

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 387

This Indenture Witnesseth, That Calvin Clayton, unmarried adult,

of Marion County, in the State of Indiana. Convey and Warrant to

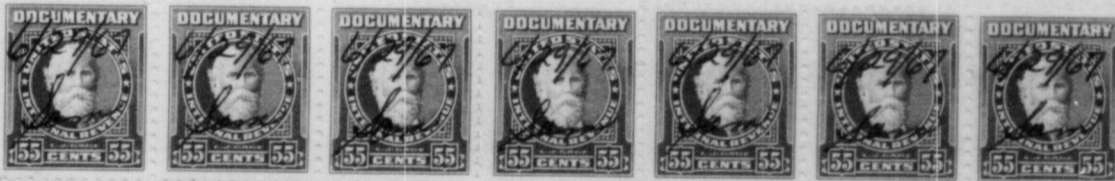
the STATE OF INDIANA for and in consideration of Three Thousand and one Hundred Dollars

----- (3,100.00) ----- Dollars,

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

LOT 14 IN JACOB KLINGENSMITH JR. CORRECTED SUBDIVISION OF LOT 1 IN OUT LOT 128, IN THE CITY OF INDIANAPOLIS, AS RECORDED IN PLAT BOOK 3, PAGE 27, 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.



3.85

Paid by Warrant No. A-158116
Dated 6-21-1967



DULY ENTERED FOR TAXATION

078652 JUL -5 '67

John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1967 JUL -5 AM 10:28
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

WMB
5-15-67

Land and improvements \$ 3,100.00; Damages \$; Total consideration \$3,100.00

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 his hand and seal, this 11th, day of May, 1967

(Seal) Calvin Clayton
Calvin Clayton unmarried adult

MAY 21 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 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.....

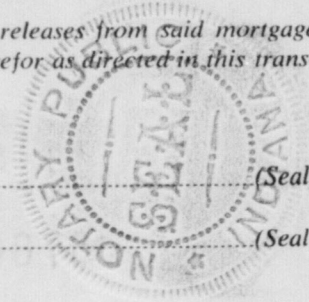
..... Grantor..... in the above conveyance, and acknowl-  
edged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned.  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires..... Notary Public

STATE OF INDIANA, ..... Marion ..... County, ss:  
Before me, the undersigned, a Notary Public in and for said County and State, this..... 11th,  
day of May, A. D. 1967; personally appeared the within named.....  
Calvin Clayton unmarried adult

..... Grantor..... in the above conveyance, and acknowl-  
edged the same to be his voluntary act and deed, for the uses and purposes herein mentioned.  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires January 4th, 1971  
Joseph Michael Morley Notary Public  
Joseph Michael Morley

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 trans-  
action, this..... day of....., 19.....

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



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

67 29565

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..... 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.....

Division of Land Acquisition  
Indiana State Highway Commission

ENVELOPE

19



## INDIANA STATE HIGHWAY COMMISSION

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

12/15/67

19

To Calvin Clayton

City

## GENTLEMEN:

We enclose State Warrant No. A 185246 12/11/67 19  
 in settlement of the following vouchers:

68-315

Description	Amount
For <u>relocation expense</u> on State Road <u>49</u> <u>Marion</u> No. _____ in _____ County, Project <u>I-70-3(52)</u> <u>387</u> Parcel No. _____ as per Grant/Warranty Deed, Dated <u>Nov 8, 1967</u>	190.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Calvin ClaytonDate 12/18/67

# INDIANA STATE HIGHWAY COMMISSION

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

June 27 19 67

To Calvin Clayton  
 910 Chadwick Street  
 Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-158116 6-21- 19 67  
 in settlement of the following vouchers:

Transmittal #67-381

Description	Amount
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>387</u> as per Grant/Warranty Deed, Dated <u>May 11, 1967</u>	\$3,100.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Calvin Clayton

Date June 30 1967



Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I 70-3 (52)  
Parcel No. 387  
Road I 70  
County Marion  
Owner Calvin Clayton  
Address 910 Chadwick St  
Address of Appraised Property:  
910 Chadwick St

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... 3/22/67
- 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 3/22/67 :  
(Date)

Estimate of Appraisers:

	By: <u>Traynor</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 3,100	\$	\$ 3,100
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 3,100	\$	\$ 3,100
(1) Land and/or improvements	\$ 3,100	\$	\$ 3,100
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 3,100	\$	\$ 3,100

Approved	Date	Signed
Acting Rev. Appr.	3/29/67	<u>Jessie P. Zink</u>
Asst. or Chief Appr.	4/7/67	<u>Phillip B. York</u> <u>Fred Wehling</u>

AFFIDAVIT OF JUDGMENT DEBTORS

STATE OF INDIANA )  
                          ) SS:  
COUNTY OF Marion )

I Calvin Clayton, being first duly sworn upon (his)  
~~(his)~~ oath deposes and says:

That (he) ~~(she)~~ is the owner of the fee simple title to the following  
described real estate located in Marion County, Indiana, to-wit:

Lot 14 in Jacob Klingensmith Jr. Corrected  
Subdivision of Lot 1 in Out Lot 128, in the  
City of Indianapolis, as recorded in Plate  
Book 3, page 27, in the Office of the Recorder  
of Marion County, Indiana,

and that the following judgment appears of record in the office of the  
recorder of Marion County, Indiana, to-wit:

Judgment for \$1,000.00 and costs in favor of  
Universal C.I.T. Credit Corp. vs. Calvin H.  
Clayton rendered October 11, 1961, in the  
Municipal Court, Cause No. R-24777, Order Book  
195, page 534, Judgment Docket C-4, page 208.

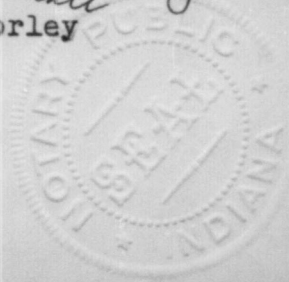
Affiant does further say that (he) ~~(she)~~ was not a party defendant in  
cause action, and that (he) ~~(she)~~ is not the same person as the  
Calvin H. Clayton against whom said judgment was rendered.

Calvin Clayton  
Calvin Clayton

Subscribed and sworn to before me, a Notary Public, in and for said County  
and State this 11th day of May, 1967.

Joseph Michael Morley  
Notary Public  
Joseph Michael Morley

My commission expires January 4th, 1971





INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I-70-3-(52)

BUYER'S REPORT NUMBER: ✓ COUNTY Marion

PARCEL NO. 387

NAME & ADDRESS OF OWNER Calvin Clayton  
910 Chadwick Street Hndpls. PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Calvin Clayton  
910 Chadwick Street Hndpls. PHONE # \_\_\_\_\_

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

DATE ASSIGNED 4-11-67 DATE OF CONTACT 5-11-67

OFFER \$ 3,100.00 TIME OF CONTACT 1030 am

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

- 1. ( ) ( ) (N/A) 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: Meeting with Mr Clayton fee owner of above parcel  
for signing of all documents required in selling  
property to Indiana State Highway Comm. Papers  
signed and copies left with seller as required.

Status of Parcel: ( ) secured ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? Reported Above

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

Joseph M Marley  
(Signature)  
633-4478

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

PROJECT NO. I 70-3-52

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 387

NAME & ADDRESS OF OWNER Calvin Clayton  
910 Chadwick Street Indpls PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED Calvin Clayton  
910 Chadwick Street PHONE # \_\_\_\_\_

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

DATE ASSIGNED 4-11-67 DATE OF CONTACT 5-10-67

OFFER \$ 3,100<sup>00</sup> TIME OF CONTACT 3 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? (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: Meeting with Mr Clayton fee owner of above parcel. -  
explained procedures of State, rights, of individual involved.  
benefits applicable to seller under new law. Gave firm  
offer letter also 180 day letter of possession. Mr Clayton  
decided to sell, which transaction, we will consummate  
tomorrow 5-11-67

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

Distribution Made

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

Joseph M. Morley  
(Signature)  
633-4478



Page 389

# INTERIM CERTIFICATE OF TITLE

## Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-15804-S

Name on Plans Calvin Clayton

Name of Fee Owner Calvin Clayton

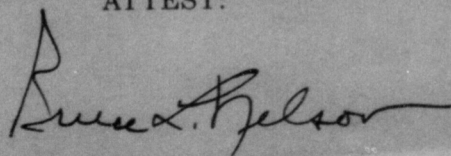
PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from November 23, 1966, 8 A.M. to and including May 16, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-15804-O except:

- Taxes for 19 66 payable 19 67 in name of Calvin Clayton  
Duplicate # 7043881 Parcel # 1005018 Township I-Center Code # 1-01  
May  ~~None Payable~~ ~~paid company~~ November  ~~None Payable~~ ~~paid company~~  
Taxes for 19 67 payable 19 68 now a lien.

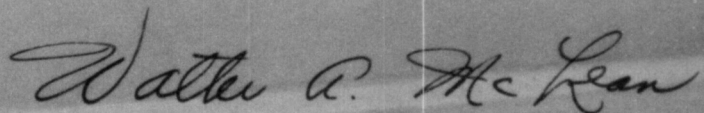
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

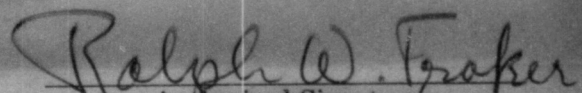


Assistant Secretary



Vice President

Countersigned and validated as of the 24th day of May, 19 67.

  
Authorized Signatory  
RALPH W. FRAKER, Attorney



GUARANTY OF TITLE

387

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-15804-0

Names on Plans Calvin Clayton

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 23rd day of November, 1966, 8 A.M.

Calvin Clayton

910 Chadwick Street, Indianapolis, Indiana

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 \$5,000.00.

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

*Bruce A. Nelson*  
Assistant Secretary

*Walter A. McLean*  
Vice President

Countersigned and validated as of the 30th day of Nov., 1966.

*James I. Wright*  
Authorized Signatory  
JAMES I. WRIGHT,  
Attorney

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 14 in Jacob Klingensmith Jr. Corrected Subdivision of Lot 1 in Out Lot 128, in the City of Indianapolis, as recorded in Plat Book 3, page 27, in the Office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by deed from Goldie Boerstler, widow, dated August 10, 1948, recorded August 11, 1948, in Deed Record 1309, Instrument #47491. (U.S.R. \$1.10)



SCHEDULE "B"

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

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. 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.

5. ~~Taxes for 19\_\_\_ payable 19\_\_\_ in name of \_\_\_  
Duplicate # \_\_\_ Parcel # \_\_\_ Township \_\_\_ Code # \_\_\_  
May \$ \_\_\_ (paid) (unpaid); November \$ \_\_\_ (paid) (unpaid)  
Taxes for 19\_\_\_ payable 19\_\_\_ now a lien.~~
5. Taxes for 1965 payable 1966 in name of Calvin Clayton  
Duplicate #6017146, Parcel #1005018,  
Township: I-Center, Code #1-01,  
May none payable; November none payable;  
By virtue of exemption equaling assessed valuation;  
Assessed Valuation: Land \$280.00, Improvements \$260.00,  
Exemptions \$540.00  
Taxes for 1966 payable 1967 now a lien.
6. ✓ Judgment for \$1,000.00 and costs in favor of Universal C.I.T.  
Credit Corp. vs. Calvin H. Clayton rendered October 11, 1961  
in the Municipal Court, Cause No. R-24777. Order Book 195  
page 534, Judgment Docket C-4 page 208.

W.P. O.L. 128 & N.P. O.L. 120.

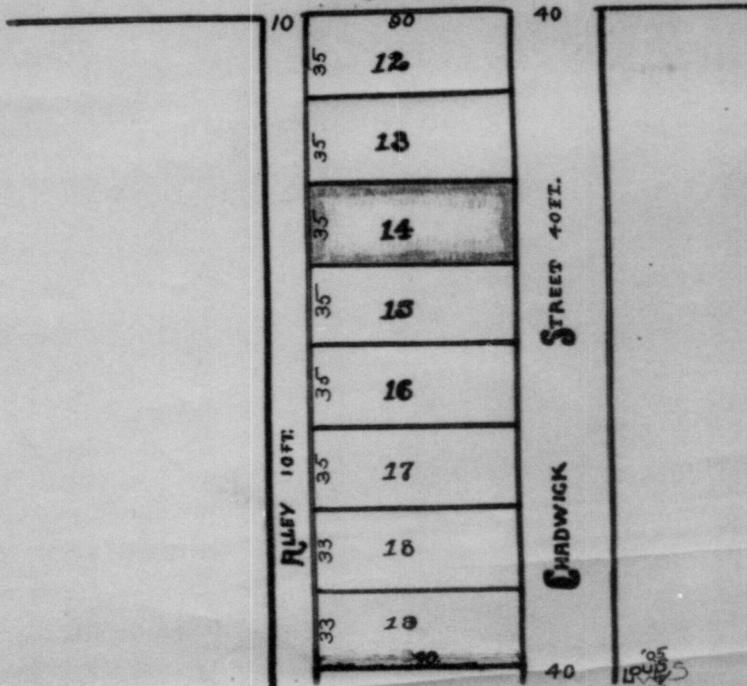
Mc Carty											
St.						St.					
1	2	3	4	5	6	7	8	9	10	11	12
Mc Korman & Pierce's						SUB					
48	47	46	45	44	43	30	29	28	27	26	25
31	32	33	34	35	36	13	14	15	16	17	18
37	38	39	40	41	42	19	20	21	22	23	24
Wyoming Klingensmith's						SUB					
1	2	3	4	5	6	23	24	25	26	27	28
12	13	14	15	16	17	34	35	36	37	38	39
18	19	20	21	22	23	40	41	42	43	44	45
West						Missouri					
Ray						St.					



# ABSTRACT OF TITLE

TO

Lot 14, in J. Klingensmith Jr's., Sub-division of Lot 1, in Van - Blaricum's Heirs' Sub-division of Out lot 128, in the City of Indianapolis.



Marion County Indiana

Prepared for JAMES S. CRUSE.

By  
**MARION TITLE GUARANTY COMPANY**  
Indianapolis, Indiana

### HISTORICAL NOTES

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

Cessions were made at St. Mary's, Ohio, in October, 1818, as follows:  
By the Weas, in general terms, October 2.—U. S. Statutes at Large, vol. 7, p. 186.  
By the Delawares, in general terms, October 3.—U. S. Statutes at Large, vol. 7, p. 188.  
By the Miamis, by boundaries, October 6.—U. S. Statutes at Large, vol. 7, p. 189.  
The Weas, or Ouatienons, were properly a part of the Miami Nation. So also were the Kickapoos, who relinquished their claims, in general terms, July 30, 1819. —U. S. Statutes at Large, vol. 7, p. 200. These four treaties covered all tribes having any claim to lands in Marion County. The record in the Statutes at Large is the official one, including the signatures of the parties.

American State Papers, 2 Indian Affairs, p. 169.  
By clause 5 of section 5 of the enabling act of congress of April 19, 1816, four sections of land were granted to the new State of Indiana, to be selected by the legislature "for the purpose of fixing the seat of government thereon."

3 U. S. Statutes at Large, p. 290.  
By the act of March 3, 1819, the Indiana legislature was authorized to select for that purpose any contiguous parts of sections "not to exceed in the whole the quantity contained in the four sections."

3 U. S. Statutes at Large, p. 516.  
January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government.  
Act of 1820, p. 18.

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

Three commissioners were appointed to lay off the town site, and to offer lots for sale. The office of the agent was created to sell and convey lots and the site was named Indianapolis.  
Acts 1821, p. 44.

By the original surveyed sect on 1 contains 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, east of White river, contains 448.20 acres, leaving 202.07 acres to be taken out of the east side of section 3.

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

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

The seat of government was permanently established at Indianapolis January 20, 1824.  
R. S. 1824, p. 370.

January 26, 1827, the alleys in certain squares were vacated.  
Acts 1827, p. 5.

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

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

### AGENTS OF STATE

1. JOHN CARR, appointed September, 1821.
2. JAMES MILROY, appointed September, 1822.
3. BETHUEL F. MORRIS, appointed December, 1822.
4. BENJAMIN I. BLYTHE, appointed February, 1825.
5. EBENEZER SHARPE, appointed April, 1828.
6. JOHN G. BROWN, appointed September, 1835.
7. THOMAS H. SHARPE, appointed January, 1836.

Land Record  
"N" p. 153.  
May 1, 1835.  
Recorded  
Dec. 30, 1841.

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

Agent's Deed/

to  
James Van Blaricum, his  
heirs and assigns.

Out Lot 128, containing 17-72/100 Acres, in the  
Town of Indianapolis, and other real estate.

-1-

-2-

James Van Blaricum, died testate August --, 1858.

Will Record  
"C" p. 142.  
Aug. 15, 1858.  
Probated  
Sept. 3, 1858.

LAST WILL AND TESTAMENT OF JAMES VAN BLARICUM,  
DECEASED.

I, James Van Blaricum, of Indianapolis, Indiana,  
do make and publish this my last Will and Testament  
hereby revoking all Wills by me heretofore made.

First:- I give and bequeath to my beloved wife  
Kenis Van Blaricum, two promissory notes of \$500.00  
each on Osgood and Smith, being the notes of said  
Osgood and Smith first due.

Second: Out of the residue of my personal estate  
except my Household Goods, I direct that my debts be  
paid so far as the same will do to liquidate them.

Third: If my personal estate should prove  
insufficient to pay my debts and funeral expenses af-  
ter taking out said notes bequeathed to my said wife  
my Executors or the survivors of them or any Admin-  
istrator of my estate with the Will annexed is autho-  
rized and empowered to sell a sufficiency of my real  
estate to pay the residue of such debts and  
expenses and any other charge on my estate created  
by this Will and otherwise and to make deeds to the  
purchasers thereof as I might do if living and as some  
of said Real Estate is encumbered by Mortgages, I  
authorize such mortgaged premises to be sold subject  
to the Mortgages or sold entire leaving the mortgages  
to be paid out of the purchase money or otherwise  
as may be most advisable.

Fourth: Until the final settlement of my estate  
the rents arising from my real estate shall belong  
to my Executors or other personal representative,  
any they are authorized to take possession of the  
same and control them and receive the rent therefor  
as fully as I might do if living and out of such  
rents until my estate is finally settled my said  
wife shall receive a comfortable support to be paid  
her by my personal representatives and the residue  
shall be applied to the payment of my debts, etc., as  
aforesaid:

Fifth: After the payment of all the liabilities  
above specified one half of my real estate remaining  
unsold I bequeath in fee simple to my said wife.

Sixth: I bequeath to my son William Van Blaricum,  
\$100.00 in money to be paid by my Executors when  
in their discretion it can be done without interfeer-  
ing with the payment of the liabilities above  
provided for:



Seventh: I have advanced to my daughter Elizabeth Bates, about \$3000.00 and to my son George about the same amount and something to my daughter Frances Harrison, the amount to be ascertained by my Executor

And I direct that out of the residue of my real estate after setting apart one half to my wife and after the payment of all my debts and other legacies said Frances shall receive enough to make her advances equal to those of George and Elizabeth as aforesaid, and I have deeded a part of a lot to my daughter Viola, and I direct that she receive in like manner from the residue of my real estate an amount sufficient to make her allowance equal to those of Elizabeth, George and Frances, and then the residue shall be equally divided between said Elizabeth, Frances, George, and Viola, and in case of the death of either of them, then to the heirs of such deceased child, the share its parent would take under this Article of my Will.

I empower my Executors or the survivors of them to execute all necessary deeds of real estate which I have sold and given Title bonds for deeds.

Ninth: In case there should remain a surplus of my real estate after the payment of all liabilities against it I bequeath the same to my children George and Viola Van Blaricum, Elizabeth Bates, and Frances Harrison, to be divided among them equally.

Tenth: I hereby appoint Edwin J. Peck, and William M. Jackson, of Indianapolis, My Executors and request of them to accept said Trust.

Eleventh: My household goods, books, etc., I bequeath absolutely to my wife Keren Van Blaricum.

Index of Estates.  
2, p. 1287.

-4-

Estate of James Van Blaricum, settled in the Probate Court of Marion County.

William N. Jackson, appointed and qualified as Executor September 20, 1858.

William Wallace appointed and qualified as Administrator with the Will annexed, December 17, 1858.

Estate finally settled and closed July 1, 1863, See Order Book 13, page 351. See also Complete Record 16, page 591, also 18, page 382.

10, p. 411.  
March 17, 1860.  
Recorded  
June 19, 1860.

-5-

Keren Van Blaricum, by  
William J. Wallace, Sheriff of  
Marion County, Indiana.

Sheriff's Deed

to  
William Wallace.

So much of Out Lot 128, in the City of Indianapolis, and described as follows, to wit:-

Commencing at a point 6-23/100 chains West of the North East Corner of said Out Lot 128, thence running South 12 chains, thence West 8-54/100 chains to a stake, at the South West Corner of said Out Lot, thence North along West Street 12 chains to the North West Corner of said Out lot thence East

8-54/100 chains to the place of beginning, containing 10-25/100 Acres..

Whereas William J. Van Blaricum, recovered Judgment against William J. Van Blaricum, and Keren Van Blaricum, on the 23rd day of September 1859, in the Marion Circuit Court, and Isaac Coffin recovered judgment against James B. Harrison, George Van Blaricum, on the 12th day of November 1859, in the Marion Circuit Court and William J. Van Blaricum, recovered Judgment against William J. Van Blaricum, and Keren Van Blaricum, on January 6, 1860, in the Court of Common Pleas of Marion County, and George Tomlinson recovered Judgment against William J. Van Blaricum, and Keren Van Blaricum on the 15th day of February 1860, in the court of Common Pleas of Marion County, Isaac Coffin, recovered Judgment against Keren Van Blaricum, on the 16th day of February 1860, in the Court of Common Pleas of Marion County, making the full amount of said five Judgments as aforesaid the sum of \$3143.90 and Costs.

Sold on five writs of execution issued to the hands of the Sheriff of Marion County, issued at different dates.

For affidavit of Joseph T. Elliott, relative to K. Van Blaricum, being unmarried at certain date see Town Lot Record 282, page 94.

282, p. 94.  
Jan. 23, 1896.  
Recorded  
Jan. 24, 1896.

-6-

Before me the undersigned Notary Public in and for said County and state, this 23rd day of January 1896, personally appeared Joseph P. Elliott, who, after being duly sworn deposed and saith that he was well acquainted with Mrs. Keren Van Blaricum, the widow of James Van Blaricum, and one of the heirs of the following described real estate, to wit:-

Lot 18, in Out Lot 14, in Van Blaricum's Subdivision of said Out Lot which was sold by the Sheriff to William Wallace, on the 17th day of March 1860, and at the time said conveyance was made the said Keren Van Blaricum was an unmarried person and remained so until her death.

10, p. 438.  
April 16, 1860.  
Recorded  
June 27, 1860.

-7-

Keren Van Blaricum, ----  
to  
William Wallace.

Warranty Deed.

Same real estate as above described at Number 5, of this Abstract.

The intention being to convey all her interest as widow and legatee of James Van Blaricum, deceased, recently purchased by said Wallace of Sheriff of Marion County on divers execution against her and others. It is further understood that the covenants of Warranty does not extend to such of said real estate as shall be required to pay debts of said James Van Blaricum, deceased, by the Administrator of his estate.



The above deed to William Wallace, set aside by the Marion Common Pleas Court, June Term 1863, See Complete Record 16, page 716, in Partition proceedings of the estate of James Van Blaricum, deceased.

22, p. 402.  
Jan. 11, 1865.  
Recorded  
Jan. 11, 1865.

-8-

WHEREAS, by a deed executed by the Sheriff of Marion County, to me there was conveyed to me certain real estate in Marion County, State of Indiana, then belonging to the heirs of James Van Blaricum, deceased.

Now these presents witnesseth that the said conveyances was only intended to secure an indemnify me for large sums of money advanced for estate of said James Van Blaricum, and especially for the widow and heirs of said deceased, all of which has since been fully adjusted and said deed and trust fully cancelled, set aside and declared null and void. See Proceedings for partition among the heirs of said James Van Blaricum, in the Court of Common Pleas of Marion County. In consideration of which I do hereby quit claim and convey all my right, title claim, interest or demand in and to each and every part of said real estate belonging to said heirs of James Van Blaricum, or to their assigns.

William Wallace.

For affidavit of John S. Duncan, relative to conveyances by Wm. Wallace, see Deed Record 282, page 93.

282, p. 93.  
Jan. 17, 1896.  
Recorded  
Jan. 24, 1896.

-9-

E. C. Atkins & Co. Indianapolis, Ind. Jan. 17, 1896  
City.

Gentlemen:-

Your letter of January 14, requesting me to make certificate as to whether Mr. William Wallace, was a married man on January 11, 1865, has been received.

At that time Mr. William Wallace, was a married man, and I presume this deed must have been executed by him in the capacity of a Trustee of some kind. If it relates to any property that was owned by the Van Blaricums I think Mr. Wallace, was Administrator of that estate. The Mrs. Wallace who was his wife on January 11, 1865, died on the 31st day of August 1866. Mr. Wallace, was unmarried for nearly two years when he married Miss Sarah Jameson, who is now his widow. This certificate will explain what you desire and clear the title for the simple reason that Mrs. Wallace, who was the wife on the date you refer to, did not survive her husband and therefore any conveyance made by him in which she did not join conveyed the entire interest in the property as it was vested in Mr. Wallace, at that time.

Yours with respect,  
John S. Duncan.

-5-

Before me, Abraham Wagner, a Notary Public, in and for Marion County, Indiana, came John S. Duncan, who being duly sworn says that the facts set forth in the attached letter signed by him on the 17th day of January 1896, are true as he barely believes.

In the Marion Common Pleas Court.

Cause #687.  
Complaint filed  
June 11, 1863.

-10-

Keren Van Blaricum, Mary F.  
Harrison, John B. Harrison, George  
Van Blaricum, Viola R. L.  
Chadwick, and Levi N. Chadwick,

Petition for  
Partition.

vs.  
William Van Blaricum, and  
Elizabeth J. Norman, James  
H. McKernan and Winslow S. Pierce.

The Plaintiffs above named complain of the defendants above named and say that on the --- day of ----- 1857, James Van Blaricum, late of said County, departed this life leaving his last Will and Testament which has been duly admitted to Probate in this Court as will appear by the record thereof remaining in this Court reference thereto being had and a copy of the substantial parts of said Will is filed herewith.

That said Keren is the widow of said testator and said Mary F., George Viola R. L., William and Elizabeth are children and heirs at law of said Testator, who are also all of full age except said Viola, that said Elizabeth J. is intermarried with one James Norman, but the said Elizabeth -- and James live apart and a suit for divorce is now pending against said James at the suit of said Elizabeth J., and that all the interest and title, claimed on behalf of said Elizabeth under the petition is her own separate estate in her own right, as one of the heirs and devisees of said testator.

That said James Van Blaricum, died seized in fee of the following described real estate situate in said County, (amongst other lands of said testator) to wit:- Lots 3, 11, 16, 17 and 18, in Out Lot 14, in the City of Indianapolis.

Also all of Out lot 128, in the city of Indianapolis, containing 17-58/100 Acres.

Also all that part of Out Lot 121, lying West of the Central Canal of said City of Indianapolis, containing 4-98/100 Acres.

Also lots 1, 2, 3, 4, 18, 22, 23, 24, 26, 27, 28, 29, 30, 31, 32, 33, and 34, in Van Blaricum's Sub-division of the East part of Out Lot 121, in the City of Indianapolis.



Also Lots 24 and 25, in Van Blaricum's Subdivision of the middle part of said Out Lot 121, in said City of Indianapolis.

Also Lot 6, in the South East  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of Section 10. 16. 3., in said County, containing 5 Acres and known as Van Blaricum's lot, part of Town Mt. Pleasant.

And the plaintiffs aver that the debts and other charges named in said Will are paid and that the foregoing portion of the testators real estate is discharged wholly therefrom and is subject to partition under said Will.

That said Keren Van Blaricum, under and by virtue of said Will is the owner of an equal undivided half of said real estate.

That the said Mary F. Harrison, George Van Blaricum, Viola R. L. Chadwick, and Elizabeth Norman, subject to the adjustment of the several advancements charged against them in said Will and each of them, entitled to an equal undivided  $\frac{1}{4}$  part of said real estate, not before devised to said Keren.

That on the 14th day of April 1863, by an instrument duly executed, acknowledged and stamped the said Kern Van Blaricum, conveyed to said William Van Blaricum, an equal undivided  $\frac{1}{5}$  of such portion of said real estate as she was entitled to, to be reduced by the amount of \$700.00 and that since that date said William Van Blaricum, has paid to said Keren \$600.00 parcel of \$700.00 as evidenced by her receipt to him and copies of said conveyance and receipts are filed herewith.

And that the said John B. Harrison, and Mary F. Harrison, have by a deed of Mortgage bearing date the -- day of --- 1863, conveyed the undivided interest of said Mary F. in said premises to secure the payment of \$300.00 to James H. McKernan, and Winslow S. Pierce.

And the plaintiffs further aver that the persons named in said Will as executed failed to act and that the value of the said advancements have never been fixed, and they pray for a partition of said premises and that the Commissioners in making the same do equalize the parties advanced and for all proper relief.

And the defendants come also and filed their written appearance in open Court and admit the truth of the matters in said petition alleged which said writing is in the words and figures following to wit:-(here insert).

The Court afterwards appoints David S. Beaty, David V. Cully, and Lazarus B. Wilson, disinterested resident freeholders of said county, Commissioners to make partition of said premises as aforesaid and that they make report of their doings in this behalf to the court at the present term thereof and day is given.

June 18, 1863.

Now at this day came into open Court the above named Commissioners, appointed as aforesaid, in this Cause and file their report herein of the account

taken and the partition made herein and certain plats accompanying the same to wit:-

Savid S. Beaty, David V. Cully and Lazarus B. Wilson, Commissioners appointed to take an account of sundry payments out of real estate fund and advancements made to said parties in this case report that having first taken the oath prescribed by law which is endorsed upon the copy of the order of Court in this Case, they find that said Keren, Van Blaricum, is chargeable with the sum of \$42.63.

The said William Van Blaricum, is chargeable with the sum of \$178.00.

The said Elizabeth J. Norman, is chargeable with the sum of \$30.50.

The said George Van Blaricum, is chargeable with the sum of \$30.27.

The said Mary F. Harrison, is chargeable with the sum of \$1506.83.

The said Viola Chadwick is chargeable with the sum of \$1677.86.

And they further report that said Viola Chadwick, being a minor the said Commissioners pursuant to the statutes and to enable to make an equitable partition of said real estate they have made a Sub-division of said lots 16, 17, and 18, in Out Lot 14, cutting off the lots in the rear thereof and numbering the same lots 19 and 20, in said Out Lot 14, and have platted the same as shown by the plat presented herewith and duly acknowledge and submitted to the Court for approval.

And they have also subdivided said Out Lot 128, extending --- Missouri Street through the same North to South dividing the same into 4 lots numbering the same lots 1, 2, 3, and 4, of the Sub-division of said Out Lot 128, and have platted the same as shown by the plat herewith presented and duly acknowledged and submitted to the Court for approval.

And they set off and assign to said Keren Van Blaricum, Lots 18, 19, 20, and 11 in said Out Lot 14, in the city of Indianapolis, also Lots 24 in the middle part of out lot 121, in Van Blaricum's Sub-division thereof, also Lots 1, 2, 3, 4, 23, 24, 26, 27, 29, 30, 33, and 34, in Van Blaricum's Sub-division of said East part of Out lot 121, also said Lot of 5 Acres known as the Van Blaricum's lot number 6,, in the South East  $\frac{1}{4}$  of the North East  $\frac{1}{4}$  of Section 10, 16, 3, situate in Marion County, aforesaid, which is a part of the Town of Mount Pleasant.

And they assign and set off to said William Van Blaricum, Lot 17, in said Out Lot 14, also Lot 2 in the plat herewith filed of said Out Lot 128.

And they set off and assign to said Elizabeth J. Norman, Lots 31, and 32, in Van Blaricum's Sub-division of said East part of Out lot 121, also Lot 4, in the plat herewith filed in said Out Lot 128.

And they set off and assign to said George Van Blaricum, the West part of Out Lot 121, containing 4-98/100 Acres, also Lot 18, in Van Blaricum's Sub-division of the East part of said Out Lot 121.



And they set off and assign to said Mary F. Harrison, Lot 16, in said Out Lot 14, shown on the plat filed herewith also Lots 22 and 28 in the Sub-division of Van Blaricum's of the East part of said --- Lot 121, also lot 25 in Van Blaricum's Sub-division of the middle part of said Out Lot 121, also Lot 3, in Out Block 128.

And they set off and assign to said Viola R. L. Chadwick, Lot 3, in Out Lot 14, and Lot 1, according to the plat herewith filed of said Out Lot 128.

Thereby by means of said partition equalize the said parties in the advancements aforesaid and in the unequal distribution of the real estate fund made by said Administrator. And they submit that they are entitled to \$10.00 each for the time spent in making said account and partition and in platting said property and reporting.

For full proceedings in the above Cause see Complete record 16, page 715.

Transcript of the above proceedings also recorded in Town Lot record 17, page 451.

For record of the plat see Plat Book 2, page 108.

Plat Book.  
2, p. 142.  
Oct. 3, 1864.  
Recorded  
Oct. 10, 1864.

-11-

Levi W. Chadwick, and Viola Chadwick, his wife, filed a plat of Viola R. L. Chadwick's Sub-division of Lot 1, in Van Blaricum's Heirs Sub-division of Out Lot 128, in the city of Indianapolis, as subdivided by David V. Gullett, David S. Beaty, and Lazarus B. Wilson, Commissioners, appointed by the Court of Common Pleas of Marion County, Indiana, in a Cause wherein Keren Van Blaricum, et al are plaintiffs and William Van Blaricum et al are defendants at the June Term thereof 1863, ( see Plat recorded in Plat Book 2, page 107) into 44 lots.

The size of the lots are marked in feet and inches and we hereby dedicate the streets and alleys to the public use.

Guardian's Docket  
2, p. 176.

-12-

July 3, 1863, Isaac E. Johnson, was appointed and qualified as Guardian of Viola R. L. Chadwick, a minor aged 18 years, November -- 1863.

October 5, 1863, Clerk files report, approved See Order Book 13, page 363.

October 6, 1863, Levi W. Chadwick, was appointed and qualified as Guardian of Viola R. L. Chadwick, See Order Book 13, page 373.

September 14, 1877, Report filed, showing death of ward who was wife of Guardian, approved and Guardian discharged, see Order Book 45, page 65.

#17521.

Sale of Real  
Estate Docket

1, p. 157.

No. 12.

-13-

Levi W. Chadwick, Guardian of  
Viola R. L. Chadwick.

October 9, 1863, Petition filed,  
appraisers appointed, Sale ordered.

David S. Beaty, appointed and qualified as  
Commissioner. See Order Book 13, page 380.

November 12, 1864, Byron K. Elliott, appointed  
and qualified as Commissioner to make deed to Lot  
1, Out Lot 128, in the City of Indianapolis. See  
Order Book 16, page 143.

Petition to  
Sell Real  
Estate.

22, p. 325.  
Nov. 11, 1864.  
Recorded  
Nov. 26, 1864.

-14-

Byron K. Elliott, Commissioner,  
by order of the Court of Common Pleas,  
of Marion County, Indiana, on  
petition of Levi W. Chadwick, Guardian of  
Viola R. L. Chadwick, minor heir of  
James Van Blaricum, deceased, entered  
in Order Book 16, page 143.

Commissioners  
Deed.

to  
Jacob Klingensmith, Junior.

Lot 1, in Out Lot 128, of the City of Indiana-  
polis.

Examined and approved and confirmed this 12th  
day of November 1864, in open Court. \*\*\* Chas. A.  
Ray, Judge.

22, p. 324.  
Nov. 11, 1864.  
Recorded  
Nov. 26, 1864.

-15-

Levi W. Chadwick, and  
Viola R. L. Chadwick, his wife.

Quit Claim  
Deed.

to  
Jacob Klingensmith, Jr.,

Lot 1, in Out Lot 128, of the City of Indiana-  
polis, said real estate is inherited by said Viola  
from her father James Van Blaricum, deceased, and was  
set apart to her by Commissioners appointed to make  
partition of the real estate of the Van Blaricum  
Heirs.

Plat Book.  
3, p. 24.  
Sept. 27, 1865.  
Recorded  
Oct. 11, 1865.

-16-

Jacob Klingensmith, Jr., filed a plat of J. Klingens-  
smith's Jr's., Sub-division of Lot 1, in Out Lot 128,  
in Sub-division by D. V. Cully, et al., Commissioners  
etc.

This is a Sub-division of Lot 1, in Out Lot 128,  
in the City of Indianapolis, as subdivided by David  
V. Cully/ David S. Beaty, and Lazarus B. Wilson,  
Commissioners, appointed by the Court of Common Pleas  
of Marion County, Indiana, in a cause wherein  
Keren Van Blaricum, et al, were plaintiffs and  
William Van Blaricum et al were defendants at the  
June Term thereof of 1863, (see plat recorded in  
Plat Book 2, page 107) into 44 lots.

The size of the lots is marked in feet and  
inches. I hereby dedicate the Streets and alleys  
to the public use. A sub-division of this Lot 1,  
Out Lot 128, was made by Viola R. L. Chadwick, with  
her husband October 3, 1864, see Plat Book 2,  
page 142, but at that time she being a minor no lots

-10- (over)



#17521.

in said Subdivision were sold, but on application to said Common Pleas Court, an order was granted to sell all of said Lot 1, in said Commissioner's Sub-division of said Out Lot 128, and was on the 11th day of November 1864, conveyed by B. K. Elliott, a Commissioner etc., to Jacob Klingensmith, Jr., see Town Lot Record 22, page 325, and hence this plat is made and recorded which is in all respects just like the Chadwick Plat except dates.

3, p. 27.  
Nov. 14, 1865.  
Recorded  
Nov. 14, 1865.

-17-

Jacob Klingensmith, Jr., filed a plat of Jacob Klingensmith Jr., Corrected Sub-division of lot 1, in Out Lot 128, in the City of Indianapolis, as sub-divided by David V. Culley, David S. Beaty, and Lazarus B. Wilson, Commissioners appointed by the Court of Common Pleas of Marion County, Indiana in a Cause wherein Karen Van Blaricum, et al, were plaintiffs and William Van Blaricum, et al., were defendants at the June Term thereof 1863, (see Plat recorded in Plat Book 2, page 107), into 44 lots.

The size of the lots is given in feet and inches. I hereby dedicate the streets and alleys to the public use. The correction in this plat consists in this, That the plat recorded on the 11th day of October 1865, in Plat Book 3, page 24, begins on the South end of 15 feet to far South and this plat begins at the proper point on the South making some change in the width of the lots, but no change however in the number of the lots and leaving in this plat an alley on the South end of the lot herein subdivided which is not in the above mentioned plat.

This plat is to take the place of the Chadwick Plat recorded October 10, 1864, in Plat Book 2, page 142, and the Klingensmith Plat recorded October 11, 1865, in Plat Book 3, page 24.

On Margin:- For vacation of first alley North of Ray Street, to 1st alley West of Missouri Street see Deed Record of Town Lots 187, page 579.

34, p. 50.  
Sept. 6, 1867.  
Recorded  
Sept. 14, 1867.

-18-

William Wallace, by  
J. T. Wright, Auditor of  
Marion County.

Tax Deed.

to  
Samuel Delzell.

Out Lot 128, (except lots 2, 3, and 4, ) of Van Blaricum's Sub-division, Indianapolis.

Sold February 6, 1865, for the non payment of taxes, costs and charges for the years 1863, and 1864.

See also Sale Book 1, page 193, Certificate No. 3408.

#17521.

35, p. 678.  
Feb. 10, 1868.  
Recorded  
May 9, 1868.

Jacob Klingensmith, Jr., and  
Susanna Klingensmith, his wife.  
to  
Simon Klingensmith.

Warranty Deed.

-19-

Lot 14, and other Real Estate in Jacob Klingensmith Jr's., Corrected Sub-division of lot 1, in Out Lot 128, in the City of Indianapolis.

57, p. 140.  
May 18, 1872.  
Recorded  
June 5, 1872.

Samuel Delzell, and  
Martha S. Delzell, his wife.  
to  
Simon Klingensmith.

Quit Claim Deed.

-20-

Lot 14, and other Real Estate in Jacob Klingensmith's Jr., Corrected Sub-division of lot 1, in Out Lot 128, in the City of Indianapolis.

60, p. 352.  
May 21, 1872.  
Recorded  
Oct. 7, 1872.

Simon Klingensmith, and  
Eliza A. Klingensmith, his wife.  
to  
John Kenny.

Warranty Deed.

-21-

Lot 14, in Jacob Klingensmith's -- Sub-division of Out Lot 128, in the City of Indianapolis.  
Subject to the taxes for the present year.

91, p. 25.  
June 2, 1875.  
Recorded  
June 14, 1875.

John Kenney, Bachelor.  
(Signs John Kenny).  
to  
John Landris.

Warranty Deed.

-22-

Lot 14, in Jacob Klingensmith's -- Sub-division of Out Lot 128, in the City of Indianapolis.

94, p. 262.  
Oct. 11, 1875.  
Recorded  
Nov. 16, 1875.

John Landries, and  
Dorothea Landries, his wife.  
to  
Frederick S. Hepp, and  
John K. Hepp, her husband.

Warranty Deed.

-23-

Lot 14, in Jacob Klingensmith's -- Sub-division of Out Lot 128, in the City of Indianapolis.  
Subject to the taxes of 1875.

113, p. 34.  
Jan. 29, 1878.  
Recorded  
Jan. 30, 1878.

John K. Hepp, et al, by  
John T. Pressly, Sheriff of  
Marion County, Indiana.  
to  
John Landris.

Sheriff's Deed

-24-

Lot 14, in Jacob Klingensmith's Sub-division of Out Lot 128, in the City of Indianapolis.  
On a judgment and decree of the Superior Court of Marion County, Indiana, dated December 9, 1876 for \$666.50 and Costs. See Cause No. 16651, Order Book 40, page 425, Complaint filed November 20, 1876. Complete Record ---, page ---.



#17521.

John Ihndris, vs. John K. Hepp, and Frederika Hepp.

On foreclosure of a mortgage executed November 15, 1875, by John K. Hepp, and Frederika Hepp, his wife, to John H. Ihndris, and recorded in Mortgage Record 78, page 502.

227, p. 47.  
Jan. 17, 1891.  
Recorded  
Jan. 24, 1891.

John K. Hepp, and  
Fredericka S. Hepp, his wife.  
to  
John Ihndris

Quit Claim  
Deed.

Lot 14, in Jacob Klingensmith's Sub-division  
of Out Lot 128, in the city of Indianapolis.

-25-

132, p. 451.  
April 23, 1880.  
Recorded  
April 23, 1880.

John Ihndris, and  
Doretta Ihndris, his wife.  
to

Warranty Deed.

M. Caroline Hildebrand.  
Lot 14, in Jacob Klingensmith's Sub-division of  
Out Lot 128, in the City of Indianapolis.

-26-

132, p. 600.  
April 24, 1880.  
Recorded  
May 18, 1880.

M. Caroline Hildebrand, unmarried,  
to  
Doretta Ihndris.

Warranty Deed.

Lot 14, in Jacob Klingensmith's Sub-division  
of Out Lot 128, in the City of Indianapolis.

- 27-

-28-

Dorothe Ihndris, died testate April 17, 1905.

Will Record  
"T" p. 461.  
May 29, 1901.  
Probated  
April 20, 1905.

LAST WILL AND TESTAMENT OF DOROTHE IHNDRIS, DECEASED.

I, Dorothe Ihndris, widow of John Ihndris, deceased of the City of Indianapolis, in Marion County, in the State of Indiana, do make, publish and ordain this as my last Will and Testament, hereby revoking all former Wills by me made at any time, and intending to hereby dispose of all property real, personal and mixed, of which I may die seized or possessed.

Item 1. It is my intention and expectation to leave no debts outstanding at the time of my death, should there be any, I direct that they be promptly paid by my Executor.

Item 2. I hereby will, bequeath and devise to my Executor all my property, real, personal and mixed of every description whatever and wherever situate and my said Executor shall immediately after my decease, sell all my personal property, except moneys on hand, for such prices as may, to him, seem fit and proper, and my said Executor shall within one year from and after my death, unless the Court having

-29-

#17521.

jurisdiction of the administration of my estate shall, for cause shown order a postponement of such sale, sell and convey all my real estate for such prices and upon such terms as to him may seem fit and proper. And I hereby give my said Executor full right, power and authority to sell and convey all my property, real, personal and mixed and each and every parcel thereof, without any order of Court therefor, and to execute all instruments and deeds conveying the said property to the purchaser or purchasers thereof to the same extent as I might do, if living. And when all my estate, real, personal and mixed shall have been sold as aforesaid and converted into money and all my just debts including the expenses of administration of my estate, shall have been paid my said Executor shall distribute the fund remaining in his hands arising from the sale of my property as aforesaid, including any moneys on hand at the time of my death, among such of my brothers and sisters, and the children of my deceased sister Sophie Striebeck, as may be living at the time of said distribution, share and share alike, except that the children of my said deceased sister, Sophie Striebeck, living at the time of such distribution shall receive only a share equal to one of my brothers or sisters.

Item 3. Should any of my brothers or sisters now living die before the time distribution is made by my Executor, as provided in the foregoing item, leaving a child or children surviving them living at the time such distribution is made, then in such event my said Executor shall distribute to such child or children of such deceased brother or sister then living share and share alike, the share that would have been distributed to such deceased brother or sister, if living at the time of such distribution. But only such of the sons and daughters of such deceased brother or sister who may be living at the time of such distribution, shall be entitled to share in such distribution, that is to say that in no event shall any grand-child or grand-children or adopted child, or children, or step child or step-children, of such deceased brother or sister receive or be entitled to share in the distribution of my estate. And should any of my brothers or sisters now living, die before such distribution is made, leaving no child or children surviving at the time of such distribution, or die before such distribution, leaving no child or children surviving at the time of such distribution, but leaving a grand-child or grandchildren, or adopted child or children or step-child or step-children surviving, then in either such event the share which would have been distributed to such brother or sister if living at the time distribution is made as aforesaid, shall be equally distributed among the remainder of my brothers and sisters, and the children of any deceased brother or sister living at the time such distribution is made, including the children of my said deceased sister, Sophie Striebeck, then living, but such children of any such deceased brother or sister then living and such children of my deceased sister Sophie Striebeck, shall however receive only a share of the same



#17521.

equal to that of one of my brothers or sisters then living, that is to say, the children then living of any such deceased brother or sister shall receive a share in my estate on such distribution equal to that of one of my brothers or sisters then living, and such children of my said deceased sister Sophie Striebeck, then living shall receive a share equal to that of one of my brothers or sisters then living.

Item 4. Should any of the children of my deceased sister Sophie Striebeck, die before distribution of my estate is made, as hereinbefore provided in Item 2, of this Will, either with or without children surviving, then the remainder of the children of such Sophie Striebeck, living at the time of such distribution shall receive the whole of the share of my estate going to the children of my deceased sister Sophie Striebeck, as hereinbefore provided, share and share alike. It is my intention that any grand-child or grand-children of my deceased sister shall receive no part of the share of my estate hereinbefore devised and bequeathed to the children of my deceased sister Sophie Striebeck.

Item 5. I hereby name and appoint James S. Cruse, to be Executor of this my last Will and Testament.

April 2, 1903.

CODICIL: I, Dorothe Ihndris, widow of John Ihndris, deceased, of the City of Indianapolis, Indiana, being of sound mind and disposing memory and having heretofore executed my last Will and Testament bearing date May 29, 1901, do now make, publish and declare this to be a Codicil thereto.

Item 1. I direct that I be buried in a cement casket in my lot in the Crown Hill Cemetery, near Indianapolis, Indiana.

Item 2. I give and bequeath all my household furniture and personal effects, such as my apparel, bedclothes and pictures to my niece Mary Ann Norviel.

In all other respects I re-affirm the provisions contained in my said last Will and Testament.

April 14, 1905.

2nd CODICIL: I, Dorothe Ihndris, widow of John Ihndris, deceased, of the City of Indianapolis, Indiana, being of sound mind and disposing memory, and having heretofore executed my last Will and Testament bearing date of May 29, 1901, and having executed a codicil thereto dated April 2, 1903, do now make, publish and declare this to be a second and further codicil to said Will.

Item 1. I will and bequeath to Herman Striebeck, son of my deceased sister Sophie Striebeck, the sum of \$100.00 and to Freda Striebeck, daughter of my said deceased sister the sum of \$25.00. The said sums shall be paid to them out of the shares willed and bequeathed in my last Will to the children of my said deceased sister, Sophie Striebeck, as may be living at the time of the distribution as provided for in my last Will and Testament and after the payment to said Herman and Freda Striebeck of said sum the share provided for in said Will going to the children of said deceased sister Sophie Striebeck, shall be divided share and share alike among such of the children of my said deceased sister living at the time of said distribution, and said Herman and Freda Striebeck, shall in addition to the bequests herein made share equally with the other children of my said deceased sister living at the time of said

#17521.

distribution.

My said Will and Testament and said Codicil shall remain in all things in full force and unimpaired, except as in this Codicil modified and changed.

Estate Docket  
29, p. 6777.

-30-

Estate of Dorothe Ihndris, pending in the Marion Circuit Court.

April 21, 1905, James S. Cruss, was appointed and qualified as Executor, See Order Book 170, page 114.

*May 8-1905 Proof of Notice of appointment filed  
June 19-18906 Final Report filed  
Sept 4-1906 Proofs filed Final Report approved and  
Estate closed Oct 13, 1906-241*

-31-

There are no further conveyances.

Marion Title Guaranty Company

By *M. Wilson* Manager

Encumbrances.

Mortgage Record  
78, p. 502.  
Nov. 15, 1875.  
Recorded  
Nov. 16, 1875.

-32-

John K. Hepp, and  
Fredericka Hepp, his wife.

Mortgage.

to  
John H. Ihndris.  
Lot 14, as above described.

To secure the payment of one promissory note of even date herewith for \$625.00 due one year after date.

For foreclosure proceedings and Sheriff's Deed see #24, above.

Tax Sales.

Sale Book.  
2, p. 47.  
Certificate  
No. 4949.

-33-

Samuel Delzell, by Auditor,

Tax Sale.

to  
Samuel Delzell.  
Lot 14, as above described.

Sold February 7, 1870, for taxes of 1868 and 1869, for \$3.58.

2, p. 102.  
Certificate  
#5135.

-34-

Simon Klingensmith, by Auditor,

Tax Sale.

to  
Samuel Delzell.  
Lot 14, as above described.

Sold February 5, 1872, for taxes of 1870 and 1871, for \$48.16.

I hereby release my lien.  
Samuel Dezell.



#17521.

City Sale Book.  
2, p. 211.  
Certificate  
No. 6934.

Jacob Klingensmith, by  
City of Indianapolis.

Tax Sale.

to  
Samuel Dezell.

Lot 14, as above described.

Sold February 10, 1867, for taxes of 1866  
and 1867 for \$5.67.

-35-

I hereby certify that I Quit Claimed this lot  
to S. Klingensmith, since this sale, and that I have  
mislaid this certificate.

-36-

Taxes for the year 1904, 1st installment paid,  
2nd installment unpaid.

-37-

Taxes for the year 1905, now a lien.

*Subject paid*  
*Marion Title Guaranty Company*  
*Managers*  
MARION TITLE GUARANTY COMPANY  
BY *[Signature]* MANAGER

38

Indianapolis, May 15, 1905.

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

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

No search made for Judgments in the United States Circuit and Dis-  
trict Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY,

BY *Arthur Leopold* MANAGER

M.

-17-

Continuation of Abstract of Title to Lot 14 in J. Klingensmith Jr's Subdivision of Lot 1, in Van Blaricum's Heirs' Subdivision of Out Lot 128 in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 3 page 24 in the Recorder's Office of Marion County, Indiana.

40 Prepared for Edward Adolay, since date of May 15, 1905.

IN THE MARION COUNTY CIRCUIT COURT.

Clerks Docket  
Sale of Real Estate  
No. 3 p. 584  
No. 2914.  
June 1, 1905.  
-1-

IN RE: ESTATE OF DOROTHE IHNDRIS,  
DECEASED.  
PETITION AND REPORT OF SALE OF  
REAL ESTATE BY JAMES S. CRUSE,  
EXECUTOR.

Petition to Sell  
Real Estate.

41  
James S. Cruse, Executor of the Last Will and Testament of Dorothe Ihndris, deceased, respectfully petitions the Court and shows that said Dorothe Ihndris dies testate on the 17th day of April 1905, a resident of Marion County, in the State of Indiana; that on the 20th day of April 1905, the last will and testament of said decedent was duly probated in the Circuit Court of Marion County, Indiana, and this petitioner was in said last will and testament nominated as executor thereof; that on the 21st day of April 1905, this petitioner qualified as such executor in said Circuit Court of Marion County, Indiana, and assumed his duties as such and has ever since and is now acting as such; that said Dorothe Ihndris at the time of her decease was the owner in fee simple of the following described real estate in Marion County, in the State of Indiana, to-wit:

Thirty four (34) feet off the south ends of lots numbered eleven (11) twelve (12) thirteen (13) and fourteen (14) in Out Lot one hundred and seventy nine (179) in the City of Indianapolis, according to the subdivision of said Out Lot made by David V. Culley, Guardian of Mary E. Gregg.

Also lot numbered fourteen (14) in Jacob Klingensmith Jr's corrected subdivision of lot numbered one (1) in Van Blaricum's Heirs' Subdivision



of Out Lot one hundred twenty eight (128) in the City of Indianapolis.

Also lot numbered twenty (20) in Simon Yandes Subdivision of the East part of Out Lot one hundred twenty nine (129) in the City of Indianapolis.

The petitioner further shows the Court that said real estate is free and clear of any and all liens, charges and incumbrances, except the taxes for 1905.

The petitioner also shows that by Item Two (2) of said Last will and testament, said testatrix willed and devised to the petitioner as the executor of her last will and testament all the real estate of which she died seized, and directed that he should within one year from, and after her death, unless this Court should for cause shown, order a postponment of such sale, sell and convey all said real estate for such prices and upon such terms as to him might seem fit and proper; and the petitioner was given full right, power and authority to sell and convey said real estate without any order of Court therefor and to execute all instruments and deeds conveying the said real estate to the purchaser or purchasers thereof, to the same extent as she might do if living; which said Item Two is as follows:

41 Court

"Item 2: I hereby will, bequeath and devise to my Executor all my property, real, personal and mixed, of every description whatsoever and wherever situate; and my said Executor shall immediately after my decease, sell all my personal property, except moneys on hand for such prices as may to him seem fit and proper and my said Executor shall within one year from and after my death, unless the Court having jurisdiction of the administration of my estate shall, for cause shown, order a postponment of such sale, sell and convey all my real estate for such prices and upon such terms as to him may seem fit and proper. And I hereby give my said Executor full right, power and authority to sell and convey all my property, real, personal and mixed and each and every parcel thereof, without any order of Court therefor, and to execute all instruments and deeds conveying the said property to the purchaser or purchasers thereof to the same extent as I might do if living. And when all my estate, real, personal and mixed shall have been sold as aforesaid and converted into money and all my just debts including the expenses of administration of my estate, shall have been paid, my said Executor shall distribute the fund remaining in his hands arising from the sale of my property as aforesaid including any moneys on hand at the time of my death, among such of my brothers and sisters and the children of my deceased sister, Sophie Striebeck, as may be living at the time of said distribution, share and share alike, except that the children of my said deceased sister Sophie Striebeck, living at the time of such distribution shall receive only a share equal to one of my brothers and sisters."

-2-

412007

Petitioner shows that pursuant to the terms of said last will and testament he mentioned said real estate of which said decedent died, as aforesaid, and caused the same to be appraised by two reputable and disinterested free-holders and house-holders of the neighborhood where said real estate is situate; that said thirty four (34) feet off south ends of lots eleven (11) twelve (12) thirteen (13) and fourteen (14) in Out Lot one hundred seventy nine (179) in the City of Indianapolis, according to the subdivision of said Out Lot made by David V. Culley, Guardian of Mary E. Gregg, was appraised as being of the fair cash value of two thousand and eight hundred (\$2800) dollars that said lot numbered twenty (20) in Simon Yandes' subdivision of the East part of Out Lot one hundred twenty nine (129) in the City of Indianapolis was appraised as being of the fair cash value of eight hundred (\$800) dollars; that said lot numbered fourteen (14) in Jacob Klingensmith Jr's corrected subdivision of Lot numbered one (1) in Van Blaricum's Heirs' subdivision of Out Lot one hundred twenty eight (128) in the City of Indianapolis, was appraised as being of the fair cash value of seven hundred (\$700) dollars.

The petitioner further shows that pursuant to the provisions of said Item Eight (8) he offered said real estate for sale and on the 31st day of May 1905, Lilly May Johnson offered the sum of three thousand and two hundred (\$3200) dollars for said thirty four (34) feet off the south ends of lots numbered eleven (11) twelve (12) thirteen (13) and fourteen (14) in Out Lot one hundred and seventy nine (179) in the City of Indianapolis, according to the subdivision of said Out Lot made by David V. Culley, Guardian, of Mary E. Gregg, subject to the taxes of 1905, and that being four hundred (\$400) dollars more than the appraised value thereof, and that being the highest and best offer which he received for said real estate he sold the same to her, and the said Lilly May Johnson thereupon paid to him the said sum of three thousand and two hundred (\$3200) in cash and he thereupon executed to her his deed for said real estate, which he brings into the Court with this report for its approval.

And John Bernhard Neu offered to him on said 31st day of May 1905, the sum of seven hundred and fifty (\$750) dollars for said lot numbered fourteen (14) in Jacob Klingensmith Jr's corrected subdivision of lot numbered one (1) in Van Blaricum's Heirs' subdivision of Out Lot one hundred twenty eight (128) in the City of Indianapolis, subject to the taxes for 1905, and that being fifty (\$50) dollars more than the appraised value of said real estate, and that being the highest and best offer which he received for said real estate, he sold the same to him; and on the same day the said John Bernhard Neu offered



41 cent

to him for said lot numbered twenty (20) in Simon Yandes' Subdivision of the east part of Out Lot one hundred and twenty nine (129) in the City of Indianapolis, subject to the taxes for 1905, the sum of eight hundred and fifty (\$850) dollars, and that being fifty (\$50) dollars more than the appraised value of said real estate, and that being the highest and best offer he received for said real estate, he sold the same to the said John Bernhard Neu, and thereupon the said John Bernhard Neu paid to him in cash the sum of one thousand and six hundred (\$1600) dollars in full of the purchase price for both said parcels of real estate sold to him as aforesaid, and he thereupon executed to him his deed for both said parcels of real estate, which said deed he now brings into Court with this report for its approval.

And the petitioner now prays the Court that said sale of said real estate to the said Lilly May Johnson, and the said sales of said real estate to the said John Bernhard Neu, be confirmed, and his deeds to the said Lilly May Johnson and said John Bernhard Neu be approved and notified.

James S. Cruse,  
Executor of the last will and  
testament of Dorothe Indris,  
deceased.

STATE OF INDIANA, MARION COUNTY, SS:

James S. Cruse being duly sworn upon his oath says that he is the Executor of the last will and testament of Dorothe Indris deceased and that matters and things contained in the foregoing petition and report are true, in substance and in fact, as he verily believes.

James S. Cruse.

Subscribed and sworn to before me this 1st day of June 1905.

Frank A. Dunlop (LS)  
Notary Public.

My commission expires Oct. 1st, 1907.

And the Court having examined said petition and report and having heard the evidence adduced and being fully advised in the premises, finds that the matters and things set out in said petition and report are true and that by the terms of such will no notice of the sale is required to be given and that said sales ought to be confirmed and said deeds approved.

It is therefore ordered and considered by the Court that the sales of said real estate by said petitioner to said Lilly May Johnson and said John Bernhard Neu be confirmed, and the Court does now in open Court approve said deeds, and said petitioner is ordered and directed to deliver said deeds to the said Lilly May Johnson and John Bernhard Neu which is accordingly done in open Court. Order Book 170 p. 227.  
Complete Record 93 page 336.

386 p. 64  
June 1, 1905  
Recorded  
June 1, 1905  
-2-

42

James S. Cruse, Executor of the  
Last will and testament of Dorothe  
Ihndris, deceased, pursuant to the  
terms of the last will and testament  
of said Dorothe Ihndris, deceased  
and pursuant to the order of the  
Circuit Court of Marion County,  
Indiana entered in Order Book No. 170  
at page --- of the records of said Court  
to

Executors Deed.

John Bernhard Neu.

Lot 14 in Jacob Klingensmith Jr's  
Corrected Subdivision of Lot 1 in Van  
Blaricum's Heirs' Subdivision of Out Lot  
128 in the City of Indianapolis and other  
real estate.

Examined and approved in Open Court,  
1st day of June 1905.

Henry Clay Allen, Judge.

530 p. 321  
Jan. 17, 1913.  
Recorded  
July 14, 1914.  
-3-

43

John Bernhard Neu, unmarried  
to  
Laura Neu.

Warranty Deed.

Lot 14 in Jacob Klingensmith Jr's  
Corrected Subdivision of Lot 1 in Van  
Blaricum's Heirs Subdivision of Out Lot  
128 in the City of Indianapolis.

-4-

44

There are no further conveyances.

Assessment.

263 p. 44  
Approved  
April 14, 1922.  
-5-

pd full  
71

45

Laura Neu  
to  
Local Sewer in Ray St. etc.

Assessment.

Lot 14 as above assessed  
\$77.53 payable in 10 annual instalments  
with 6% interest per annum payable semi-  
annually. 1/10 of said principal to be  
being payable annually, and the interest  
payable in May and November of each year.

All installments paid in full  
including November 1922.

assessment now  
year  
ABSTRACT CO.  
MGR.  
BY *[Signature]*  
L. M. BR...  
FULLY PAID  
AS SHOWN ON 1922



-6- 46

Taxes for the year 1921, paid in full.

-7- 47

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

As shown on record these taxes are now  
FULLY PAID.  
BY *Grace A. [unclear]*  
M. BROWN ASSESSOR & TREASURER

48

Indianapolis, Ind., Dec. 30, 1922.

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

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

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

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

1

49

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Fourteen (14) in Jacob Klingensmith Jr. Corrected Subdivision of Lot 1 in Out Lot 128 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 3 page 27, in the office of the Recorder of Marion County, Indiana.

50

TITLE

Prepared for Frank Seidensticker, since date of December 30, 1922.

OF

CONVEYANCES.

Deed Record  
Town Lots  
684 page 547  
Jan. 5, 1923  
Recorded  
Jan. 13, 1923

ABSTRACTS

Laura Neu, unmarried, Warrantly Deed  
to  
Charles F. Baughman and  
Josephine Baughman, husband and wife.

Lot No. 14 in Jacob Klingensmith Jr's. Corrected Subdivision of Lot 1 in Van Blaricums' Heirs Subdivision of Out Lot 128 in the City of Indianapolis.

Subject to the unpaid balance of an assessment payable under the Barrett Law for local sewer in Ray Street, approved April 14, 1922 and recorded in Barrett Law Record 263 page 44, in the Marion County Treasurer's Office.

51

2

*L. M. Brown Abstract Co.,*

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the last will or of the grant of letters of Administration upon the estate of Josephine Baughman, who died intestate January 15, 1938

52

3

Deed Record  
985 page 469  
Feb. 21, 1938  
Recorded  
Feb. 23, 1938

Charles F. Baughman Affidavit

Affiant says that he is of lawful age and resides in the County of Marion, State of Indiana, that he is the surviving widower of Josephine Baughman who died intestate on or about 15th day of January 1938, and that as such surviving widower he is the owner of the following described real estate situated in Marion County, Indiana.

53

4

(over)



INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

Lot 14 in Jacob Klingensmith Jr's.. Corrected Subdivision of Lot 1 in Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3 page 27 in the office of the Recorder of Marion County, Indiana.

That said decedent and this affiant acquired title to the above described real estate as husband and wife by virtue of a certain warranty deed executed by Laura New, unmarried, on the 5th day of January, 1923, which said deed appears of record in Deed Record Town Lots 684 page 547 thereof of the records in the office of the Recorder of Marion County, Indiana.

That all debts, funeral expenses, and doctor bills of said decedent have been fully paid and satisfied and that said decedents estate has not been and is not to be administered upon.

This affidavit is made for the purpose of inducing the Auditor of the County of Marion, State of Indiana to change the tax records of the above real estate to the name of affiant herein, Charles F. Baughman.  
Charles F. Baughman

Deed Record  
Town Lots  
1110 page 147  
March 15, 1943  
Recorded  
March 22, 1943

5

54

Charles F. Baughman, unmarried,  
to  
Clarence R. June and  
Audrey June, husband and wife.

Warranty Deed.  
Revenue stamps  
attached.

Lot No. 14 in Jacob Klingensmith, Jr. Corrected Subdivision of Lot 1 in Out Lot 128 in the City of Indianapolis, as recorded in Plat Book 3 page 27, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and assessments.  
Subject to the unpaid balance of a mortgage in favor of Railroadmen's Federal Savings and Loan Association, securing \$350.00 and recorded in Mortgage Record 1179 page 358, which grantees assume and agree to pay.

It is hereby understood and agreed that the grantor herein, Charles F. Baughman reserves a life estate in the above realty for and during his natural life.

(Deed recites the regular citizenship statement)

NOTE: Mortgage referred to above since released of record.

Deed Record  
Town Lots  
1112 page 96  
April 13, 1943  
Recorded  
April 13, 1943

INDIANAPOLIS

Clarence R. June and  
Audrey June, husband and wife, and  
Charles F. Baughman, unmarried,  
to  
Goldie Boerstler, widow.

Warranty Deed  
Revenue stamps  
attached.

6

55

Lot 14 in Jacob Klingensmith, Jr. Corrected Sub-  
division of Lot 1 in Out Lot 128, in the City of  
Indianapolis, as recorded in Plat Book 3 page 27,  
in the office of the Recorder of Marion County, Indiana.

Subject to all municipal restrictions and assess-  
ments and all unpaid taxes.

(Deed recites the usual citizenship statement.)

TITLE

7

56

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

MORTGAGES.

8

57

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

MECHANICS' LIENS.

9

58

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

*L. M. Brown Abstract Co.,*



JUDGMENTS.

10

59

INDIANAPOLIS

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

Charles F. Baughman and Josephine Baughman, jointly and not individually from November 22, 1933 to January 15, 1938, inclusive.

Charles F. Baughman, individually, also Clarence R. June and Audrey June, jointly and not individually from November 22, 1933 to April 13, 1943, inclusive.

Goldie Boerstler for ten years last past.

TITLE

None found unsatisfied.

OF

ASSESSMENTS.

11

60

ABSTRACTS

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

TAXES.

12

61

L. M. Brown Abstract Co.,

Taxes for the year 1941, paid in full.

13

62

Taxes for the year 1942, assessed in name of Charles F. Baughman, are due and payable the first Monday in May and the first Monday in November, 1943.

General Tax Duplicate No. 303232

Parcel No. 5018.

Center Township, Indianapolis.

May installment \$5.65 paid.

Nov. installment \$5.65 paid.

14

63

Taxes for the year 1943, became a lien March 1st and are due and payable in May and November of the year 1944.

SINCE PAID BY BILL ATTEST. UNION

Albert W. [Signature] PRESIDENT

ZONING

15

64

INDIANAPOLIS

TITLE

OF

ABSTRACTS

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

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

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

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

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

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

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

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

*L. M. Brown Abstract Co.,*



# CERTIFICATE

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

16

65

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

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

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

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

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

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

The period of search covered by this certificate is from **December 30, 1922** to and including **November 22, 1943** and covers Paragraphs No. 1 to **16**

both inclusive, and Sheets No. 1 to **6** both inclusive.



L. M. BROWN ABSTRACT COMPANY  
By *[Signature]*  
President & Mgr.

e.f.

e.f.

ESTABLISHED 1868

# L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

184411

OFFICERS  
 RUSSELL A. FURR  
 PRES & MANAGER  
 VOLNEY M. BROWN  
 VICE-PRESIDENT  
 FRED G. APPEL  
 VICE-PRESIDENT  
 CORNELIUS O. ALIG  
 TREASURER  
 EDSON T. WOOD, JR.  
 SECRETARY  
 KARL MOHR  
 ASST. MGR.

DIRECTORS  
 CHAS. R. YOKE  
 EDSON T. WOOD, JR.  
 FERMOR S. CANNON  
 VOLNEY M. BROWN  
 FRED G. APPEL  
 CORNELIUS O. ALIG  
 FRED WUELFING  
 ALLAN P. VESTAL  
 ALBERT E. UHL  
 RUSSELL A. FURR  
 SAMUEL B. DUTPHIN  
 RUSSELL WILLSON

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## UNITED STATES DISTRICT COURT

### SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

**FRANK SEIDENSTICKER**

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

The undersigned, L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, nor any notice of Liens for unpaid Internal Revenue or Income Taxes of record, in any one of the above named seven divisions of the United States District Courts for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

Search is made and limited as to the parties named below, solely under the name or names as herein written.

This certificate covers the Indianapolis Division down to and including **November 22, 1943,** and all other Divisions of the State of Indiana down to and including **November 13, 1943.**

Charles F. Baughman, and  
 Josephine Baughman, husband and wife.  
 Charles F. Baughman,  
 Clarence R. June  
 Audrey June  
 Goldie Boerstler

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*  
 President and Mgr.

e.f.



342445

CAPTION

-1-

Continuation of Abstract of Title to Lot 14 in Jacob Klingensmith Jr. Corrected Subdivision of Lot 1 in Out Lot 128, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, Page 27, in the Office of the Recorder of Marion County, Indiana. Since November 22, 1943.

Prepared for: J. C. Tinney.

Old Age Assistance Search

-2-

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

We find none.

Judgment Search

-3-

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:

Goldie Boerstler

from November 22, 1943  
to date and  
against none other

342445

-4-

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

General Tax Duplicate No. 305924, A-B,  
Indianapolis Center Township, Parcel No. 5018.

May Installment \$13.30 Paid.

November Installment \$13.30 Unpaid.

-5-

Taxes for the year 1948 now a Lien.

-2- GT



342445

# GUARANTEED CERTIFICATE

-6-



STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 6 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, August 11, 1948, 8 A.M.

UNION TITLE COMPANY

By Albert M. Bristor

President

-3- GT

# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



342445

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **J. C. Tinney**

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

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

This certificate covers all divisions of both Districts of the State down to and including **August 4, 1948, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**August 11, 1948, 8 A.M.**

**Goldie Boerstler**

UNION TITLE CO.

BY *Albert M. Briston*  
PRESIDENT

gt