

67- 9823

WARRANTY DEED

Project I-70-3(52)
Code 0536
Parcel 225

Ch...
13

This Indenture Witnesseth, That

ALBERT F. BROWNING (UNMARRIED ADULT)

of MARION County, in the State of INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

SEVEN THOUSAND ----- (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 21 in Brown, Frank and Ketcham's Subdivision of the various lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

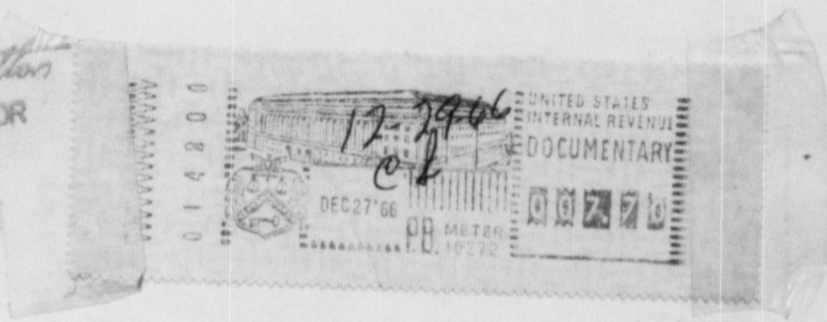
TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the above described real estate.

DULY ENTERED FOR TAXATION

MAR 13 1967

John T. Sutton
COUNTY AUDITOR

71511



RECEIVED FOR RECORD
1967 MAR 13 AM 8:52
MARGA M. HAWTHORNE
RECORDER OF MARION COUNTY

7.70

DES
12-29-66

Paid by Warrant No. A-138694

Dated 2-2-1967

A-138695

LAND AND IMPROVEMENTS 7000.⁰⁰ DAMAGES 0 TOTAL CONSIDERATION 7000.⁰⁰

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said GRANTOR

has hereunto set his hand and seal, this 28TH day of DECEMBER 1966

Albert F. Browning (Seal) (Seal)
ALBERT F. BROWNING (UNMARRIED ADULT) (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

djh

67- 9823

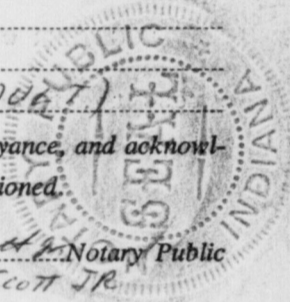
This Instrument Prepared by S. W. Burres 6/24/66

[Signature]
JAN 16 1967

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named.....
 Grantor in the above conveyance, and acknowl-
 edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires..... Notary Public

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named.....
 Grantor in the above conveyance, and acknowl-
 edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires..... Notary Public

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 28TH
 day of DECEMBER, A. D. 1966; personally appeared the within named.....
ALBERT F BROWNING (UNMARRIED ADULT)
 Grantor in the above conveyance, and acknowl-
 edged the same to be HIS voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires MAY 18 1970 CLARENCE SCOTT JR Notary Public



67 9823

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

Duly entered for taxation this.....

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

Auditor's fee \$.....

Auditor..... County

(15)

ENVELOPE

Division of Land Acquisition
 Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

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

✓

March 8 19 67

To Albert F. Browning
1029 South Alabama
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-138695 2-2 19 67
in settlement of the following vouchers:

Transmittal #67-256

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>225</u> as per Grant/Warranty Deed, Dated <u>December 28, 1966</u> Escrow	\$700. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Albert F. Browning
Date 5-24-67

CONTROL

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I70-2(52)
Parcel No. 225
Road I70
County MARION
Owner ALBERT F. BROWNING
Address 1029 S. ALABAMA
Address of Appraised Property:
SAME

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

- 1. I have personally checked all comparables and concur in the determinations made. YES
- 2. Planning and Detail Maps were supplied appraisers. ADV. ACQ
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. YES
- 4. Necessary photos are enclosed. YES
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. YES
- 6. Plats drawn by the appraisers are attached. YES
- 7. I have personally inspected the Plans. ADV. ACQ
- 8. I have personally inspected the site and familiarized myself with the parcel on... 12/15/66
- 9. The computations of this parcel have been checked and reviewed. YES
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. YES

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

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

It is my opinion as of 12/15/66 (Date):

Estimate of Appraisers:

	By: <u>BRUNN</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 7,000 ⁰⁰	\$	\$ 7,000 ⁰⁰
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$ 7,000 ⁰⁰	\$	\$ 7,000 ⁰⁰
(1) Land and/or improvements	\$ 7,000 ⁰⁰	\$	\$ 7,000 ⁰⁰
(2) Damages	\$ - 0 -	\$	\$ - 0 -
(3) Less non-compensable items	\$ - 0 -	\$	\$ - 0 -
(4) Estimated Total Compensation	\$ 7,000 ⁰⁰	\$	\$ 7,000 ⁰⁰

Approved	Date	Signed
ACTG. REV. APPR.	12/21/66	John L. Long
Rev. Appr.	12-21-66	Phillip J. York
Asst. or Chief Appr.	12-22-66	Jay D. Luse

Acting

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 225

NAME & ADDRESS OF OWNER Albert F Browning
1029 South Alabama Indpls Ind PHONE # 631-8449

NAME & ADDRESS OF PERSON CONTACTED Marion County Treasurer
Indpls Ind PHONE # _____

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 12-29-66

OFFER \$ 7000.⁰⁰ TIME OF CONTACT 1145 am

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

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

REMARKS:
Picked up duplicate tap Receipt of 66 B taxes
shown paid.

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

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

Clarence Swett Jr.
(Signature)

INDIAN STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3-(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 225

NAME & ADDRESS OF OWNER Albert F. Browning

1029 S. Alabama Indpls Ind

PHONE # 631-8449

NAME & ADDRESS OF PERSON CONTACTED Same as above

PHONE # Same as above

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 12-28-66

OFFER \$ 7000.00

TIME OF CONTACT 5pm

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

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

REMARKS: Met with Mr. Albert F. Browning at his home

and explained acquisition

#7 gave fax memo

Mr. Browning signed all necessary documents. Left Property Management Letter Read, Rec for deed agreement for Possession, and form letter offer Mr. Browning could not find Pd fax receipts. He will look for them, then forward to me.

Explained to Mr. Browning that it would be approximately 60 days before he received his first check. Received a check for 7.70 for Documentary Stamps.

Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned

() Other, awaiting what? Awaiting Pd fax Receipts

Distribution Made

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

Charles Scott Jr.
(Signature)

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 ²²⁵ COUNTY Marion

Names on Plans Albert F. Browning

CTIC # 6500-165

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 8th day of June, 19 66

Albert F. Browning

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

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$ 5,000.00.

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

CHICAGO TITLE INSURANCE COMPANY



ATTEST:

John A. Binkley

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 16th day of June

19 66.

John H. Jagg
Authorized Signatory

SCHEDULE "A"

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

Lot 21 in Brown, Frank and Ketcham's Subdivision of the various lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-165

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated January 6, 1945, recorded January 6, 1945, in Deed Record 1164, page 40, from Wilden Real Estate, Inc. (\$1.10 Federal Documentary stamps affixed.)

SCHEDULE "B"

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

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

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

e. taxes for the year 1965, each half for \$22.85, assessed in the name of Albert F. Browning due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1062423, Duplicate No. 6010925) The May installment has been paid. (Assessed Value - Land \$330; Improvements \$1150; Exemptions \$1000.)

f. Taxes for the year 1966, due and payable in 1967.

Parcel 225

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

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

Names on Plans Albert F. Browning

CTIC # 6500-165 -S

Name of Fee Owner Albert F. Browning

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from June 8, 1966 to and including January 5, 1967 reveals no changes as to the real estate described under CTIC # 6500-165 except:

1. Taxes for 19 65 payable 19 66 in name of Albert F. Browning
 Duplicate # 6010925 Parcel # 1062423 Township Center Code # 101
 May \$ 22.85 (paid) ~~(unpaid)~~; November \$ 22.85 (paid) ~~(unpaid)~~
 Taxes for 19 66 payable 19 67 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 12th day of January
19 67.

J. M. Watson
Authorized Signatory

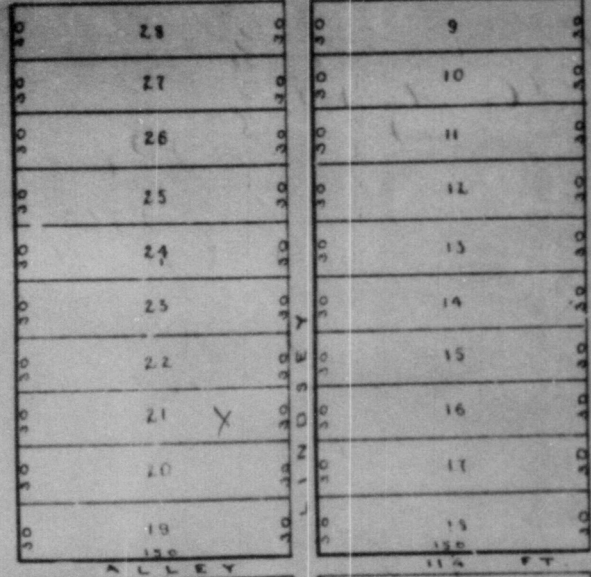
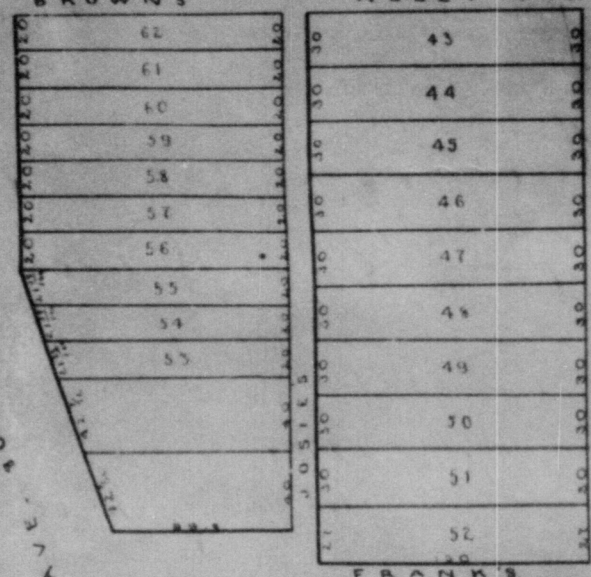
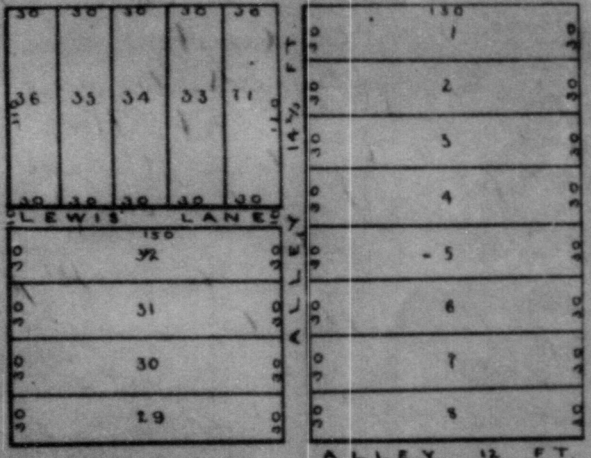
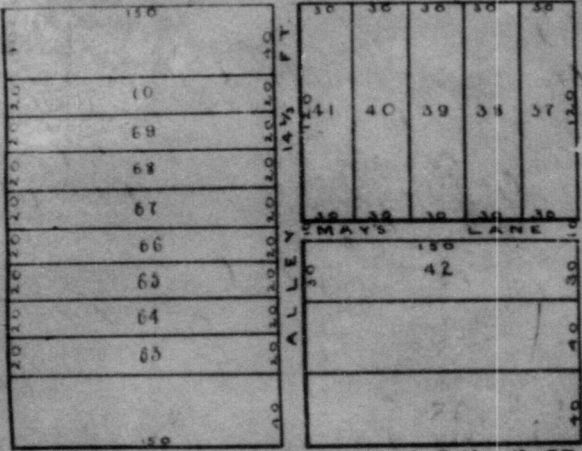
BICKING

STREET 60 FT

DELAWARE ST 90 FT

STREET 60 FT

STREET 60 FT



MADISON AVE 40 FT

DAVIS

HIGH

December 18, 1944.

Fletcher Avenue Saving & Loan Assn.,
Indianapolis, Indiana.

Gentlemen:

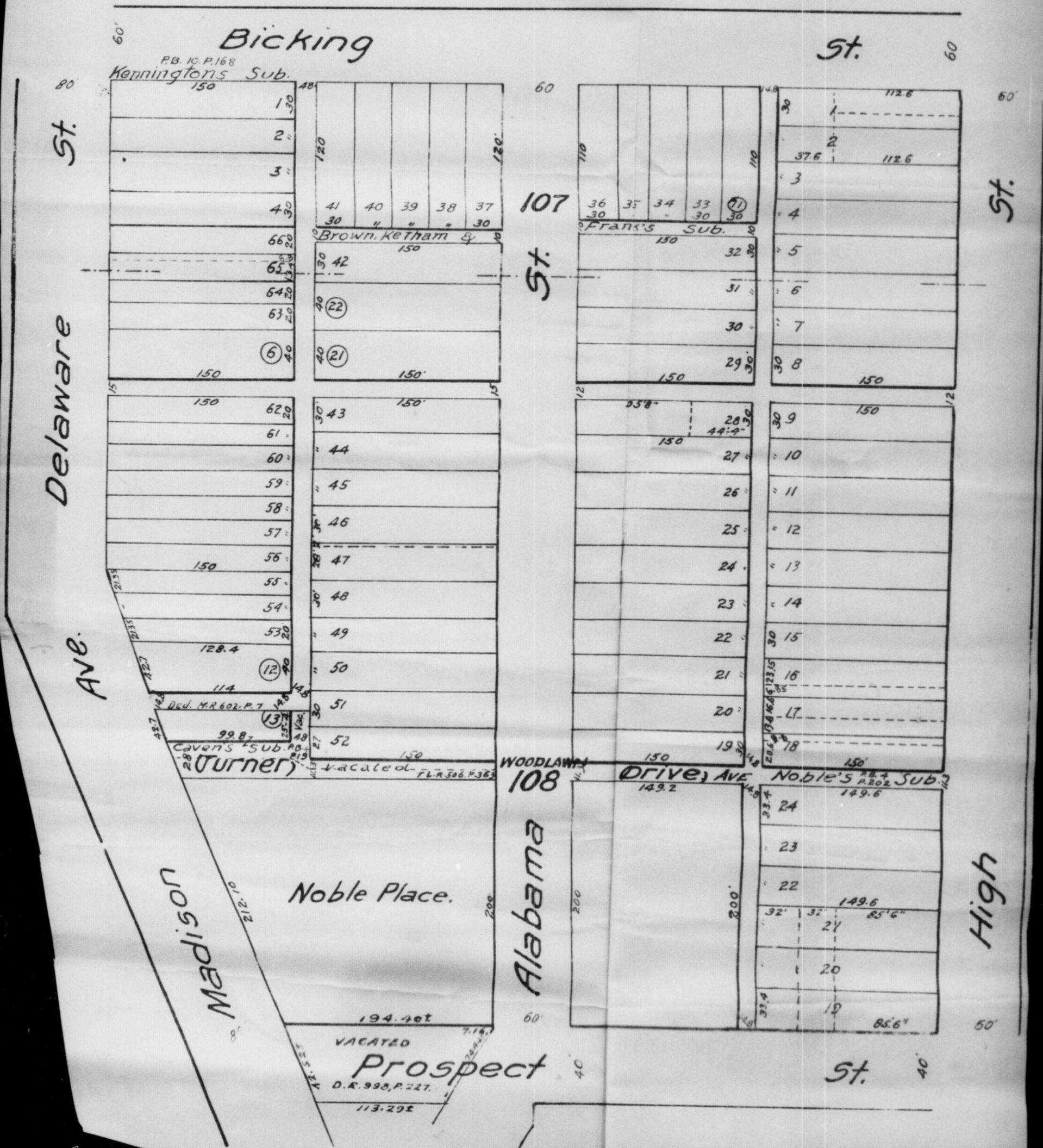
We have examined the attached abstract of title to Lot 21 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana; dated December 6, 1944, and find same shows CHESTER L. ZECHIEL to be the owner in fee simple thereof subject to the following:

1. Mortgage to Lulu B. Ream securing \$1200.00, M. R. 1237 page 159.
2. At Entry 8 of the continuation dated October 22, 1940, we note the certification "warranty released" instead of "warrant released". Abstracter should correct.
3. Taxes for 1944.
4. Subject to the rights of any one in possession.
5. The so-called citizenship clause is not contained in deed at Entry 2 of the last continuation.

KOTHE & SHOTWELL,

by *Herman W. Kothe*

Pt. Out Lots N^o 107 & 108.



HOLTZMAN & COLEMAN
LAWYERS
1540-1546 LEMCKE ANNEX
115 NORTH PENNSYLVANIA ST.
INDIANAPOLIS

August 22, 1919.

Mr. Charles F. Roesener,
Indianapolis, Ind.

Dear Sir:

We have examined the accompanying two abstracts of title, last continued and certified to August 11, 1919 by the Marion Title Guaranty Co. to the following described real estate in Indianapolis, Marion county, Indiana, to-wit:

Lots 21 and 22 of part of Out Lot 107 and 108 of the Donation Lands in the city of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6 page 107 in the office of the recorder of Marion county, Indiana

in the name of CERTAIN OF THE HEIRS OF THOMAS HANSEN, DECEASED, subject to the following objections:

1. Entry 9. Show by affidavit that John Caven who executed deed on Jan. 2, 1873 was unmarried at that time.
2. Entries 9 & 11. Have abstracter certify that the land platted by Brown, Frank & Ketcham as shown at entry 11 is the same real estate they acquired from John Caven at entry 9.
3. Abstract should show what became of the interest of The Mutual Home & Savings Assn. by its purchase of lot 22 at sheriff's sale on April 14, 1900 in a foreclosure proceeding. (Entry 1 of continuation dated Aug. 7, 1900 of the abstract of lot 22.)
4. You are entitled to a certificate of the clerk of the U.S. Circuit and District courts as to any unsatisfied judgments in those courts against Thomas Hansen, William Hansen, Andrew Hansen, Thora Nissen, Christina Kruse, Thermina Volrath, Katharine Hansen, Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, Jens Hansen, Metha Hansen, Louise Hansen, Louise Nielson, Rasmus Hansen, Hans Hansen, Christina Hansen, Kruse, Thermina Hansen Volrath.
5. On May 28, 1919 the Marion Probate Court entered an order directing the Fletcher Savings & Trust Co. as executor of the will of Thomas Hansen, deceased, to sell said lots 21 and 22 at private sale for not less than their full appraised value, for cash, and free from all liens except the taxes for 1919 payable in 1920, upon the executor giving ten days' notice of the sale. The lots to be sold to pay the debts of the estate.

On said day the executor filed inventory and appraisement showing said lot 21 appraised at \$1600. and lot 22 at \$1400.

Very truly yours,

HOLTZMAN & COLEMAN,

By

John J. Kelly

Abstract of Title

TO

*Lot 21. in Brown, Frank and
Ketchum's Subdivision of a part
of Outlots 107. and 108. in*

The City of Indianapolis,

MARION COUNTY, INDIANA.

Prepared for Dr. Joseph Ernst.

BY

Wm. C. Anderson,

MOORE'S BLOCK, 86 E. MARKET ST.

INDIANAPOLIS, IND.

Original Title to Marion County and the City of Indianapolis.

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

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

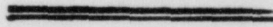
Davis Street. 60 ft.

30.

21.

150.

Alley. 14²/₃ St.



43. p. 427 Ella H. Emory ^{and}
Sep. 20. 1870 husband, ^{and} Mary
5 A. Brisbane ^{and} husb^d?
Heirs of Geo. H. Bickling
decd

warranty deed
Part of Outlots
107. ^{and} 108.

to
John Caven.

51. p. 162 Ella H. Emory ^{and} husb^d?
Aug. 10. 1871. ^{and} Mary A. Brisbane
6 ^{and} husband, Heirs of
Geo. H. Bickling decd

warranty deed.
Part of Outlots
107. ^{and} 108.
To correct description
in deed of Sep. 20/70

to
John Caven.

Beginning at South West Corner of
Bickling ^{and} High Streets, thence west on Bickling
Street to Delaware Street, thence South on
Delaware Street 894 ft. 4. in, thence South East
179 ft. 9. in. to a point 628 ft. 10. in. West
of High Street, thence 628 ft. 10. in. to High
Street ^{and} North on West line of High
Street to the place of beginning.

W. P. 535 May 2. 1834. 1	Agent of State to Nicholas McCarty	Agents deed. Outlot 107. ^{no} the North Half of Outlot 108.
W. P. 279 Apr. 1. 1842 2	Nicholas McCarty and wife to John Roset and Geo. H. Bickling.	Warranty deed Outlot 107. ^{no} the North Half of Outlot 108.
X. P. 357 Apr. 25. 1850 3	John Roset and wife to Geo. M. Hollenbeck	Warranty deed The undiv. $\frac{1}{2}$ of Outlot 107. ^{no} $\frac{1}{2}$ of Outlot 108.
2. P. 338. Aug. 30. 1854 4	Geo. M. Hollenbeck and wife to Geo. H. Bickling	Quitclaim deed Part of said Outlot 107. ^{no} $\frac{1}{2}$ of Outlot 108.
	Beginning on Delaware Street at intersection of Grove Street, thence South 379 ft. 7 in, thence South Easterly on Madison Road 196 ft. 11 in, thence East 621 ft. 10 $\frac{1}{2}$ in. to High Street, thence North 564 ft. 3 in. ^{no} West 690 ft. 4 $\frac{1}{2}$ in. to the place of beginning.	

92. p. 54. Wm. A. Ketcham^{no} wife
July 8. 1875 ^{no} Equatius Brown
(unmarried)
to
James Frank. Indictment deed
Lot 21. in Brown,
Frank^{no} Ketcham's
Subdiv. of part of
Lots 107. ^{no} 108

103. p. 229 James Frank^{no} wife
Oct. 10. 1876. to
Joseph Ernst. Warranty deed
Same Lot 21.

Joseph Ernst still owns Lot 21. in Brown,
Frank^{no} Ketcham's Subdivision of a
Part of Lots 107. ^{no} 108. in the City
of Indianapolis

Mortgages.

89. p. 130 Joseph Ernst
Oct. 12. 1876. to
James Frank. Mortgage on the
said Lot 21.

Satisfied
March 10. 1877

To Secure three notes of even date
for \$272. each, due 1. 2. ^{no} 3 years
after date, with 6% p. a. Interest
until maturity ^{no} 10% p. a. Int.
after maturity.

May 30. 1877. James Frank assigned this
Mortgage to John Louis Klaiber

51. p. 179 Audelia C. Bickling Mitchell in deed
July 28. 1871. widow of George H. Bickling deed
7 to John Cowen. same part of Outlots
107. ^{and} 108. as above
described

Plat Book John Cowen filed a Plat of his Subdivi
4. p. 19. 8 sion of the above described part of Outlots
Jan. 5. 1872. 107. ^{and} 108. into 52 lots

63. p. 187 John Cowen Warranty deed
Jan. 2. 1873 to Lots 7. to 11. incl, 14
9 Ignatius Brown to 20. incl. ^{and} 23 to 52
James Frank ^{and} incl. in John Cowen's
Wm. A. Ketcham. Subdivision of a
part of Outlots 107 ^{and}
108.

71. p. 225 Vacation, by the Common Council of
July 28. 1873. the City of Indianapolis, of the Alleys
10 laid out by John Cowen in his Subdivision

Plat Book Ignatius Brown ^{and} wife, James Frank ^{and} wife,
6. p. 107 ^{and} William A. Ketcham filed a Plat of
Aug. 6. 1873. their Subdivision of part of Outlots 107
11 ^{and} 108. in the City of Indianapolis into
71 lots, numbered 1. to 71. inclusive

said Wm B. Hosbrook versus James Frank
for \$4425.03. (Order Book 39. p. 36.)

OTB. 82. p. 446. affirmation of said decree quieting
Jan. 5. 1880. File in Joseph Ernst, in General Term
of Superior Court, having been appealed
by the defendant Hosbrook

Indianapolis. Ind. Feb. 24th 1881

I find no other Conveyances or
unsatisfied Encumbrances of Record
Examination made as to Records of
Recorder's office and Judgment Dockets of
the Courts of Record of this County and U.S.
Courts held at Indianapolis as now
docketed

Wm. C. Morrison

106. p. 360 Joseph Ernst ^{and} wife Mortgage on lots
Apr. 3. 1880 - 21. ^{and} 22. in said
Subdivision

*Qatis free
Apr. 10. 1880*

To secure one note of even date
for \$ 400. due March 1. 1881. with
8% p. a. Interest.

Taxes

No. 12189 Lots 21. ^{and} 22. sold for State ^{and} County
Feb. 12. 1880 Taxes 1879. ^{and} arrears for \$ 31. 48. to
William Rowe.

*Released
W. Rowe*

*not released
Record*

City Taxes 1879. are paid

All taxes for 1880. are ^{paid} ~~paid~~

In Superior Court of Marion County

No. 21298. Joseph Ernst
versus

Wm. B. Hosbrook

073. 81. p. 257. decree quieting Title to Lots 21. ^{and} 22. in said
June 27. 1879. Subdivision in Joseph Ernst as to said defendant
Hosbrook, who is perpetually enjoined from
setting up any claim against the said Real
Estate by virtue of a certain Judg^t. rendered
Sept. 11. 1876. in Cause No. 15046. in favor of

~~Taxes paid~~

Taxes for 1880 are paid, for 1881 are unpaid

Indianapolis, Ind. Jan. 27th 1882

I find no other conveyances or miscellaneous Encumbrances of Record.

Examination made as to Records of Recorder's Office his Pindens Record and the Judgment Dockets of the Courts of Record of this County and U.S. Courts held at Indianapolis as now docketed

W. C. Anderson

~~Taxes paid~~

Taxes for 1894 not paid
Examination of same assessment 1st Recd 24 page 309

July 3, 1895

Examining Record of Recorder's Office and his Pindens Record and Judgment Docket of Circuit & Superior Courts continued from Jan 27, 1882 to date and we find no change of title and no miscellaneous encumbrances in current books and date except as above named
Elliott & Butler

Continuation of Abstract of Title
to lots 21. and 22. in Brown, Frank and
Ketchum's Subdivision of part of Outlots
107. and 108. in the City of Indianapolis

Prepared for W. Joseph Ernst

Joseph Ernst & wife owns the above described
lots 21. and 22.

Mortgages.

110. B. 306 Joseph Ernst and wife | Mortgage on lot 21.
Feb. 28. 1881. to

The Delaware Street B. and S. Ass^{ns}

To secure weekly payment of
dividends on 2 shares of stock, at 55^{cts} per share
per week, and interest at 6% p. a. on \$ 348.
payable quarterly in advance

110. B. 416 Joseph Ernst and wife | Mortgage on lot 22.
Mar. 7. 1881. to

Adair & Co

To secure one note of \$ 700. due 3 years after
date and 6 interest notes of \$ 28. cash due 6. 12
18. 24. 30. and 36 months after date

22

Taxes 1896 all Paid

Indianapolis, Ind, October 21st 1897
On Examination made subsequent to May 4th 1896
as to Recorder's Office, General Judgment Dockets of
the Circuit and Superior Courts and Lis Pendens
Records of Complaints and attachments of Marion
County, Indiana. We find no conveyances or
Incumbrances on said Lot 21, since said date
Ellitt, Butler

Continuation of Abstract of Title to lot 21. in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108. in the City of Indianapolis.

Prepared for Mr. Joseph Ernst since date of Elliott & Butler's continuation January 3, 1895.

There are no further conveyances.

Mortgage.

282. p, 58
Jan. 5, 1895.
Recorded
Jan. 9, 1895.

Joseph Ernst and
Katharine Ernst his wife,
to

Mortgage.

The Mutual Home and Savings Association.

Same lot 21. as described in caption.

To secure dues, etc. on a Loan of \$2200.00; Penalty \$4400.00

Assessment for Sewer in Alley North of Coburn Street paid:

Taxes for 1895 paid as to First Installment.

*Taxes since Paid
Elliott & Butler*

Indianapolis, Ind., May 4, 1896.

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

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

Theodor Stein

Suite 229 Lemcke Building.

Released as to Lot 21

No. 6324.

A Continuation of an Abstract of Title to Lot 21 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis.

Prepared for Joseph Ernst since the former Examination by Elliott and Butler dated Oct. 21st, 1897.

Encumbrances.

M.R. 336,
P. 332.
Oct. 22, 1897.

Recorded
Oct. 23, 1897

No. 1.

Joseph Ernst and
Katharine, his Wife,
to
Christina L. Kriebs.

Lot 21 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis.

To secure 1 principal Note for \$1000.00, payable in 3 years from Oct. 22, 1877 and 6 interest Notes for \$35.00 each at 6 to 36 months, &c.

No. 2.

The Taxes for 1899 are unpaid.

No. 3.

The Taxes for 1900 are now a lien.

Satisfied by Release. Dec 10 1900
Merion Title Guaranty Company
Mortgage.

Since Ad
Merion Title Guaranty Company

Indianapolis, Ind. Aug. 7,

1900.

The above and foregoing Continuation of Abstract is correct, showing the chain of title to, and encumbrances in force upon the following described real estate: Lot 21 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis. Since Oct. 21, 1897.

As appears from the records in the Recorder's office, the general judgment dockets of the Marion Circuit and the Superior Courts of Marion County, the Lis-Pendens records of complaints and attachments, the tax duplicates and municipal assessment records in the Treasurer's office, and the indexes of tax sales in the Auditor's office of said Marion County, Indiana, as said records and dockets are now entered up.

No. 6324.

MARION COUNTY TITLE CO.

By W. Rosebrook
Manager.

Continuation of an Abstract of title to Lot 21 in Brown, Frank and Ketchams Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the Recorded plat thereof as recorded in Plat Book 6, page 107 in the Recorders Office of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of former continuation, dated August 7, 1900.

328, p. 290
Aug. 2, 1900
Recorded
Sept. 11, 1900.

Joseph Ernst and
Katharina Ernst, his wife,
to
Thomas Hansen.

Warranty Deed

Lots 21 and 22 in part of Out Lots 107 and 108 in Brown, Ketcham and Frank's Subdivision of Cavens Subdivision to the City of Indianapolis.

Subject to a Mortgage for \$1000.00 in favor of Christina Kriebs, also subject to the unpaid principal and interest to Mutual Home and Savings Association not exceeding \$800.00.

On Margin; For deed correcting error in this deed
See next page of this Book.

328, p. 291
Aug. 11, 1900
Recorded
Sept. 11, 1900.

Joseph Ernst and
Katharina Ernst, his wife,
to
Thomas Hansen.

Quit Claim Deed

Lots 21 and 22 in Brown, Frank and Ketchams Sub-division of part of Out Lots 107 and 108 in the City of Indianapolis.

Subject to the taxes of 1900, subject also to a mortgage of the principal sum of \$1000.00 with accrued interest at 7% from April 22, 1900 to Christina L. Kriebs.

(Mortgage Record 336, page 342 satisfied of Record Dec. 10, 1900, This Mortgage is on lot 21 only.)

Subject also to a lien of the aggregate sum of \$1305.30 in favor of the Mutual Home and Savings Association which lien has been assigned to Thomas Hansen.

Mortgage record 282, page 48 if treated in Superior Court. Cause No. 49964 and Judgment fully satisfied.

Ed Adolay

Thomas Hansen departed this life testate on the 16th day of November 1917.

Will Record
"CC" page 147
April 19, 1916
Probated
Nov. 16, 1917.

LAST WILL AND TESTAMENT OF THOMAS HANSEN, DECEASED.

I, Thomas Hansen a resident of Indianapolis, Marion County, State of Indiana, do hereby make, publish, and declare this to be my last will and testament hereby revoking any and all former wills by me heretofore made.

Item 1: I will and direct that all my just debts funeral expenses and expenses of last illness be paid, as soon after my decease as possible.

Item 2: I will devise and bequeath to the German Evangelical Lutheran Orphan Home, now located on East Washington Street in the City of Indianapolis, the sum of \$1500.00.

Item 3: I will, devise and bequeath to my nephew Thomas Hansen, son of my deceased brother Carsten Hansen and who now resides in Hungerburg, Germany the sum of \$1000.00.

Item 4: I will, devise and bequeath to my nephew Jens Hansen, son of my deceased brother Carsten Hansen, and who now resides in Hungerburg, Germany, the sum of \$1000.00.

Item 5, All the rest and residue of my estate I will, devise and bequeath as follows:

To my brother Martin Hansen of the City of Indianapolis, Indiana, one sixth.

To my sister Katharine Hansen of Indianapolis, Indiana, one sixth.

To my sister in law Caroline Hansen, wife of my deceased brother Carsten Hansen, and to her children Maria Hansen, Thora Hansen, Jony Hansen, Jens Hansen Metha Hansen and Thomas Hansen, together one sixth.

To my sister Louise Hansen of Sueder, Luegum Germany one sixth.

To my brother Rasmus Hansen of Indianapolis, Indiana, one sixth.

Item 6. I hereby constitute and appoint the Fletcher Savings and Trust Company, Executor of this my last Will and Testament.

In witness whereof I have hereunto set my hand this 19th day of April 1916.

Thomas Hansen.

The foregoing instrument was signed by the testator, Thomas Hansen and declared to be his last will and Testament in our presence and at his request in his presence and in the presence of each other we sign the same as witnesses this 19th day of April 1916.

Harry K. Bonn,
H. P. Sumner.

Estate Docket
52, p. 15695

Feb 24, 1920 Final Report filed
May 29, 1920 Final Report
approved & Estate Closed see
6/3/24 page 128

Estate of Thomas Hansen, pending in the Marion Probate Court. November 16, 1917, Fletcher Savings and Trust Company qualified as Executor of the Last Will and Testament of Thomas Hansen, deceased, and oath and acceptance filed. See Order Book 44, page 197. December 3, 1917, Proof of publication of appointment filed.

Misc. Record
74, p. 241
Nov. 22, 1912
Recorded
Nov. 23, 1912.

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.

There are no further conveyances.

Assessments.

2, p. 24
Approved
Dec. 31, 1917.

Thomas Hansen,
to
Special Assessment for cost of
Street Intersections for the year 1916.
Lot 21 as above 45 cents.
Not paid.

Assessment

Taxes for the year 1917, not paid, payable in
May and November 1918.

Taxes for the year 1918, now a lien, payable
in May and November 1919.

Attention called to 4th Park and Boulevard
Assessment for South District for which this
property may be assessed.

Indianapolis, March 6, 1918.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of August 7, 1900.

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. Williams*

Continuation of Abstract of Title to Lot 21 in Brown, Frank and Ketchams Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of former continuation, dated March 6, 1918.

IN THE PROBATE COURT OF MARION COUNTY, INDIANA.
IN RE: ADMINISTRATION ON ESTATE OF THOMAS HANSEN,
DECEASED.

Estate Docket
52, p. 15695.
Petition filed
March 30, 1918.

Fletcher Savings and Trust Company,
Executor of last Will and Testament
of Thomas Hansen, deceased,

Petition to Sell
Real Estate.

-vs-

German Evangelical Lutheran Orphan Home, Katharine Hansen, Saren Hansen, her husband, Rasmus Hansen, Katherine Hansen, his wife, William Hansen, Lizzie Hansen, his wife, Andrew Hansen, Clara Hansen, his wife, Thora Nissen, Neil Nissen, her husband, Christina Hansen Kruse, Christian Kruse, her husband, Thermina Hansen Volrath, Charles Volrath, her husband, Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife, Jens Hansen, - Hansen, his wife, Thomas Hansen, - Hansen, his wife, Metha Hansen, Louise Nielson, Anton Nielson, her husband, Hans Hansen, Anna Hansen, his wife, A. Mitchell Palmer, Alien Property Custodian, Unknown heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen and - Hansen, his wife, Jens Hansen, and - Hansen, his wife, Thomas Hansen, and - Hansen, his wife, Metha Hansen, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife,
Mutual Home and Savings Association.

The undersigned Fletcher Savings and Trust Company, duly qualified and acting as Executor of the last Will and Testament of Thomas Hansen, deceased, respectfully shows that said decedent died a resident of Marion County, leaving his last will and testament, a copy of which is filed herewith, marked "Exhibit A", providing for the payment of legacies of \$1500.00 to said German Evangelical

Lutheran Orphan Home, \$1000.00 to said Thomas Hansen, and \$1000.00 to said Jens Hansen and for the distribution of the rest and residue of said decedent's estate 1/6 to said Katharine Hansen, 1/6 to said Caroline, Maria, Thora, Jony, Jens, Metha and Thomas Hansen, together, 1/6 to said Louise Nielson, 1/6 to said Hans Hansen, one-sixth to said Rasmus Hansen, and 1/6 to Martin Hansen. That on the - day of June, 1916, after the execution of said will and prior to the death of said testator, said Martin Hansen died intestate, leaving the defendants William and Andrew Hansen and Thora Nissen, Christina Kruse and Thermina Volrath, his children, and no other child or descendant of a deceased child surviving him. That said Thomas Hansen died unmarried and left no child or other descendant, no father or mother and no brother or sister or descendant of any brother or sister other than the defendants, his sisters Katharine Hansen, Louise Nielson, and his brothers Hans Hansen and Rasmus Hansen, and his nephews and nieces, William and Andrew Hansen, Thora Nissen, Christina Hansen Kruse, Thermina Hansen Volrath, children of his deceased brother Martin Hansen, and Maria, Thora, Jony, Jens, Metha and Thomas Hansen, children of his deceased brother, Carsten Hansen, who were his sole heirs at law. That the christian names of the respective wives of Jony, Jens and Thomas Hansen are unknown to this petitioner.

That in addition to the legacies bequeathed by said will the indebtedness of said estate including the funeral expenses and costs of administration amounts to \$7738.25. That no claims have been filed and allowed or are pending against said estate, and the total value of the personal estate of said decedent amounts to \$5478.11, therefore said personal estate is insufficient to pay and discharge the debts and liabilities of said estate. That at the time of his death said decedent was the owner in fee simple of the following real estate in Marion County, Indiana, to wit:

Lots 21, 22, 46 and 47 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119 in the Recorder's Office.

Lots 12 and 13 in John Roset's Subdivision of part of Out Lot 107 in the City of Indianapolis, according to plat thereof in Plat Book 1, page 275, in the Recorder's Office.

Lot 553 in Spann and Company's Second Woodlawn Addition to the City of Indianapolis, according to plat thereof in Plat Book 6, page 45, in the Recorder's Office.

Lot 210 in Bradley, Denny & Atkinson's East Washington Street Addition to the City of Indianapolis, according to the plat thereof in Plat Book 10, page 10 in the Recorder's Office.

Lots 55 and 257 in Woodcroft, a Subdivision of the East Half of the North East Quarter of Section 13, Township 16, North, Range 3 East, according to plat thereof in Plat Book 14, page 19, in the Recorder's Office.

That said real estate is liable to sale to make assets for the payment of the debts and liabilities of said estate and the probable value thereof exclusive of liens thereon is \$14500.00. That the taxes due upon said real estate accrued at decedent's death amount to \$98.00. That said Lots 22, 46 and 47 in Brown, Frank & Ketcham's Subdivision are subject to a certain mortgage in favor of the Fletcher Savings and Trust Company, Trustee, securing notes aggregating the principal sum of \$2200.00 which is a lien thereon, unpaid and unsatisfied.

That the defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen and - Hansen his wife, Jens Hansen and - Hansen his wife, Metha Hansen, Thomas Hansen and - Hansen his wife, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen his wife, and the unknown heirs and devisees of said last named defendants and the defendants Mutual Home and Savings Association and A. Mitchell Palmer, Alien Property Custodian, are non residents of the State of Indiana, and their residence on diligent inquiry is unknown.

Wherefore said Executor prays that upon the hearing of this petition an order may be granted empowering it to sell said real estate or so much thereof as may be necessary to discharge the debts and liabilities of said estate, and that the Court will grant such other and further relief in the premises as the interests of said estate may require.

Fletcher Savings and Trust Company, Executor,
By Donald S. Morris, Asst. Trust Officer.

Defendants German Evangelical Lutheran Orphan Home, William Hansen, Lizzie Hansen, Andrew Hansen, Clara Hansen, Neis Hansen and Christian Kruse, Thora Nissen, Christine Hansen Kruse, Charles Volrath, Thermina Hansen, Volrath, Mutual Home and Saving Association duly served with process.

March 30, 1918,

Publication ordered as to all other defendants except Katherine Hansen, and Saren Hansen, her husband, Rasmus Hansen and Katherine Hansen, his wife, returnable June 3, 1918, see Order Book 47, page 422.

March 30, 1918.

The defendant, Rasmus Hansen, by way of cross-complaint herein says that the plaintiff and the defendant, Katherine Hansen, are the owners in fee simple as tenants in common of the real estate described in the petition filed herein in Marion County, Indiana, to wit:

Lots 21, 22, 46, and 47 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office.

And other real estate as described in Petition above.

Subject to the right of the Fletcher Savings and Trust Company as Executor of the last will and testament of Thomas Hansen, deceased, to sell a sufficient amount of said real estate required for the payment of the debts and legacies of said estate. That said lots 21, 22, 46 and 47 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, are of sufficient value to provide the amount necessary for the payment of all said debts and legacies.

Defendant further says that said Thomas Hansen died testate leaving his last will and testament, a copy of which is filed herewith, marked "Exhibit A", and by said will, after providing for the payment of certain legacies to persons therein named, directed the distribution of all the rest and residue of said decedent's estate 1/6 to said Katharine Hansen, 1/6 to the defendants, Caroline, Maria, Thora, Jony, Jens, Metha, and Thomas Hansen, together, 1/6 to the defendant, Louise Nielson, 1/6 to the

defendant, Hans Hansen, 1/6 to Martin Hansen, and 1/6 to this plaintiff. That said Martin Hansen died intestate on the - day of June 1916, prior to the death of said testator, leaving the defendants William and Andrew Hansen Thora Nissen, Christina Kruse and Thermana Volrath, his children, and no other child or descendant of a deceased child surviving him. That said defendants Caroline, Maria, Thora, Jony, Jens, Metha and Thomas Hansen, Louise Nielson and Hans Hansen resided in Germany prior to decedent's death and have not been heard from for more than 18 months last past and some or all of said defendants may have died prior to the death of said decedent as this defendant is informed and charges the fact to be. That in the event of the death of any or all of said defendants last named prior to the death of said decedent, the interest devised to them by said will insaid real estate passed to and vested in said defendant Katharine Hansen and this plaintiff. That said testator, Thomas Hansen, died unmarried and left no child or other descendant and no father or mother and no brother or sister or descendant of any deceased brother or sister other than the plaintiff and defendants herein named. That the defendants William Hansen and Lizzie Hansen, his wife, Andrew Hansen and Clara Hansen, his wife, Thora Nissen and Niel Nissen, her husband, Christina Kruse and Christian Kruse, her husband, Thermana Volrath and Charles Volrath, her husband, and Mutual Home and Savings Association claim some lien or interest in said real estate adverse to the claims of this plaintiff and said other defendants, but that said claims are unfounded and without right. That said real estate cannot be partitioned and the interests of the owners thereof set off to them without injury to the parties.

That the christian names of the defendants, -- Hansen, wife of Jony Hansen, -- Hansen wife of Jens Hansen, -- Hansen wife of Thomas Hansen, are unknown to this complainant and cannot be ascertained.

Wherefore plaintiff prays the Court that the plaintiff and the defendant Katharine Hansen, be declared the owners of said real estate in equal shares in the event it shall be determined that all of the other residuary legatees named in said will died prior to the death of said testator; that said real estate be partitioned and the interests of the parties either be set off in severalty or said real estate sold and the proceeds thereof distributed to the owners thereof and that the interest of the other defendants therein be adjudged and finally determined by the Court and for all other proper relief.

March 30, 1918.

Affidavit for publication on cross-complaint filed as to defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen and - Hansen, his wife, Jens Hansen, and - Hansen, his wife, Thomas Hansen and - Hansen, his wife, Metha Hansen, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife, A. Mitchell Palmer, Alien Property Custodian, Unknown Heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, and - Hansen, his wife, Jens Hansen and - Hansen his wife, Thomas Hansen and - Hansen, his wife, Metha Hansen, Louise Nielson and Anton Nielson, Her Husband, Hans Hansen and Anna Hansen, his wife, Mutual Home and Savings Association and Johathon Edwards, Trustee, stating that said defendants are not residents of the State of Indiana, and that their residence is unknown.

April 3, 1918.

Waiver of Notice and Process filed by the following named defendants to the Petition and Cross, Complaint, viz., Rasmus Hansen, Katie Hansen, Catharine Hansen and Saren Hansen.

April 23, 1918.

Proof of publication of Notice filed as to the defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife; Jens Hansen - Hansen, his wife; Thomas Hansen - Hansen, his wife; Metha Hansen, Louise Nielson, Anton Nielson, her husband; Hans Hansen, Anna Hansen, his wife, unknown heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen - Hansen, his wife, Jens Hansen, - Hansen, his wife, Thomas Hansen, - Hansen, his wife, Metha Hansen, Louise Nielson, Anton Nielson her husband, Hans Hansen and Anna Hansen, his wife, A. Mitchel Palmer, Alien Property Custodian, Mutual Home and Savings Association, disclosing publication for 3 weeks successively, the first of which was on April 3, 1918 and the last on April 17, 1918, in the Indianapolis Commercial, a newspaper of general circulation.

May 13, 1919.

Comes now Thora Nissen and Neil Nissen, her husband, Christina Hansen Kruse, and Christian Kruse, her husband, Thermina Hansen Volrath and Charles Volrath, her husband, Andrew Hansen, and Clara Hansen, his wife, William Hansen, and Lizzie Hansen, his wife, and for answer to the petition herein of the Fletcher Savings and Trust Company, Executor, of the last Will and Testament of Thomas Hansen, deceased, and to the cross-complaint of Rasmus Hansen thereto, each separately and severally, deny each and every material allegation therein contained.

May 28, 1919.

Francis P. Garvan, Alien Property Custodian, filed petition to be substituted as a party defendant to Executor's Petition to Sell Real Estate and to Cross-Complaint of Rasmus Hansen, stating that A. Mitchell Palmer, Alien Property Custodian named as a party defendant resigned and was succeeded in office by said Garvan. Petition granted.

Said Garvan, Alien Property Custodian filed answer in General Denial to the Petition to sell real estate and to the Cross-complaint of Rasmus Hansen.

May 28, 1919.

Comes now the Fletcher Savings and Trust Company, Trustee, and for answer to the petition of the Fletcher Savings and Trust Company, Executor of the Last Will and Testament of Thomas Hansen, deceased, and to the cross-petition of Rasmus Hansen herein says that the mortgage to the defendant Fletcher Savings and Trust Company, Trustee, on Lots 22, 46, and 47 in Brown, Frank and Ketcham's Subdivision has been discharged and is no longer a lien upon said real estate, the debt secured thereby having been fully paid and said mortgage has been released.

May 28, 1919.

Comes now said Executor, Fletcher Savings and Trust Company, and comes also Rasmus Hansen, cross-complainant herein, and the said defendants, Mutual Home and Savings Association, German Evangelical Lutheran Orphan Home, Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife, Jens Hansen, - Hansen, his wife, Thomas Hansen, - Hansen, his wife, Meta Hansen, Louise Nielson, Anton Nielson, her husband, Hans Hansen, Anna Hansen, his wife, Unknown Heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, and - Hansen, his wife, Jens Hansen, and - Hansen his wife, Thomas Hansen, and - Hansen, his wife, Meta Hansen, Louise

Part of Lots 12 and 13 in John Roset's Subdivision
as above described, \$1250.00.
Lot 553 in Spann & Company's Second Woodlawn Addition
as above described, \$1400.00.
Lot 210 in Bradley, Et al's East Washington Street
Addition as above, \$3500.00.
Lot 55 in Woodcroft, as above, \$800.00.
Lot 257 in Woodcroft, as above, \$500.00.
PENDING.

see sub court.

There are no further conveyances.

Amel Ad
1919
By *[Signature]* **SINGE PAI**
Marion Title Guaranty Company
Taxes for the year 1918, first installment paid,
second installment unpaid,
payable in November 1919.

Taxes for the year 1919 now a lien, payable in
May and November 1920.

Indianapolis, Indiana, Aug. 11, 1919.

We find no further conveyances nor unsatisfied encumbrances of record on
Lots as described in Caption, since date of March 6, 1918.

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, 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.

0.

MARION TITLE GUARANTY COMPANY

-7-

By *[Signature]* Manager

An Addenda to Abstract of Title to Lot 21 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis.

Item 1 of Letter.

NOTE:- The heading of the deed as abstracted at Item 9 of the Abstract to which this addenda is appended, (Town Lot Record 63, page 187), reads as follows, viz., "John Caven, unmarried".

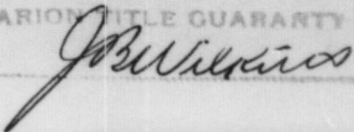
Item 2 of Letter.

An examination of the Plat of Brown, Frank, and Ketcham's Subdivision of part of Out Lots 107 and 108 as per Plat Book 6, page 107, discloses the fact that the same was a Subdivision of Lots 2 to 5 inclusive, 7 to 11 inclusive, 14 to 20, inclusive, and 23 to 52 inclusive, in Caven's Subdivision of said Out Lots as per Plat Book 4, page 19.

We hereby certify that Lot 21 in said Brown, Frank and Ketcham's Subdivision lies partly within the bounds of Lot 37 and partly within the bounds of Lot 38 in said Caven's Subdivision, and that Lot 22 in said Brown, Frank and Ketcham's Subdivision lies partly within the bounds of Lot 36, and partly within the bounds of Lot 37 in said Caven's subdivision.

Respectfully,

MARION TITLE GUARANTY COMPANY

By  Manager

Sept. 9, 1919.

Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife, failing to appear, they are each on motion, three times loudly called but come not and herein wholly make default.

And the Court finds that to make assets for the payment of the debts and liabilities of said estate, it will be necessary to sell all of the decedent's interest in said real estate, and that the material allegations contained in the petition of said executor are true as there stated and set forth.

The Court further finds that Martin Hansen, a brother, of Thomas Harsen, testator, died intestate on the 5th day of June, 1916, prior to the death of said testator, leaving the defendants, William and Andrew Hansen, Thora Nissen, Christina Kruse and Thermana Volrath, his children, and no other child or descendant of a deceased child surviving him. That said defendants, said children of said Martin Hansen, have no interest in this estate, no provision having been made in said will of said testator for the death of said Martin Hansen before said testator. That no evidence has been introduced upon the further allegations of said cross-petition regarding said defendants, Caroline, Maria, Thora, Jony, Jens, Metha, and Thomas Hansen, Louisa Nielson and Hans Hansen, residing in Germany prior to testator's death. Therefore the Court makes no finding regarding said defendants. But the Court finds that the allegation of said cross-petition that said real estate should be sold is true and that it will be necessary that said real estate be sold in order to pay the several legacies provided for in said testator's will.

It is therefore considered and ordered by the Court that the real estate in Marion County, Indiana, of said decedent in said petition mentioned and described as follows, to wit:

Lots 21, 22, 46, and 47 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis according to plat thereof in Plat Book 7, page 119 in the Recorder's Office.

And other real estate as described in petition above, be sold by said executor at private sale for not less than the full appraised value thereof and on the following terms and conditions; the purchase money shall be paid in cash by the purchaser or purchasers. Said real estate shall be sold free and discharged from all liens except for the taxes of 1919 payable in 1920. Said executor is required to give ten days notice of the time, terms and place of sale by publication in a public daily newspaper of general circulation, printed and published in the City of Indianapolis, County of Marion, Indiana.

And said executor is required to make due report of its proceedings under the foregoing order and time is given. Order Book 54, page 255.

Said Executor filed the following:-

INVENTORY AND APPRAISEMENT.

Lot 21 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office, \$1600.00.

Lot 22 as above described, \$1400.00.

Lot 46 as above described, \$1600.00.

Lot 47 as above described, \$1300.00.

May 28, 1919.

#114286.

Continuation of Abstract of Title to Lot 21 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Prepared for W. T. Cannon, since date of August 11, 1919.

IN THE MARION PROBATE COURT.

IN RE: ESTATE OF THOMAS HANSEN, DECEASED.
CONTINUATION OF PETITION TO SELL REAL ESTATE, FROM
PREVIOUS CONTINUATION.

Sept. 17, 1919.

The undersigned, Executor of the Estate of Thomas Hensen, deceased, reports to the Court that pursuant to an order heretofore made of this proceeding authorizing and directing the sale of the real estate therein and hereinafter described, it gave notice of the time, terms and place of such sale by the publication and in the manner required by the terms of said order, and it attaches hereto and makes a part of this record a copy of such notice, together with proof of publication thereof as aforesaid.

That on the 22nd day of July, 1919, in compliance with notice for such sale as to time, place and terms, it sold said real estate in Marion County, State of Indiana, to-wit:

Lot 21 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office, at private sale to Charles F. Roesner subject to the approval of this Court for the sum of \$1600.00, that being the highest and best bid received therefor and the full appraised value thereof.

Said purchaser complied with the terms of such sale by paying to this executor \$1600.00 in cash.

On the 22nd day of July, 1919, complying with the notice of such sale in time, place and terms, it sold said real estate in Marion County, State of Indiana, to-wit:- Lot 22 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to a plat thereof in Plat Book 7, page 119, in the Recorder's Office, at private sale to Charles F. Roesner, subject to the approval of this Court for the sum of \$1400.00, that being the highest and best bid received therefor and the full appraised value thereof.

Said purchaser complied with the terms of such sale by paying to this Executor \$1400.00 in cash.

And said Executor now brings into Court the cash payments so made and asks that said sales and its sets as herein reported may be approved and confirmed.

Fletcher Savings & Trust Company, Executor,
By Russell G. Sumner, Secretary.

Sept. 17, 1919.
Order Book
57, p. 437.

Comes now Fletcher Savings and Trust Company, Executor of the last will of said decedent and files the following verified report of sale of certain real estate in Marion County, State of Indiana, therein described as follows: (H.I.).

Lot 21 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office.

Lot 22 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office, heretofore in this proceeding ordered sold, together with proof of publication of notice of such sale (insert); and the Court having examined the same and being sufficiently advised finds that said Executor, after giving notice of the time, terms and place of sale as required by the order of this Court authorizing the same, sold the real estate as aforesaid described at private sale to Charles F. Roesner for the sum of Three Thousand Dollars, that being the highest and best bid therefor, and the full appraised value thereof. The Court further finds that said purchaser has in all things complied with the terms of such sale. And the Court being satisfied that in the interest of said estate said sale ought to be approved, now in all things ratifies and confirms the same, together with the acts of said executor as by it reported. And said executor is now ordered to execute its deed conveying said real estate so sold to said purchaser, the purchase money having been received by said Executor from said purchaser. And this proceeding is adjudged finally disposed of.

613, p. 589.
Sept. 16, 1919.
Recorded
Sept. 30, 1919.

Fletcher Savings and Trust Company,
Executor of the Last Will of Thomas
Hansen, deceased, as such Executor
by order of the Marion Probate Court
of Marion County, in the State of
Indiana, entered in Order Book 57, on
said Court on page 437,
By Evans Woollen, President,
Attest: Russell G. Sumner, Secretary,
(Corp. Seal),

Executor's Deed.

to
Charles F. Roesener.

Lot 21 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office.

Lot 22 in Brown, Frank, and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots

107 and 108, in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's office.

Examined and approved in open Court this 17th day of September, 1919.

Mahlon E. Bash,
Judge Probate Court.

There are no further conveyances.

Taxes for the year 1921, first installment paid, second installment unpaid, payable in November, 1922.

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

As shown of record these taxes are now
FULLY PAID
BY L. M. BROWN ABSTRACT CO.
Russell

Judgment.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #90824.
Order Book
330, p. 526.

James Paul

John Miller, et al. vs. Charles F. Roesner.

The record shows these
Costs NOW PAID
L. M. Brown Abstract Co.

May 21, 1914.

BY

Russell

Costs.

*Cause 90824
Roesner vs John Miller et al.
Paid 10/22-40
authentic*

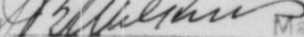
Indianapolis, Ind. May 11, 1922.

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

Search made in the Recorder's Office, the Tax Sale Indexes in the Auditor's Office, 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, 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  Manager

1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number Twenty-one (21) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Dunlop and Holtegel, since date of May 11, 1922.

CONVEYANCES

OF

Deed Record
988 page 70
March 14, 1938
Recorded
March 29, 1938

Mary C. McCambridge

Affidavit

ABSTRACTS

2.

Affiant says that she is the sister of Nora T. Sullivan, deceased, who departed this life intestate and unmarried on the 29th day of April 1932; that she left surviving her as her sole and only heirs at law, the affiant Mary C. McCambridge, sister; Margaret C. McNamara, sister; John F. Troy, half brother, Catherine Troy, niece; Edward J. Troy, nephew; Francis J. Troy, nephew, and Catherine Troy, - being the sole and only heirs at law of James Troy, a half brother of said decedent, who departed this life prior to the death of Nora T. Sullivan, deceased.

That Amelia C. Bicking, Ella H. Emory and Margaret A. Brisbane, grantors in a deed recorded in Record 43 page 427 and record 51 page 162 were the sole and only heirs at law of George H. Bicking, deceased, on dates of September 20, 1870 and August 10, 1871; that Cornelius A. Sullivan, grantor in deed recorded in Town Lot Record 334 page 179 has been dead many years.

Further affiant sayeth not.
Mary C. McCambridge.

L. M. Brown Abstract Co.,

Deed Record
988 page 71
March 29, 1938
Recorded
March 29, 1938

Mary C. McCambridge

Affidavit

Affiant says that she is personally acquainted with the history and heirs of George H. Bicking, deceased, grantee in a certain deed recorded in Record 2 page 338 of the records of the Recorder's office of Marion County, Indiana.

That said George H. Bicking departed this life intestate some time prior to the 20th day of September 1870, and left surviving him as his sole and only heirs, at law, his widow, Amelia C. Bicking, grantor in deed recorded in Record 51 page 197, and his children

3.

(over)

INDIANAPOLIS

Ella H. Emory, and Margaret A. Brisbane, grantors in a deed recorded in Record 43 page 427 and left surviving no other children nor descendants of any deceased child of children him surviving.

That Cornelius A. Sullivan, grantor in deed recorded in Town Lot Record 334 page 175 in the office of the Recorder of Marion County, Indiana, departed this life intestate on the -- day of -- 1915.

Further affiant sayeth not.
Mary C. McCambridge.

TITLE

4. WE FIND NO FURTHER CONVEYANCES

OF

ENCUMBRANCES

ABSTRACTS

MORTGAGES

Mtg. Record
822 page 558
May 25, 1922
Recorded
May 25, 1922

Charles F. Roesener and
Christiana Roesener,
his wife,
to

The Railroadmen's Building
and Savings Association.

Lots No. 20, 21, 22 and 23 in Brown, Frank and
Ketcham's Subdivision of part of Out Lots 107 and
108 in the City of Indianapolis.

To secure the payment of a certain promissory note
of even date hereof payable at the office of said
association on or before ten years from date in the
principal sum of \$5500.00 with interest at the rate
of 6 1/2 % per annum until paid, together with certain
dues, fines, attorney's fees, etc.

SATISFIED OF RECORD
L. M. BROWN ABSTRACT CO.
Mortgage
L. M. Brown
VICE PRES

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Misc. Record
270 page 370
June 3, 1936
Recorded
June 9, 1936

Railroadmen's Federal
Savings and Loan Association
of Indianapolis.

Change of Name

6.

L. M. Brown Abstract Co.,

WHEREAS: The Railroadmen's Building and Savings Association of Indianapolis, Indiana, has filed its application for conversion into a Federal Savings and Loan Association, under the name and style of Railroadmen's Federal Savings and Loan Association, of Indianapolis, and

WHEREAS, it appears that applicant has complied with the Statute and rules and regulations made pursuant thereto.

NOW THEREFORE, BE IT RESOLVED by the Federal Home Loan Bank Board, that the application of said Association for permission to convert itself into a Federal Savings and Loan Association under the name and style of Railroadmen's Federal Savings and Loan Association of Indianapolis be approved and that a charter be issued to said Association accordingly in the form as is prescribed in the rules and regulations made by this Board.

BE IT FURTHER RESOLVED: That triplicate certified copies of this resolution shall be transmitted to said Association for filing in the manner required by Section 55 of Chapter 5 of the Acts of the Indiana General Assembly of 1935 for the purpose of showing the conversion hereinabove approved.

I hereby certify that the above is a true and correct copy of a resolution adopted by the Federal Home Loan Bank Board on June 3, 1936, as amended June 8, 1936.

H. Caulsen, (Seal)

Assistant Secretary

Misc. Record
279 page 270
April 20, 1937
Recorded
April 22, 1937

7.

INDIANAPOLIS Fermor S. Cannon

Affidavit

Affiant says that he is President of Railroadmen's Federal Savings and Loan Association of Indianapolis.

That he is well acquainted with H. Caulsen, who is now Secretary of the Federal Home Loan Bank Board.

That said H. Caulsen, was on June 3, 1936, Assistant Secretary of the Federal Home Loan Bank Board, and is the same H. Caulsen who executed a certain instrument which was a Certification of a certain resolution adopted by the Federal Home Loan Bank Board, June 3, 1936.

TITLE OF
That at the time of executing said Certification said H. Caulsen was duly constituted Federal authority to perform such act within the purview of Section 280, Paragraph (b) of the Indiana Financial Institutions Act, as amended by the General Assembly of the State of Indiana, at its regular session of 1935, (Acts 1935, Section 55, page 53). That said Certification is recorded in Miscellaneous Record 270 page 370 in the office of the Recorder of Marion County, Indiana.

And further affiant says not.

Fermor S. Cannon.

Misc. Record
291 page 547
July 30, 1938
Recorded
Aug. 2, 1938

8.

ABSTRACTS Fermor S. Cannon

Affidavit

Affiant says that he is President of Railroadmen's Federal Savings and Loan Association of Indianapolis, and that he was well acquainted with H. Caulson, who was Assistant Secretary of Federal Home Loan Bank Board on the 9th day of June 1936, and who in his official capacity signed a certain affidavit of change of name

affected the Railroadmen's Federal Savings and Loan Association of Indianapolis and that on the 20th day of April 1937, affiant subscribed to a certain affidavit in which identification of the aforementioned H. Caulson was intended and made and that in said affidavit under said date of April 20th, 1937 the name of the aforesaid Assistant Secretary of Federal Home Loan Bank Board was misspelled in the last syllable of the said name Caulson, the letter "e" having been typed in the said name of Caulson in the said last syllable whereas the letter "o" is correct and the purpose of this affidavit is to correctly identify the said H. Caulson, Assistant Secretary of Federal Home Loan Bank Board and further to correct the record of the purpose intended.

Affiant further says that the name, H. Caulson, Assistant Secretary of Federal Home Loan Bank Board appearing in the aforementioned Certificate of Change of Name and recorded as aforementioned on the 9th day of June 1936, is correct and that the purpose of this affidavit is to cure and remedy the defect made and created by stenographic error in the affidavit of affiant hereinbefore mentioned and referred to on the date of the 20th day of April 1937.

And further affiant sayeth not.

Fermor S. Cannon.

L. M. Brown Abstract Co.

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

9. MECHANICS' LIENS
None found unsatisfied of record filed within the period of this search.

10. JUDGMENTS
Search is made and strictly limited for judgments which may have been entered against the following party, solely under the names as herein written, and not otherwise, and the general certificate hereto appended is accordingly limited:
Charles F. Roesener, for the 10 years last past.
None found unsatisfied.

11. OLD AGE PENSIONS
Search has been made as to recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates as to all the names in the judgment search above certified to have been searched since March 18, 1936, but only for the period certified to in said judgment search, and we find none.

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

INDIANAPOLIS

TAXES

13.

TITLE

Taxes for the year 1938 assessed in the name of Charles F. Roesner, General Tax Duplicate No. 99700, Indianapolis, Center Township, were due and payable the first Monday in May, and the first Monday in November 1939.

May installment paid,
Nov. installment paid.

OF

14.

ABSTRACTS

Taxes for the year 1939 assessed in the name of Charles F. Roesner, General Tax Duplicate No. 189901, Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1940.

May installment \$24.40 unpaid & delinquent,
Nov. installment \$22.10 unpaid.

SEE EXTENSION OF ABSTRACT

L. M. Brown Abstract Co.,

15.

Taxes for the year 1940 became a lien March 1st, and are due and payable in May and November of the year 1941.

ZONING

16.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922. Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940.

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

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

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

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

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

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

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an **ABSTRACT OF THE TITLE** to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, Federal Tax Liens, and recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates, all as now entered up and indexed.

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

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

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

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

The period of search covered by this certificate is
 from **May 11, 1922** to and including
August 22, 1940 and covers Paragraphs No. 1 to **17**

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

L. M. BROWN ABSTRACT COMPANY

By *Russell G. Linn*
 Vice-President & Mgr.



GM

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

144293

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

Dunlop and Holtegel

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

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

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

This certificate covers the Indianapolis Division down to and including August 22, 1940
and all other Divisions of the State of Indiana down to and including August 17, 1940

Charles F. Roesener

L. M. BROWN ABSTRACT CO.

By Russell A. Furr
President and Mgr.

GM

1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number Twenty-one (21) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for W. L. Densford,
since date of August 22, 1940.

CONVEYANCES

Deed Record
1043 page 477
Sept. 3, 1940
Recorded
Sept. 10, 1940

OF

Charles F. Roesener,
widower,
to
Chester L. Zechiel.

Warranty Deed
Revenue Stamp
Attached

2.

ABSTRACTS

Lots Number 21, 22 and 23 all in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Subject to first installment of 1939 taxes with penalty and costs and subject to second installment of 1939 taxes payable in November 1940 and subject to taxes for 1940 payable in 1941.

Deed Record
1046 page 436
Oct. 16, 1940
Recorded
Oct. 22, 1940

L. M. Brown Abstract Co.,

Chester L. Zechiel and
Myrtle A. Zechiel,
his wife,
to
Otto B. Morgan.

Warranty Deed
Revenue Stamp
Attached

3.

Lots No. 21 and 22 all in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Subject to liens and encumbrances.

4.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

INDIANAPOLIS
TITLE
OF
ABSTRACTS

MORTGAGES

Mtg. Record
1237 page 159
Oct. 19, 1940
Recorded
Oct. 22, 1940

Otto B. Morgan and
Laverne E. Morgan, his wife,
to
Lulu B. Ream.

Mortgage

5.

Lot No. 21 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

To secure the payment of one promissory note of \$1200.00 of even date, with 6 % interest payable in installments of \$12.00 per month beginning November 19th, 1940 and on the 19th day of each month thereafter to and including September 19, 1945, all payable at The First National Bank of Crawfordsville, Indiana, with interest at 8 % after maturity, with attorney's fees.

MECHANICS' LIENS

6.

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

JUDGMENTS

7.

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

Charles F. Roesener, from August 22, 1940 to September 10, 1940 inclusive.

Chester L. Zechiel, from October 22, 1930 to October 22, 1940 inclusive.

Otto B. Morgan, for the 10 years last past.
And we find the following:

MARION CIRCUIT COURT

Tax Warrant
No. 16305

State of Indiana,
Department of Treasury

Vs.

Otto B. Morgan.

Filed September 11, 1940 in the sum of \$28.77 and costs.

Tax Warrant

Corrected 12/20/44
L. M. Brown Abstract Co.

[Signature]
PRES. & MGR.

L. M. Brown Abstract Co.,

*Warrant released
& costs paid*

INDIANAPOLIS

OLD AGE PENSIONS

9.

TITLE

Search has been made as to recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates as to all the names in the judgment search above certified to have been searched since March 18, 1936, but only for the period certified to in said judgment search, and we find none.

OF

ASSESSMENTS

10.

ABSTRACTS

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

TAXES

11.

Taxes for the year 1939 assessed in the name of Charles F. Roesener, General Tax Duplicate No. 189901, Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1940.

May installment \$24.10 unpaid & delinquent.
Nov. installment \$24.10 unpaid.

May Inst paid

L.M. Brown Abstract Co. as just paid

FULLY PAID
L. M. BROWN ABSTRACT CO.
BY [Signature]

May Inst since paid
L. M. Brown Abstract Co.
[Signature]

12.

Taxes for the year 1940 became a lien March 1st, and are due and payable in May and November of the year 1941.

As shown on record these taxes are NOW FULLY PAID.
L. M. BROWN ABSTRACT CO.
BY [Signature]

13.

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an **ABSTRACT OF THE TITLE** to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgement unless otherwise indicated.

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

I. **IN THE OFFICE OF THE RECORDER OF MARION COUNTY**, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, Federal Tax Liens, and recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates, all as now entered up and indexed.

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

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

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

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

The period of search covered by this certificate is
from **August 22, 1940** to and including
October 22, 1940 and covers Paragraphs No. 1 to **13**

both inclusive, and Sheets No. 1

to **4** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By

Russell G. Linn
Vice-President & Mgr.



GM

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

146411

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

W. L. Densford

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

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

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

This certificate covers the Indianapolis Division down to and including
and all other Divisions of the State of Indiana down to and including

October 22, 1940
October 17, 1940

Charles F. Roesener

Chester L. Zechiel

Otto B. Morgan

L. M. BROWN ABSTRACT CO.

By.....

Russell A. Furr
President and Mgr.

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

-1-

Continuation of Abstract of Title to Lot numbered Twenty one (21) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Prepared for W.L. Densford, since date of October 22, 1940.

CONVEYANCES.

Deed Record
1051 page 111
Oct. 22, 1940
Recorded
Dec. 26, 1940

Otto B. Morgan and
LaVerne E. Morgan,
his wife.

Warranty Deed
Revenue Stamps
Attached

to
Chester L. Zechiel.

-2-

Lots No. 21 and 22 in Brown, Frank and Ketcham's Subdivision of Out Lots No. 107 and 108 of the Donation lands of the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Subject to all liens and encumbrances of record including taxes.

-3-

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

-4-

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

MECHANIC'S LIENS.

-5-

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

-6-

JUDGMENTS.

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

Otto B. Morgan from October 22, 1940 to December 26, 1940 inclusive,

Chester L. Zechiel from October 22, 1940 to date.

(None found unsatisfied.)

-7-

ASSESSMENTS.

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

-8-

TAXES.

Taxes for the year 1942 paid in full.

-9-

Taxes for the year 1943 assessed in the name of Chester L. Zechiel are due and payable the first Monday in May and the first Monday in November, 1944.

General Tax Duplicate #429576
Parcel #62423

Indianapolis, Center Township

May installment \$22.34 paid.
Nov. installment \$22.34 paid.

-10-

Taxes for the year 1944 became a lien March 1st and are due and payable in May and November of the year 1945.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from October 22, 1940 to and including December 6, 1944 and covers Paragraphs No. 1 to 11

both inclusive, and Sheets No. 1 to 3 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*
President & Mgr.

Established 1868

L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

198595

OFFICERS

RUSSELL A. FURR
PRES. & MANAGER

VOLNEY M. BROWN
VICE-PRESIDENT

FRED G. APPEL
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CORNELIUS O. ALIG
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FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

W. L. DENSFORD

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

The undersigned L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including Dec. 6, 1944
and all other Divisions of the State of Indiana, down to and including Dec. 2, 1944

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Otto B. Morgan

Chester L. Zechiel

Dated Dec. 6, 1944

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager