

65 39512

# WARRANTY DEED

Project 1-70-1(52)  
Code 0536  
Parcel 39

*Christine*

This Indenture Witnesseth, That *NELLIE E DELKS (ADULT FEMME SOLE) AND DOROTHY L LANPNIER (ADULT FEMME SOLE)*

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

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

*SEVEN THOUSAND AND 00/100 (\$7000.00)* Dollars,

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

LOT 11 IN BALLWEG AND COMPANY'S RAY STREET SUBDIVISION OF THE PART OF BLOCK "A" IN McCARTY'S SUBDIVISION OF THE WEST PART OF 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT OF SAID BALLWEG AND COMPANY'S RAY STREET SUBDIVISION RECORDED AT PAGE BOOK 10 IN THE RECORDER'S OFFICE OF MARION COUNTY, INDIANA.

RECEIVED FOR RECORD  
1965 AUG 12 AM 10:11  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

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



DULY ENTERED FOR TAXATION  
AUG 12 1965  
*John T. Sutton*  
COUNTY AUDITOR  
#056225  
#056224  
~~#056221~~  
#056220

Paid by Warrant No. 7-20-65-19

Dated 7-20-65

*P.L.O. 6-29-65*

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 *NELLIE E DELKS (ADULT FEMME SOLE) AND DOROTHY L. LANPNIER (ADULT FEMME SOLE)* have hereunto set their hands and seal, this *17th* day of *JUNE* 1965

(Seal) *Nellie E. Delks* (Seal)  
NELLIE E DELKS (ADULT FEMME SOLE)  
(Seal) *Dorothy L. Lanprier* (Seal)  
DOROTHY L LANPNIER (ADULT FEMME SOLE)  
(Seal) \_\_\_\_\_ (Seal)  
(Seal) \_\_\_\_\_ (Seal)

*17-65*

MEH 65 39512

This Instrument Prepared by *R. L. FIDLER 4/13/65*

*R. L. Fidler*



Date: \_\_\_\_\_  
 Received Payment: \_\_\_\_\_

Signed: *[Signature]*

Section (52) \_\_\_\_\_  
 June 17, 1965  
 Parcel 39  
 700.00

No. 1-70 in Marion County, Project 70-3  
 Section I as per Grant dated \_\_\_\_\_

For the purchase of Right of Way on State Road \_\_\_\_\_

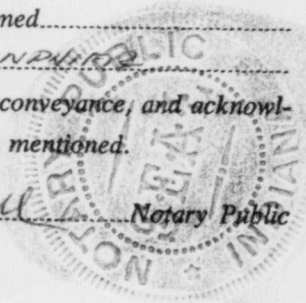
Total \$ 2,000.00  
 Taking, \$ 0  
 OTAL \$ 7,000.00

the reverse side of this page and/or by use of supplemental sheets.)

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 17<sup>th</sup>  
 day of JUNE, A. D. 1965; personally appeared the within named  
NELLIE E. DILKS (ADULT FEMALE SOLE) AND DOROTHY L. LINDQUIST  
(ADULT FEMALE SOLE) Grantor S in the above conveyance, and acknowl-  
 edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.  
 I have hereunto subscribed my name and affixed my official seal.  
 My Commission expires JANUARY 1969 Chadwick G. Hall Notary Public  
 Chadwick G. Hall



**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 \_\_\_\_\_  
 65 39512  
 Duty entered for taxation this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_  
 Auditor's fee \$ \_\_\_\_\_  
 Auditor \_\_\_\_\_ County \_\_\_\_\_

*[Signature]*  
 Division of Land Acquisition  
 Indiana State Highway Commission

(38)



## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

July 30, 1965 19

To Nellie E. Delks & Dorothy L. Lanphier  
1009 Chadwick St.  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-056224 7-20-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase  <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated June 17, 1965 Parcel 39	6300.00

## PLEASE RECEIPT AND RETURN

Received Payment: \$ 6300.00

Date 8-2-65



Control

APPRAISAL REVIEW FORM  
Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 39  
Road I-70  
County Marion  
Owner Hellie E. Delko  
Address 1009 Chadwick St.  
Address of Appraised Property: Same

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

1. I have personally checked all Comparables and concur in the determinations made. yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. 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. yes
8. I have personally inspected the site on June 3, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. see attachment
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of May 10, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 7,000.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0
- The total value of taking is: (a minus b) TOTAL \$ 7,000.00

(1) Land and/or improvements	\$ <u>7,000.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>7,000.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>6-10-65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>JUN 10 1965</u>	<u>[Signature]</u>

N65

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



## INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

July 30, 1965 19

To Nellie E. Delks & Dorothy L. Lanphier  
1009 Chadwick St.  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A-056224-7-20-65 19  
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
June 17, 1965	
Parcel 39	6300.00

## PLEASE RECEIPT AND RETURN

Received Payment: \$ 6300.00

Date: 8-2-65



**INDIANA STATE HIGHWAY COMMISSION  
DIVISION OF LAND ACQUISITION  
Room 1105 • 100 North Senate Avenue  
INDIANAPOLIS, INDIANA**

July 30, 1965 19

To **Hellie E. Dolke & Dorothy L. Lanphier**  
1009 Chadwick St.  
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. \_\_\_\_\_ 19\_\_\_\_\_  
in settlement of the following vouchers **4-956225 7-20-65**

DESCRIPTION	AMOUNT
<p><b>Purchase</b></p> <p><i>For the purchase of Right of Way on State Road</i></p> <p>No. _____ in _____ <b>I-70</b> <b>Marion</b></p> <p>County _____ Project _____ <b>I</b> <b>70-3</b></p> <p>Section _____ as per Grant dated <b>(52)</b></p> <p>----- <b>June 17, 1965</b></p> <p><b>Parcel 39</b> <b>escrow</b></p>	<p><b>700.00</b></p>

Received Payment: \_\_\_\_\_

Date \_\_\_\_\_

AFFIDAVIT

STATE OF INDIANA )  
                  COUNTY ) SS

I, DOROTHY L LANPHER being duly sworn upon ~~(his)~~  
(her) oath says that ~~(he)~~ (she) is OVER 21 years of age and knew in  
~~(his)~~ (her) lifetime ROBERT H LANPHER, deceased,  
and knows that said decedent died DECEMBER 16, 1964  
and that I was his wife.

Subscribed and sworn to before me this 17<sup>th</sup> day of JUNE, 1965

Dorothy L Lanpher

Chadwick N Hall  
Notary Public

My commission expires JANUARY 1969



INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 7

PROJECT # I 70-3 (52) PARCEL # 39 COUNTY MARION

NAME & ADDRESS OF OWNER NELLIE E DELKS (FEE)

525 EAST WADE

PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED \_\_\_\_\_

SUB PROP AT 1009 CHADWICK

PHONE # \_\_\_\_\_

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

DATE ASSIGNED 6-14-65

DATE OF CONTACT 6-17-65

OFFER \$ 7000<sup>00</sup>

TIME OF CONTACT 4 PM

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

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

REMARKS: MET WITH MRS DELKS - SHE SIGNED WARRANTY DEED  
AGREE FOR POSS - 2 VOUCHERS.

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? RAAP - DEED STAMPS AFFIX -

Distribution Made

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

Chadwick & Hill

(Signature)

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I 70-3 (57) PARCEL # 39 COUNTY MARION

NAME & ADDRESS OF OWNER DOROTHY L LANDNIER (CONTRACT) FEMME SOLE <sup>ADULT FL3-0647</sup> 5636 E MINNESOTA  
AND NELLIE E DIEKES <sup>ADULT 1525 E WADE STATE 6-7556</sup> FEMME SOLE PHONE # \_\_\_\_\_

NAME & ADDRESS OF PERSON CONTACTED DOROTHY LANDNIER  
SUB PROP LOCATED AT 1009 CHADWICK PHONE # \_\_\_\_\_  
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-17-65

OFFER \$ 7000<sup>00</sup> TIME OF CONTACT 1:45 PM

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

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

REMARKS: #7 6513 TAX REC WILL BE MAILED IN  
MET WITH THE ABOVE AND SON ROBERT LEE LANDNIER  
DISCUSSED "X" SUBJECTS - MADE OFFER - DOROTHY LANDNIER  
SIGNED WARRANTY DEED - AGREEMENT FOR POSSESSION AND  
2 VOUCHERS - ONE IN FAVOR OF DOROTHY LANDNIER AND  
NELLIE E DIEKES IN THE AMOUNT OF \$6300 AND ONE TO THE SAME TWO  
PEOPLE FOR \$700. DOROTHY GAVE ME \$770 CASH FOR FEDERAL  
DEED STAMPS. HER SON ~~IS~~ IS LIVING IN THE PROPERTY  
AND WILL TRY TO RENT THE SUBJECT PROPERTY.

6-17-65  
MRS DIEKES AT 1525 E WADE SIGNED ALL THE ABOVE PAPERS CHH (3:10 PM.)

Status of Parcel: ( ) Secured, ( ) Bought, awaiting mortgage release, ( ) Condemned  
( ) Other, awaiting what? RAAP -- (UNLESS RENTED) 6513 RECEIPT

SIGNATURES OF NELLIE DIEKES (FEE OWNER)  
(MOTHER OF DOROTHY LANDNIER)

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

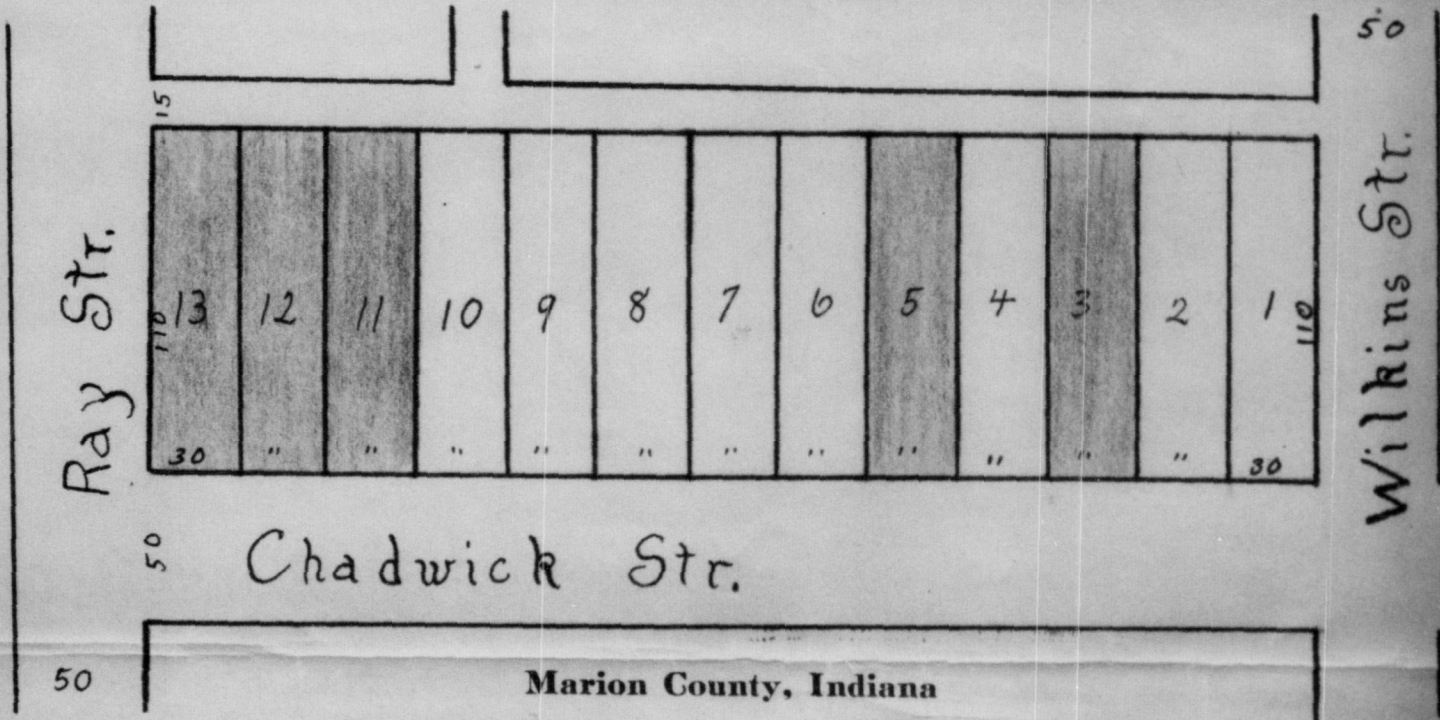
Chadwick Hall  
(Signature)



# ABSTRACT OF TITLE

TO

Lots 3, 5, 11, 12, and 13, in Ballweg and Company's Ray Street Sub-division, being a Sub-division of the West part of Block "A" in McCarty's Sub-division of the West Part of Out Lot 120, in the City of Indianapolis.



Prepared for FLETCHER SAVINGS AND TRUST COMPANY.

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 Ouatienous, were properly a part of the Miami Nation. So were also 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 claims 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.

Act 1821, p. 44.  
By the original survey section 1 contained 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 21 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 Spetember, 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 February, 1836.

# STATE OF INDIANA

MARION

County, S S:

Before me the undersigned a Notary Public  
in and for said County, this 15th day of July 1924  
personally appeared John Moore

and acknowledged the execution of the annexed Deed.

Witness, my hand and notarial seal.

My Commission Expires

August 2 1927

Iwing M. Fauve  
Notary Public.

LS

WARRANTY DEED  
SHORT FORM  
FORM 1385E  
28983

MAIL ENVELOPE  
John Moore  
TO  
Walter Delks  
1009 Chardwick St  
City

### RECEIVED FOR RECORD.

The day of 16 1924  
A. D. 19, at 3 o'clock, P. M.  
and recorded in Record 723  
page 35

Recorder of \_\_\_\_\_  
County \_\_\_\_\_  
Iwing M. Fauve

Recorder's Fee, \$

DUTY ENTERED FOR TAXATION.  
DUTY ENTERED FOR TAXATION  
FOR TAXATION

Auditor's Fee, \$  
JUL 10 1924  
AUDITOR

Sammy Quinn  
Auditor



**WARRANTY DEED.**

**This Indenture Witnesseth**

*That* John Moore,

*of* Marion County in the State of Indiana

**CONVEY AND WARRANTS**

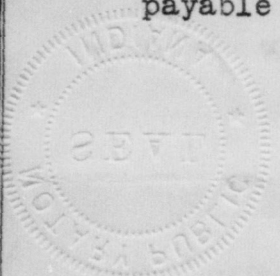
*To* Walter Delks

*of* Marion County in the State of Indiana *for the*  
sum of One (\$1.00) and other valuable consideration -- **DOLLARS.**  
*the receipt of which is hereby acknowledged*  
*the following* **REAL ESTATE,** in Marion  
County in the State of Indiana. *To Wit:*

Lot 11 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded at page 175 in Plat Book 10 in the Recorder's Office of Marion County, Indiana;

Subject to mortgage to Celtic Saving & Loan Association to secure the payment of \$900.00, of which \$410.91 and no more remains unpaid;

Subject also to second installment of 1923 taxes, payable in 1924, and 1924 taxes, payable in 1925.



*In Witness Whereof. The said* John Moore

*has hereunto set* his *hand and seal,* this 15th  
*day of* July *A.D.* 19 24.

*John Moore*

LS LS  
LS LS  
LS LS  
LS LS



This Indenture Witnesseth, That WALTER DELKS, unmarried,

of the County of Marion and State of Indiana, mortgage~~s~~ and warrant~~s~~ to the ATKINS SAVING AND LOAN ASSOCIATION of Indianapolis, Indiana, herein called Association, the following described real estate, situated in the County of Marion, and State of Indiana, to-wit:

Lot eleven (11) in Ballweg and Company's Ray Street Subdivision of the west part of Block "A" in McCarty's Subdivision of the west part of Out Lot one hundred twenty (120) of the Donation Lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded in Plat Book 10, page 175 in the office of the Recorder of Marion County, Indiana,

PAID IN FULL  
JAN 11 1941  
THE ATKINS SAVING AND LOAN ASSN.  
BY C. Clark

and the rents, issues and profits thereof, to secure the payment of a certain promissory note of even date, herewith, and the performance of the agreements therein made, executed by the mortgagor, payable on or before eight (8) years, four (4) months from date, to said Atkins Saving and Loan Association, or order, in the principal sum of

Six Hundred Fifty and no/100 Dollars (\$650.00) with interest at the rate of Six (6) per cent per annum, until paid, payable as therein described.

The mortgagor shall keep said mortgaged premises in good repair, shall pay all taxes and assessments on the same, and shall keep all improvements on said real estate insured in some responsible company to the satisfaction of the Board of Directors of said Association, and shall transfer said insurance to said Association. Said Association may, upon failure of mortgagor to do so, pay any taxes, insurance, assessments or any other debt or claim which constitutes a lien upon said real estate prior to the lien of this mortgage, and mortgagor agree to repay said sum with interest at the rate of eight (8) per cent per annum within sixty days, and amounts so paid with interest, unless repaid, shall be added to the debt and secured by this mortgage.

Upon default in any payment called for by, or failure to perform any of the agreements of, said note, or this mortgage, all of which are secured by this mortgage, and such default continuing for ninety days, the whole of said principal sum remaining unpaid, and all interest, taxes, assessments and insurance, with attorney's fees, if the mortgagee so elects, shall become due, without notice (notice being hereby expressly waived), and this mortgage may be foreclosed, and the mortgagee shall have possession of said real estate and premises pending such foreclosure and until the obligations secured by this mortgage are fully paid and satisfied. In the event of foreclosure the mortgagor shall surrender and release to the mortgagee all of said Capital Stock and the mortgagee shall credit on said note the amount paid on said Stock and not heretofore credited and cancel said stock. The mortgagor promise and agree to perform all of the stipulations of this mortgage and said note, and to pay all monies payable thereunder without any relief from valuation or appraisal laws of the State of Indiana.

WITNESS his ~~EXEMPT~~ hand and seal this 21st day of March, 1936

EXEMPT FROM INTANGIBLE TAX BY REASON OF BUSINESS SITUS OUTSIDE INDIANA. EXEMPTED UNDER SEC. 1(B) IRA P. HAYMAKER, RECORDER MARION CO.

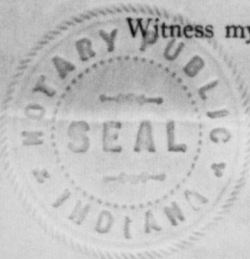
Walter Delks (Seal)

Unmarried (Seal)

STATE OF INDIANA, }  
Marion County, } ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 21st day of March, 1936, personally came Walter Delks, unmarried,

and acknowledged the execution of the annexed mortgage.



Witness my hand and Notarial Seal.

Fern Keach  
Notary Public.

RECORDED AT 10 50 A.M.  
MAR 21 1936

My commission expires Feb. 14, 1937.



7446

RETURN TO ATKINS SAVING AND LOAN ASSOCIATION

# MORTGAGE

Walter Delks,  
unmarried,

TO

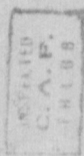
The Atkins Saving and Loan  
Association



RECEIVED FOR RECORD

the \_\_\_\_\_ day of \_\_\_\_\_ A. D.  
19 \_\_\_\_\_ a \_\_\_\_\_ o'clock \_\_\_\_\_ M., and  
recorded in record 1149. 17A page

Recorder Marion County



Land Record

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

Recorded  
June 21, 1834.

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

Deed.

to  
Nicholas McCarty, his heirs and assigns.

Out Lot 120, in the City of Indianapolis, containing  
52-33/100 Acres, with other real estate.

-1-

-2-

Nicholas McCarty, died intestate May 17, 1854.

Appearance Docket

3, p. 150.

-3-

Estate of Nicholas McCarty, settled in the  
Probate Court of Marion County.

Margaret McCarty, appointed and qualified as  
Administratrix, June 3, 1854.

Final report filed, approved and estate closed  
January 7, 1860, see full proceedings in Complete  
Record 11, page 66, of the Court of Common Pleas of  
Marion County, Indiana.

Final report shows that he left surviving him  
as his sole and only heirs at law his widow,  
Margaret McCarty, and four children to wit:-  
Nicholas McCarty, Margaret R. McCarty, Susannah McCarty  
and Frances J. McCarty.

IN THE COURT OF COMMON PLEAS OF MARION COUNTY.

-4-

Margaret McCarty,  
vs.

Petition for Partition.

Susanna McCarty, Margaret R. McCarty  
Nicholas McCarty and Frances J. McCarty.

Petition recites that Nicholas McCarty, died  
intestate leaving above complainant and defendants  
as his only heirs and seized of Out Lot 120, in the  
City of Indianapolis, and divers other real estate.

Court having heard the evidence orders partition  
and appoints James Blake, Andrew Wilson, and James  
Wood, Commissioners to effect the same of the  
premises described in the complaint.

Said Commissioners set off to Nicholas McCarty,  
Margaret R. McCarty, Susannah McCarty, and Frances J.  
McCarty, Out Lot 120, in the City of Indianapolis,  
with various other tracts as tenants in common which  
was duly approved by the Court.

For full proceedings in the above Cause see  
Complete Record 4, page 159, etc.,



Marriage record  
6, p. 659.  
Dec. 9, 1857.

Susannah McCarty,  
with  
Henry Day.

Marriage.

-5-

Marriage Record  
10, p. 36.  
Oct. 2, 1867.

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

Marriage.

-6-

-7-

Susannah McCarty Day, died testate August 30, 1873.

Will Record  
"E" p. 123.  
Aug. 21, 1873.  
Probated  
Sept. 19, 1873.

-8-

LAST WILL AND TESTAMENT OF SUSANNAH McCARTY DAY,  
DECEASED.

I, Susannah McCarty Day, daughter of Nicholas McCarty, and Margaret McCarty, both deceased, sister of Margaret R. McCarty Harrison, Nicholas McCarty, and Frances J. McCarty, wife of Rev. Henry Day, and mother of Henry McCarty Day, and Margaret McCarty Day, of the City of Indianapolis, County of Marion Indiana, do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed.

I give and bequeath to my brother Nicholas McCarty, all my personal property, (except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day, ) and the crops growing upon my lands at the time of my death but on condition that he within 60 days of the probate of this will does not pay to my Executor the sum of \$5000.00 and execute his two promissory notes payable to my Executor with interest without relief from valuation or appraisement laws, each in the sum of \$7500.00 one on or before one year after date and one on or before two years after date, then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any thereof disposed of by said Nicholas in the meantime the one third thereof to my said Husband Rev. Henry Day, one third to my son Henry McCarty Day and one third to my daughter Margaret McCarty Day.

I give and bequeath to my said brother Nicholas McCarty, the undivided  $\frac{1}{4}$  of the real estate situate in the County of Marion, and State of Indiana, described as follows, to wit:-

The North  $\frac{1}{2}$  of the North West  $\frac{1}{4}$  of Section 22, 15. 3., but on condition that -- does not within 60 days after the probate of this will pay to my Executor the sum of \$2500.00 and execute his three promissory notes payable to my Executor each in the sum of \$2500 with interest without relief from valuation or appraisement laws, one, one year, one, two years, and one three years after date, this bequest shall fail and then and thereupon I give said described real estate the one third to my said husband Rev. Henry Day, one third



to my son Henry McCarty Day, and one third to my daughter Margaret McCarty Day.

I give and bequeath the monies which may be paid and the notes which may be executed by my said brother Nicholas McCarty, in compliance with the conditions attached to the bequests or either of them hereinbefore set out, and I give and bequeath all the residue of my real property of whatever description and wherever situated the one third of said monies notes and real property to my said husband Rev. Henry Day, one third to my son Henry McCarty Day, and one third to my daughter Margaret McCarty Day.

I hereby appoint my said husband Rev. Henry Day, Executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties.

I also appoint him the Guardian of our said children Henry McCarty Day, and Margaret McCarty Day, hereby revoking all wills, testaments and Codicils heretofore made by me.

Estate Docket  
8, p. 248.

-9-

Estate of Susannah McCarty Day, settled in the Marion Circuit Court.

Henry Day, appointed and qualified as Executor October 15, 1873. See Order Book 34, page 309.

Final report filed, approved and estate closed October 17, 1874. See Order Book 35, page 80.

Guardian's Docket  
3, p. 30.

-10-

Henry Day, was appointed and qualified as Guardian October 13, 1873, of Henry McCarty Day, and Margaret McCarty Day, aged 14 years and 10 years respectively, See Order Book 34, page 309 of the Marion Circuit Court.

Henry McCarty Day became of age, October 21, 1880, and said Guardianship was closed as to him See Order Book 56, page 227, Guardian discharged as to Margaret McCarty Day, September 11, 1885, See Order Book 72, page 264.

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

Nicholas McCarty, Frances J. McCarty, John C. S. Harrison, and Margaret McCarty Harrison, his wife. Henry Day, for himself and as Guardian of Henry McCarty Day, and Margaret McCarty Day, filed a plat of the West part of Out Lot 120,

The annexed is a plat of McCarty's Sub-division of the West part of Out Lot 120, of the City of Indianapolis, Marion County, in the State of Indiana, divided into 136 lots consecutively numbered and into 2 Blocks lettered respectively "A" and "B" into streets and alleys. The names of the streets are designated on the plat. The width of the streets and alleys are designated by figures in feet. The width and depth of the lots are designated by figures in feet and inches and the size of the lots "A" and "B" are designated by figures in feet and inches.



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

-12-

STATE OF INDIANA, COUNTY OF MARION, S. S.

I, Henry Day, the undersigned being duly sworn according to law say that ever since the year 1857, I was acquainted with the family of Nicholas McCarty, to whom the Agent of State deeded Out Lot 120, in the City of Indianapolis, Indiana, on the 2nd day of May 1834, which deed is recorded on page 535 of Marion County Deed Record "D" that said Nicholas McCarty died previous to the Fall of 1854 that he left Margaret McCarty, his widow, surviving him, that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant. That he left surviving him no grandchildren by deceased sons or daughters that the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on the 9th day of February 1864 and that the said Susannah McCarty, affiant's wife was of age on the 9th day of February 1864.

Henry Day .

242, p. 192.  
May 10, 1892.  
Recorded  
May 11, 1892:

-13-

Nicholas McCarty, unmarried,  
Margaret R. McCarty Harrison, and  
John C. S. Harrison, her husband.  
Frances J. McCarty, unmarried,  
Henry Day, unmarried,  
Henry McCarty Day, unmarried,  
Margaret McCarty Day, unmarried,  
By Nicholas McCarty, their attorney  
in fact.

Warranty Deed

to  
Frederick W. Ballweg, and  
William Blizard.

Part of lot or Block lettered "A" in McCarty's Sub-division of the West part of Out Lot 120, as per Plat Book 3, page 74, bounded and described as follows, to wit: Beginning at the North East Corner of said lot or Block lettered "A" running thence South on the East line of said lot or Block 390 feet to the South East Corner of said lot, or Block thence West on the South line of said lot or Block 195 feet thence North Eastwardly on a line to a point in the North line of said lot or Block 103-3/10 feet West from the said North East Corner of said lot or Block, thence East on the North line of said lot, or Block 103-3/10 feet to the place of beginning, excepting and reserving to the grantors and their heirs and assigns the right to deepen and clean the channel of Fogues Run on said premises hereby conveyed and for said purpose to enter on the 20 feet in the width off of the West side of said described premises.

For Record of Power of Attorney see Misc. Record  
99, page 605.



250, p. 257.  
Jan. 11, 1893.  
Recorded  
Jan. 17, 1893.

-14-

Nicholas McCarty, unmarried,  
Margaret R. McCarty Harrison, and  
John C. S. Harrison, her husband.  
Frances J. McCarty, unmarried,  
Henry Day, Unmarried,  
Henry McCarty Day, unmarried,  
Margaret McCarty Day, unmarried,  
By Nicholas McCarty, their  
attorney-in fact.

Warranty Deed

to  
Frederick W. Ballweg, and  
William Blizard.

Part of lot or Block lettered "A" in McCarty's  
Sub-division of the West part of Out Lot 120, in the  
City of Indianapolis, as per plat Book 3, page 74,  
bounded and described as follows, to wit;- Beginning  
at the North East Corner of said lot or Block lettered  
"A" running thence South on the East line of said lot  
or Block 390 feet to the South East Corner of said lot  
or Block thence West on the South line of said lot or  
Block 195 feet thence Northeastwardly on a line to a  
point in the North line of said lot or Block 103-3/10  
feet West from the said North East Corner of said lot  
or Block thence East on the North line of said lot  
or Block 103-3/10 feet to the place of beginning.

Subject to two mortgages executed by the said  
mortgagors to the said mortgagee dated May 10, 1892,  
and recorded in Mortgage Record 232 page 217,  
and one of said mortgages of even date herewith securing  
as therein described 4 notes of \$1500.00 each payable  
1, 2, 3, and 4 years after date respectively.

This deed is made for the purpose of conveying  
any rights reserved in a deed dated May 10, 1892,  
executed by the said grantors to the said grantees  
recorded in the Office of the Recorder of said Marion  
County, in Deed Record 242, page 192.

For Record of Power of Attorney see Misc. Record  
9, page 605.

250, p. 258.  
Jan. 11, 1893.  
Recorded  
Jan. 17, 1893.

-15-

Nicholas McCarty, unmarried,  
Margaret R. McCarty Harrison, and  
John C. S. Harrison, her husband.  
Frances J. McCarty, unmarried,  
Henry Day, unmarried,  
Henry McCarty Day, unmarried,  
and Margaret McCarty Day, unmarried.  
By Nicholas McCarty, their  
attorney in fact.

Warranty Deed

to  
Frederick W. Ballweg, and  
William Blizard.

That part of lot or Block lettered "A" in McCarty's  
Subdivision of the West part of Out Lot 120, in the  
City of Indianapolis, according to the plat of said  
Sub-division as recorded in the Recorder's Office of  
the said County of Marion, described and bounded as  
follows, to wit;- Beginning on the North line of  
said lot or Block at a point 103-3/10 feet West of the  
North East Corner of said lot or Block, and running  
thence Southwestwardly on a line to a point in the  
South line of said lot or Block, 195 feet West of the



South East Corner of said lot or Block thence West with the South line of said lot or Block 230 feet to the South West Corner of said lot or Block thence north with the West line of said lot or Block 390 feet to the North West Corner of said lot or Block thence East with the North line of said lot or Block 322-5/10 feet more or less to the beginning, containing 2.47 Acres, more or less.

Misc. Record

74, p. 241.  
Nov. 22, 1912.  
Recorded  
Nov. 23, 1912:

-16-

STATE OF INDIANA, MARION COUNTY, S. S.

Nicholas McCarty, being duly sworn on his oath says that he is the son of Nicholas McCarty, deceased, who formerly owned in his life time Out Lot 120, in the City of Indianapolis, Indiana.

That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty, and Susannah McCarty Day. That this affiant has never been married and his sister Frances J. McCarty has never been married and that Margaret R. McCarty, was married on the 3rd day of October 1867 to John C. S. Harrison.

Nicholas McCarty.

322, p. 473.  
March 9, 1900.  
Recorded  
March 10, 1900.

-17-

Frederick W. Ballweg, unmarried, | Warranty Deed  
William Blizard, unmarried. |  
to

Ballweg & Company, a corporation.

Part of Lot or Block lettered "A" in McCarty's Sub-division of the West part of Out Lot 120, as per Plat Book 3, page 74, bounded and described as follows, to wit;- Beginning at the North East Corner of said lot or Block lettered "A" running thence South on the East line of said lot or Block 390 feet to the South East Corner of said lot or Block thence West on the South line of said lot or Block 195 feet thence Northeastwardly on a line to a point in the North line of said lot or Block 103-3/10 feet West from the said North East Corner of said lot or Block thence East on the North line of said lot or Block 103-3/10 feet to the place of beginning, and other real estate.

-18-

For Articles of Incorporation of Ballweg and Company, dated ----- and recorded February 18, 1907, see Miscellaneous Record 52, page ----.

Plat Book

10, p. 175.  
April 15, 1893.  
Recorded  
April 17, 1893:

-19-

Frederick W. Ballweg, and William Blizard, filed a plat of Ballweg and Company's Ray Street Sub-division, being a sub-division of the West part of Block "A" in McCarty's Sub-division of the West part of Lot Lot 120, in the City of Indianapolis, Marion County, State of Indiana.

This Sub-division consists -- 19 lots with alleys with size and numbers of lots and width of alleys marked on this plat. Distances given in feet.

The alleys in this Sub-division are hereby dedicated to public use.

"A" is the North West Corner "B" the South West Corner. "BD" the South line and "AC" the North line and "AB" the West line of said Block "A".

Approved April 17, 1893.

A. W. Conduitt, Ad. Scherrer, M. M. Defrees, ----

322, p. 471.  
March 8, 1900.  
Recorded  
March 10, 1900.

-20-

Frederick W. Ballweg, unmarried,  
to  
William Blizard.

Warranty Deed

Lots 3 and 5, in Ballweg and Company's Ray Street Sub-division, as per Plat Book 10, page 175, in the Recorder's Office of Marion County, Indiana, and other real estate.

322, p. 473.  
March 9, 1900.  
Recorded  
March 10, 1900.

-21-

Frederick Ballweg, unmarried,  
William Blizard, unmarried.  
to  
Ballweg & Company, a Corporation.

Warranty Deed

Lots 11, 12, 13, 14, 15, 16, 17, 18 and 19, in Ballweg and Company's Ray Street Sub-division as per Plat Book 10, page 175.

366, p. 159.  
Oct. 21, 1903.  
Recorded  
Nov. 24, 1903:

-22-

Ballweg and Company, a Corporation  
By Frederick W. Ballweg,  
its President.  
to

Warranty Deed

William Blizard.  
Lots 11, 12, and 13, in Ballweg and Company's Ray Street Sub-division being a Sub-division of the West part of Block "A" in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis. Subject to the taxes of 1903.

-23-

William Blizard, died testate February 19, 1912.



Will Record  
"WY" p. 87.  
-----  
Probated  
Feb. 24, 1912.

-24-

LAST WILL AND TESTAMENT OF WILLIAM BLIZARD,  
DECEASED.

I, William Blizard, make this my last will and Testament.

1: I direct that all my debts be paid out of my estate.

2: I give my watch to Curt H. Ackelov.

3: I give my sister Sarah Law Blizzard Caldwell now living in Ireland, my watch and chain and bog oak jewelry set.

4: I give to Earl Gentry my gold chain ring.

5: I direct that my crest ring and my link cuff buttons be left with me at my death.

6: I give to Sarah Margaret Moore, infant daughter of Arthur C. Moore, now living at 1736 North Illinois Street, Indianapolis, Indiana, the proceeds of my life policy No. 1284389, in the Equitable Life Assurance Society, the same being for \$10000.00.

7: I give to John Mason Moore, infant son of said Arthur C. Moore, the proceeds of my life policy No. 137103, in the Northwestern Mutual Life Insurance Company, the same being for \$10000.00.

8: I give to John Moore, now living at 1736 North Illinois Street, Indianapolis, Lots 109 and 110, in McCarty's Sub-division of the East part of Out Lot 120, in the city of Indianapolis, Marion County, Indiana.

Also the North  $\frac{1}{2}$  of Lot 32, in Greer and Water's Sub-division of the South  $\frac{1}{2}$  of Out Lot 101, in said Indianapolis.

9: I give to Arthur C. Moore, living at 1736 said North Illinois Street Lot 7, in Seidensticker's Sub-division of the East part of Out Lot 15, in the City of Indianapolis, Marion County, Indiana.

10: I hereby release and cancel all debts owing to me from said Arthur C. Moore, and from James C. Dickson, and from the estate of Sarah Moore.

11: I give to Agnes M. Lane, now living at 4343 North Meridian Street, Indianapolis, the sum of \$3000.00.

12: I give the balance of my jewelry, silverware and personal effects to said Arthur C. Moore.

13: I give to said John Moore Lot 12, in McCarty's Sub-division of Out Lot 116, and part of 117, in Indianapolis, Marion County, Indiana.

14: I give to my said sister Sarah Law Blizard Caldwell, the residue of my estate of every kind and nature and wherever situated.

15: I hereby revoke all former wills made by me.

16: I hereby appoint the Union Trust Company, of Indianapolis, Executor of this my last will and testament.

Estate Docket  
40, p. 10985.

-25-

Estate of William Blizard, settled in the Marion Probate Court.

February 24, 1912, Will probated in Open Court, See Order Book 18, page 571.

February 24, 1912, The Union Trust Company, qualified as Executor, of the Estate of William Blizard, deceased, See Order Book 18, page 571.

March 14, 1912, Proof of notice of appointment filed.

April 5, 1913, Final report filed, Final hearing set for April 29, 1913.

-9- (over)

April 29, 1913, Proof of posting filed. Final report approved and estate closed, See Order Book 24, page 50.

513, p. 143.  
May 9, 1913.  
Recorded  
June 23, 1913.

Sarah Law Blizzard Caldwell, and George N. Caldwell, her husband. Warranty Deed to

John Moore.  
Lots 3, 5, 11, 12, and 13, in Ballweg and Company's Ray Street Sub-division, being a sub-division of the West part of Block "A" in McCarty's Sub-division of the West part of Out Lot 120, in the City of Indianapolis.

-26-

Treas. Record  
"A" p. 31.  
April 17, 1893.

In the matter of condemning and appropriating for the right of way for the Main Intercepting Sewer a strip of ground 20 feet in width from White River to Merrill Street.

Lot "A" in Out Lot 120, assessed against Fred K. Ballweg, and Wm. Blizzard. Benefits and damages equal.

-27-

-28-

There are no further conveyances.

-29-

Taxes for the year 1912, paid in full.

-30-

Taxes for the year 1913, now a lien.

*Since Pd*  
*578*  
SINCE PAID  
Marion Title Guar. Co.  
Company  
C. Manager

Judgments.

IN THE CIRCUIT COURT OF MARION COUNTY.

Order Book  
169, p. 153.

Frank M. Dell, vs. John Moore.  
January 31, 1906. \$121.05 and Costs.  
Transcript from E. B. Stout, Justice of the Peace,  
filed April 6, 1906. Ed. Co.

-31-



Order Book  
175, p. 243.  
No. 14786.

Joe. Wambaugh, vs. John Moore.  
March 19, 1907. *Am Bd*

\$170.50 and Costs.

-32-

IN THE SUPERIOR COURT OF MARION COUNTY.

Order Book  
296, p. 15.  
No. 76500.

Lizzie Moore, ads. John Moore.  
June 18, 1909.

Costs.

-33-

34

Attention called to Improvement Resolution No. 6981  
for Construction of Sewer in Ray Street from Dakota  
street to White River.  
Contract let January 3, 1913.

35

Also to 3rd Park and Boulevard Assessment for  
South Park District for which this property was  
assessed.

36

Indianapolis, October 16, 1913.

We find no further conveyances nor unsatisfied encumbrances of record on lots 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 Marion Superior, Circuit and Probate Courts; also Records of Street Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller, as said Records and Dockets are now entered up.

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

MARION TITLE GUARANTY COMPANY

By *J. H. Williams* Manager

M.

-11-

\*\* 65206 \*\*

37

Continuation of Abstract of Title to Lots 3, 5, 11, 12 and 13 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, reference being made to the recorded Plat of said Ballweg and Company's Ray Street Subdivision as the same is recorded in Plat Book No. 10 at page 175 in the Recorder's Office of Marion County.

38

Prepared for Fletcher Savings and Trust Co., since date of October 16, 1913.

39

There are no further conveyances.

MORTGAGE.

John Moore, unmarried  
to

Fletcher Savings and Trust Company  
of Indianapolis, Indiana, Trustee.

Lots 3, 5, 11, 12 and 13 in Ballweg and Company's Ray Street Subdivision, being a Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, Indiana, as shown by the Plat thereof recorded in Plat Book 10 page 175 in the Recorder's Office of Marion County, State of Indiana.

To secure the payment of 4 principal promissory notes or bonds calling for the sum of \$500.00 each maturing in 5 years from the 22nd day of October 1913 and 40 coupon or interest notes calling for the sum of \$15.00 each, maturing in sets of 4 notes each in 6, 12, 18, 24, 30, 36, 42, 48, 54 and 60 months after date, namely from the 22nd day of October 1913. All of said notes are dated on the 22nd day of October 1913, bearing interest at the rate of 8% per annum after maturity until paid with 10% attorney's fees.

The said makers have the privilege of paying \$500.00 or any multiple thereof upon said principal indebtedness at any interest paying date after the first year by giving the mortgagee 30 days previous written notice.

Satisfied Apr 25-1916  
Marion Title Guaranty Company  
By J. Williams Manager

625. p, 53  
Oct. 22, 1913  
Recorded  
Oct. 22, 1913.

40 enc'd  
Satisfied by  
Release filed  
Apr 25-1916 CRC

41

Taxes for the year 1914 paid in full.

42

Amended  
enc

Taxes for the year 1915 now a lien.

Marion Title Guaranty Company  
PAID  
By J. Williams



43

✓ now on

Attention called to Fourth Park and Boulevard Assessment in South District for which this property may be assessed.

44

Indianapolis, November 18, 1915.

We find no further conveyances, nor unsatisfied encumbrances of record on Lot as described in caption, since October 16, 1913.

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

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

MARION TITLE GUARANTY COMPANY

By *[Signature]* Manager

L

45

Continuation of Abstract of Title to Lots 3, 5, 11, 12 and 13 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, reference being made to the recorded Plat of said Ballweg and Company's Ray Street Subdivision as the same is recorded in Plat Book No.10 at page 175 in the Recorder's Office of Marion County.

46

Prepared for Fletcher Savings and Trust Co., since date of November 18, 1915.

47

There are no further conveyances.

MORTGAGE.

675. p. 105  
Nov. 23, 1915  
Recorded  
Nov. 26, 1915.

John Moore, unmarried,  
to  
Fletcher Savings and Trust Company  
of Indianapolis, Indiana, Trustee.

Satisfied. *March 10-1916* (Mortgage)  
Marion Title Guaranty Company

Same real estate as described in caption.  
To secure the payment of 10 principal notes or bonds calling for the sum of \$100.00 each maturing in sets of 2 bonds each in 6, 12, 18, 24, and 30 months from the 23rd day of November 1915, and 30 interest notes calling for the sum of \$3.00 each, maturing as follows:

45  
Satisfy file  
March 10-1916

10 coupons in 6 months, 8 coupons in 12 months, 6 coupons in 18 months, 4 coupons in 24 months, 2 coupons in 30 months from the 23rd day of November 1915. All of said notes are dated November 23, 1915, bearing 8% after maturity and 10% attorney's fees.

The said makers have the privilege of paying \$100.00 or any multiple thereof at any interest paying date after the first year by giving 30 days written notice.

49

Taxes for the year 1914 paid in full.

50

*Since paid etc*

Taxes for the year 1915 now a lien.

SINCE PAID  
Marion Title Guaranty Company



51

Indianapolis, November 27, 1915.

We find no further conveyances, nor unsatisfied encumbrances of record on Lot as described in caption, since November 18, 1915.

Search made in the Recorder's Office, the Tax Sale Records in the Auditor's Office, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Probate, Circuit and Superior 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. W. Williams* ..... Manager

Continuation of an Abstract of title to Lots 3, 5, 11, 12, and 13 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, reference being made to the recorded Plat of said Ballweg and Company's Ray Street Subdivision as the same is recorded in PlatBook No. 10, page 175 in the Recorders Office of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of November 27, 1915.

There are no further conveyances.

Encumbrances.

John Moore, unmarried, to Fletcher Savings and Trust Company of Indianapolis, Indiana, Trustee, as above captioned. Mortgage

Lots 3, 5, 11, 12, and 13 as above captioned. To secure the payment of one principal note or Bond calling for the sum of \$1350.00 maturing in one year from the 28th day of February 1916, together with 2 interest notes calling for the sum of \$40.50 maturing in 6, 12, months from the 28th day of february 1916.

All of said notes are dated February 28, 1916, bearing 8% after maturity with 10% attorneys fees.

Assessments.

John Moore, to Special Assessment for cost of Street Intersections of Streets improved in the year 1914.

Lots 3, 5, 11, 12, for 15 cents each lot. Lot 13 for 18 cents.

Not paid and payable on or before May 1st, 1916.

Taxes for the year 1914, paid in Full.

Taxes for the year 1915 not paid and payable in May and November 1916.

52

53

54

55

679 p. 167  
Feb. 28, 1916  
Recorded  
Feb. 29, 1916.

*Satisfied  
Oct 11-1916  
one ✓*

56

3, p. 327  
Approved  
Dec. 31, 1915.

*paid ✓*

57

58

*Since pd  
one ✓*



59

Indianapolis, February 29, 1916.

We find no further conveyances nor unsatisfied encumbrances of Record on lot as described in caption, since date of November 27, 1915.

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

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

MARION TITLE GUARANTY COMPANY

By J. Williams Manager

60

Continuation of Abstract of Title to Lots 3, 5, 11, 12, and 13, in Ballweg and Company's Ray Street Sub-division of the West part of Block "A" in McCarty's Sub-division of the West part of Out Lot 120, of the Donation lands of the City of Indianapolis, reference being made to the recorded plat of said Ballweg and Company's Ray Street Sub-division as the same is recorded in Plat book 10, page 175, of the Recorder's Office of Marion County, Indiana.

61

Prepared for Fletcher Savings and Trust Company, since date of former continuation, dated February 29, 1916.

62

There are no further conveyances.

63

Taxes for the year 1915, 1st installment paid.  
2nd installment unpaid, payable in November 1916.

64

*Handwritten signature and checkmark*

Taxes for the year 1916, now a lien, payable in May and November 1917.

*Stamp: MARION TITLE GUARANTY COMPANY SINCE PAID*

65

Indianapolis, July 29, 1916.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of February 29, 1916.

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

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

MARION TITLE GUARANTY COMPANY

By *[Signature]* Manager



70933

66  
Continuation of an Abstract of title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded at page 175 in Plat Book 10 in the recorders Office of Marion County, Indiana.

67  
Prepared for John R. Welch, since date of July 29, 1916.

68  
562, p. 583  
Aug. 1, 1916  
Recorded  
Aug. 2, 1916.

John Moore, widower and  
unmarried,

Warranty Deed

to  
Fletcher Savings and Trust Company,  
Trustee.

Lots 3, 5, 11, 12, and 13 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded at page 175 in Plat Book 10 in the Recorders Office of Marion County, Indiana.

Subject to a certain Mortgage executed by the grantor herein to Fletcher Savings and Trust Company of Indianapolis, Indiana, Trustee, securing the payment of one note or bond for \$1350.00 which Mortgage is recorded at page 167 in Mortgage Record 679 in the recorders Office of said County.

It being understood and agreed that said Mortgage is held by said grantee in separate interest from the estate hereby granted and that there shall be no merger of title because of this conveyance.

To have and to hold said real estate however in trust to pay taxes, assessments and other liens and encumbrances thereon, to lease any part thereof, to sell and convey all or any part or parts of said real estate, to make contracts of sale deed or other instrument for any and all of said purposes to take and accept any note, mortgage or other obligations given for the purchase price, to sue for, collect and receive such purchase price and give receipts therefore to release satisfy and discharge any such note, Mortgage or other obligation and to disburse the proceeds of sales of said real estate or any part thereof as may be directed by said grantor and to do and perform any and every act necessary for the due administration of said trust and the preservation of the property and funds thereon.

The grantees of any of said real estate taking title from said grantee are respectively hereby excused from any and all duties of diligence and responsibility with respect to the handling disposing and accounting for by said Trustee of the purchase price received by it on account of any such sale and with respect to due execution and performance by said Trustee of any

of its duties and obligations under said trust  
andsaid grantees are likewise hereby excused from  
any and all duties of diligence and responsibility  
respecting the propriety of any act of said Trustee  
purporting to be done under or by virtue of the terms  
of this instrument.

69

✓ There are no further conveyances.

70

✓ Taxes, same as previous continuation.

71

Indianapolis, September 18, 1916.

We find no further conveyances nor unsatisfied encumbrances of record on lot as described in caption, since date of July 29, 1916.

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

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

MARION TITLE GUARANTY COMPANY

By J. M. Walker Manager

E. P.



#138988.

Continuation of Abstract of Title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 10 page 175 of the Recorder's Office of Marion County, Indiana.

Prepared for John Moore, since date of September 18, 1916.

Town Lot Record  
566, p. 206  
Oct. 4, 1916.  
Recorded  
Oct. 5, 1916.

-1-

Fletcher Savings and Trust Company, Trustee, (Corp. Seal).  
By Evans Woollen, its President,  
Attest: Fred K. Shepard, its Secretary,  
as Trustee under a deed of Trust recorded in Record 562 on page 583 in the Recorder's Office of Marion County, Indiana, executed by John Moore, widower and unmarried.

Deed

to  
John Moore.

Lot Elven (11) in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision in Plat Book 10 page 175 in the Recorder's Office of Marion County, Indiana, and other real estate.

Subject to all taxes, assessments and encumbrances.  
The execution of this deed and its delivery to the grantee and its acceptance by said grantee, to terminate fully and finally the trust created by the deed above referred --.

-2-

There are no further conveyances.

Encumbrances.

695, p 567  
Oct. 4, 1916.  
Recorded  
Oct. 5, 1916.

-3-

John Moore, unmarried,  
to  
Celtic Saving and Loan Association  
No. 3.

INDEXED OF RECORD  
ATTEST: J. N. ON TITLE CO. INC.  
Mullis N. [Signature]  
Aug 23, 1926

Mortgage

Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis.

To secure the payment of a loan of \$900.00 with certain dues, interest etc.

Satisfied  
Aug 23, 1926  
FAS

-1-

-4-

Taxes for the year 1923, 1st installment paid.  
2nd installment unpaid, payable  
in November, 1924.

-5-

Taxes for the year 1924, now a lien, payable in May and  
November, 1925.

Examination made as to Judgments versus John Moore,  
only, in the Marion Superior Circuit and Probate  
Courts, and we find the following:

No examination made as to John Moore, with a  
middle initial.

IN THE SUPERIOR COURT OF MARION COUNTY

Order Book  
447, p. 43.  
No. "A"-24400

Grever Dawson, vs. John Moore.  
March 25, 1924.  
Assigned May 14, 1924, to Harry E. Hendricksen. \$65.00 and costs.

-6-

*See office  
in out Com  
5/18*

SEE ENTRY NO. ... SUBSEQUENT CONTINUATION

Order Book  
410, p. 301.  
No. "A"-10756

Lugenia Ishr vs. John Moore.  
March 2, 1921, \$2000.00 and costs

-7-

*See office  
in out Com  
5/18*

SEE ENTRY NO. ... SUBSEQUENT CONTINUATION

Order Book  
409, p. 474  
No. "A "-11157

Bertha Moore, vs. John Moore.  
April 4, 1921. Costs.

-8-

*See office  
in out Com  
5/18*

SEE ENTRY NO. ... SUBSEQUENT CONTINUATION

Order Book  
433, p. 116.  
No. "A"-18891.

Bertha Moore, vs. John Moore.  
April 13, 1923. Costs.

-9-

*See office  
in out Com  
5/18*

SEE ENTRY NO. ... SUBSEQUENT CONTINUATION



Order Book  
440, p. 85  
No. "A"-23098

Interstate Collateral Loan Co. vs. John Moore.  
December 1, 1923. \$119.66 & Costs.

SEE ENTRY NO. \_\_\_\_\_ SUBSEQUENT CONTINUATION

-10-

*drafted in  
out here  
8/28*

Indianapolis, Ind. July 9, 1924.

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

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

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

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

Meridian Title Guaranty Company  
By *J. Williams* Manager

-M-.

-3-

1. Continuation of Abstract of Title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10 page 175 in the office of the recorder of Marion County, Indiana. Since July 9, 1924.

Prepared for Means & Buenting.

150 p 493  
 July 15, 1924  
 Recorded  
 July 16, 1924

STATE OF INDIANA, COUNTY OF MARION, SS:

John Moore, being first duly sworn, says, upon his oath, that he is the owner of the following described real estate in Marion County, Indiana, to-wit:

2.

Lot 11 in Balweg & Company's Ray Street Subdivision of the west part of Block A. in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, that he has a sure and perfect title in fee simple to said real estate and no person or party has ever claimed any title thereto adverse to him; that said real estate is clear and free of every kind and description of liens and encumbrances except a mortgage to the Celtic Saving & Loan Association, dated October 4, 1916, upon which there remains an unpaid balance of \$410.91 and no more, also second installment of 1923 taxes and 1924 taxes, that affiant has not executed, or permitted any one in his behalf to execute, any other conveyance, mortgage, lien or encumbrance for or upon said real estate; that he has not either as principal or surety executed any appeal or recognizance or other bond which is or might become a lien upon said real estate; that there are no unsatisfied claims of mechanic's, laborers, contractors, or material men for work done or material furnished which could be become liens upon said real estate; that there are no suits or unsatisfied judgments against affiant in any of the courts of Marion County, Indiana, or in the United States Court for the District of Indiana; that affiant is over 21 years of age and is unmarried.

Affiant further says that the following judgments in the Superior Court of Marion County, Indiana, are shown by the abstract to the above described real estate.

Grover Dawson vs John Moore March 25, 1924, \$65.00 and costs, assigned May 14, 1924 to Harry E. Hendrickson Order Book 447 p 43, No. A-24400.

Lugenia Ishr vs John Moore, March 21, 1921, \$2000.00 and costs, Order Book 410 p 301, No. A-10756.

Bertha Moore vs John Moore, April 4, 1921, Costs, Order Book 409 page 474, No. A-11157.

Bertha Moore vs John Moore, April 13, 1923, Costs, Order Book 433 p 116 No. A-18891.



Interstate Collateral Loan Co. vs John Moore, December 1, 1923, \$119.66 and costs. Order Book 440\_p 85. No. A-23098.

That the John Moore named in each of said judgments is not this affiant, but is an entirely separate distinct and different person and that (name) of said judgments is a judgment against this affiant.

Affiant further says that he makes this affidavit for the purpose of inducing Walter Delks to purchase said real estate.

John Moore.

Subscribed and sworn to before me, this 15th day of July 1924.

Irving M. Fauvre (LS)  
Notary Public.

My commission expires August 2, 1927.

723 p 35  
July 15, 1924  
Recorded  
July 16, 1924.

John Moore.  
to  
Walter Delks.

Warranty Deed.

Lot 11 in Ballweg and Company's Ray Street Sub-division of the west part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Sub-division recorded at page 175 in Plat Book 10 in the Recorder's Office of Marion County, Indiana.

Subject to a mortgage to Celtic Saving and Loan Association, to secure the payment of \$900.00 of which \$410.91 and no more remains unpaid.

3.

4.

Adopted March 14, 1924, Resolution 11614, White River Flood Prevention, from Morris Street to Washington St., including new five span bridge over White River to replace present bridge at Oliver Ave., and new seven span bridge over Kentucky Ave., to replace present bridge over Kentucky Ave., and appropriation of Land.

5.

Adopted February 2, 1927, Resolution #13258, White River Flood Prevention, from 775 ft. S. of Center Line of Raymond St., to Morris St., constructing levees and walls for changing, widening, dredging stream, reconstruction of present highway bridge at Morris St., by replacing same with a new bridge to conform to new channel and condemning land.

See Acts of Indiana General Assembly 1929 page 434.

53731

Judgment Search

6.

Examination made for judgments against John Moore from July 9, 1924 to and including July 16, 1924 and Walter Delks within the ten years last past and against none other.

7.

Taxes 1926, fully paid.

8.

Taxes 1926, 1st half paid, 2nd half unpaid.

9.

Taxes 1927, now a lien.



53731

# CERTIFICATE



10.

STATE OF INDIANA }  
COUNTY OF MARION }SS:

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

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

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

**SECOND** That there are no 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, as said records and dockets are now entered up, except as hereinabove set out.

**THIRD** That according to the current tax duplicates and special tax duplicates and municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes nor municipal assessments assessed or entered against said real estate, either general or special, due and unpaid, except as shown herein. That no search has been made for pending resolutions for municipal improvements where the lien has not attached. That according to the tax sale records in the Auditor's Office, there are no tax sales unredeemed, except as shown herein.

The undersigned has two complete independent sets of indexes to the foregoing records of said County, compiled from the records and not copied from the official indexes, and the searches covered by this certificate reflect said records of said County and are not restricted to the indexes thereof.

In the preparation of this abstract an examination was made of one set of indexes and the findings thereof were re-checked with the other independent set of indexes, said examination made by one examiner and re-checked by another.

This certificate covers entries Nos. 1 to 10 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, May 25, 1927.

UNION TITLE COMPANY

INCORPORATED

By 

Vice President and General Manager



146015

CAPTION

-1-

Continuation of an Abstract of Title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10 page 175 in the office of the Recorder of Marion County, Indiana.

Since May 25, 1927.

Prepared for Waddy & Springer.

Misc. Record  
185 page 355  
Inst. # 26693  
June 13, 1927  
Recorded  
June 18, 1927

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Margaret Carlisle being first duly sworn upon her oath deposes and says that she was well acquainted with William Blizard, who was the grantee in that certain deed from Ballweg and Company, a corporation, dated October 21st, 1903, conveying Lot 11, and other lots, in Ballweg, and Company's Ray Street Subdivision of the west part of Block "A" in McCarty's Subdivision of the west part of Out Lot 120, in the city of Indianapolis, Marion County, Indiana, which deed was recorded on November 24th, 1903, in Town Lot Record 366 at page 159, of the records in the Recorder's office of Marion County, Indiana; that the said William Blizard died testate, a resident of Marion County, Indiana, a short time prior to February 24th, 1912; that the will of said William Blizard appears of record in Will Record "Y" page 87 of the records in the office of the Clerk of Marion County, Indiana; that the said William Blizard left no widow surviving and that he had no issue born to him subsequent to the make of said will; that the said William Blizard was never married and never had any issue born to him.

Further affiant sayeth not.

Margaret Carlisle

Subscribed and sworn to before me, this 13th day of June, 1927.

Ray R. Briggs (LS)  
Notary Public

My commission expires September 11, 1928.



146015

Mortgage Record  
994 page 97  
Inst.# 26687  
June 17, 1927  
Recorded  
June 18, 1927

Walter Delks, unmarried  
to  
Merit Saving and Loan  
Association

SATISFIED RECORD 4-6-36  
Mortgage  
ATTEST UNION  
*Wm E Dunsavage*  
PRESIDENT

Lot numbered 11 in Ballweg and Company's Ray Street Subdivision of the west part of Block "A" in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10 at page 175 thereof of the records in the office of the Recorder of said county;

To secure the performance of the stipulations and agreements of a certain bond of even date herewith, in the principal sum of \$1100.00, together with certain dues, fines, etc. and with ten per cent attorney's fees.

-3-

IN THE SUPERIOR COURT OF MARION COUNTY

Cause A 85070  
Filed  
Nov. 1, 1935

IN THE MATTER OF THE LIQUIDATION OF MERIT SAVING AND LOAN ASSOCIATION.

Notice of Liquidation of Department of Financial Institutions filed, showing that said Department has taken charge of said Merit Saving and Loan Association for the reason that said Financial Institution cannot with safety and expediency, continue business, and is insolvent or in imminent danger of insolvency.

November 6, 1935. Defendant herein filed petition praying the Court for an order requiring The Department of Financial Institutions of the State of Indiana to show cause why it should not be enjoined from continuing such possession, and for all proper relief.

November 18, 1935. Report showing appointment by Department of Financial Institutions of Special Representative filed. Carl A. Ploch appointed Special Representative by the Department of Financial Institutions to conduct the liquidation of said Association. Bond filed in the penal sum of \$5000.00. Bond approved.

Order Book 590 page 290.

Verified petition for appointment of appraisers to appraise real estate owned by or mortgaged to the above named association filed.

Petition granted; Howard Fieber, Noble C. Hilgenberg and Frank Viehmann appointed appraisers to appraise real estate owned by or mortgaged to the above named Association.

Order Book 590 page 290.

-4-

146015

Misc. Record  
184 page 26  
Inst. # 24307  
June 3, 1927  
Recorded  
June 4, 1927

The Peninsular Furnace Company  
By A.A. Ellig, Branch Manager  
to  
Wm. Delks

Notice of  
Mechanic's Lien

The property known under the city numbering  
system as 1009 Chadwick Street.  
For the sum of \$565.00.

-5-

NOTE: No suit instituted to foreclose above  
Mechanic's lien.

CHECKED TO 37956 BY Willis N. Coval  
UNION TITLE COMPANY PRES. & CHM. WVA.

Judgment Search

-6-

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

Walter Delks

from May 25, 1927 to date  
and against none other.



146015

-7- Taxes for the year 1931 paid.

-8- Taxes for the year 1932 paid.

-9- Taxes for the year 1933 paid.

-10- Taxes for the year 1934 paid.

-11- Taxes for the year 1935 on the Real Estate for which this Abstract is prepared are assessed in the name of Walter Delks and are due and payable on or before the first Mondays in May and November of 1936.

General Tax Duplicate No. 72673, C-D Indianapolis, Center Township.

May Installment \$15.12 unpaid.

November Installment \$16.12 unpaid.

-12- Taxes for the year 1936 now a lien.

SINCE PAID IN FULL  
AT THE UNION TRUST CO. IN  
BY *Walter E. Burdette*  
PRESIDENT

SINCE PAID IN FULL  
AT THE UNION TRUST CO. IN  
BY *Walter E. Burdette*  
PRESIDENT

146015

## GUARANTEED CERTIFICATE

-13-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

**FIRST** That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, affecting the title to the 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 hereinabove set out.

**THIRD** That according to the current tax duplicates and special tax duplicates, and the municipal assessment records in the County Treasurer's Office as certified by the City Comptroller, there are no taxes 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 gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 13 both inclusive and sheets water-  
marked "Union Title Company" Nos. 1 to 5 both inclusive.  
Dated at Indianapolis, Indiana, March 17, 1936, 8:00 A.M.

UNION TITLE COMPANY

By *William N. Coval*  
President and General Manager

-5-W

W-2



# UNION TITLE COMPANY

INCORPORATED

## ABSTRACTS OF TITLE · TITLE INSURANCE · ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
146015

### UNITED STATES DISTRICT COURTS OF INDIANA

#### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

#### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

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

Prepared for: **Waddy & Springer**

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

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

This certificate covers all divisions of both Districts of the State down to and including  
**March 11, 1936, 8:00 A.M.** and

The Indianapolis Division of the Southern District down to and including  
**March 16, 1936, 8:00 A.M.**

Walter Delks

Union Title Company  
INCORPORATED  
BY *Arthur R. Coval*  
PRES. & GENERAL MANAGER

W-2

523667

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

Since March 17, 1936, 8 A. M.

Prepared for: Robert F. Delks

Marriage Record  
156 page 285  
Dec. 31, 1940

Walter Delks  
to  
Nellie Elizabeth Delks.

Marriage

-2-

-2 1/2-

Walter Delks died intestate April 8, 1954.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket  
162 page 59740

-3-

IN THE MATTER OF THE ESTATE OF WALTER DELKS, DECEASED.  
May 10, 1954. Renunciation of Nellie E. Delks, filed. Bond filed and Robert F. Delks duly appointed and qualified as administrator of the estate of Walter Delks, deceased.

Order Book 337, page 50.

August 10, 1954. Proof of notice of appointment filed.

December 23, 1954. Verified final report filed.

January 10, 1955. Proof of publication of final notice filed.

January 17, 1955. Final report approved and estate closed.

Order Book 352, page 518.

Final Report Record 285, page 326.

NOTE "A": Entry on final report reads in part as follows, to wit:



523667

And the Court, having examined said report, finds that more than six months have elapsed since the granting of letters of administration in said estate and the giving of notice thereof; that all of decedent's debts have been paid and discharged; that said decedent left surviving the following and only heirs, to whom distribution has been made as indicated: Nellie E. Delks, Widow --.

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

Lot 11 in Ballweg and Company's Ray Street Sub-division of the West part of Block "A" in McCarty's Sub-division of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

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

And the Court further finds that said estate has been fully settled and administered upon, as shown by said report and vouchers filed therewith. That no inheritance tax was assessed against said estate.

That no gross income tax was payable upon said estate. That decedent was not an employer of labor as defined in the Employment Security Act.

NOTE "B": Petition for issuance of letters of administration in above estate recites in part as follows, to-wit:

Heirs. The name, age, relationship to such decedent and place of residence of each known heir of such decedent's estate are:

Name	Age	Relationship	Residence
Nellie Delks	59	widow	1009 Chadwick St.
Robert F. Delks	41	son	3074 Villa Ave.
Dorothy Lamphier	38	daughter	1121 S. Senate Ave.
Mildred Hollins	31	"	2615 Pearl St. Columbus, Ind.
Betty Reinacker	25	"	1115 N. Elmhurst

ABSTRACTOR'S NOTE:- Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisement lists Lot 11 herein as an asset of said estate. Said Schedule further shows the gross value of said decedent's estate to be \$12,456.80.

Old Age Assistance  
Search

-4-

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

523667

Judgment Search

-5-

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

Walter Delks

from March 17, 1945,  
to and including  
April 8, 1954,

and vs.

Nellie E. Delks  
Nellie Delks,  
Robert F. Delks  
Dorothy Lamphier,  
Mildred Hollins  
and  
Betty Reinacker

for the 10 years  
last past and  
against none other.

-6-

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

General Tax Duplicate No. 282788, C-D, Indianapolis, Center Township, Parcel No. 16723.

May Installment \$39.16 Unpaid.

November Installment \$39.16 Unpaid.

-7-

Taxes for the year 1956 now a lien.

-3-mel



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

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

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

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

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

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

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

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

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

#### Computation of Lot Areas.

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

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

#### Restrictions on Reduction of Lot Areas.

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

#### Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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



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Non-Conforming Uses.

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

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

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

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

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

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March 9, 1956. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

-6-mel

523667

# GUARANTEED CERTIFICATE

-10-

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 10 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, March 20, 1956, 7 A.M.

UNION TITLE COMPANY

by *J. E. Sundridge*  
President

-7-mel



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

523667

## 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: **Robert F. Delks**

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

March 14, 1956, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

March 15, 1956, 7 A.M.

Walter Delks  
Nellie E. Delks  
Nellie Delks  
Robert F. Delks  
Dorothy Lamphier  
Mildred Hollins  
Betty Reinacker

UNION TITLE CO.

BY *E. E. Sundridge*  
PRESIDENT

mel

65-3012A

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in Ballweg and Company's Ray Street Subdivision of the West part of Block "A" in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 10, page 175, in the office of the Recorder of Marion County, Indiana.

Since March 20, 1956, 7 A.M.

Prepared For: Robert Delks

Town Lot Record  
1614 Inst.#27262  
Dated  
----, 1956  
Acknowledged  
----, 1956  
Recorded  
April 20, 1956

Walter G. Reinacker and  
Betty J. Reinacker  
husband and wife  
to  
Nellie E. Delks

Quitclaim Deed  
(No U.S. Revenue  
Stamp Attached)  
Consideration \$1.00 and  
other valuable consideration

Lot 11 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded at page 175 in Plat Book 10 in the Recorder's Office of Marion County, Indiana.

Above instrument irregular by reason of Execution date and Acknowledgment date.

-2-

Town Lot Record  
1614 Inst.#27261  
Dated  
----, 1956  
Acknowledged  
----, 1956  
Recorded  
April 20, 1956

Robert H. Lanphier and  
Dorothy L. Lanphier  
husband and wife  
to  
Nellie E. Delks

Quitclaim Deed  
(No U.S. Revenue  
Stamp Attached)  
Consideration \$1.00 and  
other valuable consideration

Lot 11 in Ballweg and Company's Ray Street Subdivision of the West Part of Block "A" in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation lands of the City of Indianapolis, as per plat of said Ballweg and Company's Ray Street Subdivision recorded at page 175 in Plat Book 10 in the Recorder's Office of Marion County, Indiana.

Above instrument irregular by reason of Execution date and Acknowledgment date.

-3-



65-3012A

Town Lot Record  
1614 Inst.#27263  
Dated  
----, 1956  
Acknowledged  
----, 1956  
Recorded  
April 20, 1956

Robert F. Delks and  
Wilma L. Delks  
husband and wife  
to

Nellie E. Delks

Lot 11 in Ballweg and Company's Ray Street Sub-  
division of the West Part of Block "A" in McCarty's  
Subdivision of the West Part of Out Lot 120 of the  
Donation lands of the City of Indianapolis, as per  
plat of said Ballweg and Company's Ray Street Sub-  
division recorded at page 175 in Plat Book 10 in the  
Recorder's Office of Marion County, Indiana.

Above instrument irregular by reason of Execution  
date and Acknowledgment date.

Quitclaim Deed  
(No U.S. Revenue  
Stamp Attached)  
Consideration \$1.00 and  
other valuable consideration

-4-

Town Lot Record  
1614 Inst.#27260  
Dated  
April 19, 1956  
Recorded  
April 20, 1956

George Hollins and  
Mildred M. Hollins  
husband and wife  
to

Nellie E. Delks

Lot 11 in Ballweg and Company's Ray Street Sub-  
division of the West Part of Block "A" in McCarty's  
Subdivision of the West Part of Out Lot 120 of the  
Donation lands of the City of Indianapolis, as per plat  
of said Ballweg and Company's Ray Street Subdivision  
recorded at page 175 in Plat Book 10 in the Recorder's  
Office of Marion County, Indiana.

Quitclaim Deed  
(No U.S. Revenue  
Stamp Attached)  
Consideration \$1.00 and  
other valuable consideration

-5-

Old Age Assistance  
Search

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

-6-

65-3012A

Juvenile Court  
Search

-7-

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

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

Uniform Commercial  
Code

-8-

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

Judgment Search

-9-

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:

Robert F. Delks  
Dorothy Lamphier  
Mildred Hollins  
and  
Betty Reinacker

from March 20, 1956,  
7 A.M. to and including  
April 20, 1956

Dorothy Lanphier

from February 17, 1955,  
to and including  
April 20, 1956

and vs

Nellie E. Delks  
and  
Nellie Delks

from March 20, 1956,  
7 A.M. to date and  
against none other.



65-3012A

-10-

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

-11-

Taxes for 1963 payable 1964 in name of Walter Delks.

Duplicate No. 347018, C-D, Indianapolis, Center  
Township, Code No. 1-01, Parcel No. 16723.

May Installment \$51.03 Paid

November Installment \$51.03 Paid

Assessed Valuation:

Land \$270.00 Improvements \$870.00 Exemptions None

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Taxes for 1964 now a lien in name of Walter Delks.

65-3012A

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

O R D I N A N C E

-13- BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

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

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

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

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

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

\_\_\_\_\_  
John D. Hardin

\_\_\_\_\_  
Fred W. Nordsiek

\_\_\_\_\_  
Frank J. Billeter

\_\_\_\_\_  
Louie Moller

\_\_\_\_\_  
John A. Kitley

\_\_\_\_\_  
THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith  
AUDITOR OF MARION COUNTY, INDIANA.



METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-A0-2

65-3012A

O R D I N A N C E

-14- BE IT ORDAINED by the Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended be amended as follows:

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

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

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

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

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

-over-

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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



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

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

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

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

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

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

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

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

Effective March 28, 1957.

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

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January 22, 1965. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

**GUARANTEED CERTIFICATE**

-18-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 18 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 10 both inclusive.

Dated at Indianapolis, Indiana, February 11, 1965, 8 A.M.

**UNION TITLE COMPANY**

by

President

-10- 1m



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

65-3012A

## UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

NORTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **Robert Delks**

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

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

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

**February 10, 1965, 8 A.M.** and

The Indianapolis Division of the Southern District down to and including

**February 11, 1965, 8 A.M.**

Robert F. Delks  
Dorothy Lamphier  
Mildred Hollins  
Betty Reinacker  
Dorothy Lanphier  
Nellie E. Delks  
Nellie Delks

UNION TITLE CO.

BY: *C. Edward Blum*  
PRESIDENT

lm

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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