate, May 17, 1854.  
The estate has been fully settled and closed June 7, 1860.  
See Complete Record, No. 11, p. 66, etc., of the Marion Common Pleas Court.

Nicholas McCarty left surviving him his widow, Margaret McCarty and four children, Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty.

In the Marion Court of Common Pleas, October Term, 1854, Complete Record, No. 4, p. 159, etc.

Partition proceedings wherein there are set-off to the widow, Margaret McCarty, certain parts of the real estate of Nicholas McCarty, deceased, not including out-lot 120 or any part thereof, as her full share of the estate, leaving the four above children and heirs tenants in common of out-lot 120, free of all claims of the said widow.

Marriage Record,  
No. 6.  
p. 659.

Susannah McCarty  
and  
Henry Day.

Marriage, December 8, 1857.

Marriage Record,  
No. 10,  
p. 30.

Margaret R. McCarty  
and  
John C. S. Harrison.

Marriage, October 1, 1867.

Susanna McCarty Day died testate August 30, 1873.  
Estate has been fully settled and closed up October 19, 1874.  
See Order Book 35, p. 80, of the Marion Civil Circuit Court.

Will Record,  
E. p. 123.

Last Will and Testament of Susanna McCarty Day, deceased, dated August 21, 1873, and probated September 19, 1873.

Devises her real estate, in three equal parts, to her husband, Henry Day, and to her two children, Henry McCarty Day and Margaret McCarty Day.

Plat Book 7, p. 74.  
April 10, 1875.

Nicholas McCarty, Frances J. McCarty, John C. S. Harrison and Margaret A. McCarty Harrison, his wife, and Henry Day, for himself and as Guardian of Henry McCarty Day and Margaret McCarty Day, filed a Plat of McCarty's subdivision of the west part of out-lot 120, in the City of Indianapolis.

This subdivision comprises 136 lots, numbered 1 to 136 inclusive, and 2 large lots or blocks, lettered A. and B.

ABSTRACT OF TITLE

—TO—

Lot

25

in

MCCARTY'S SUBDIVISION

OF THE

West Part

OF OUT LOT 120,

IN

THE CITY OF INDIANAPOLIS,

Marion County, Indiana.

PREPARED FOR

BY

Wm. C. Anderson,

Moore's Block, 86 East Market Street, - - - INDIANAPOLIS, IND.

**ORIGINAL TITLE TO MARION COUNTY AND THE CITY OF INDIANAPOLIS.**

The land now known as Marion County, is a part of the Territory purchased by the United States of the Delaware Indians, by treaty, at Greenville, Ohio, in 1818. By act of Congress, the United States granted to the State of Indiana four sections of land for a State Capital, subject to certain conditions, which grant and conditions were accepted, and in 1821 said four sections were located, being Sections 1, 2 and 12, and part of Sections 11 and 3, in Township 15, North, of Range 3, East, containing in all 2,560 acres, equal to four full sections.

The City of Indianapolis was then laid out into Squares and Out-Lots, and the office of Agent of State created; the duty of said officer being to sell and convey Lots in said city. In 1844 said office was discontinued, and the papers and records transferred to the Secretary and Auditor of State, who are at present custodians thereof.

152 p. 306.  
April 18, 1882.

Henry Day, Guardian of Margaret  
McCarty Day, minor heir of Su-  
sanna McCarty Day, deceased,                      Guardian's Deed.  
to  
Frances J. McCarty.

By order of the Common Pleas Court of Marion county, Order Book 60,  
p. 228, etc.

The undivided one-twelfth interest in lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12,  
13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35,  
36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58,  
59, 63, 64, 65, 66, 67, 68, 69, 70, 71, 74, 75, 76, 78, 79, 80, 81, 82, 84, 85, 86, 87, 88,  
89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 103, 104, 105, 106 and 108 in McCarty's  
subdivision of the west part of out-lot 120, in the City of Indianapolis, and other  
real estate.

Title still rests in Nicholas McCarty, Frances J. McCarty, Margaret R.  
McCarty Harrison, Henry Day and Henry McCarty Day to lots 1, 2, 3, 4, 6, 7,  
8, 9, 10, 11, 12, 13, 14, 16, 17, 18, 20, 21, 22, 23, 24, 25, 26, 31, 33, 34, 35, 36, 37, 38,  
39, 40, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 78, 79, 99, 103  
104 and 105 in McCarty's subdivision of the west part of out-lot 120, in the City  
of Indianapolis.

MORTGAGES—

None unsatisfied.

TAXES—

City taxes, 1884, are paid, and the State and county taxes, 1884, are paid  
as to the first installment.

POWER OF ATTORNEY—

7 p. 423.  
May 26, 1885.

Margaret R. McCarty Harrison and  
John C. S. Harrison, her husband.  
Frances J. McCarty (unmarried),  
Henry Day (widower), and Hen-                      Power of Attorney.  
ry McCarty Day (unmarried),  
to  
Nicholas McCarty.

To sell and convey by warranty deed all their title and interest in the lots  
hereinafter named; also to receive and receipt for purchase-money, and to enter  
satisfaction of mortgages, to-wit, lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 16, 17,  
18, 20, 21, 22, 23, 24, 25, 26, 31, 33, 34, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46,  
47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 78, 79, 103, 104 and 105 in McCarty's  
subdivision of the west part of out-lot 120, in the City of Indianapolis, and other  
real estate.

INDIANAPOLIS, IND., May 30, 1885.

I find no further conveyances or unsatisfied incumbrances of record.

Search made as to records of the Recorder's office, his Pendens Records  
and the Judgment Dockets of all the Courts of Records of this County and  
United States Courts at Indianapolis.

WM. C. ANDERSON.

3 shares 5841 -

Fred. W. Gault  
Eligible.

Lot 25 -

McCarty will take 5th Reg.

# Abstract of Title

TO

LOT

29

IN

## McCarty's Subdivision

of WEST Part of Outlot  
120 in the city of  
Indianapolis.



PREPARED BY

WM. C. ANDERSON,

86 EAST MARKET ST.

INDIANAPOLIS.

A. B. BAKER, PRINTER.

Continuation of abstract of Title to lot 25 in  
McCarthy subdivision of the West Part of our  
lot 170 in the City of Indianapolis.

---

Prepared for Frederick Gaul since date of  
Wm C. Anderson May 30. 1885.

---

194. p 349.  
Sept 19. 1887.  
Received  
Sept 20. 1887.

Nicholas McCarthy (unmarried)  
Margaret R. McCarthy Harrison  
and John C. S. Harrison her  
husband. Francis J. McCarthy  
(unmarried) Henry Day

Warranty Deed.

Day (unmarried) by  
Nicholas McCarthy their  
attorney in fact  
to

Frederick W. Gaul

Lot 25 in McCarthy subdivision of  
the West Part of our lot 170 in the City of  
Indianapolis.

---

There are no Further Conveyances.

---

Encumbrances.

Mortgage

160.953.

Sept 19. 1887

Recorded

Sept 19. 1887

Frederick W. Gaul

Mortgage  
same lot 25.

Frederick W. Gaul  
to  
Nicholas McCarty

To secure 4 Promissory notes even date  
each for \$100.00 payable 1. 2. 3. and 4 years after  
date with 6% p.a. interest and 8% p.a. interest  
after maturity. *first wife for sum of \$100*

Judgments

None unsatisfied.

Taxes

Taxes 1887 paid.

Indianapolis April 23 1888.

We find no further conveyances nor  
unsatisfied Encumbrances of Record on  
the tract described in Caption.

Search made in the Recorder's Office the  
his Penders Records of Complaints and  
Attachments and the Judgment books of  
Superior and Marion Circuit Courts as said  
Records and books are now entered up.

The Anderson Abstract Co.

Continuation of Abstract of Title to lot 25. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Frederick W. Gaul since date of former continuation, April 23, 1888.

There are no further conveyances.

Mortgage.

166. p, 570  
Apr. 27, 1888.

Frederick W. Gaul and  
Elizabeth Gaul his wife,

Mortgage.

See to  
Morris Street Saving and Loan Association.

Same lot 25. in McCarty's Subdivision as above:  
To secure weekly dues 3 shares, and 6% p.a. interest on \$584.00.

Street Improvement Assessment.

12. p, 50  
Nov. 8, 1893.

F. W. Gall  
to

Improvement of West Street.

Same lot 25. as above described: \$178.20 in 10 installments with interest. *Installments including Nov. 1901 Paid.*  
*Installment for sum of \$178.20 & L. Co. by Sec. Treas.*  
*all not up to date Nov. 1901*

Tax Sale.

11. p, 61  
No. 27593.

7/8 of lot 25. sold February 10, 1891, for taxes 1890 and arrears for \$31.37 to Nicholas McCarty.

Taxes for 1892 not paid and delinquent with penalty.

Taxes for 1893 not paid.

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

In the Superior Court of Marion County.

No. 41092  
171. p, 85

*J.E. Flona*  
4

Frederick W. Gaul, et al. at suit <sup>The</sup> Windisch - Muhlauser  
Brewing Company, September 8, 1890: \$1083.33 and costs. ✓

No. 41541.  
167. p, 437

Frederick W. Gaul, et al. at suit James Stevenson, ✓  
December 10, 1890. \$164.09 and costs.

In the Circuit Court of Marion County.

Frederick Gaul at suit Jno. W. Schmidt ✓  
October 28, 1889. \$134.50 and costs.  
Transcript filed October 28, 1889.

Fred. Gaul at suit Edward H. Eldridge, ✓  
October 29, 1889. \$93.47 and costs. )  
Transcript filed November 12, 1889.

Frederick W. Gaul at suit Moses Exkhouse, ✓  
November 15, 1889. \$52.65 and costs.  
Transcript filed November 15, 1889.

Frederick W. Gaul at suit P. Lieber Brewing Company, ✓  
January 13, 1890. \$42.00 and costs.  
Transcript filed March 8, 1890.

*see foregoing proceedings  
at back of this abstract*

F 83 p 195  
*or 83 jackson 2*

Fred W. Gaul at suit Samuel M. Mayer, et al. ✓  
February 26, 1890. \$69.05 and costs.  
Transcript filed March 9, 1890.

*Emil M Mayer*  
83 p 195

Fred W. Gaul at suit George W. Stout, ✓  
June 19, 1890. \$72.37 and costs.  
Transcript filed June 24, 1890.

Fred Gual, et al. at suit Charles Ferger, ✓  
May 18, 1889. \$17.00 and costs.  
Transcript filed September 20, 1890.

No. 5756  
95. p, 460.

*5756 Geo Bolaudy or John Moor  
Lawrence Tp near Oak Dale*

Frederick W. Gaul at suit Grange Hall Association, ✓  
March 2, 1892. \$200.00 and costs.

*Indian Creek Grange  
No. 828*

Indianapolis, Ind., Feb. 1, 1894.

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

Search made in the Recorder's Office, the Lis Pendens Records of 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.

*Stedman*

#86 East Market Street.



Continuation of Abstract of Title to lot 25. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Mr. Frederick W. Gaul since date of former continuation, February 1, 1894.

There are no further conveyances.

Assessment for Kentucky Avenue Main Interceptor paid;  
see Record 25. page 58.

Tax Sale.

12. p. 78  
No. 31249.

Lot 25. above described sold February 14, 1894 for taxes 1893 and arrears, to Nicholas McCarty for \$30.82.

Taxes for 1894 not paid and now delinquent with penalty.

*Since paid*

In the Superior Court of Marion County

No. 46609.  
Suit filed  
Feb. 3, 1894.

Morris Street Saving and Loan Association,  
versus

Frederick W. Gaul, Elizabeth Gaul, Nicholas McCarty, The Windish - Muhlauser Brewing Company, James Stevenson, John W. Schmidt, Edward H. Eldridge, Moses Eckhouse, P. Lieber Brewing Company, Samuel H. Mayer, Emil M. Mayer, Charles Ferger, Grange Hall Association, Indian Creek Grange No. 28. P of H., George W. Stout, Indiana Trust Company, Assignee.

Judgment and decree of foreclosure of mortgage executed by said Frederick W. Gaul and Elizabeth Gaul his wife to the Morris Street Saving and Loan Association, and recorded in Mortgage Record 166. page 570.

Judgment dated March 13, 1894, for \$179.70, and on cross-complaint of Nicholas McCarty for \$616.68 and costs, and for the further sum of \$73.54 on tax certificates; see Order Book 181. page 465, and full proceedings in Complete Record 120. page 257, etc.

Said above described lot 25. was sold April 7, 1894, by the Sheriff of Marion County for \$971.30, thereby satisfying said Judgments and costs; see Execution Docket 42. page 186. == Nicholas McCarty being the purchaser at said sale. =

Indianapolis, Ind., June 1, 1895.

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

Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts, as said Records and Dockets are now entered up.

*Hudson*

#86 East Market Street.

Frederick W. Gaul By Sheriff } June 4, 1895  
 To Sheriff Dick } Record 275 page 474  
 Nicholas McCarty } Lot 25 McCarty's Sub. of 1902  
 part Out Lot 120

Concerning Mortgage of said Gaul to Morris Street S & L Assoc  
 and to Nicholas McCarty - Record 160 page 53 & 166 page 570  
 For proceedings see previous Continuation - 4 page back

Nicholas McCarty - married } June 5, 1895  
 To Mary } Record 276 page 61  
 Elizabeth Gaul } Same Lot 25

Elizabeth Gaul & heirs } June 5, 1895  
 Nicholas McCarty } Record 291 page 183  
 Securing } Same Lot 25  
 made to be subsequent junior to Mortgage of June 5 1895  
 to U.S. B & A Institution for \$900<sup>00</sup>

Elizabeth Gaul & heirs } June 5, 1895  
 U.S. Building } Record 291 page 364  
 Securing } Same Lot 25

Since Paid  
 No. 123 & L. Co.  
 This is to certify that the above  
 has been paid

Recd  
 July 18, 1899

Recd  
 July 1, 1899

January 18 1899

Examination of June 1. 1895 continued to date and  
we find no change of title or unsatisfied incumbrance  
incurred as to said lot 25 since said date except as  
herein named

Ellis H. Butler

State of N.Y.

++ 3919 ++

Continuation of Abstract of Title to lot 25. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Messrs. Robertson and Hoover, since date of former continuation January 18, 1899.

There are no further conveyances.

Mortgage.

Satisfied... *Nov 23-1901*  
Marion Title Guaranty Company

357. p, 486  
Jan. 25, 1899.  
Recorded  
Feb. 1, 1899.

Elizabeth Gaul and Frederick W. Gaul her husband,

to

Railroadmens Building and Savings Association.

Lot 25. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

To secure a loan of \$1000.00 with certain dues, interest, premium and fines.

*Satisfied  
Nov 23-1901  
Ed*

Taxes for 1900 paid.

Taxes for 1901 now a lien.

*W. W. Crofford*  
REGISTERED IN FULL  
ATTORNEY AT LAW

Indianapolis, November 4, 1901.

We find no further conveyances nor unsatisfied encumbrances of record on lot 25. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis, since date of January 18, 1899.

Search made in the Recorder's Office, 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 E. Hume*  
Sec'y & Treasr

K & L

Continuation of Abstract of Title to Lot 25 in McCarty's Sub-division of the West part of Out Lot 120 in the City of Indianapolis.

Prepared for John R. Welch, since date of former continuation dated November 4, 1901.

There are no further conveyances.

Encumbrances.

404, p. 381.  
Nov. 12, 1901.  
Recorded  
Nov. 23, 1901.

*Satisfied  
June 14, 1912*

Elizabeth Gaul, and  
Frederick W. Gaul, her husband,  
to  
Peter M. Toole.

*SATISFIED BY RECORD  
June 14, 1912*

Lot 25 in McCarty's Subdivision of the West part of Out Lot numbered 120 in the City of Indianapolis. To secure the payment of one promissory note for \$850.00 and due in 5 years after date with 6% interest per annum payable semi annully and 8% after maturity and 10% attorneys fees.

This note may be prepaid in sums of \$100.00 or any multiple thereof at any interest period after one year.

Assessments.

79, p. 332.  
Approved  
April 11, 1904.

*Paid in full  
7/20/04*

E. Gaul.  
to  
Local Sewer in 1st Alley East of West Street from Wilkins Street to Ray Street.

Assessment.

Lot 25 as above described for \$13.70 in ten Annual Installments with 6% interest per annum, payable semi annually. 1/10 of said principal sum being payable annually, and the interest payable in April and November of each year.

All installments paid up to and including April 1912.

*SINCE PAID IN FULL  
7/20/04*

87, p. 180.  
Approved  
June 16, 1905.

*now 9/10  
P. R. Welch 1914  
now 1914 del. J.R.W.*

Elizabeth Gaul.  
to  
East Sidewalk West Street from Ray to Morris Streets.

Assessment.

Lot 25 as above described for \$23.66 in ten Annual Installments with 6% interest per annum, payable semi annually. 1/10 of said principal sum being payable annually, and the interest payable in April and November of each year.

All installments paid up to and including April 1912.

*SINCE PAID IN FULL  
7/20/04*

Taxes for the year 1911, 1st installment paid,  
2nd installment unpaid.

Taxes for the year 1912, now a lien.

Attention called to 2nd Park and Boulevard  
Assessment for ~~2nd~~ Park District for which  
property may be assessed.

2nd South  
Park  
Since  
Paid  
JRH

Indianapolis, Ind. May 31, 1912.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of November 4, 1901.

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 Marion Superior, Circuit and Probate Courts; also Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

EE.

-2-

MARION TITLE GUARANTY COMPANY

By *C. A. Sampson* ..... Manager

1. A Continuation of an Abstract of title to lot 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana. Since May 31, 1912.

- 2 State of Indiana, Marion County S.S.

Nicholas McCarty being duly sworn on his oaths says that he is the son of Nicholas McCarty deceased who formerly owned in his lifetime Out Lot 120 in the City of Indianapolis Indiana. That this affiant is now 78 years of age and that he is the Brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day, that this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of Oct. 1867 to John C. SHarrison.

(signed) Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public this 22nd day of November 1912.

Frank C. Groninger Notary Public.

My Commission expires June 4, 1913.

Recorded Nov. 23, 1912 in Misc. Record 74 page 241.

- 3 Elizabeth Gaul died intestate June 27, 1913 as appears at a subsequent Entry herein.

- 4 In Complaint filed Sept. 8 1913 in the Marion Circuit Court Cause # 22883 wherein Frank Butsch was plaintiff and Frederick W. Gaul was defendant plaintiff alleged that Elizabeth Gaul died intestate on the 27th day of June 1913 the owner in fee simple of lots 22 and 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, Marion County, Indiana. That the intestate Elizabeth Gaul



left surviving her as her sole and only heirs at law her husband Frederick W. Gaul the defendant therein and her son by a former marriage Frank Butsch who is the plaintiff therein. Said cause dismissed by plaintiff June 19 1914 Costs paid, Order Book 198 page 534.

- 5 No letters of Administration issued in Marion County upon the estate of Elizabeth Gaul deceased.

- |   |                                                                           |                            |                                                                                                |
|---|---------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------|
| 6 | Frederick W. Gaul widower<br>and unmarried<br>To Warranty<br>Ivan Dorman. | #<br>#<br>#<br>#<br>#<br># | June 18 1914<br>Record 529 page 536<br>Recorded June 19 1914<br>His undivided interest in lots |
|---|---------------------------------------------------------------------------|----------------------------|------------------------------------------------------------------------------------------------|

22 and 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as recorded in Plat Book 7 page 74 Subject to all existing liens and encumbrances.

- |   |                                                                                                                                   |                                      |                                                                                                                                                                          |
|---|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 7 | Frank C. Butsch and Amelia<br>K. Butsch, his wife, and<br>Amelia K. Butsch acting for<br>herself<br>To Quit Claim<br>Ivan Dorman. | #<br>#<br>#<br>#<br>#<br>#<br>#<br># | June 18 1914<br>Record 529 page 537<br>Recorded June 19 1914<br>Their undivided interest in lots<br>22 and 25 in McCartys Subdivision<br>of the west part of Out Lot 120 |
|---|-----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

in the City of Indianapolis as recorded in Plat Book 7 page 74 Subject to all existing liens and encumbrances.

8 Ivan Dorman unmarried # June 19 1914  
 To Warranty # Record 538 page 140  
 Fidelity Trust Company Trustee # Recorded Jan. 26, 1915

Lots 22 and 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 7 page 74 Subject to all existing liens and encumbrances. The conditions of the Trust on which this conveyance is made are that said Trustee shall take and hold the said property with full power to lease mortgage and sell the same and upon a sale being made the purchaser shall not be charged with any duty as to the proper application of the proceeds arising out of the sale of said property but shall take the same absolutely under the deed of the Trustee herein without any conditions or duties imposed.

9 Fred W. Gaul unmarried # March 22, 1915  
 To Quit Claim # Record 541 page 188  
 Hubert W. Woodsmall Trustee # Recorded March 22 1915

Lots 22 and 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 7 page 74 Subject to a mortgage in favor of the Fidelity Trust Company and a mortgage in favor of the Celtic Building and Loan Association. Subject also to the conditions of the Trust heretofore created in favor of the Fidelity Trust Company Trustee.

The purpose of this deed being to release and quit claim all interest which the grantor has as the cestui que trust under the trust created by a conveyance to the Fidelity Trust Company trustee the said grantor being the sole and exclusive beneficiary of the remainder under said trust and the conditions of said trust whereby the Trustee is authorized and empowered to mortgage and sell the same being hereby continued and the Trustee hereunder authorized and

3 D

4 principal notes or bonds of \$100.00 each payable in 5 years from the 19th day of June 1914 and 40 coupon or interest notes of \$3.00 each maturing in sets of 4 interest notes or coupons in 6,12, etc. to 60 months respectively. Also one principal note or bond of \$500.00 each payable in 5 years from the 19th day of June 1914 and 10 coupon

*Pat 10/20/19  
 Fidelity Trust  
 Hubert W. Woodsmall*

4 D

empowered to join in any such conveyance and in the event of any sale the trustee herein shall have full power to execute any deed of conveyance and the purchaser of such property shall take the same absolutely without any duty as to the property application of the proceeds or other conditions or duties imposed.

10 Elizabeth Gaul and Frederick W. Gaul, her husband. To Mortgage The Celtic Saving and Loan Association No. 3 of Indianapolis, Indiana. # June 5, 1912 # Record 592 page 49 # Recorded June 14, 1912 # Lot 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis. # # # # #

To secure the performance of the stipulation and conditions of a certain bond of even date herewith in the penalty of \$700.00 together with interest on such sums at the rate of 6 % per annum together with certain weekly dues, fines, assessments, etc. 10 % attorneys fees.

11 Ivan Dorman unmarried To Mortgage The Fidelity Trust Company of Indianapolis, Indiana. # June 19 1914 # Record 640 page 357 # Recorded June 19 1914 # Lots 22 and 25 in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 page 74. # # # # #

To secure the payment when the same shall severally become due of 4 principal notes or bonds of \$100.00 each payable in 5 years from the 19th day of June 1914 and 40 coupon or interest notes of \$3.00 each maturing in sets of 4 interest notes or coupons in 6, 12, etc. to 60 months respectively. Also one principal note or bond of \$500.00 each payable in 5 years from the 19th day of June 1914 and 10 coupon

*Sub. S. 11/70*  
*AM*  
*Got 10/20/19 by Fidelity Trust Co by Timothy Sexton Ass Secy Trans.*  
*AM*  
*4 D*

*1912*  
*AM*  
*Satisfied of Record*  
*Attest: W. [Signature]*

*Satisfied of Record*  
*Fidelity Trust Co*  
*Timothy Sexton Ass Secy*  
*10/20/19*  
*AM*

or interest notes of \$15.00 each maturing in set of 1 interest notes or coupons in 6,12, etc. to 60 months respectively dated 19th day of June 1914 with interest at the rate of 8 % per annum after maturity and 10 % attorneys fees, executed for an actual loan of \$900.00 in money.

- 12 Auditor of Marion County # Feb. 8 1915  
 To Tax Sale # Register 18 page 115  
 Oscar G. Miller. # Certificate 54869  
 #  
 #  
 #  
 #  
 Lot 25 in McCartys Sub. of W. Pt. Out Lot 120  
 Sold in the name of Elizabeth Gaul for taxes of years 1913 and 1914 including penalty interest and cost.
- 13 Judgments examined Vs. Elizabeth Gaul Frederick W. Gaul Frank C. Butech, Ivan Dorman, Fidelity Trust Company Trustee and Hubert W. Woodsmall Trustee and against none other.
- 14 Taxes for 1913 and 1914 paid in full by sale at Entry No. 12, herein.

- 15 Taxes for 1915 payable in 1916 now a lien.

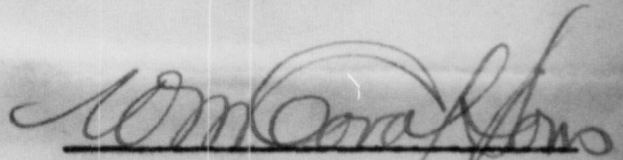
SINCE PAID IN FULL  
 By W. H. EDWARDS & SONS  
 Feb 15 1916

Paid

16

Indianapolis, Ind June 9 1915

Examination of May 31, 1912 Continued to date and we find no change in title or incumbrances upon the Real Estate described in the Caption of this Continuation except as within shown as appears from the Records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens Records of Complaints and Attachments, the Tax Duplicates and Municipal Assessment Records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said Records and Dockets are now entered up.



155 East Market Street.

6. D.

Examination as to lot 25 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis since June 9, 1915.

Fidelity Trust Company, Trustee, : June 15, 1915.  
by William M. Fogarty, Prest., : Recorded June 17, 1915.  
T.P. Sexton, Secty., (Corporate : Book 544 page 214.  
Seal), Hubert H. Woodsmall, : Lots 22 and 25 in McCarty's  
Trustee, and Fred W. Gaul, un- : Subdivision of the west  
married, : part of Out Lot 120 in the  
-1- To Quit Claim Deed : City of Indianapolis.  
Henry Seyfried and Bertha :  
Seyfried, husband and wife. :

Subject to a mortgage recorded in Mortgage Record 592 page 49 and a mortgage recorded in Mortgage Record 640 page 357.

Taxes for 1918 first half paid.  
Taxes for 1919 as lien.

SINCE PAID IN FULL  
BY [Signature]  
Attest: [Signature]

Indianapolis, Ind., Oct. 15, 1919.

Since June 9, 1915 I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 25. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditors office and of municipal assessments in the Treasurers office.

Albert B. Cole

1. A Continuation of an Abstract of title to lot 25 in McCartys Subdivision of the west part of Out lot 120 in the City of Indianapolis, as per plat thereof recorded in plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana, since October 15, 1919.

2. State of Indiana, Marion County S.S.

Before me the undersigned a Notary Public in and for said County and State personally appeared Fred W. Gaul and being first duly sworn upon his oath according to law deposes and says that he is the beneficiary under two trust deeds heretofore executed by him to the Fidelity Trust Company as Trustee and Hubert H. Woodsmall trustee conveying to said trustees an equity in lots 22 and 25 in McCartys Subdivision of Out lot 120 in the City of Indianapolis, Marion County, Indiana, and said affiant now upon his oath says that upon his directions said trustees have this day executed their deeds conveying said equity in said property to Henry Seyfried and Bertha Seyfried, husband and wife and that the consideration for said conveyance has been duly paid and received by the affiant and the said affiant now joins in said deed of conveyance and says that said conveyance is absolute without any conditions or restrictions imposed or further considerations to be paid. The said grantees abovenamed taking said premises subject to all existing liens and encumbrances and said affiant further says that the amounts paid out of the proceeds of said conveyances were paid out by said Henry Seyfried upon the express directions of the affiant and for his use and benefit and in the discharge of obligations owing by him.

(signed) Fred W. Gaul.

Subscribed and sworn to this 15th day of June 1915.

Ancel P. Harvey (L.S.) Notary Public.

My Commission expires November 25, 1917.

Recorded April 7, 1920 in Misc. record 111 page 508.

3. Judgments examined against Henry Seyfried and Bertha Seyfried as husband and wife joint but not individually and against none other.

*pd full*

*all insts pd to 8/15/21  
incl may 1922*

4. See Barrett Law record 241 page 347 for assessment for improvement on record this assessment now  
Asphalt roadway and Brick Gutters in West Street. Approved Oct. 31, 1919, Total assessment on lot 25 herein \$178.71 new 2/10 paid up to and including May 1921 installment.

FULLY PAID  
M. BROWN ABSTRACT CO. MGR.  
ALL INSTALLMENTS UP TO AND INCLUDING  
*May 1922 Paid*  
Marion Title Guaranty Company  
By *[Signature]* Manager

5. Taxes for 1919 fully paid.

6. Taxes for 1920 1st half paid 2nd half unpaid.

*since pd*

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

7. Taxes for 1921 payable in 1922 now a lien.

Indianapolis Indiana, July 9, 1921.

8. Examination of October 15, 1919 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said records and Dockets are now entered up.

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



Continuation of Abstract of Title to Lot 25 in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis, as per plat recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

Prepared for W. T. Cannon, since date of July 9, 1921.

Town Lot Record  
651, p. 515  
Aug. 2, 1921  
Recorded  
Aug. 4, 1921

Henry Seyfried, and  
Bertha Seyfried, husband and wife.

Warranty Deed

to  
Thomas Dugan,  
Margaret Dugan, husband and wife.

Lot 25 in McCarty's Subdivision of Out Lot 120, in the City of Indianapolis.

Subject to all taxes and municipal assessments and the unpaid balance of a mortgage executed by the grantors to the Railroadmen's Building and Savings Association to secure a bond in the sum of \$1100.00, all of which the grantees assume and agree to pay as part of the purchase price for the above described real estate.

Also subject to any lien or charge against said real estate created by the grantees, Thomas Dugan and Margaret Dugan, since the 28th day of October, 1919.

There are no further conveyances.

Encumbrances.

Mortgage Record  
793, p. 297  
July 23, 1921  
Recorded  
July 26, 1921

Henry Seyfried, and  
Bertha Seyfried, his wife,  
to  
The Railroadmen's Building and  
Savings Association.

Lot 25 in McCarty's Subdivision of Out Lot 120, in the City of Indianapolis.

To secure the payment of a loan of \$1100.00 together with certain dues, interest, etc.,

On margin of record appears the entry  
FULLY PAID AND SATISFIED.  
L. M. BROWN ABSTRACT CO.  
MGR.

*Released on margin H*

Taxes for the year 1921, 1st installment <sup>are now</sup> paid.  
2nd installment <sup>is</sup> payable <sup>in</sup> November 1922.

Taxes for the year 1922, payable in  
May and November 1923.

As shown of record in Abstract No. 100  
E. F. PAID.  
BY L. M. BROWN  
BY *[Signature]*

Indianapolis, Ind., June 28, 1922.

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

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

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

Marion Title Guaranty Company  
By *[Signature]* Manager

77937

INDIANAPOLIS

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

1.

Continuation of Abstract of Title to Lot number Twenty-Five (25) 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 The Railroadmen's Building and Savings Association, since date of June 28, 1922.

2.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

MORTGAGES

Mortgage Record  
828 page 161  
July 8, 1922  
Recorded  
July 11, 1922

Thomas Dugan, and  
Margaret Dugan, his wife,  
to  
The Railroadmen's Building and  
Savings Association

Lot 25 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as shown by the plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain promissory note of even date hereof payable at the office of said Association, on or before ten years from date in the principal sum of \$1200.00 with interest at the rate of 6 1/2% per annum until paid together with certain dues, fines, attorney's fees, etc.

NOTIFIED OF RECORD  
L. M. BROWN ABSTRACT CO.  
*James A. Jones*

Mortgage

3.

*Released on margin for*

MECHANIC'S LIENS

4.

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

77937

INDIANAPOLIS

JUDGMENTS

5.

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. Thomas Dugan, and Margaret Dugan, jointly, for 10 years last past. None found unsatisfied.

TITLE

ASSESSMENTS

6.

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

OF

TAXES

7.

Taxes for year 1932 fully paid.

ABSTRACTS

8.

Taxes for year 1933 assessed in the name of Thomas and Margaret Dugan General Tax Duplicate No. 73396 Indianapolis, Center Township are due and payable the first Monday in May and the first Monday in November 1934.

May Installment \$8.92 paid.

November Installment \$8.92 unpaid.

As shown of record taxes are now  
FULLY PAID.  
L. M. BROWN ABSTRACT CO.  
GR.

9.

Taxes for year 1934 became a lien March 1st and are due and payable in May and November of the year 1935.

*Amended for*  
*L. M. Brown Abstract Co.,*

77937

10.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

*L. M. Brown Abstract Co.,*

ABSTRACTER'S NOTE:

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.

Provides for the establishing 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 of such purposes to divide the city into the following districts:

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

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

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

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

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

77937

11.

MAY 29, 1934

CERTIFICATE.

INDIANAPOLIS  
TITLE  
OF  
ABSTRACTS

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof.

And 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, and Federal Tax Liens, all as now entered up and indexed.

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

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

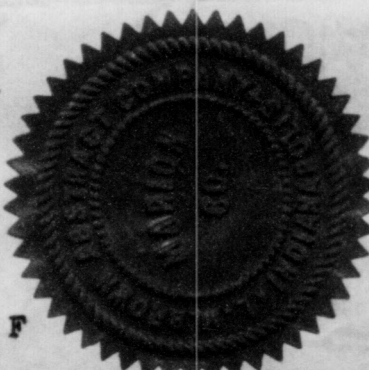
IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaints and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate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

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

The period of search covered by this certificate is from **June 28, 1922** to and including **May 29, 1934** and covers Paragraphs No. 1 to 11 both inclusive, and Sheets No. 1 to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY.

By *Russell A. Lee,*  
*mgr*



*L. M. Brown Abstract Co.,*

77937

UNITED STATES DISTRICT COURT

Search for

Judgments,

Pending Bankruptcies and Internal Revenue Tax Liens.

At the request of

**THE RAILROADMEN'S BUILDING AND SAVINGS ASSOCIATION**

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

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

Thomas Dugan

Margaret Dugan

*L. M. Brown Abstract Co.,*

INDIANAPOLIS

TITLE

OF

ABSTRACTS

May 29, 1934

L. M. BROWN ABSTRACT COMPANY

By *Russell a. Finn*  
Manager

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Twenty-five (25) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands 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 Lawrence Dugan, Administrator since date of May 29, 1934.

TITLE

CONVEYANCES

ABTRACTOR'S NOTE.

2.

OF

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the Probate of the last will or of the granting of letters of administration upon the estate of Thomas Dugan, deceased.

ABSTRACTS

3.

Margaret Dugan died intestate April 12, 1944.

PROBATE COURT OF MARION COUNTY

Estate Docket  
128 page 46379

Margaret Dugan

Estate

4.

April 18, 1944, Application for letters filed, bond filed and Lawrence J. Dugan appointed Administrator. Order Book 215 page 650.

May 5, 1944, Proof of publication of Notice of appointment filed.

Pending.

Applicateton for letters of administration recite that said decedent left as her sole and only heir at law: George W. McAllister, brother --.

PROBATE COURT OF MARION COUNTY

Estate Docket  
128 page 46379  
Petition filed  
June 15, 1944.

Lawrence Dugan, Administrator  
of the estate of  
Margaret Dugan, deceased,  
vs.

Petition of Ad-  
Administrator to  
Sell Real Estate  
to Pay Decedent's  
Debts.

5.

- ✓ George Westley McAllister,
- ✓ Margaret McAllister,
- ✓ Amanda Allee,
- ✓ Charles Allee,
- ✓ Irene Morgan,
- Lucy McAllister,
- ✓ Thomas McAllister,
- ✓ Verna McAllister.

L. M. Brown Abstract Co.,



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

The undersigned duly qualified and acting administrator of the estate of Margaret Dugan deceased, shows the Court that the said decedent Margaret Dugan died possessed of a personal estate amounting to \$1011.04 as shown by the inventory and appraisement heretofore filed. That the personal property in said estate is wholly insufficient to pay the debts of said decedent which this administrator has allowed and which are due and owing and which he is obligated to pay and which he cannot pay without selling the real estate in said estate.

That said claims are as follows to-wit:

Taxes due and owing,	\$ 29.80
John J. Blackwell & Sons, Funeral Director,	497.50
M. A. Hoffman Monument Works for Lettering on Monument over decedent's grave,	10.00
Barton, Curle & McLaren Bond of Administrator,	10.00
Nunnally Pharmacy, medicine decedent's last illness,	1.10
B. E. Shaefer for appraising decedent's estate,	50.00
Henry M. Otterbach for appraising decedent's estate,	5.00
Indianapolis Power & Light Co. final bill,	3.61
Citizens Gas & Coke Utility Co. final bill,	1.57
Indianapolis Water Co. final bill,	2.25
Thomas C. Batchellor for defending decedent's estate against administrator's claim,	50.00
Lawrence Dugan, Administrator, claim allowed by Probate Court on June 9, 1944, for services and other matters rendered to decedent in life time,	500.00
Mrs. Mary Carroll for services rendered to decedent in her life time,	200.00
Michael B. Reddington, attorney for Administrator for legal services rendered,	100.00
Lawrence Dugan, administrator of decedent's estate for services rendered as administrator,	100.00
Court costs,	<u>19.00</u>

TOTAL.....\$1534.83

That at the time of the death of the decedent herein she was the owner in fee simple of the following described real estate situated in Marion County, State of Indiana, and designated as follows to-wit:

Lot Numbered 25 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, the plat of which is recorded in Flat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

That all of said real estate is liable to sale and should be sold to make payment of debts of estate,

and that the probable value thereof is approximately \$2000.00, more or less.

That said decedent died intestate, a widow and unmarried and childless, having never had any children born to her, and that she left as her sole and only heirs at law a certain brother, and half brothers and sisters who are the decedent's only heirs at law and who are made defendants in this cause:

George Wesley McAllister	- Full Brother
Amanda Allee	- Half Sister
Irene Morgan	- Half Sister
Lucy McAllister	- Half Sister
Thomas McAllister	- Half Brother

That Lucy McAllister is unmarried and is at the present time of unsound mind and an inmate of the Indiana Central Hospital for the insane at Indianapolis, Indiana; that Irene Morgan is divorced and unmarried, and that Margaret McAllister is the wife of George Wesley McAllister, that Charles Allee is the husband of Amanda Allee, and Verna McAllister is the wife of Thomas McAllister.

That therefore your Administrator in order to pay in full the claims against his estate which he has allowed and which he is obligated to pay would show the Court that he can not do so unless the real estate in his said estate be sold to provide assets for the payment of all said claims which are due and owing against his said estate.

WHEREFORE, your administrator prays the court that upon the hearing of this petition, an order may be granted empowering him to sell said real estate in order to pay and discharge the debts and liabilities of said estate according to such terms as the Court may prescribe and that the Court may grant such other and further relief in the premises as the interests of this estate may require.

Lawrence Dugan.

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF MARION )

Lawrence Dugan, Administrator of the estate of Margaret Dugan deceased, being first duly sworn upon his oath states that the facts contained in the above and foregoing petition are true.

Lawrence Dugan.

Subscribed and sworn to before a Notary Public in and for said County and State this 15th day of June, 1944.

Helen R. Giffel (LS)  
Notary Public.

My Commission expires December 1, 1947.

Summons issued returnable June 27, 1944.  
Sheriff's return on summons shows service on Lucy McAllister by reading and copy to Dr. Max Bahr,

INDIANAPOLIS  
 TITLE  
 OF  
 ABSTRACTS

Superintendent of the Central Hospital for the Insane in whose care and custody the said Lucy McAllister now is as a person of unsound mind June 16, 1944.

June 29, 1944, Court appoints Thomas C. Batchelor guardian ad litem for defendant Lucy McAllister and filed answer in general denial.

June 30, 1944, The following defendants file waiver of issuance of summons and consent to sale: Thomas McAllister, Verna McAllister, Amanda Allee, Charles Allee, George Wesley McAllister, Margaret McAllister and Irene Morgan.

June 30, 1944, Administration Inventory and appraisal and oath of appraisers filed, appraising the realty described as 1019 South West Street, in the City of Indianapolis, at \$1600.00.

Administrator's bond filed in the penal sum of \$2000.00 which is approved by the Court.

L. M. Brown Abstract Co.,

June 30, 1944: COURT'S ORDER FOR SALE OF REAL ESTATE. Comes now Lawrence Dugan, Administrator of the estate of Margaret Dugan, deceased, and shows the court by notice and summons issued upon his petition filed herein, more than ten days prior to the date and time fixed for the hearing thereof, and the return of the Sheriff endorsed thereon, which notice and return read as follows (H.I.)

That the defendant Lucy McAllister has been duly served with notice of the filing and pendency of said administrator's petition to sell the real estate in his said estate, by service upon Dr. Max Bahr, Superintendent of the Central Indiana Hospital for the Insane and the letter in return thereto, by the said Dr. Max Bahr stating that the said Lucy McAllister is too mentally ill to appear in court, and now the written assets of the defendants George Wesley McAllister, Margaret McAllister, Amanda Allee, Charles Allee, Irene Morgan, Thomas McAllister and Verna McAllister are filed, all of whom duly waived the issuance of summons to them and have voluntarily appeared and consented to the sale of said real estate by your administrator herein, and which assents read as follows (H.I.)

(over)

And the petition upon the issue made by the answer of the defendant Lucy McAllister by and through Thomas C. Batchelor an attorney of this bar duly appointed by the court her guardian ad litem, and the consent of the other defendants, is now submitted to this court for judgment, finding and decree.

And the Court having heard the evidence, strict proof being required and made as to the defendant Lucy McAllister, she being a person of unsound mind, and the Court now being sufficiently advised in the premises finds that the personal assets of said estate are insufficient to pay and discharge the debts and liabilities thereof, which have been allowed and which the estate is obligated to pay, and that the real estate in said petition as hereinafter described is liable to be made an asset in the hands of said administrator to pay such indebtedness, and the court further finds that George Wesley McAllister, Amanda Allee, Irene Morgan, Lucy McAllister, and Thomas McAllister, are the only heirs of the decedent Margaret Dugan and the owners of the real estate described in administrator's petition.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED BY THE COURT, that the real estate of said decedent in administrator's petition mentioned and described as follows:

"Lot number twenty-five (25) in McCarty's Subdivision of the West part of Dut 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."

be sold by said administrator at private sale for not less than the full appraised value thereof on the following terms and conditions.

Said sale shall be for cash and the same shall be sold free and clear of all liens and encumbrances save the lien for current taxes; said administrator shall give ten days notice of said sale by one publication in a newspaper of general circulation in Indianapolis, Marion County, Indiana, and if sale be not made on the day appointed, said administrator is authorized to continue his sale from day to day thereafter until said real estate is sold.

And now again appears the said administrator and files an inventory and appraisal of the real estate in his petition described, taken and made in due form according to law and reading as follows (H.I.) and likewise tenders his additional bond in the penal sum of Two Thousand Dollars which bond is by the Court now approved and reads as follows: (H.I.)

And said Administrator is now directed to proceed to the sale of his said real estate and to make due report of his proceedings under this order.

E

*L. M. Brown Abstract Co.,*

Pending.

Order Book \_\_\_\_\_ Page \_\_\_\_\_

6.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

7.

TITLE

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

MECHANIC'S LIENS

8.

OF

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

JUDGMENTS

9.

ABSTRACTS

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

Margaret Dugan from August 5, 1934 to April 12, 1944, inclusive.

Lawrence J. Dugan, Administrator from April 18, 1944, to date.

(We find the following).

CIVIL MUNICIPAL COURT

James W. Carr,

Judgment

vs.

Margaret V. Dugan,

Ralph H. Dugan.

Judgment rendered June 27, 1939 against defendants for \$252.66 and costs.

Cause #78172  
Order Book  
70 page 11

10. ✓

*L. M. Brown Abstract Co.,*

- |                                            |              |                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------|--------------|-------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Cause #97147<br>Order Book<br>87 page 214. | INDIANAPOLIS | CIVIL MUNICIPAL COURT                                                                           | Judgment                                                                                                                                                                                                                                                                                                                                                            |
| 11.                                        |              | Margaret Dugan,<br>doing business as<br>Paramount Employment Bureau,<br>vs.<br>Robert Jones.    | Judgment rendered May 26, 1942 against plaintiff for costs.                                                                                                                                                                                                                                                                                                         |
| Cause #97486<br>Order Book<br>84 page 192  | TITLE        | CIVIL MUNICIPAL COURT                                                                           | Judgment                                                                                                                                                                                                                                                                                                                                                            |
| 12.                                        | OF           | Margaret Dugan,<br>doing business as<br>Paramount Employment Bureau,<br>vs.<br>Joseph Woodfork. | Judgment rendered July 8, 1942, against plaintiff for costs.                                                                                                                                                                                                                                                                                                        |
| Cause #98963<br>Order Book<br>87 page 443. | ABSTRACTS    | CIVIL MUNICIPAL COURT                                                                           | Judgment                                                                                                                                                                                                                                                                                                                                                            |
| 13.                                        |              | Margaret Dugan,<br>doing business as<br>Paramount Employment Bureau,<br>vs.<br>Dale Bell.       | Judgment rendered August 11, 1942, against plaintiff for costs.                                                                                                                                                                                                                                                                                                     |
| 14.                                        |              | ASSESSMENTS                                                                                     | None found unsatisfied of record which became a lien within the period of this search.                                                                                                                                                                                                                                                                              |
| 15.<br>16.                                 |              | TAXES                                                                                           | Taxes for year 1942, fully paid.<br>Taxes for year 1943, assessed in name of<br>Margaret and Thomas Dugan<br>General Tax Duplicate No. 322258<br>Parcel No. 18172<br>Indianapolis, Center Township<br>are due and payable the first Monday in May and the<br>first Monday in November, 1944.<br>May Installment \$13.38, Paid.<br>Nov. Installment \$13.38, Unpaid. |
| 17.                                        |              |                                                                                                 | Taxes for year 1944 became a lien March 1st and are due and payable in May and November of the year 1945.                                                                                                                                                                                                                                                           |

L. M. Brown Abstract Co.,

193757

## 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 and Federal Tax Liens.

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

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

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

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

The period of search covered by this certificate is  
from **May 29, 1934** to and including  
**August 15, 1944** and covers Paragraphs No. 1 to **18**

both inclusive, and Sheets No. 1  
to **8** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Amelia J. Shaw*  
President & Mgr.



Established 1868

# L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

193757

## OFFICERS

RUSSELL A. FURR  
PRES. & MANAGER  
VOLNEY M. BROWN  
VICE-PRESIDENT  
FRED G. APPEL  
VICE-PRESIDENT  
CORNELIUS O. ALIG  
TREASURER  
EDSON T. WOOD, JR.  
SECRETARY  
KARL MOHR  
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EDSON T. WOOD, JR.  
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FRED WUELFING  
ALLAN F. VESTAL  
ALBERT E. UHL  
RUSSELL A. FURR  
SAMUEL B. SUTPHIN  
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR  
BANKRUPTCIES

At the Request of

**Lawrence Dugan, Administrator**

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 **August 5, 1944** and all other Divisions of the State of Indiana, down to and including **July 29, 1944**

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.

Margaret Dugan

Lawrence J. Dugan, Administrator

Dated ..... August 5, 1944 .....

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*  
President and Manager

BRK

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