

WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 117

This Indenture Witnesseth, That **NORMA A DAITON** (UNMARRIED female)

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

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

(<sup>A</sup>5500<sup>00</sup>) Dollars,

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

LOT 94 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,

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.



RECEIVED FOR RECORD  
1967 JUN 23 AM 10:35  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

A-155568  
Paid by Warrant No. A-155569  
Dated 6-06 19 67

Land and improvements \$ 5500<sup>00</sup>; Damages \$ - 0 -; Total consideration \$ 5500<sup>00</sup>

<sup>W.H.B.</sup>  
<sup>4-25-67</sup> 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 **GRANTOR**

has hereunto set Her hand and seal, this 12 day of April 1967  
Norma A Dalton (Seal) (Seal)  
NORMA A DAITON (UNMARRIED FEMALE) (Seal) (Seal)  
\_\_\_\_ (Seal) (Seal)  
\_\_\_\_ (Seal) (Seal)  
\_\_\_\_ (Seal) (Seal)

67-27506

This Instrument Prepared by S. W. BURRELL 3-9-66

M.H. Myers  
MAY 8 1967

STATE OF INDIANA, ..... County, ss:

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

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

My Commission expires..... Notary Public

STATE OF INDIANA, ..... County, ss:

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

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

My Commission expires..... Notary Public

STATE OF INDIANA, MARION ..... County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 12<sup>th</sup> day of April, A. D. 1967..; personally appeared the within named.....

..... Grantor..... in the above conveyance, and acknowledged the same to be HER 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 June 28 1970 ..... William G. Kramce Notary Public  
WILLIAM G. KRAMCE

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this transaction, this ..... day of....., 19.....

..... (Seal) ..... (Seal)  
..... (Seal) ..... (Seal)

State of..... }  
County of..... } ss:

Personally appeared before me.....  
..... above named and duly acknowledged the execution of the above release the..... day of....., 19.....

Witness my hand and official seal.  
My Commission expires..... 67-27506 ..... Notary Public

WARRANTY DEED  
FROM  
TO  
STATE OF INDIANA  
Received for record this..... day of....., 19..... at..... o'clock..... m, and Recorded in Book No..... page..... Recorder..... County.....  
Endorsed NOT TAXABLE this..... day of....., 19..... Auditor..... County.....  
DULY ENTERED FOR TAXATION  
077865 JUN 23 '67  
Division of Land Acquisition  
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

August 17, 1967

To  
Norma A. Dalton  
202 E. Sumner  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 166737 8-11-1967  
in settlement of the following vouchers: 68-57

Description	Amount
For <u>Relocation Expense</u> on State Road No. _____ in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>117</u> as per Grant/Warranty Deed, Dated <u>July 21, 1967</u>	<u>\$229.00</u>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Norma A Dalton  
Date 8/19/67



## INDIANA STATE HIGHWAY COMMISSION

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

June 15 19 67

To Treasurer of Marion County  
 City County Building  
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-155569 6-06 19 67  
 in settlement of the following vouchers:

Transmittal #67-366

Description	Amount
<p><i>Parcel 1015869 Dup. No. 7055292</i>  <i>67A-B Norma A. Dalton</i>  <i>1041 S. Senate Ave.</i>  <i>Suppl. Ind.</i>            For <u>Purchase</u> on State Road            No. <u>I-70</u> in <u>Marion</u>            County, Project <u>I-70-3 (52)</u>            Parcel No. <u>117</u> as per Grant/Warranty            Deed, Dated <u>4-11-67</u></p>	<p style="text-align: right;">\$138.74</p>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By *J. [Signature]* Marion County Treasurer *ER*  
 Date 6-23-67

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3 (52)  
Parcel No. 117  
Road I-70  
County Marion  
Owner Norma A. Dalton  
Address 1041 S. Senate  
Address of Appraised Property:  
1041 S. Senate

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 7-18-66
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of July 18, 1966 (Date):

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>—</u>	\$	\$ <u>—</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(1) Land and/or improvements	\$ <u>5,500</u>	\$	\$ <u>5,500</u>
(2) Damages	\$ <u>—</u>	\$	\$ <u>—</u>
(3) Less non-compensable items	\$ <u>—</u>	\$	\$ <u>—</u>
(4) Estimated Total Compensation	\$ <u>5,500</u>	\$	\$ <u>5,500</u>

Approved	Date	Signed
Rev. Appr.	<u>7-18-66</u>	<u>Philly S. York</u>
Asst. or Chief Appr.	<u>7/27/66</u>	<u>J.E. Gallagher</u>

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: \_\_\_\_\_ COUNTY Marion PARCEL NO. 117

NAME & ADDRESS OF OWNER Norma A Dalton  
1041 So Senate Ave PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Same  
Same PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7-28-66 DATE OF CONTACT April 11, 1967

OFFER \$ 5500<sup>00</sup>/<sub>100</sub> TIME OF CONTACT 5:30 PM

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

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

REMARKS: Met with Norma Dalton to purchase her home. Gave 180  
day letter. Explained moving allowance and destocation allowance.  
Explained her participation in closing cost, also that if need  
she could try to qualify for state loan. Explained taxes  
and that future taxes would removed from record. Miss Dalton  
feels that she understands her privileges in the HB 1347

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

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

William G. Keener  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. E-70-3(51)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 117

NAME & ADDRESS OF OWNER Norma Dalton  
1041 So Senate PHONE # 635-6846

NAME & ADDRESS OF PERSON CONTACTED Same  
PHONE # \_\_\_\_\_

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

DATE ASSIGNED 7-28-66 DATE OF CONTACT 1-31-67

OFFER \$ 5500<sup>00</sup>/<sub>100</sub> TIME OF CONTACT 11:00 AM

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

REMARKS: Talked to Miss Dalton in regards to purchase of her property. Miss Dalton claims she has been unable to find a comparable property in a location close to her work and that she is still looking

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

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

633-4385  
William G. Kramer  
(Signature)



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. F 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 117

NAME & ADDRESS OF OWNER Norma Dalton

1041 N Senate PHONE # 635-6846

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # Same

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

DATE ASSIGNED 7-28-66 DATE OF CONTACT October 13 1966

OFFER \$ 5500<sup>00</sup>/<sub>100</sub> TIME OF CONTACT 1:30 PM

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

REMARKS: Talked to Miss Dalton about selling her home, as far as the offer in concerned she accepts. She has been unable to find a home she can afford. Will call as soon as she finds one.

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

Distribution Made

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

633-4385'

William G. Kowen  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I 65-3 (72) PARCEL # 117 COUNTY Marion

NAME & ADDRESS OF OWNER Patricia V. Keys  
417 W 12th PHONE # 635 8050

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # \_\_\_\_\_

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

DATE ASSIGNED 5-9-60 DATE OF CONTACT 5-16-60

OFFER \$ 4600. TIME OF CONTACT 11 AM

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

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

REMARKS: Mr. Keys for signature  
\$5.50 DEED STAMPS

TAX REC NOVEMBER 2000

PHONE 633/4385

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

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

J. Keen  
L. Keen  
(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. T 70-3(57)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 117

NAME & ADDRESS OF OWNER Norma Dalton  
1041 So Senate PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # Same

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

DATE ASSIGNED 7-28-66 DATE OF CONTACT 9-7-66

OFFER \$ 5500<sup>00</sup>/<sub>100</sub> TIME OF CONTACT 5:30 PM

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

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

REMARKS: Met with Miss Dalton to discuss selling her home  
Gave firm letter offer Explained payment of vouchers and  
taxes. Explained possession of the home.

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

Distribution Made

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

633-4383 William G. Keenan  
(Signature)

AFFIDAVIT

STATE OF INDIANA

COUNTY OF MARION

The undersigned, an agent of the Indiana State Highway Commission, having been duly sworn, says on his oath that he has personally delivered or sent by First Class U.S. Mail, at their last known address, notice of possession to those persons named in the attached notice, in accordance with the Relocation Assistance Act as passed by the 1967 General Assembly.

This affidavit is given in compliance with Section 11 (b) of that Act.

William G. Kiamer

Subscribed and sworn to before me this 12 day of April, 1967.

Luther C. Hepler  
Notary Public

My commission expires

January 19, 1970

INTERIM CERTIFICATE OF TITLE

Jan 117

Pioneer National Title Insurance Company

Union Title Division

S.R. <b>I-70</b>	PROJECT <b>I-70-3 (52)</b>	COUNTY <b>Marion</b>	PNTIC # <b>66-2468-S</b>
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Name on Plans Norma A. Dalton

Name of Fee Owner Norma A. Dalton

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from February 21, 1966, 8 A.M. to and including April 28, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-2468-0 except:

- Taxes for 1966 payable 1967 in name of Norma A. Dalton  
 Duplicate # 7055292 Parcel # 1015869 Township I-Center Code # 1-01  
 May \$ 69.37 (~~paid~~) (unpaid); November \$ 69.37 (~~paid~~) (unpaid)  
 Taxes for 1967 payable 1968 now a lien.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

*Bruce A. Nelson*  
Assistant Secretary

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 3rd day of May, 19 67.

*Ralph W. Fraker*  
Authorized Signatory  
RALPH W. FRAKER, Attorney

PIONEER NATIONAL TITLE INSURANCE COMPANY  
UNION TITLE DIVISION

GUARANTY OF TITLE

#117

S.R. I-70 PROJ. I-70-3 (52) COUNTY Marion

Names on Plans Norma A. Dalton

PNTIC # 66-2468-0

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 19th day of February, 1966, 8 A.M.

**Norma A. Dalton**  
1041 S. Senate Ave., Indpls., Ind.

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

This Guaranty is issued for the use and benefit of the State of Indiana.

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$ 4,080.00.

IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

*Ray E. Sweat*

Assistant Secretary

*Walter A. McLean*

Vice President

Countersigned and validated as of the 2nd day of March, 1966.

*James I. Wright*  
Authorized Signatory

James I. Wright

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 94 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.

The Record Owner or Owners disclosed above acquired title by **Warranty Deed** from **Leo J. Dalton and Florence C. Dalton, his wife**, dated March 13, 1957 and recorded March 21, 1957 in Deed Record 1656, Inst. #17845, and by **Warranty Deed** from **Raymond F. Dalton, unmarried**, dated March 21, 1957 and recorded March 21, 1957 in Deed Record 1656, Inst. #17846, and by **Warranty Deed** from **Marie V. Carmack and James B. Carmack, her husband**, dated March 19, 1957 and recorded March 21, 1957 in Deed Record 1656, Inst. #17847, and by **Warranty Deed** from **Thomas J. Dalton and Rosemary Dalton, his wife**, dated March 14, 1957 and recorded March 21, 1957 in Deed Record 1656, Inst. #17848. Total U. S. R. on above 4 Deeds \$2.20.

PNTIC # 66-2468-0

SCHEDULE "B"

This certificate is a guarantee of Record Ownership only and as such does not purport to cover nor disclose:

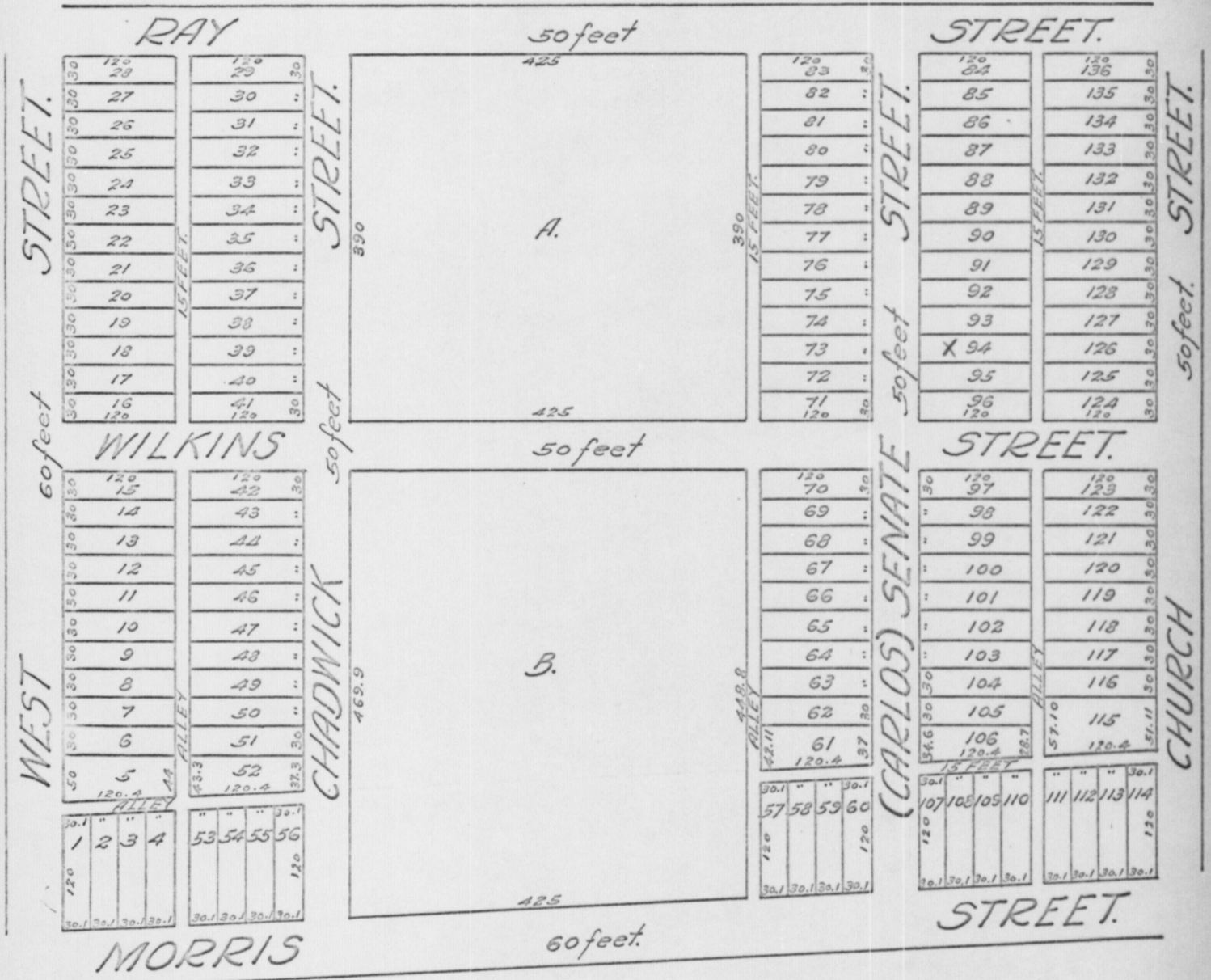
- a. the rights of parties in possession
- b. matters that might be disclosed by an accurate survey
- c. statutory liens for labor or materials unless filed of record, or
- d. ordinances, laws or regulations enacted by governmental authority.

The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

1. Taxes for 1964 payable 1965 in name of Norma A. Dalton.  
Duplicate #262678, Indianapolis, Center Township,  
Code No. 1-01, Parcel #15869.  
May \$63.41 Paid; November \$63.41 Paid;  
Assessed Valuation:  
Land \$280.00      Improvements \$1,080.00      Exemptions (None)  
Taxes for 1965 payable 1966 in name of Norma A. Dalton.

3107 - 10 printed

M<sup>C</sup>CARTY'S SUBDIVISION OF PART OF OUT LOT 120.  
PLAT BOOK 7 PAGE 7A.





March 27th., 1916.

Indianapolis, Indiana.

To Mr. Michael F. Dalton,  
City.

Dear Sir:-

I have examined the Abstract of Title prepared by the Indiana Title Guaranty & Loan Company from the beginning down to March 23d., 1916, to the following described real estate, lying and being in Marion County, in the State of Indiana, to-wit;

Lot Ninety-four (94) in McCarty's Sub-division of the West part of Outlot numbered One Hundred Twenty (120), in the City of Indianapolis, according to the plat thereof in Plat Book 7, page 74 of the Records of the Recorder's Office of Marion County, Indiana.

First: From such examination, it appears from the Abstract that George Grautman is the owner of said real estate, but from sources outside of the Abstract, I have learned that George Grautman is dead; that he died intestate, a resident of Marion County, Indiana, but that no administration has ever been had on his estate. If there is any indebtedness against George Grautman or against his estate, and if his personal estate would be inadequate to pay his debts and liabilities, this real estate might be charged for the satisfaction of said claims and liabilities. To ascertain whether or not there are any such debts, and to give creditors an opportunity to present their claims, it is usual and feasible to have an administration of said estate, and I would advise that in this present instance.

Subject then to such rights of creditors, if any, this real estate descended to the heirs-at-law of George Grautman, deceased. I understand that he left a widow and children. If this be the fact, the widow would take one-third ( $1/3$ ) and the two-thirds ( $2/3$ ) remaining, would belong to the children, share and share alike.

Second: Said real estate is subject to a special assessment for street and alley intersections which is now due and unpaid, in the amount of 22 cents, as shown in Special Assessment Record

Third: The taxes for 1914 are paid.

Fourth: The taxes for 1915 are now due and a lien on this real estate.

Fifth: The taxes for 1916, though not due until 1917 are a lien nevertheless on this real estate.

Sixth: Judgments, if any rendered in the District or Circuit Courts of the United States, for the District of Indiana, within the last ten (10) years, against George Grautman, if unsatisfied, might be liens on this real estate. A certificate should be procured from the Clerk of these courts, showing the fact as to whether or not there are any such judgments.

*Respectfully Submitted*  
*Thomas S. Messer*

This Indenture Witnesseth, That *Nicholas M. Cart* (unmarried)  
*John B. Harrison* and *Margaret R. M. Cart* *Harrison*  
his wife *Frances M. Cart* (unmarried) *Henry Day*  
(unmarried) and *Henry M. Cart* (unmarried)  
of *Marion* County, in the State of *Indiana*

CONVEY AND WARRANT to

*George Grantman*  
*Grantman*

of *Marion* County, in the State of *Indiana*

for the sum of *Four hundred & fifty* Dollars,  
the following REAL ESTATE, in *Marion* County, in the State

of *Indiana*, to wit:

*Lot numbered Ninety four (94) in*  
*M. Cart's* Sub-division of the west part  
of *Lot* *numbered One hundred &*  
*Twenty (120) in the City of Indianapolis*  
according to the plat of said Sub-division  
as recorded in the Recorder's Office of the  
said County of *Marion*

IN WITNESS WHEREOF, The said

*Nicholas M. Cart*  
*John B. Harrison*, *Margaret R. M. Cart*  
*Harrison*, *Frances M. Cart*, *Henry Day*  
and *Henry M. Cart* Day

have hereunto set their hands and seals, this *18<sup>th</sup>* day of

*June* A. D. 1883

*Henry Day* [Seal.]  
*Henry M. Cart Day* [Seal.]  
[Seal.]  
[Seal.]

*Nicholas M. Cart* [Seal.]  
*John B. Harrison* [Seal.]  
*Margaret R. M. Cart Harrison* [Seal.]  
*Frances M. Cart* [Seal.]

State of Indiana, Marion County, ss.

Before me, B F Witt, a Notary Public,

in and for said County, this 14 day of June 1883

Nicholas M. Carty, Margaret R. M. Carty, Harrison  
and Charles S. Harrison her husband, Francis J. M. Carty,  
Henry Day and Henry M. Carty Day

acknowledged the execution of the annexed Deed.

Witness my hand and Notarial seal, this 14  
day of June 1883

B F Witt [Seal.]  
Notary Public

5703

Form No. 1346.

# WARRANTY DEED.

SHORT FORM.

Nicholas M. Carty et al

Geo. Grantman

RECEIVED FOR RECORD.

The 14 day of June  
A. D. 1883, at 9:40 clock, P. M.,  
and recorded in Record 161  
page 372.

J. S. Barber  
Recorder  
Marion County

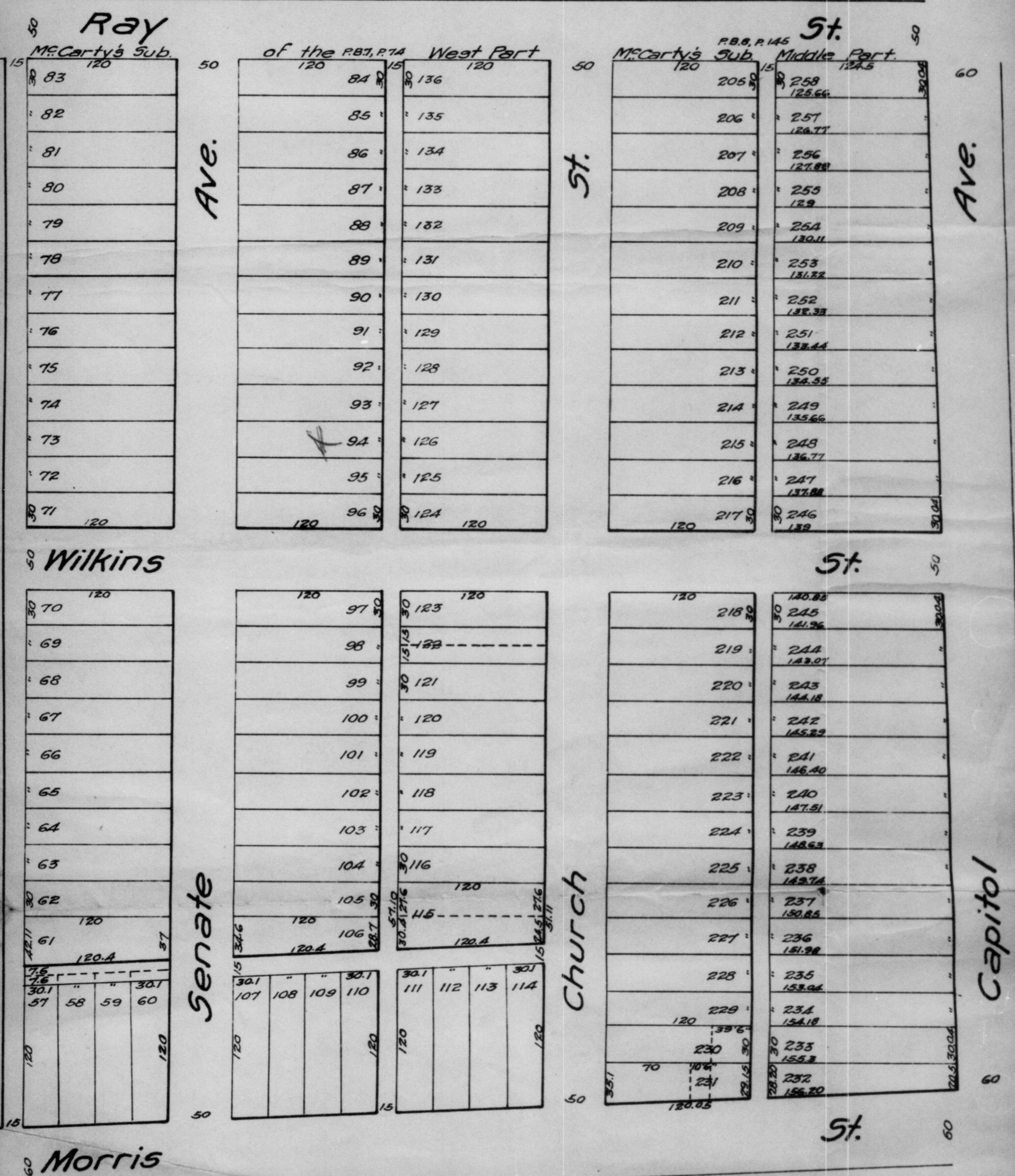
Recorder's Fee  
1.00  
DULY ENTERED FOR TAXATION.

W. J. St. John  
14 1883  
AUDITOR.

Auditor's Fees, \$  
Wm. B. Burford, Printer, Indianapolis. Im-1-63

Paid

# W. Pt. Out Lot No. 120.



**ABSTRACT OF TITLE**

-TO-

Lot 94. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis, as per Plat thereof in Plat Book 7. page 74.

Marion County, Indiana

Prepared for MICHAEL P. DALTON.

-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.

Deed 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.  
to  
Henry Day.

Marriage.

4

Marriage Record

10.p. 30.  
Oct. 2, 1867.

Margaret R. McCarty.  
to  
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, Susannah McCarty Day, Margaret R. McCarty Harrison, and Frances J. McCarty.

Estate Docket

8.p. 283.

7

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

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

E.p. 123.  
Aug. 21, 1873.

LAST WILL 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.

9

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.

Misc. Record

17.p. 11.

Sept. 7, 1881.

Recorded

Jan. 23, 1893.

12

I, Henry Day, the undersigned, being duly sworn according to law say 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.

71.p. 357 of

Misc. Record

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 lifetime, 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"

Sales Real Estate Docket

1.p. 235  
2.p. 12.  
# 216, 336  
and 873.

15

IN THE CIRCUIT COURT OF MARION COUNTY .

In the Guardianship of Margaret McCarty Day, Henry McCarty Day, Henry Day, Guardian.

Petition for Sale  
of Real Estate.

May 19, 1875: Petition filed for sale of real estate.

Lawrence G. Hay and William Mansur appointed appraiser; see Order Book 35. page 486.

May 20, 1875: Appraisement filed, bond filed approved, sale ordered at private sale for not less than appraised value without notice, see Order Book 35. page 488.

April 10, 1882: Guardian files verified petition for the re-appraisement of certain real estate heretofore by this Court ordered to be sold and which remains unsold, to-wit:-

The one undivided twelfth part being the interest of his ward Margaret McCarty Day, minor heir of Susanna McCarty Day, deceased, in Lots 1 to 59 inclusive 63 to 76, 78 to 82, 84 to 99, 103 to 106 and 108 in McCarty's Subdivision of the West part of Out Lot 120. in said City of Indianapolis, appraised and ordered to be sold May 20, 1875, on petition No. 336, also other property, and for the modification of the terms of sale prescribed in the order of sale of the foregoing lots so that said Guardian should be authorized to sell said lots on said terms or cash in hand and for the modification of the terms of sale prescribed in the order of this court for the sale of lots in McCarty's Second West Side Addition, had upon his petition No. 873 so that said Guardian should be authorized to the same upon a credit not to exceed 5 years from date of sales.

IN THE MATTER OF THE ESTATE OF :

Margaret McCarty Day, minor heir: Complete Record 35.  
of Susanna McCarty Day, deceased; pages 91 and 116.  
Henry Day, Guardian. :

Henry Day Guardian of said minor shows to the Court, that heretofore to-wit: on the 16th day of October A. D. 1873, by order of the Court in the matter of the petition of said Guardian in this Court pending No. 216 the interest being the two undivided twelfths of his then two wards, said Margaret and her brother Harry, which latter named has since become of full age, to and of certain real estate in Marion County, said State, to-wit:-

Lots numbered 65, 70, 71, 73, 74, 77, 78, 125, 127, 137, 138, 139, 140, 141 to 145 inclusive 151 to 157 inclusive, in McCarty's Subdivision of the East part of Out Lot 120. in the City of Indianapolis was appraised and ordered sold on certain terms.

And, also in the matter of a like petition in this Court pending No. 336 on the 20th day of May 1875, the interest aforesaid of said wards in, to and of certain other real estate situate in said County and State, to-wit:-

Lots numbered 1 to 19, 21 to 59 inclusive, 63 to 71 inclusive, 74 to 82 inclusive, 84 to 99 inclusive, 103 to 106 inclusive, 108 in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis, was appraised and ordered to be sold on certain terms. And also in the matter of a like petition, in this Court pending No. 216. on the 16th day of October 1873, the interest aforesaid of said wards in, to and of certain other real estate situate in

said County and State, to-wit:- Lots numbered 24, 31, 34, 61, 75, 76, 85, 86, 87, 98, 99, 100, 101, 103, 105 to 111, 113, 114, 119, 120 in McCarty's South Addition to the City of Indianapolis, was appraised and ordered to be sold on certain terms.

That all above real estate remains unsold, that by reason of the length of time since said appraisements were made, for the better information of the court and the guidance of said Guardian in making sales of the interest of said Margaret, one undivided twelfth under said orders, a re-appraisement of said real estate is necessary, and as often as such real estate may be sold as readily for cash as upon said terms of sale as to credit mentioned in said several orders, said Guardian asks that all said real estate be re-appraised and that the several orders as to terms of sale be changed and modified so that he may sell for cash or on the terms aforesaid.

That therefore to-wit: on the -- day of -- 1881, in the matter of the petition in this court pending No. 873. The court ordered the sale of Lots in McCarty's Second West Side Addition to the City of Indianapolis, to be in effect for cash only. That it would be the best interest of his ward that the terms of payment of purchase money for the lots ordered to be sold, which are yet unsold in the matter of the petition No. 216, 236 and 873, should be modified so that they might suit purchasers as they might desire to pay cash in hand or in installments upon a credit not to exceed 5 years from date of sale and he asks that said terms be so modified.

Henry Day, Guardian.

The Court finds that the matters set forth in petition are true and that it would be to the advantage and best interest of the estate of said wards that the real estate in said first petition and hereinafter as Items 1st and 2nd described should be sold by said Guardian and that said lots numbered as aforesaid should be re-appraised so as to appraise one twelfth thereof the interest of said wards therein, does now appoint Wm. S. Hubbard and William Mansur two free-holders of said County disinterested and competent persons to appraise all the real estate aforesaid and report their appraisement in writing at the present term of this Court upon a certificate of their appointment issued by the Clerk of this Court.

Appraisers qualify.

Appraisement filed, wards interest in Lot 94. in McCarty's Subdivision of the West part of Out Lot 120. appraised at \$26.00.

Guardian files bond in sum of \$9000.00, bond approved and the court orders the sale of all the foregoing described real estate to be for cash or upon credit not to exceed 5 years from the day of sale, deferred payments to be made payable in annual installments with interest from day of sale until due at the rate of 6% without relief to be evidenced by the promissory note of the purchasers secured by mortgage of the real estate sold and that the orders for the sale of real estate in said Nos 216, 336 and 873, be modified accordingly; see Order Book 35. page 488.

April 18, 1882: Sale of lots remaining unsold reported, and approved, Deed ordered to Francis J. McCarty, deed reported and approved; see Order Book 60. page 228, and full proceedings in Complete Record 35. pages 91 and 116.

Town Lot Record

152.p. 306.

Apr. 18, 1882.

Recorded

Apr. 24, 1882.

16

Henry Day, Guardian of the estate  
of Margaret McCarty Day, minor heir  
of Susanna McCarty Day, deceased, by order of  
the Marion Circuit Court of the State of Indiana  
entered in Volume No. 60. of the Order Book  
Records of said Court on page 228.

Guardian's Deed.

to

Frances J. McCarty.

The one undivided twelfth, being the interest of his  
said ward, in, to and of the real estate situate in the  
County of Marion, State of Indiana, described as follows:-

Lot 94. 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 said Recorder's Office.

Also other property.

This Deed examined and approved in Open Court this April  
18, 1882.

J. G. Adams,  
Judge M.C.C.

161.p. 592.

June 13, 1883.

Recorded

June 14, 1883.

17

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

Warranty Deed.

to

George Grautman.

Lot 94. in McCarty's Subdivision of the West part  
of Out Lot numbered 120. in the City of Indianapolis, ac-  
cording to the plat of said Subdivision as recorded in the  
Recorder's Office of the said County of Marion.

There are no further conveyances.

TAXES AND MUNICIPAL ASSESSMENT.Special Assess-

ment Record

2.p. 165.

Dec. 31, 1915.

18

George Grautman,  
to

Special Assessment for Street  
and alley intersections.

Same Lot 94. as above described: 22¢  
Now due and unpaid.

Assessment.

19

Taxes for 1914 paid.

20

Taxes for 1915 now due.

21

Taxes for 1916 now a lien.

NOTICE:- The Park Commissioners have divided the City  
into Four Park Districts, North, East, South and West.

This property lies within the South District and may  
be assessed for Park and Boulevard purposes.

South Park Assessment #1 approved March 6, 1911 paid.

South Park Assessment #2 approved June 23, 1913 paid.

South Park Assessment #3 approved May 27, 1915 paid.

46283

Indianapolis, Indiana, March 23, 1916.

From a search of the Records in the Recorder's Office, Tax Sale Records in the Auditor's Office, Tax Duplicates and the Records of Street, Alley, Park and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Probate, Circuit and Superior Courts as said Records and Dockets are now entered up, we find no further conveyances nor unsatisfied encumbrances of record on tract as described in Caption.

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

N&C

Compared with "H"

INDIANA TITLE GUARANTY & LOAN CO.

By

*Fred. C. ...*

Sec'y & Treas.

(7)

68853

Continuation of an Abstract of title to Lot 94 in McCarty's Sub-division of the West part of Out Lot 120 in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book No. 7 at page 74 in the Recorders Office of Marion County, Indiana.

---

Prepared for W. T. Cannon, since date of March 23, 1916.

---

There are no further conveyances.

---

Taxes for the year 1915, paid in full.

---

Taxes for the year 1916 <sup>PAID IN FULL</sup> and payable  
in May and November 1917. <sup>HOWLE CO.</sup> a lien *and* payable

*Vern E. Bunn*  
BY \_\_\_\_\_ PRESIDENT

Indianapolis, June 6, 1916.

We find no further conveyances nor unsatisfied encumbrances of Record on lot as described in Caption, since date of March 23, 1916.

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

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

MARION TITLE GUARANTY COMPANY

*J. B. ...*  
Manager

547569

CAPTION

-1-

Continuation of Abstract of Title to Lot 94 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.  
Since June 6, 1916.

Prepared for: Lewis and Goett

-2-

George Grautman died intestate May 4, 1915, as appears at a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an estate of George Grautman; deceased.

Town Lot Record  
560 page 593  
April 1, 1916  
Recorded  
June 20, 1916

-4-

Frederica E. Grautman, unmarried, Warranty Deed widow of George Grautman, deceased,  
Louise Koser, and  
John M. Koser, her husband,  
Anna M. Athon and  
Phillip R. Athon,  
her husband,  
Emma Grautman, unmarried  
to  
Michael F. Dalton and  
Katherine Dalton,  
husband and wife

Lot 94 in McCarty's subdivision of the West part of Outlot 120, in the City of Indianapolis, according to the plat thereof in Plat Book 7, page 74 of the records of the Recorder's office of Marion County, Indiana.

547569

The grantors each represent and warrant that George Grautman acquired this real estate from Nicholas McCarty by deed of date June 13th, 1883, which said deed is recorded in Record 161, page 592 of the Recorder's office of Marion County; that said George Grautman died intestate on the 4th day of May, 1915, a resident of Marion County, State of Indiana; that said George Grautman left him surviving, his widow, Frederica E. Grautman, and his children, Louise Koser, intermarried with John M. Koser, Anna M. Athon, intermarried with Phillip R. Athon and Emma Grautman, unmarried; that he left no other children or descendants of deceased children; that said persons constitute his sole and only heirs-at-law; that said George Grautman left no debts unpaid that might become claims against his estate.

Old Age Assistance  
Search

-5-

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

Juvenile Court  
Search

-6-

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.

547569

Judgment Search

-7-

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

Michael F. Dalton  
and  
Katherine Dalton  
jointly and  
not individually

for the 10 years  
last past and  
against none other.

-8-

Taxes for the year 1955 on the real estate for which this Abstract is prepared are assessed in the name of Michael F. and Katherine Dalton and are due and payable on or before the first Mondays in May and November of 1956.

General Tax Duplicate No. 281481, C-D, Indianapolis, Center Township, Parcel No. 15869.

May Installment \$29.81 Paid.

November Installment \$29.81 Paid.

-9-

Taxes for the year 1956 now a lien.



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

-10-

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

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Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

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January 25, 1957. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the Real Estate described in the caption hereof.

-6-cj1

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# GUARANTEED CERTIFICATE

-12-

STATE OF INDIANA }  
COUNTY OF MARION }<sup>ss:</sup>

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, February 7, 1957, 7 A.M.

UNION TITLE COMPANY

by *Vern E. Burdidge*  
President

-7-cj1

# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

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## 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: **Lewis and Goett**

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

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

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

**February 6, 1957, 7 A.M. and**

The Indianapolis Division of the Southern District down to and including

**February 7, 1957, 7 A.M.**

**Michael F. Dalton**

**Katherine Dalton**

UNION TITLE CO.  
BY Vern E. Brundage  
PRESIDENT

cjl