

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 49

Ch Fee

This Indenture Witnesseth, That SAMUEL M. MESKULAM AND PAULINE MESKULAM (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

THREE THOUSAND SEVEN HUNDRED AND 00/100 (3700.00) Dollars,

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

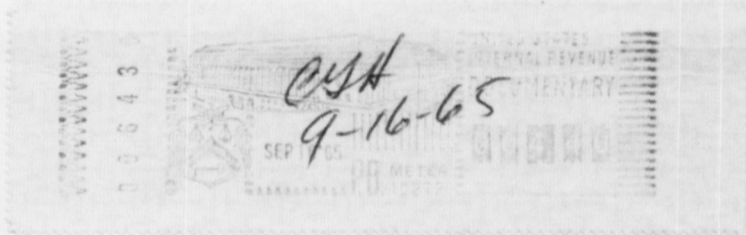
LOT 135 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 IN THE CITY OF INDIANAPOLIS, AS SHOWN BY PLAT BOOK 7, PAGE 74 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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

NOV 24 1965

John T. Sutton COUNTY AUDITOR



4.40

RECEIVED FOR RECORD 1965 NOV 24 AM 9:15 MARCIA M. HAWTHORNE RECORDER OF MARION COUNTY

W.H.B 9-29-65

Paid by Warrant No. A 71718 A 71717 Dated 11-5-65 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.

In Witness Whereof, the said SAMUEL M. MESKULAM AND PAULINE MESKULAM (ADULT HUSBAND AND WIFE) have hereunto set their hands and seal, this 14th day of SEPTEMBER 1965

(Seal) Samuel M. Meshulam (Seal) SAMUEL M. MESKULAM (ADULT HUSBAND) (Seal) PAULINE MESKULAM (Seal) PAULINE MESKULAM (ADULT WIFE) (Seal)

208 10-20-65

SDK

65

62214

Instrument Prepared by R. L. FIDLER 4-22-65

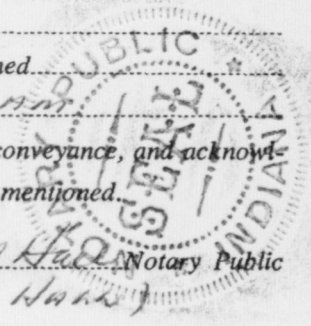
W R.L. Fidler

OCT 20 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 14th
 day of SEPTEMBER, A. D. 1965; personally appeared the within named
SAMUEL M. MESHULAM AND PAULINE MESHULAM
(HUSBAND AND WIFE) Grantor 5 in the above conveyance, and acknowl-
 edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires JANUARY 1969 Chadwick G. Hawk Notary Public
(CHADWICK G. HAWK)



65 62214

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of DUPLY ENTERED, 19.....

at FOR TAXATION o'clock m, and

Recorded in Book No. NOV 24 1965 page.....

Recorder Chadwick G. Hawk County

Duly entered for taxation this

day of, 19.....

Auditor's fee \$.....

Auditor..... County

ENVELOPE

28

Division of Land Acquisition
 Indiana State Highway Commission

Central

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70.3(S2)
Parcel No. 49
Road I-70
County Marrison
Owner Samuel Oberhulam
Address 3341 College Ave.
Address of Appraised Property: 10065. Church St.

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

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

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

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

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

(a) The fair market value of the entire property before the taking is: \$ 3,700.00

(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 \$ 3,700.00

(1) Land and/or improvements	\$ <u>3,700.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>3,700.00</u>

APPROVED BY:

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

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

65-20917A

The following is an Extension of the original search by Union Title Company under No. 65-6438A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 135 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since April 7, 1965, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

Old Age Assistance Search

-2-

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

Juvenile Court Search

-3-

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

65-20917A

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

-4-

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

-5-

Samuel M. Meshulam
and
Pauline Meshulam
jointly and
not individually

from April 7, 1965,
8 A.M. to date and
against none other.

-6-

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

-7-

Taxes for 1964 payable 1965 in name of Samuel M. & Pauline Meshulam.

Duplicate No. 319587, M-N-0, Indianapolis,
Center Township, Code No. 1-01, Parcel No. 37678.

May Installment \$44.77 Paid

November Installment \$44.77 Unpaid

-8-

Assessed Valuation

Land \$280.00 Improvements \$680.00 Exemptions None.

-9-

Taxes for 1965 now a lien in name of Samuel M. & Pauline Meshulam.

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

.....November 10, 1965..... 19.....

To Samuel M. Meshulam, Pauline Meshulam
3343 College Ave.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-71717-11-5-65 19.....
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>September 14, 1965</u> Parcel 49	3300.00

PLEASE RECEIPT AND RETURN

Received Payment: Samuel M. Meshulam & Pauline M.
Date November 16th 1965

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

✓
B

.....November 10, 1965.....19.....

To Samuel M. Meshulam, Pauline Meshulam
3343 College Ave.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No.A 71718..... 11-5-65..... 19.....
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No.I-70..... in..... Marion..... County..... I..... Project..... 70-3..... Section..... (52)..... as per Grant datedSeptember 14, 1965..... Parcel 49 escrow	400.00

PLEASE RECEIPT AND RETURN

Received Payment: *Samuel M. Meshulam & P. Meshulam*

Date: *Jan. 14th 1966*

CLANCY & ROLLER
ATTORNEYS AT LAW
SUITE 810 INDIANA PYTHIAN BLDG.
INDIANAPOLIS

2. No showing as to trusteeship of Theodore Peyer, as referred to at item 18 of the original abstract.

3. Have abstractor show that inheritance tax in the matter of the estate of Mary C. Bruning, shown at #21 of the abstract, has been paid.

4. No showing made that Nicholas McCarty and Frances J. McCarty were unmarried in the conveyance shown at #15 of the original abstract.

5. Have abstractor show that amounts assessed against this property under resolutions 9570 and 9551 as shown at #25 $\frac{1}{2}$ of continuation of June 22, 1920 have been paid, if such be the case.

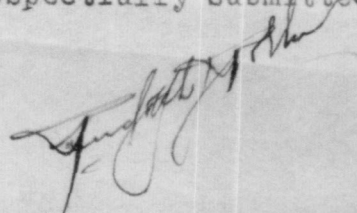
6. Taxes for year 1923.

7. Taxes for year 1924 now a lien.

8. Federal District Court Certificate should be secured for the following named persons:

Luther H. Worley,
Elizabeth G. Worley
Mary C. Bruning
Minnie Bruning

Respectfully submitted.



CLANCY & ROLLER
ATTORNEYS AT LAW
SUITE 810 INDIANA PYTHIAN BLDG.
INDIANAPOLIS

April 1, 1924.

Perry R. Thrush,
City.

Dear Sir:

We have examined the abstract of title submitted to us for the following described real estate, situated in Marion County, State of Indiana, to-wit:-

Lot one hundred and thirty five (135)
of McCarty's Subdivision of the West
Part of Out Lot 120 in the City of
Indianapolis.

Said abstract was originally made and continued from time to time by various abstractors, and finally continued to date of February 28, 1924, by the Marion Title Guaranty Company.

From such examination I am of the opinion that said abstract on its face, on said last mentioned date, shows a good fee simple title to said real estate, in Luther H. Worley and Elizabeth G. Worley, husband and wife.

Subject however to the following:-

1. Deed shown at #17 of the original abstract is imperfect for the reason that, Henry Day was selling as Guardian the interest of Henry McCarty Day and Margaret McCarty Day, and said deed in the caption recites that Henry Day, Guardian of Henry McCarty Day deceased, etc. conveys.

ABSTRACT OF TITLE

—TO—

Lot One hundred and thirty five (135) of McCarty's Subdivision
of the West part of Out Lot One hundred and twenty (120) in the city of
Indianapolis, as per Plat Book 7, page 74 thereof.

Marion County, Indiana

Prepared for

MEANS & BUENTING.

—BY—

Indiana Title Guaranty and Loan Company

INDIANAPOLIS, IND.

HISTORICAL NOTES

After the first permanent settlement of the North American Continent by the Spaniards in Florida, about 1568, by the French in Nova Scotia in 1605, and again at Quebec in 1608, and by the English in Virginia in 1607, the French, with the aid of the Catholic Church through its Jesuit missionaries, succeeded in gaining control of the country between the Great Lakes and the Ohio River.

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

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

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

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

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

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

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

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

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

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

By act of Congress the United States granted to the State of Indiana four sections of land for a State capital, the donation consisting of sections 1, 2 and 12, and part of sections 3 and 11, in township 15 north, range 3 east, containing in all 2,560 acres, the surveys being made in 1819.

The town of Indianapolis was laid off in 1821. The original survey of 101 squares, of which some were subdivided into lots, embraced an area of one square mile near the center of the four sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831. A plat including the original survey was filed in the recorder's office July 5, 1831.

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

W. Pt. Out Lot

Ray

McCarty's Sub.

83
82
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71

of the P.B.T. P.7A West Part

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96

St.

McCarty's Sub.

205
206
207
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P.B.T. P.145 Middle Part

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Ave.

St.

Ave.

Wilkins

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232

Senate

Church

Capitol

St.

Land Record
"D" p 535
May 2, 1834
Recorded
June 21, 1834.

Ebenezer Sharpe, Agent of State
for the Town of Indianapolis,
to
Nicholas McCarty, his heirs and assigns.
Out Lot 120 and others in the town of Indianapolis.

Agent's Deed

1.

2.

Nicholas McCarty died intestate May 17, 1854, leaving him surviving as his sole and only heirs at law, his widow, Margaret McCarty and four children, to wit: Nicholas McCarty, Margaret R. McCarty, Susannah McCarty and Frances J. McCarty; see Complete Record 11, page 66, of the Marion Common Pleas Court.

3.

The estate of Nicholas McCarty, deceased, was finally settled and closed January 7, 1860; see full proceedings in Complete Record 11, page 66 of the Court of Common Pleas of Marion County.

Marriage Record
6 p 30
Dec 9, 1857

Susannah McCarty,
with
Henry Day.

Marriage

4.

Marriage Record
10 p 30
Oct 2, 1867.

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

Marriage.

5.

6.

Margaret McCarty, widow of Nicholas McCarty, deceased, died intestate February 18, 1873, see Order Book Marion Circuit Court 69, page 542 for corrected affidavit of death executed by Nicholas McCarty, which contained the statement that Margaret McCarty died intestate February 18, 1874, when in fact, she died February 18, 1873, leaving her surviving as her sole and only heirs at law, Nicholas McCarty, Susanna McCarty Day, Margaret R. McCarty, Harrison, and Frances J. McCarty.

Estate Docket
8.p.283

Nicholas McCarty was appointed and qualified as Administrator of the estate of Margaret McCarty, deceased, March 14, 1874; see Order Book 34 page 551.

7.

September 12, 1899, The estate of Margaret McCarty deceased was finally settled and closed; see Order Book 140 page 121 of the Marion Circuit Court.

8.

Susanna McCarty Day died testate August 30, 1873.

Will Record
"T" p.123
Aug.21,1873

9.

LASTWILL AND TESTAMENT OF SUSANNA MCCARTY DAY, DECEASED,
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.

10.

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

Guardian's Docket
3. p. 30

11.

Henry Day was appointed Guardian October 15, 1873, of Henry McCarty Day and Margaret McCarty Day aged 14 and 10 years respectively; see Order Book 34, page 309 of the Marion Circuit court.

Henry McCarty Day became of age October 21, 1880, and said Guardianship was closed as to him; see Order Book 56 page 227.

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

AFFIDAVITS.

Misc. Record
17. p. 11
Sept. 7 1881
Recorded
Jan. 23, 1893

12.

I, Henry Day, the undersigned, being duly sworn according to law says that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the Agent of the State deeded Out Lot 120 in the City of Indianapolis, on May 2, 1835, which deed is recorded in Deed Record "D" page 535, that said Nicholas McCarty died previous to the fall of 1854 that he left Margaret McCarty, his widow, surviving him; that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant; that he left surviving him no grand-children by deceased sons or daughters; that said Nicholas McCarty, Jr., Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty, affiant's wife was of age on February 9, 1864.

Misc. Record
71. p. 357
Mch. 1, 1912
Recorded
May 14, 1912.

13.

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty, being duly sworn upon his oath says that he was acquainted during the life time with one Henry Day, who was the husband of Susannah McCarty Day, who was formerly the owner of the North Half of the North West Quarter of Section 22, Township 15. North Range 3 East in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, and that the said Henry Day who together with Nicholas McCarty and others conveyed by Warranty Deed the undivided five sixths part of Out Lot 109 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April the 28th, 1875 and recorded in Town Lot Record 114 at page 234 was at that time an unmarried man and that the said Henry Day never remarried after the death of his wife, Susanna McCarty Day, but died a widower.

Further affiant sayeth not.

(Signed) Nicholas McCarty.

Subscribed and sworn to before me, a Notary Public in and for said County and State this 1st day of May 1912.

(Signed) Fred D. Stiliz, Notary
Public. (L.S.)

My Commission expires April 8th, 1916.

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

14.

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

91 p 136
Apr 13, 1875
Recorded
June 22, 1875

15.

Nicholas McCarty, John C.S. Harrison, Margaret McCarty Harrison, Frances J. McCarty, Henry Day,
to

Warranty Deed

John F. Bruning.

The undivided five sixths 5/6ths part of Lots numbered 134 and 135 in McCarty's Subdivision of the West part of Out Lot numbered 120 in the city of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's office of said County of Marion.

IN THE MARION CIRCUIT COURT.

Sale Real
Estate Docket
#336.

1, p 235.
16.

In-ReGuardianship of Henry McCarty Day, and Margaret McCarty Day, Henry Day Guardian,

Petition for
Sale Real Estate

May 19, 1875, Guardian files Petition for sale of wards, interest in Lots 134 and 135 of McCarty's Subdivision of West part Out Lot 120 in city of Indianapolis. Lawrence G. Hay and William Mansur appointed appraisers, Order Book 35, page 486.

May 20, 1875, Appraisement filed, appraising wards interest in Lots 134 and 135 together with other property at \$8863.00

Bonds filed and approved, sale ordered at private sale, for not less than appraised value, without notice, Order Book 35, page 488.

May 20, 1875, Guardian reports sale of wards interest in Lots 134 and 135 to John Frederick Bruning for \$233.34/100 Order Book 35, page 522, Report examined and approved and ordered delivered, to purchaser, Order Book 35 page 525 and 526.

91 p 137
May 20, 1875
Recorded
June 22, 1875.

17.

Henry Day, Guardian of Henry McCarty Day deceased, as such Guardian by order of the Circuit Court of Marion County in the State of Indiana, entered in Order Book 35, of said Court on page 522.
to

Guardian's Deed

John Frederick Bruning.

The undivided one sixth (1/6) part of Lots numbered 134 and 135 in McCarty's Subdivision of the West part of Out Lot 120 in the city of Indianapolis.

Subject to a mortgage dated April 13th 1875, executed by the said John Frederick Bruning to the said Henry Day, Guardian to secure the unpaid purchase money of said real estate.

Examined and approved by me this 29th day of May 1875.
(Signed) Livingston Howland.

Judge Marion Circuit Court.

The mortgage referred to above is recorded in Mortgage Record 70, page 482, and was entered satisfied of record December 31st 1879.

209 p 15
Apr 18, 1889
Recorded
Apr 20, 1889.

18.

John Frederick Bruning,
Mary Bruning, his wife,
to

Warranty Deed

Theodore Reyer, Trustee.

Lot 13 in Out Lot 116, being in McCarty's Subdivision of Out Lot 116 and two acres on the south side of Out Lot 117 in the city of Indianapolis.

Also Lots 134 and 135 in McCarty's Subdivision of the West part of Out Lot 120 in the city of Indianapolis.

209 p 16
Apr 19, 1889
Recorded
Apr 20, 1889.

Theodore Reyer, Trustee,
unmarried,
to
Mary Bruning.

Warranty Deed

19.

Lot 13 in Out Lot 116 in McCarty's Subdivision of Out Lot 116, and two acres on the south side of Out Lot 117, in the city of Indianapolis.

Also lots numbered 134 and 135 in McCarty's Subdivision of the West part of Out Lot 120 in the city of Indianapolis,

20.

Mary Brunning died intestate, December 7, 1913.

Estate Docket
43 p 12367

21.

December 26, 1913 Bond filed and approved and Mary C. Bruening appointed and qualified as Administratrix, Order Book 27, page 338

January 23, 1914, Proof of notice of appointment filed.

January 20, 1915, Final report filed.

February 13, 1915, Final report approved, Administratrix discharged, Order Book 33, page 6.

Administratrix reports 46 page 120.

Costs paid.

Final report shows that Decedent, left no husband surviving her, but left as her sole and only heirs at law, her children, Minnie Bruening and Mary C. Bruening.

539 p 222
Jan 20, 1915
Recorded
Feb 5, 1915

Mary C. Bruning, Minnie
Bruning, both unmarried,
to
Lillian Kreber

Warranty Deed

22.

Lot 13 in McCarty's Subdivision of Out Lot 116 and 2 acres on south side of Out Lot 117 in the city of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 1 at page 77, thereof of the records in the office of the Recorder of said County and

Also Lots 134 and 135 in McCarty's Subdivision of the West part of Out Lot 120 in said City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74, thereof, of the records in said Recorder's office.

Said grantors, are all and the only heirs of Mary Bruning who died intestate and the owner in fee simple of said real estate.

This conveyance is made only for the purpose of re-investing the title to said real estate by and through the grantee hereof in said Grantors as joint tenants.

539 p 221
Jan 20, 1915
Recorded
Feb 5, 1915.

Lillian Kreber, unmarried
to
Mary C. Bruning, and Minnie
Bruning, as joint tenants.

Quit Claim Deed

23.

Lot 13 in McCarty's Subdivision of Out Lot 116, and 2 acres on south side of Out Lot number 117 in the city of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 1, at page 77; thereof of the records in the office of the Recorder of said County.

(over)

And also,

Lots 134 and 135 in McCarty's Subdivision of the West part of Out Lot 120 in said city of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7, at page 74 thereof of the records in said Recorder's office.

It is the intention to hereby convey to said grantees and to the title to the said above described real estate is conveyed to them as joint tenants and the survivor of either of said grantees shall take the entire fee simple title to said real estate.

This deed is made in conformity with directions of a certain deed this day executed by said grantees to this grantor on the 20th day of January 1915.

There are no further conveyances.

24.

Taxes for the year 1919. 1st installment paid.
2nd installment unpaid.

Divide Paid
5.25
MADE PAY
Indiana Title Guaranty Co.

25.

Taxes for the year 1920 & lien.

Attention is called to Improvement #9570 for resurfacing Morris Street from 1st St. to Madison Avenue.

Attention is called to Improvement #9551 for roadway on Capitol Ave. from 1st St. to Morris St.

Attention Received
McConaha
By Marion

73 1/2
126-221
Lot 135
has not
assessed.
Full

Lot 135 herein not assessed
attest 20th Jan 1915
By Marion

Indianapolis, Indiana, June 22, 1920

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

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

INDIANA TITLE GUARANTY & LOAN CO

J. J. Gorman

Att'y & Trust

"C & T"
Compared with "M"

--134,664--

Continuation of Abstract of Title to Lot 135 of McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the plat thereof recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for Perry R. Thrush Company, since date of June 22, 1920.

Town Lot Record

675. p. 62
July 31, 1922,
Recorded
Aug. 8, 1922.

-1-

Mary C. Bruning, and
Minnie Bruning, both unmarried,
to
Luther H. Worley, and
Elizabeth G. Worley, husband and wife.

Warranty Deed

Lot 135 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in Plat Book 7 at page 74 thereof of the Records in the office of said County.

Subject to all municipal assessments and liens, subsequent to July 8th, 1920, and also to all liens and incumbrances thereon by or through the act of acts of grantees or of either of them.

There are no further conveyances.

-2-

Taxes for the year 1922, paid in full.

-3-

Taxes for the year 1923, not paid, payable in May and November, 1924.

SEE SUBSEQUENT CONTINUATION

Indianapolis, Ind., February 28, 1924.

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

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

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

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

E.C.

-1-

Marion Title Guaranty Company
By *J. B. Wilkins* Manager

1. A Continuation of an Abstract of title to Lot 135 in McCarty's Sub-division of the west part of Out Lot 120 in the City of Indianapolis as per plat thereof, recorded in Plat Book 7 page 74 in the office of the recorder of Marion County, Indiana, Since February 28, 1924.

Luther H. Worley and Elizabeth

G. Worley, husband and wife,

2. To Warranty

P.R. Thrush Company a corporation.

#

April 1, 1924.

Record 715 page 553.

Recorded April 16, 1924.

Lot numbered 135 in

McCarty's Subdivision of

the West part of Out Lot 120 in the City of Indianapolis, as per Plat Book 7 page 74 thereof.

3. Articles of Incorporation of the P.R. Thrush Company dated January 3, 1920 and recorded January 5, 1920 in Misc. Record 109 page 355.

The objects of this Corporation shall be to buy, sell and lease lands and buildings and other structures thereon and to erect dwellings and other buildings and other structures on lands leased or purchased under and pursuant to Burns Annotated Indiana Statutes Revision of 1914 section 5062 Clause 1.

P.R.Thrush Company (-- --)
By Perry R.Thrush, President,
Rudolph J.Roller, Secretary,

4. To Warranty
Camp Realty Company a corpor-
ation.

#

Oct. 29, 1924,
Record 729 page ---
Instrument #46713.
Recorded Nov. 12, 1924.
Lot numbered 135 in McCartys
Subdivision of the West Part
of Out Lot 120 in the City

of Indianapolis, as per Plat Book 7 page 74 in office of the Recorder of
Marion County, Indiana, (and other real estate).

Subject to all taxes, liens, municipal assessments, and mortgages
from this date.

5. Articles of Incorporation of the Camp Realty Company dated February
6, 1922 and recorded February 9, 1922 in Misc. Record 124 page 289
Objects; To buy, sell and lease lands and buildings and other instructures
thereon, and to erect dwellings and other buildings and structures on
lands leased or purchased.

P.R.Thrush Company, (Corp. Seal) By
Perry R.Thrush, President, Attest
Rudolph J.Roller, Sec'y.

5/6/29
SATISFIED OF RECORD
ATTEST. WILSON T. LENO, INC.
BY *Willie Wilson*
PRES. & GENL. MGR.

April 14, 1924.
Record 887 page 427.
Recorded April 16, 1924.
Lot 135 in McCarty's
Subdivision of the West
part of out lot 120 in the
City of Indianapolis.

6. To Mortgage
The Railroadmen's Building and
Savings Association.

To secure the payment of a certain promissory note of even date
herewith payable on or before 10 years from date, in the principal sum
of \$1200.00 with interest at the rate of 6, 1/2% per annum until paid.

Together with certain dues, fines, etc. and 10% attorneys fees.

7. Examination made for judgments in the name of Luther H. Worley and Elizabeth G. Worley, husband and wife, from February 28, 1924 to and including April 16, 1924 and P.R. Thrush Company to and including November 12, 1924 and Camp Realty Company within the 10 years last past and against none other.

8. Taxes for 1922 fully paid.

9. Taxes for 1923 fully paid.

10. Taxes for 1924 payable in 1925 now entered up.

SINCE PAID IN FULL
A FEE MAY BE CHARGED FOR
BY W. M. COYAL & SONS, INC.
204-205-206 City Trust Bldg.

Indianapolis, Indiana, December 30, 1924, 8 A.M.

11. Examination of February 28, 1924 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. COYAL & SONS, INC.
204-205-206 City Trust Bldg.

184235

CAPTION

-1-

Continuation of Abstract of Title to Lot 135 in
McCarty's Subdivision of the west part of Out Lot
120 in the City of Indianapolis, as per plat
thereof, recorded in Plat Book 7 page 74 in the
office of the Recorder of Marion County, Indiana.
Since December 30, 1924 8 A.M.

Prepared for: Sarah A. Yaryen Estate.

Town Lot Record
733 page 282
Inst.#1336
January 8, 1925
Recorded
Jan. 10, 1925

Camp Realty Company (Corp. Seal) Warranty Deed
By Perry R. Thrush, Pres.
Attest: Rudolph J. Roller, Sec'y.
a corporation
to
Sarah E. Yaryen

-2-

Lot numbered 135 of McCarty's Subdivision of
the West part of Out Lot 120 in the City of Indiana-
polis, as per Plat Book 7, page 74, thereof.

Subject to a first mortgage held by the
Railroadmen's Building and Savings Association
Indianapolis, dated April 14, 1924, and for the
principal sum of \$1200.00 together with certain
dues, interest, etc. Subject to rights of persons
in possession.

(NOTE: Mortgage above referred to recorded in
Mortgage Record 887 page 427 entered satisfied
of record May 6, 1929.)

-3-

Sarah E. Yaryen died intestate August 22, 1934.

184235

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
100 page 34828

-4-

IN THE MATTER OF THE ESTATE OF SARAH E. YARYEN, DECEASED.

September 6, 1934 Bond filed. Charles B. Clarke duly appointed and qualified as administrator of the estate of Sarah E. Yaryen, deceased.

Order Book 157 page 509.

September 25, 1934 Proof of notice of appointment filed.

October 2, 1935 Verified final report filed.

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

November 16, 1935 Proof of posting of final notice filed, final report approved and estate closed.

Order Book 163 page 187.

Final Report Record 97 page 368.

Note: Entry on final report reads in part as follows, to-wit: and the Court having examined said report finds that more than one year has elapsed since the granting of letters of administration in said estate and the giving of notice thereof; that all of decedent's debts have been paid and discharged; that said decedent left surviving the following and only heir: Flossie Yaryen Kapelson, daughter.

That said decedent died the owner of the following described real estate situated in Marion County, Indiana, to wit:

Lot 6 in Waldmere, an addition to the city of Indianapolis.

Lot 135 in McCarty's Subdivision of Out Lot 120 in the city of Indianapolis.

40 feet off of the east side of 93.4 feet off of the north end of Lot 1 and 40 feet off of the east end of 89.5 feet off of the west end of Lot 3 in Blount and Gates' Subdivision, in Irvington, now a part of the city of Indianapolis.

That at the time of the death of said decedent the title to said real estate vested in the above-named heir, pursuant to statute.

That among the assets of said estate were fifty shares of common stock of Capital Building Company, forty-eight shares of stock of Tulesa Coffee & Rubber Company of Mexico, and four thousand shares of stock of John Hancock Oil Company, all of which said Administrator has assigned to said Flossie Yaryen Kapelson, as such sole heir, which assignment is now approved by the Court.

And the Court further finds that said estate has been fully settled and administered upon, as shown by said report and vouchers filed therewith. That the inheritance tax assessed against said estate has been paid.

184235

And the Court further finds that said final report should be approved and said Administrator be discharged.

IT IS NOW ORDERED AND DECREED that said report be in all things approved and confirmed, and said Administrator be, and now is, discharged.

(NOTE: Application for letters of administration shows that said decedent left surviving the following and only heir at law, to-wit: Flossie Y. Smith, Daughter)

IN THE SUPERIOR COURT OF MARION COUNTY

Cause A-79193
Complaint filed
Sept. 15, 1934

Flossie Y. Smith

vs.

George A. Smith

Suit instituted for divorce and restoration of former name of Flossie Y. Leap.

Residence affidavit attached to complaint recites that plaintiff herein for more than one year last past has been a bona fide resident of Marion County, Indiana.

That for more than 12 years last past her place of residence has been at 1422 Broadway, Indianapolis, Center Township, Marion County, Indiana.

That the plaintiff is by occupation a housewife.

Affidavit for publication of notice as to non-resident defendant filed.

Dec. 5, 1934 Proof of publication of notice as to non-resident defendant filed, showing therein that said notice was published in The Indianapolis Commercial, a daily newspaper for three weekly insertions successively, the first of which publications was on the 17 day of September 1934 and the last on the 1 day of October 1934.

Dec. 5, 1934 And the defendant being three times loudly called comes not, but makes default herein.

It is considered and adjudged by the Court that the bonds of matrimony existing between the plaintiff and the defendant be dissolved; that the plaintiff be and she hereby is granted an absolute divorce from the defendant, and that the plaintiff pay the costs herein expended and taxed at \$---.

It is further ordered by the court that the plaintiff's former name of Flossie Y. Leap be and the same is hereby restored to her.

Order Book 563 page 208.

Costs Unpaid.

184235

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
100 page 34828

IN THE MATTER OF THE ESTATE OF SARAH E. YARYEN,
DECEASED.

-6-

November 23, 1934 Inheritance Tax determined.
The Court finds and determines that the clear
market value of the property of the said decedent
subject to and within the jurisdiction of the
laws of this State, is as follows:

Value of Personal Property (Gross)	\$4912.24
Value of Real Property (Gross)	1190.00
Total Gross Value of Estate	6102.24
Deductions (Debts; Claims; Expenses; etc.)	1124.94
Total net value of Estate	4977.31

And the Court further finds and determines
that the proportions and amounts of the property
of the decedent transferred the names and rela-
tionship of the persons beneficially entitled to
receive the same, the rates and amounts of tax
for which they are liable, are as follows:

NAME	RELATION	VALUE OF INTEREST	EXEMP- TION	RATE	AMT. OF TAX
Flossie Y. Leap	Daughter	\$4977.31	2 M	1%	\$29.77
TOTAL TAX					\$29.77

Such tax shall be a lien upon the following
property:

Lot 6 in Waldmer- Add.
Lot 135 in McCarty's Sub.,
Order Book 154 page 504.

ABTRACTOR'S NOTE: Above Inheritance Tax since paid.

-7-

NOTE:

We find no record of marriage of Flossie Y.
(Yaryen) Leap to --- Kapelson in the Clerk's Office
of Marion County, Indiana.

184235

Town Lot Record
995 page 470
Inst.#24058
July 29, 1938
Recorded
July 29, 1938

-8-

STATE OF INDIANA, COUNTY OF MARION, SS:

Flossie Yaryen Kapelson, being duly sworn upon her oath says:

That she is the only child and sole and only heir of Sarah E. Yaryen, who departed this life August 22nd, 1934.

That at the time of her death said Sarah E. Yaryen was the owner in fee simple of the following described real estate situate in Marion County, Indiana, to-wit:

Lot 6 in Waldemere, an Addition to the City of Indianapolis, as shown by Plat Book 17, page 89 in the office of the Recorder of Marion County, Indiana;

Lot 135 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as shown by Plat Book 7, page 74 in the office of the Recorder of Marion County, Indiana.

And also the following described real estate in the County of Marion, Indiana.

A part of Lots 1 and 3 in Blount and Gates Subdivision of lot 27 in the Original Plat of the Town of Irvington, now a part of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 103 of the records in the Recorder's Office of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning on the east line of said lot 1 at a point 221 feet north of the southeast corner of said lot 1 and running thence north 140.5 feet to a point on the south line of New York Street, thence west 89.5 feet along the south line of New York Street, thence south 47 feet on a line parallel with the west line of said lot 3, thence east 24 feet along the south line of said lot 3, thence south 93.4 feet on a line parallel with the east line of said lot 1, thence east 65.5 feet to the place of beginning.

That the estate of said Sarah E. Yaryen was settled and all inheritance and other taxes were paid as shown by the final report in the matter of the Estate of Sarah E. Yaryen, now on file in the Probate Court of Marion County, Indiana.

That affiant desires to have said above described real estate transferred to her by the Auditor of Marion County, Indiana, and she makes this affidavit to induce said Auditor to make such transfer.

Flossie Yaryen Kapelson

Subscribed and sworn to before me this 29th day of July 1938.

Ruth H. Smith (LS)

Notary Public

My commission expires 1-30-39.

184235

Misc. Record
184 page 30
Inst.#24318
June 3, 1927
Recorded
June 4, 1927

The Peninsular Furnace
By A.A. Ellig, Branch Manager
to

Notice of Mechanic's
Lien

Mrs. Helen Higgins

The property known under the numbering system
of the City of Indianapolis, Indiana, as 1006 Church
Street, otherwise being Lot 135 in McCarty's West
part of Out Lot 120 in Marion County and said
City of Indianapolis.

For the sum of \$326.00.

-9-

Old Age Assistance
Search

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

-10-

We find none.

Judgment Search

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

-11-

Sarah E. Yaryen

from May 20, 1929
to and including
August 22, 1934

and vs.

Flossie Y. (Yaryen) Smith,
Flossie Y. (Yaryen) Leap

or

Flossie Y. (Yaryen) Kapelson

for the 10 years
last past and against
none other,

NOTE: Examination of judgments in the Municipal
Court is limited to date of May 17, 1939 8 A.M.

184235

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #33521
August 19, 1931
Order Book
33 page 549

Mary E. English
vs.
F. Smith
Judgment rendered vs defendant for \$24.00
and costs.

-12-

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A79193
December 5, 1934
Order Book
563 page 208

Flossie Y. Smith
vs.
George A. Smith
Judgment rendered vs plaintiff for costs.

-13-

-14-

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

General Tax Duplicate No. 110467 T - Z
Indianapolis Center Township.

May installment \$15.09 Paid.

November installment \$15.08 Unpaid.

-15-

Taxes for the year 1939 now a lien.

SINCE PAID IN FULL
ATTEST UNION TITLE
BY *[Signature]*
PRESIDENT

GUARANTEED CERTIFICATE

-16-

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 16 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 8 both inclusive.
Dated at Indianapolis, Indiana, May 23, 1939 8 A.M.

UNION TITLE COMPANY

By Willis N. Corral
President and General Manager

-8-

LE#16

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-4

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
184235

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

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

Prepared for: Sarah A. Yaryen Estate

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

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

This certificate covers all divisions of both Districts of the State down to and including
May 17, 1939 8 A.M. and

The Indianapolis Division of the Southern District down to and including
May 22, 1939 8 A.M.

Sarah E. Yaryen

Flossie Y. (Yaryen) Smith
Flossie Y. (Yaryen) Leap
Flossie Y. (Yaryen) Kapelson

Union Title Co.

INCORPORATED

BY *Willis J. Corah*
PRES. & GENL. MGR.

LB#16

65-6438A

CAPTION

-1-

Continuation of Abstract of Title to Lot 135 in
McCarty's Subdivision of the west part of Out Lot
120 in the City of Indianapolis, as per plat
thereof, recorded in Plat Book 7 page 74 in the
office of the Recorder of Marion County, Indiana.
Since May 23, 1939, 8 A.M.

Prepared for: Sam M. Meshulam

Misc. Record
372 page 323
Inst. #42874
Oct. 17, 1945
Recorded
Oct. 20, 1945

-2-

STATE OF INDIANA, COUNTY OF MARION, --

Comes now Fred D. Stilz, and being duly sworn upon
his oath deposes and says:

1. That he resides at 450 N. Audubon Road, Indianapolis,
Indiana.
2. That he was well acquainted with Sarah E. Yaryen,
a former resident of Indianapolis.
3. That said Sarah E. Yaryen died in-testate and
unmarried, a resident of Marion County, Indiana, on
August 22, 1934.
4. That at the time of her death she left her sur-
viving her adult daughter, Flossie Yaryen Kapelson,
but no other child, and no descendant of any predeceased
child.
5. That the gross value of the estate of said Sarah
E. Yaryen, together with the value of her investment in
all joint properties did not equal or exceed the sum of
fifty thousand dollars.

Fred D. Stilz

Subscribed and sworn to before me this 17th day of
October, 1945.

Joseph A. Carr (LS)
Notary Public

My commission expires: March 18, 1947.

-1- cb

65-6438A

Mortgage Record
1206 Inst. #20907
Dated
April 8, 1939
Recorded
June 7, 1939

Flossie Yaryen Kapelson,
(Signed Flossie Y. Kapelson),
to
Samuel M. Meshulam, and
Pauline Meshulam
(Signature illegible,
no witnesses),
husband and wife,
his executors and
administrators

Lease with Option to Purchase

-3-

----- said property being known as
1006 Church Street Indianapolis, Marion County, Indiana,
for a period of three years beginning with the 8th day of
May 1939, at a monthly rental of \$15.00 per month, payable
in advance, the first monthly payment to be made on or be-
fore the 8th day of May, 1939 and like payments to be made
on or before the same day of each succeeding month.

-4-

We hereby certify that according to the "Baist's Real
Estate Atlas", the property described in the caption
hereof, is located at 1006 Church Street in the City
of Indianapolis, Marion County, Indiana.

Town Lot Record
1287, Inst. #3294
Jan. 6, 1948
Recorded
Jan. 17, 1948

Flossie Y. Kapelson and
Aaron Kapelson,
her husband,
to
Samuel M. Meshulam and
Pauline Meshulam,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-5-

Lot #135 in McCarty's Subdivision of the West part of
Out Lot 120 in the City of Indianapolis, as shown by Plat
Book 7, page 74 in the office of the Recorder of Marion
County, Indiana.

65-6438A

Old Age Assistance
Search

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

-6-

Juvenile Court
Search

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

-7-

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

Uniform Commercial
Code

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

-8-

Judgment Search

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

-9-

Samuel M. Meshulam
and
Pauline Meshulam
jointly and
not individually

for the 10 years
last past and
against none other

65-6438A

-10- Taxes for the year 1962 and prior years paid in full.

-11- Taxes for 1963 payable 1964 in name of Samuel M. and Pauline Meshulam.

Duplicate No. 401698, M-N-0, Indianapolis, Center Township, Code No. 1-01, Parcel No. 37678.

May Installment \$42.97 Paid

November Installment \$42.97 Paid

Assessed Valuation:

Land \$280.00 Improvements \$680.00 Exemptions None

-12- Taxes for 1964 in name of Samuel M. and Pauline Meshulam, Unpaid.

-13- Taxes for 1965 now a lien.

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

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

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

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, from set-back line shall be equal to $1/3$ of the average depth of the lot up to 50 feet, with minimum of 20 feet.

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

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

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

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

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

65-6438A

Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-3 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

65-6438A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-A0-4

O R D I N A N C E

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith
AUDITOR OF MARION COUNTY, INDIANA.

65-6438A

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2

ORDINANCE

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

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

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

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

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

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

--over--

65-6438A

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

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

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

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

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

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

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance.

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

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

Effective March 28, 1957.

Copy of above resolution recorded April 1, 1957 in Town Lot Record 1657, page 486.

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

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

65-6438A

GUARANTEED CERTIFICATE

-18-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 18 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 13 both inclusive.

Dated at Indianapolis, Indiana, April 7, 1965, 8 A.M.

UNION TITLE COMPANY

by R. Edward Blum
President

-13- cb

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building
MEIrose 2-2361

Indianapolis 4, Indiana

Capital Stock \$1,000,000.00

65-6438A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: Sam M. Meshulam

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

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

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

March 31, 1965, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 1, 1965, 8 A.M.

Samuel M. Meshulam
Pauline Meshulam

UNION TITLE CO.

BY P. Edward Blun
PRESIDENT

cb