

67-25574

WARRANTY DEED

Project I-70-3(52)
Code 0536
Parcel 207

Wife

This Indenture Witnesseth, That *GEORGE J. OKEY AND ANNA MARIE OKEY*
(ADULT HUSBAND AND WIFE)

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

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

TWELVE THOUSAND FIVE HUNDRED AND 00/100 (\$12500 00) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *Marion*
County in the State of Indiana, to wit:

Lot 38 in John Roset's Subdivision (also known as John Roset's Second Subdivision)
of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat
thereof, recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County,
Indiana.

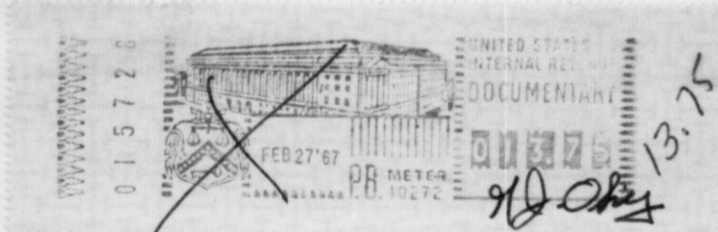
TOGETHER with the permanent extinguishment of all rights and easements of ingress
and egress to, from, and across the above described real estate.

RECEIVED FOR RECORD
1967 JUN 14 AM 8:31
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

077116 JUN 14 '67

John T. Sutton
COUNTY AUDITOR



Paid by Warrant No. *A-150747*
A-150746
Dated *4-28* 19*67*

W.H.B.
3-2-67

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 *GEORGE J. OKEY AND ANNA MARIE OKEY*
ADULT HUSBAND AND WIFE
have hereunto set their hands and seal, S, this *20th* day of *February* 19*67*
..... (Seal) (Seal)
..... (Seal) *x George J. Okey* (Seal)
..... (Seal) *GEORGE J. OKEY (ADULT HUSBAND)* (Seal)
..... (Seal) *x Anna Marie Okey* (Seal)
..... (Seal) *ANNA MARIE OKEY (ADULT WIFE)* (Seal)

djh

67-25574

This Instrument Prepared by *S. W. Burres* 6/14/66

W.H.B.
3-2-67
MAR 18 1967

67-25574

STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this _____

day of _____, A. D. 19____; personally appeared the within named _____

_____ Grantor _____ in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

STATE OF INDIANA, _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this _____

day of _____, A. D. 19____; personally appeared the within named _____

_____ Grantor _____ in the above conveyance, and acknowledged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

STATE OF INDIANA, Marion _____ County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 20

day of February, A. D. 1967; personally appeared the within named _____

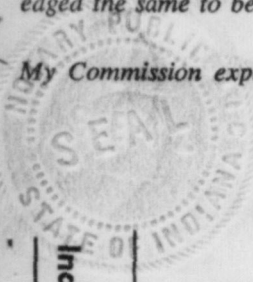
George J. Okey, adult husband, and Anna Marie Okey, adult wife,

_____ Grantor _____ in the above conveyance, and acknowledged the same to be their _____ voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.

My Commission expires 1-22-1971 Robert F. Biehl Notary Public

Robert F. Biehl



Ind _____ Audi _____ day _____ Di _____ Reco _____ at _____ day _____ Rece _____

George J. Okey & Anna Marie Okey
1009 South New Jersey

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 207, Project No. E-70-354) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 24th day of May, 1967.

(Seal) Anchor Federal Savgs. and Loan Assn. (Seal)

(Seal) By: Robert E. Brown (Seal)
Secy.

State of Indiana)

County of Marion) SS:

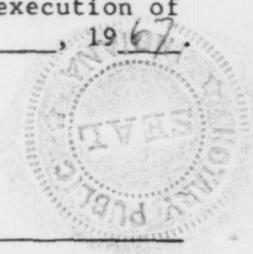
Personally appeared before me Robert E. Brown.

above named and duly acknowledged the execution of the above release the 24 day of May, 1967.

Witness my hand and official seal.

My commission expires May 1969

John Lulu Notary Public



67 25574

State Highway 12

INDIANA STATE HIGHWAY COMMISSION

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

September 27, 1957 19

To

George and Anne Jkey
 214 Ada Lane
 Beech Grove, Indiana

GENTLEMEN:

We enclose State Warrant No. 4-172010 19 **67**
 in settlement of the following vouchers: 68-115

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>1-70-0(52)</u> Parcel No. <u>207</u> as per Grant/Warranty Deed, Dated <u>8-24-57</u>	\$256 00

FILE COPY

Payment Received: By _____
 Date _____

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

May 10, 19 67

To George J. & Anna Marie Okey
Anchor Federal Savings & Loan
Association, Merchants National Bank
& Trust Company
1009 South New Jersey
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-150746 4-28-1967
in settlement of the following vouchers:

Transmittal #67-319

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>207</u> as per Grant/Warranty Deed, Dated <u>February 20, 1967</u>	207 \$11,300.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By + Anne M. Okey
Date 5/24/67

INDIANA STATE HIGHWAY COMMISSION

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

May 10, 19 67

To George J. & Anna Marie Okey
 c/o Robert F. Biehl
 Attorney-At-Law
 715 First Federal Building
 11 North Pennsylvania
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-150747 4-28- 19 67
 in settlement of the following vouchers:

Transmittal #67-319

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>207</u> as per Grant/Warranty Deed, Dated <u>February 20, 1967</u>	\$ 1,200.00 Esc.

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By George J. OkeyDate 5-24-67

CONTROL SET

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I 70-3 (52)
Parcel No. 207
Road I-70
County MARION
Owner GEORGE & ANNA MARIE OKEY
Address 1009 S. NEW JERSEY, INDIANAPOLIS
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 except income
- 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... 12/16/66
- 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 12/16/66 (Date):

Estimate of Appraisers:

	By: <u>BOYCE</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 12,500.00	\$	\$ 12,500.00
(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	\$ 12,500.00	\$	\$ 12,500.00
(1) Land and/or improvements	\$ 12,500.00	\$	\$ 12,500.00
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 12,500.00	\$	\$ 12,500.00

Approved	Date	Signed
Asst. or Chief Appr. <u>Acting</u>	<u>12/19/66</u>	<u>John L. Bragg</u>
Rev. Appr.	<u>12-19-66</u>	<u>Phillip Boyce</u>
Asst. or Chief Appr.	<u>12-21-66</u>	<u>Jay O. Lusk</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: _____ COUNTY MARION PARCEL NO. 207

NAME & ADDRESS OF OWNER Mrs Mrs OKEY THRU THEIR ATTY

ROBERT BIRNHL 715 FIRST FRO BLDG PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED ATTORNEY BIRNHL

PHONE # _____

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

DATE ASSIGNED 12-21-66 DATE OF CONTACT 2-28-67

OFFER \$ 12500⁰⁰ TIME OF CONTACT 11:05 AM

- | <u>YES</u> | <u>NO</u> | <u>N/A</u> | (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 THE ABOVE - ATTY BIRNHL GAVE US

WARRANTY DEED - TWO VOUCHERS - AGREE FOR
POSSESSION ALL SIGNED BY OWNERS -

WE TOOK 66 BY B REC WHICH WE WILL XEROX
& RETURN

LEFT COPY DEED - REC FOR DEED - ESCROW

STAMPS ALREADY AFFIXED TO DEED

3-1-67 SECURED

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

Distribution Made

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

633-6630
633-4385

Ronald S. Rogers
Chadwick S. Han
(Signature)

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 207 COUNTY Marion

Names on Plans Geo. J. & Annie Marie Okey

CTIC # 6500-146

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 2nd day of June, 1966

George J. Okey and Anna Marie Okey, husband and wife

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



John A. Binkley

ATTEST: President

Robert Kratochvil

Secretary

Countersigned and validated as of the 9th day of June
19 66

John W. 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 38 in John Roset's Subdivision (also known as John Roset's Second Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-146

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated April 29, 1946, recorded May 3, 1946, in Deed Record 1214, page 463, from Maria H. Kramer, widow of George Kramer. (\$2.20 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 \$55.21, assessed in the names of George J. Okey and Annie Marie Okey, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1040118, Duplicate No. 6067742) (Assessed Value - Land \$460; Improvements \$1700; Exemptions \$1000)
- f. Taxes for the year 1966, due and payable in 1967.
- g. Form 3296-15 Mortgage dated April 19, 1961, recorded April 19, 1961 in Mortgage Record 2086 page 21, for \$2,200.00 by George J. Okey and Anna Marie Okey, husband and wife, to Anchor Federal Savings and Loan Association.
- h. Assignment of Rents dated November 29, 1963, recorded July 20, 1964, as Instrument No. 64-35605, by George J. Okey and Anne Marie Okey to Merchants National Bank & Trust Company to secure sum of \$2,455.80.

CHICAGO TITLE INSURANCE COMPANY

INTERIM
GUARANTY OF TITLE

Par 207

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

Names on Plans Geo. J. & Annie Marie Okey

CTIC # 6500-146 -S

Name of Fee Owner George J. Okey and Anna Marie Okey, husband and wife

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 2, 1966 to and including March 2, 1967 reveals no changes as to the real estate described under CTIC # 6500-146 except:

1. Taxes for 19 65 payable 19 66 in name of George J. Okey and Annie Marie Okey
Duplicate # 6067742 Parcel # 1040118 Township Center Code # 101
May \$ 55.21 (paid) ~~XXXXXX~~; November \$ 55.21 (paid) ~~XXXXXX~~
Taxes for 19 66 payable 19 67 now a lien.
2. Taxes for the year 1967, due and payable in 1968.
3. Mortgage dated January 13, 1967, recorded January 30, 1967 as Instrument No. 67-3657 for \$2,707.20 by George J. and Anne M. Okey, husband and wife, to Merchants National Bank and Trust Company of Indianapolis.

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 8th day of March 19 67.

M. Watson
Authorized Signatory

ABSTRACT OF TITLE.

To Box 38. in Rosey's (2nd) Subdivision
of part of Out Boxes 107. and 108. in
the City of Indianapolis, in

Marion County, Indiana.

Prepared for Rosa Meyer ^{Wife} husband

—BY—

THEODORE STEIN,

Successor to Wm. C. Anderson,

Hartford Block, 86 East Market St.

Indianapolis, Indiana.

HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida about 1568 by the French in Nova Scotia in 1605 and again at Quebec in 1608 and by the English in Virginia in 1607, the French with the aid of the catholic church through it's Jesuit missionaries succeeded in gaining control by way of the great lakes, of the country south thereof and north of the Ohio River.

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

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

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

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

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

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

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

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

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

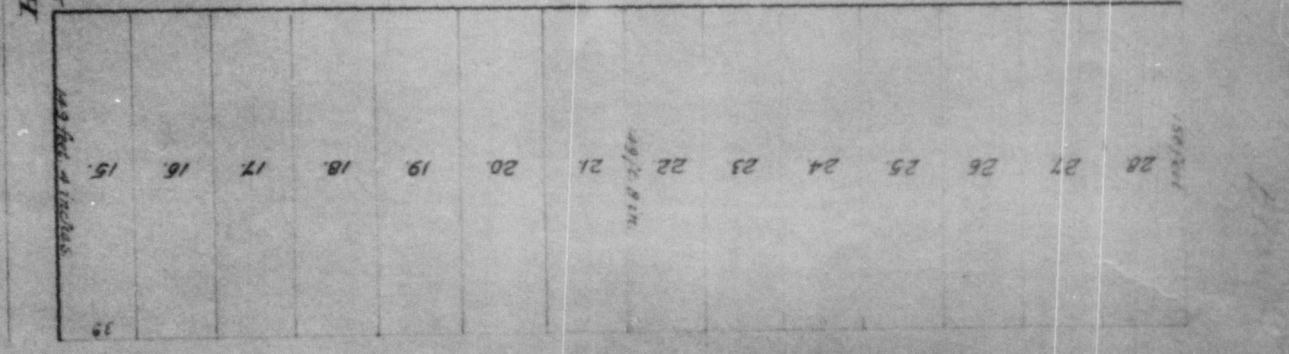
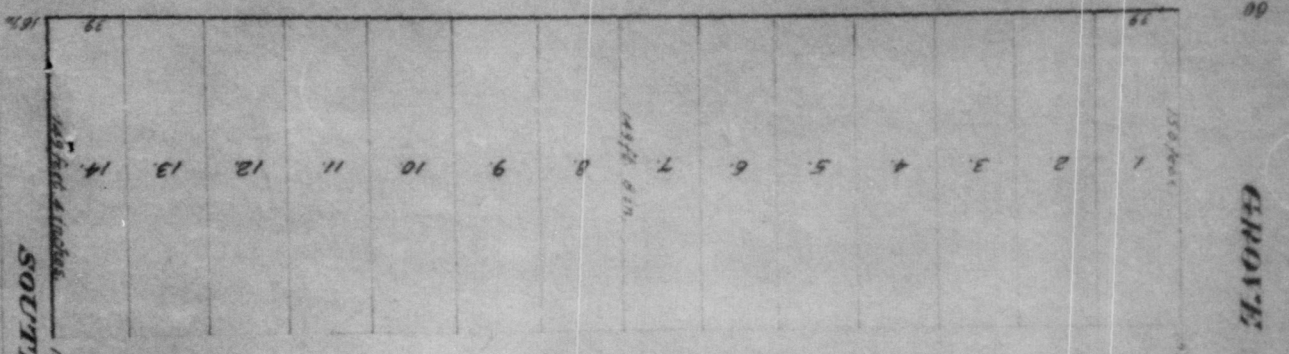
By virtue of the treaty at St. Marys, Ohio, in 1818, all lands in Central Indiana with certain exceptions were ceded to the United States; the territory thus acquired including the present boundaries of Marion County.

By act of Congress, the United States granted to the State of Indiana, four sections of land for a State Capital, the donation consisting of section 1, 2 and 12 and part of sections 3 and 11 in Township 15 North of Range 3 East, containing in all 2560 Acres; the surveys being made in 1819.

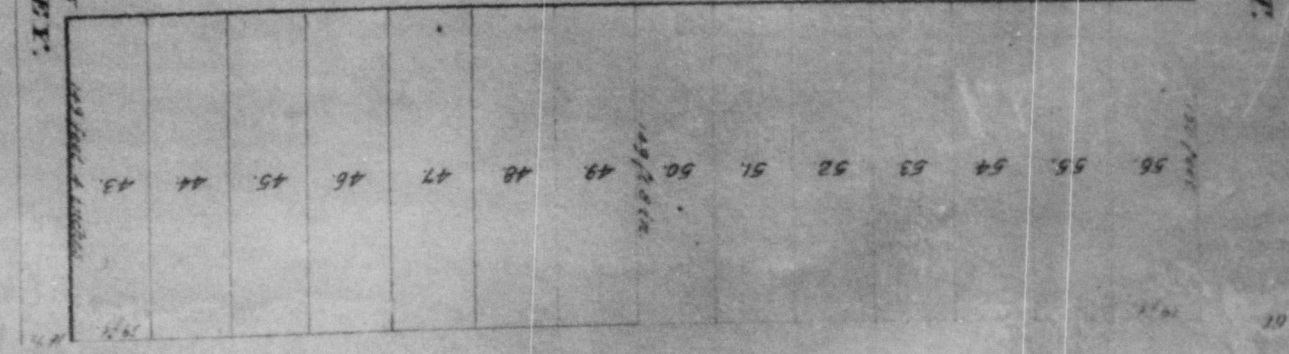
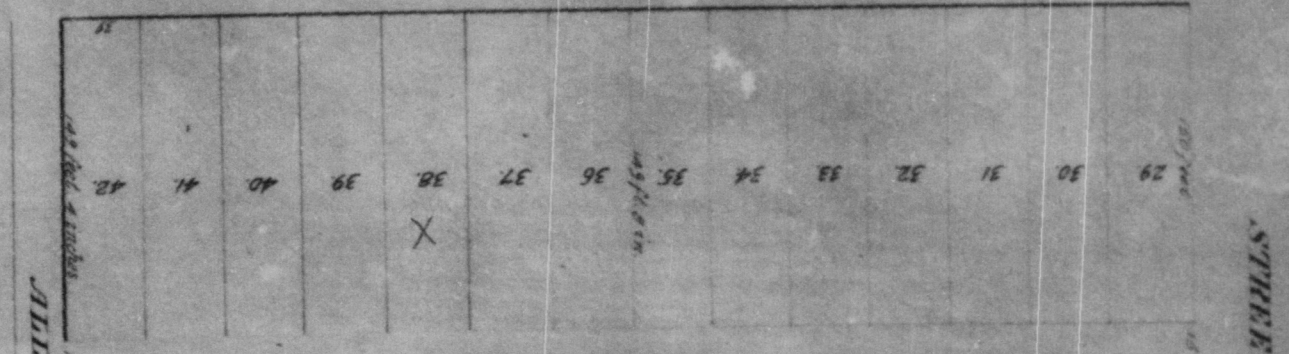
The town of Indianapolis was laid off in 1821; the original survey of 101 Squares, of which some were subdivided into lots, embracing an area of 1 square mile, near the center of the 4 sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831, when a plat including the original survey was filed in the Records Office July 5, 1831.

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

HIGH STREET 60 60



ROSEY STREET 60 60



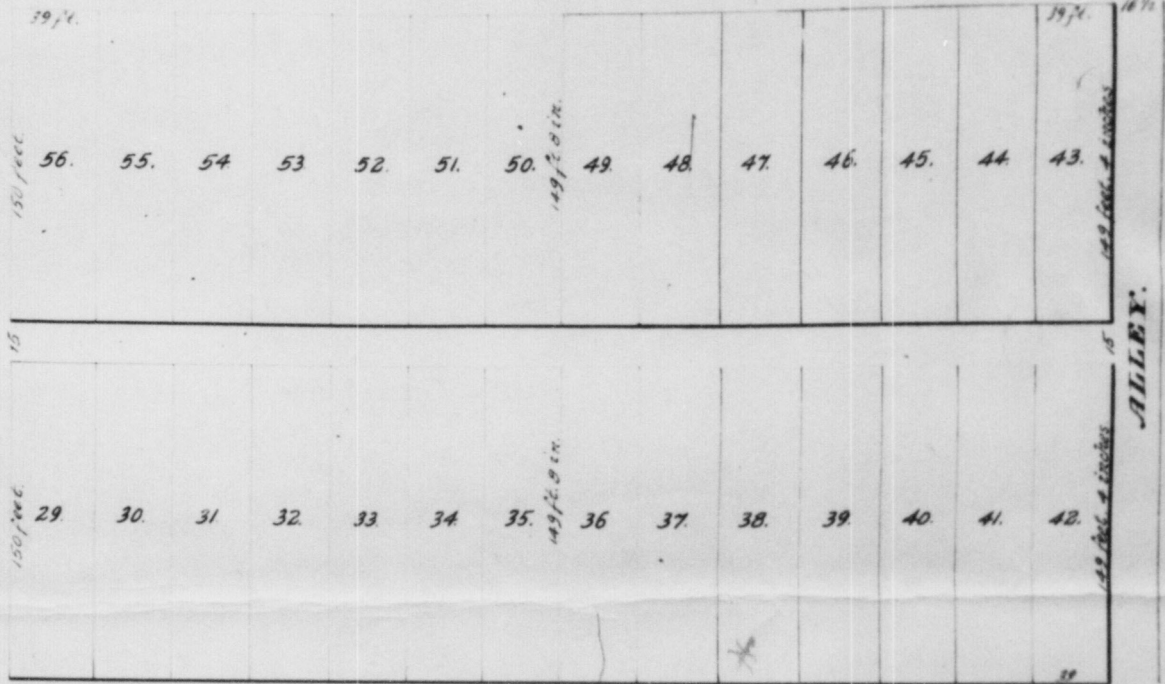
JILLEY STREET EAST STREET 60 60

EAST

STREET.

00

STREET.



ROSET

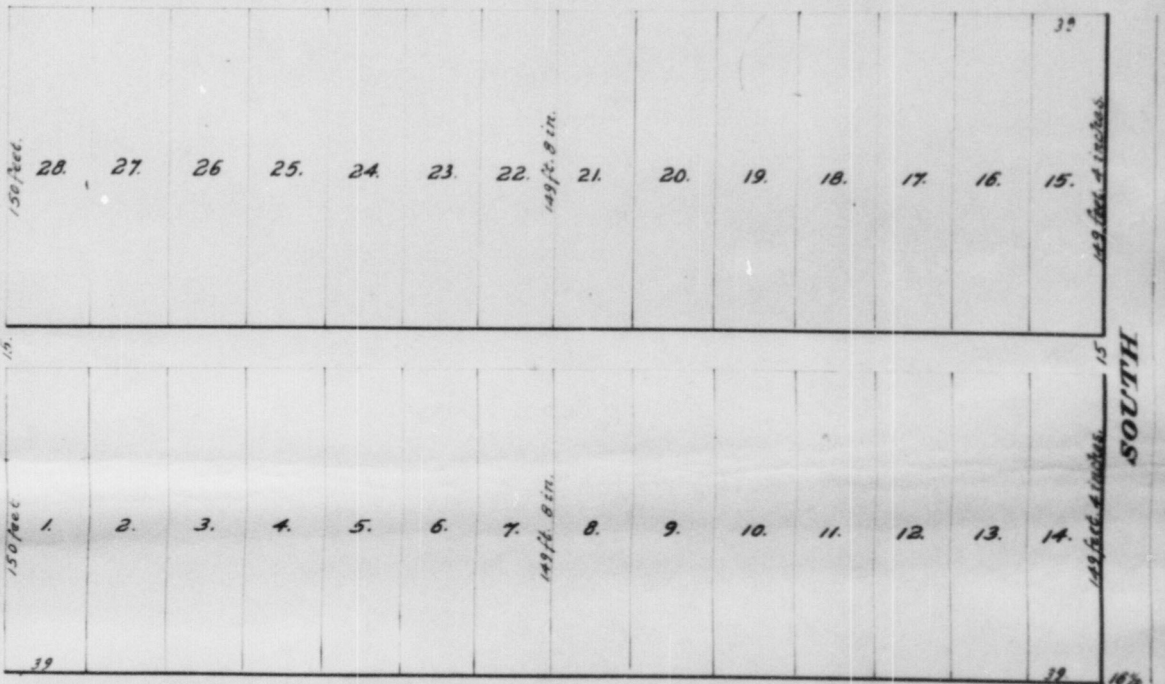
NEW JERSEY

STREET.

60

60

GROVE



HIGH

STREET.

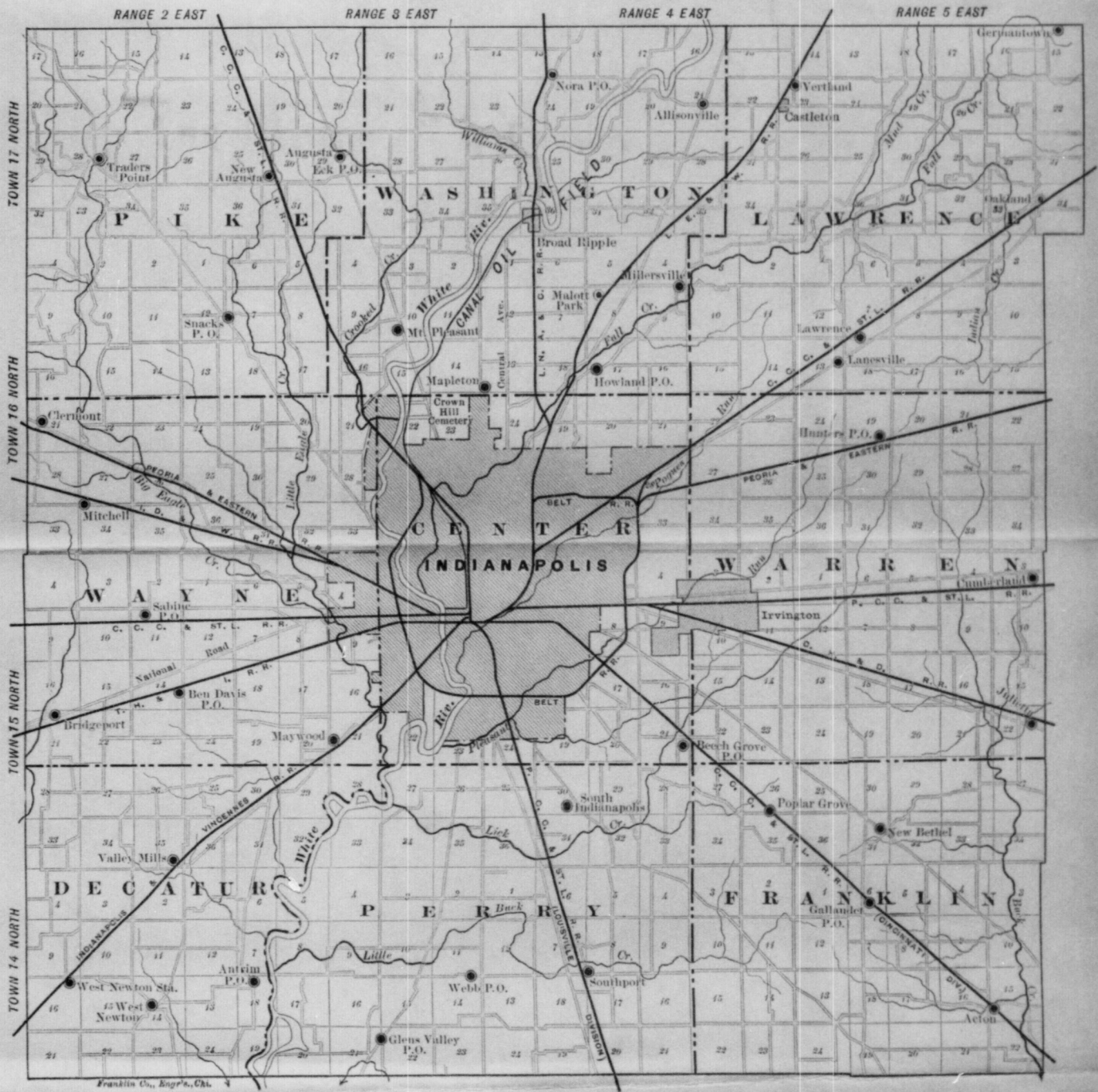
60

60

AGENTS OF STATE.

- | | |
|--|--|
| <ol style="list-style-type: none"> 1. JOHN CARR, appointed September, 1821. 2. JAMES MILROY, appointed September, 1822. 3. BETHUEL F. MORRIS, appointed December, 1822. | <ol style="list-style-type: none"> 4. BENJAMIN I. BLYTHE, appointed February, 1825. 5. EBENEZER SHARPE, appointed April, 1828. 6. JOHN G. BROWN, appointed September, 1835. 7. THOMAS H. SHARPE, appointed February, 1836. |
|--|--|

By act of the State Legislature of 1841 all records and the duties of Agent of State for Indianapolis, were transferred to the State Librarian, who, by subsequent act of our laymakers in 1844, was superseded by the Auditor of State, upon whose certificate the Secretary of State was authorized to issue patents for lots sold thereafter.



- D. p, 535
May 2, 1834.
Recorded
Jan. 21, 1834.
- 1.
- Ebenezer Sharpe, Agent of State
for the Town of Indianapolis,
to
Nicholas McCarty, his heirs and assigns.
Out Lot 107 and North Half Out Lot 108. in the
Town of Indianapolis.
- Agent's Deed.
-
- N. p, 279
Apr. 1, 1842.
Recorded
Apr. 9, 1842.
- 2.
- Nicholas McCarty and
Margaret McCarty his wife,
to
John Roset and George Hillegos Bicking, heirs and assigns.
Out Lot 107 and the North Half Out Lot 108. in the
Town of Indianapolis.
- Warranty Deed.
-
- X. p, 357
Apr. 25, 1850.
Recorded
May 11, 1850.
- 3.
- John Roset and Mary Ann Roset his wife,
to
George M. Hollenback, his heirs and assigns.
The undivided half of same tracts as above.
- Warranty Deed.
-
- Plat Book
1. p, 243
Aug. 29, 1854.
Recorded
Sept. 6, 1854.
- 4.
- George M. Hollenback and George H. Bicking filed Plat
laying out High Street and Grove Street through Out Lot
107 and North Half Out Lot 108. in the City of Indianapolis:
-
2. p, 341
May 30, 1854.
Recorded
Sept. 11, 1854.
- 5.
- George H. Bicking,
to
George M. Hollenback, his heirs and assigns.
Part of Out Lot 107 and the North Half of Out Lot
108. as follows:- Beginning at the North West corner of
Out Lot 107, corner of McCarty and Delaware Streets, thence
running South on Delaware Street 564 feet 3 inches to a 60
foot street, thence East along the line of Grove Street
690 feet 4-1/2 inches to a 60 foot street running North and
South called High Street, thence North 564 feet 3 inches
along West line of High Street to McCarty Street, thence
West 690 feet 4-1/2 inches to beginning; and other property,
as follows:- Beginning on East Street where the South line
of Grove Street intersects said East Street, thence West
690 feet 4-1/2 inches to High Street, thence South 564 feet
3 inches, thence East 690 feet 4-1/2 inches to East Street,
thence North 564 feet 3 inches to the beginning.
- Quit Claim Deed.
-
2. p, 343
Aug. 30, 1854.
Recorded
Sept. 11, 1854.
- 6.
- George M. Hollenbeck and
Sarah K. Hollenbeck his wife,
to
John Roset, his heirs and assigns.
Part of Out Lot 107 and the North Half of Out Lot
108 as last above described.
- Quit Claim Deed.
-
19. p, 502
Apr. 13, 1864.
Recorded
Apr. 19, 1864.
- 7.
- George M. Hollenback and
Sarah K. Hollenbeck his wife,
to
John Roset, his heirs and assigns.
Same description as at No. 5 of this abstract, to
correct previous deed and perfect title.
- Quit Claim Deed.

Plat Book

2. p, 80
Dec. 6, 1862.
Recorded
Dec. 6, 1862.

John Roset and wife filed a plat of subdivision of the above described part of Out Lot 107 and a part of the North Half of Out Lot 108. in the City of Indianapolis, into 56 lots, numbered 1 to 56 both inclusive.

8.

20. p, 203
Nov. 25, 1863.
Recorded
Dec. 22, 1863.

John Roset and
Mary Ann Roset his wife,
to
Dedrick Shilling.

Warranty Deed.

9.

Lot 38. in Out Lots 107 and 108. in the City of Indianapolis, according to Subdivision thereof made by John Roset, in Plat Book 2. page 80.

25. p, 587
Aug. 17, 1865.
Recorded
Aug. 18, 1865.

Henry Schilling, and Diedrich Schilling,
to
Christian F. Schmidt.

Warranty Deed.

10.

Lot 38. and other property in Out Lots 107 and 108 in the City of Indianapolis according to the Subdivision thereof made by John Roset, and recorded in Plat Book 2. page 80, of the Records of Marion County.

Henry Schilling joins in this deed as owner of other property herein conveyed.

25. p, 585
Aug. 17, 1865.
Recorded
Aug. 18, 1865.

Christian F. Schmidt and
Caroline Schmidt his wife,
to
Herman Jasper,

Warranty Deed.

11.

Lot 38 in Out Lots 107 and 108. according to the Subdivision made by John Roset, and recorded in Plat Book 2. page 80.

12.

Herman Jasper died testate May 8, 1896.

Will Record

N. p, 49
Oct. 21, 1895.

Last will and testament of Herman Jasper, deceased, probated May 26, 1896.

13.

I give and bequeath to my wife Mary Jasper, unto the end of her natural life, the use and enjoyment of all property, personal and real, that I may possess at the time of my death provided she remain my widow; and after her death I will and direct that my estate real and personal, shall be divided among my children, share and share alike.

I appoint Ernest Bloemker to execute this my will and to manage and administer my estate for benefit of my wife Mary, until the end of her natural life, and after her death he shall settle the estate and divide the same in equal shares among my children.

For election of widow to take under statute see page 101 of this Record. =

14.

Ernst Bloemker was appointed, and qualified as Executor of the Estate of Herman Jasper deceased, May 26, 1896; see Order Book 120. page 535.

The Estate of Herman Jasper was finally settled and closed September 18, 1897; see Order Book 128. page 50. of the Marion Circuit Court.

296. p, 557
June 28, 1897.
Recorded
July 13, 1897.

Ernst W. Bloemker Executor of the
Estate of Herman Jasper, deceased,
by order Marion Circuit Court; see
Order Book 126. page --- ,
to

Executor's Deed.

15.

Maria Jasper.

Lot 38. in John Roset's Subdivision of part of
Out Lots 107 and 108 in the City of Indianapolis.

Examined and approved in open court June 29, 1897, by
Henry Clay Allen, Judge.

297. p, 14
July 15, 1897.
Recorded
July 17, 1897.

Maria Jasper, unmarried,
to
Rosa Meyer and Gustave Meyer her husband.

Warranty Deed.

16.

Lot 38. in John Roset's Subdivision of Out Lots
107 and 108. in the City of Indianapolis as recorded in
Plat Book 2. page 80, in the Marion County Recorder's Office;
subject to taxes for 1897.

There are no further conveyances.

Mortgages.

332. p, 82
July 15, 1897
Recorded
July 17, 1897.

Rosa Meyer and
Gustave Meyer her husband,
to

Mortgage.

17.

Downey Street Savings and Loan Association No. 1:
Same lot 38. in Roset's Subdivision as above.
To secure certain dues, interest, premium and fines on a
loan of \$990.00:

332. p, 84
July 15, 1897
Recorded
July 17, 1897.

Rosa Meyer and
Gustave Meyer her husband,
to

Mortgage.

18.

Downey Street Saving and Loan Association No. 1:
Same lot 38. in Roset's Subdivision as above.
To secure 1 note for \$250.00 at 12 months with 7% interest,
8% after maturity and 10% attorney's fees.

Taxes and Municipal Assessments.

15. p, 103
1898.

R. and G. Meyer,
to
Sprinkling New Jersey Street.

Assessment.

19.

Same lot 38. as described in caption: \$1.20:

20.

Assessment for Kentucky Avenue Interceptor paid: Record
25. page 220:

21.

Assessment for Sewer in alley North of Coburn Street paid:
Record 34. page 102.

22. Taxes for 1897 paid as to first Installment: Second Installment not paid and now delinquent with penalty.

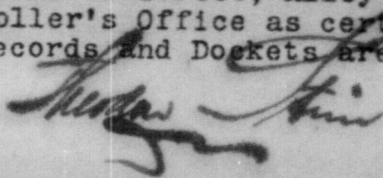
23. Taxes for 1898 not paid. *since paid ASloote*

Street	39.	38.	149'.4"
	39.	39.	
New Jersey	39.	40.	
	39.	41.	
	39.	42.	

Indianapolis, February 2, 1899.

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 Records 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.



Suite 229 Lemcke Building.

Examination as to lot 38 in Roset's Subdivision of Outlots 107 and 108 in the City of Indianapolis, since February 2, 1899.

*Satisfied
-1-
Albert B. Cole*

Rosa Meyer and husband, : March 1, 1899.
To Mortgage. : Book "359", page 129.
Downey Street Saving and Loan : Lot 38 in Roset's Subdivi-
Association. : sion of Outlots 107 and 108
: in the City of Indianapolis.

To secure a loan of \$600.00 on three shares of stock.

-2-

Rosa Meyer, : July 31, 1901.
To Marriage. : Book "33", page 109.
Charles Dirk. :

Taxes for 1901 not paid. *Paid Albert B. Cole*

Indianapolis Ind., March 3, 1902.

Since February 2, 1899, I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 38. Search made in the Recorder's office, the Lis Pendens records of Complaints and Attachments and the Judgment Dockets of the Marion Circuit and Superior Courts as the same are now entered up. Search also as to Municipal assessments in Treasurer's office.

Albert B. Cole

152 East Market St.
(Cottin Block)

Examination as to lot 38 in Roset's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis since March 3, 1902.

-1- Rosa Dirk, widow, : February 21, 1907.
formerly Rosa Meyer, : Book 413 page 214.
To Warranty Deed : Lot 38 in Roset's Subdi-
Elizabeth Kaiser. : vision of part of Out
: Lots 107 and 108 in the
: City of Indianapolis.

-2- Elizabeth Kaiser, widow, : February 22, 1907.
To Quit Claim Deed : Book 413 page 215.
Rosa Dirk. : Lot 38 in Roset's Subdi-
: vision of part of Out
: Lots 107 and 108 in the
: City of Indianapolis.

Taxes for 1907 first half paid.
Taxes for 1908 ^{paid in full} ~~seen.~~

Indianapolis, Ind., Sept. 14, 1908.

Since March 3, 1902 I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 38. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments and the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditors office and of municipal assessments in the Treasurers office.

Albert B. Cole
22 Central Trust Bldg.

Examination as to lot 38 in Roset's Second Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, since September 14, 1908.

-1- Rosa Dirk, a widow and : September 16, 1908.
unmarried, : Book 514 page 266.
To Mortgage : Lot 38 in John Roset's Sub-
Advance Saving and Loan : division of part of Out Lot
Association. : 107 and 108 in the City of
: Indianapolis.

*Satisfied
Oct 27 1914
Albert B Cole*

To secure a loan of \$250.00 payable as dues on shares of capital stock in said Association.

-2- Assessment for walks and lawns in New Jersey Street approved
June 30, 1911. \$76.80 payable under barrett law. Book 159 page 151.
Three annual installments paid with interest to April 1914.

Nine tenths paid including tax 1914 Albert B Cole

Taxes for 1913 1st half paid. *Paid*

Taxes for 1914 a lien. *Paid Albert B Cole*

Indianapolis, Ind. Oct. 19, 1914.

Since September 14, 1908, I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 38. Search made in the Recorder's office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditor's office and of municipal assessments in the Treasurer's office.

Albert B Cole
224 Central Trust Bldg.

Examination as to lot 38 in Roset's Subdivision of part of
Out Lots 107 and 108 in the City of Indianapolis since October 19,
1914.

Rosa Dirk, widow and
unmarried,

SATISFIED OF RECORD *11/6/20*
ATTEST, UNION TITLE CO.
BY *Albert M. Briston* April 12, 1919.
PRESIDENT

Recorded Apr. 14, 1919.

-1-

To Mortgage

: Book 745 page 192.

Martin Fox.

: Lot 38 in Roset's Subdi-
: vision of part of Out Lots
: 107 and 108 in the City
: of Indianapolis.

To secure one principal note of even date for \$250.00 due
3 years after date with interest at 6%.

Taxes for 1918 paid.

Taxes for 1919 a lien.

SINCE PAID IN FULL
ATTEST, UNION TITLE CO.
BY *Albert M. Briston*
PRESIDENT

Indianapolis, Ind., Dec. 31, 1919.

Since October 19, 1914 I find no further conveyances or unsatisfied incumbrances affecting the title to said lot 38. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments, the Judgment Dockets of the Marion Circuit, Superior and Probate Courts as the same are now entered up, also Indexes of Tax Sales in the Auditors office and of municipal assessments in the Treasurers office.

Albert Bloke

406 Fidelity Trust Building

-2-

CAPTION

-1-

Continuation of Abstract of Title to Lot 38 in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.
Since December 31, 1919.

Prepared for: Adolph G. Emhardt.

Town Lot Record
621 page 161
Inst. #424
Jan. 6, 1920
Recorded
Jan. 6, 1920

-2-

Rosa Dirk, a
widow and unmarried,
to
George Kramer and
Maria H. Kramer,
husband and wife.

Warranty Deed

Lot 38 in John Roset's Second subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, Indiana, as recorded in Plat Book 2, page 80, in the Recorder's office of Marion County, Indiana.

-3-

George Kramer died - March 8, 1944 as appears at a subsequent entry herein.

-4-

NOTE: No letters of administration issued in the Clerk's office of Marion County, Indiana, upon an estate of George Kramer, deceased. No will of said decedent filed for probate in said County.

286159

CAPTION

-1-

Continuation of Abstract of Title to Lot 38 in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.
Since December 31, 1919.

Prepared for: Adolph G. Emhardt.

Town Lot Record
621 page 161
Inst. #424
Jan. 6, 1920
Recorded
Jan. 6, 1920

Rosa Dirk, a
widow and unmarried,
to
George Kramer and
Maria H. Kramer,
husband and wife.

Warranty Deed

-2-

Lot 38 in John Roset's Second subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, Indiana, as recorded in Plat Book 2, page 80, in the Recorder's office of Marion County, Indiana.

-3-

George Kramer died - March 8, 1944 as appears at a subsequent entry herein.

-4-

NOTE: No letters of administration issued in the Clerk's office of Marion County, Indiana, upon an estate of George Kramer, deceased. No will of said decedent filed for probate in said County.

286159

Misc. Record
365 page 203
Inst. #7890
Feb. 27, 1945
Recorded
Mar. 2, 1945

-5-

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary H. Kramer, being duly sworn upon her oath deposes and says that she is of lawful age and resides in the County of Marion, State of Indiana; that she is the surviving widow of George Kramer, who died intestate on the 8th day of March, 1944, and that as such surviving widow she is the sole and absolute owner of the following described real estate situated in Marion County, Indiana:

Parcel One. Lot Numbered 29 in South Park, an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 12, page 37, in the Recorder's Office of Marion County, Indiana.

Parcel Two. Lot Numbered 38 in John Rosat's Second subdivision of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

That said decedent and this affiant acquired title to the above described Parcel One, as husband and wife, by virtue of a certain warranty deed executed by Harry L. Dipple and Eva J. Dipple, husband and wife, on the 30th day of April, 1921, which said deed appears of record in Town Lot Record 646, page 462, thereof of the records in the office of the Recorder of Marion County, Indiana; that said decedent and this affiant acquired title to the above described Parcel Two, as husband and wife, by virtue of a certain warranty deed executed by Rosa Dirk, widow and unmarried, on the 6th day of January, 1920, which said deed appears of record in Town Lot Record 621, page 161 thereof of the records in the office of the Recorder of Marion County, Indiana; that said decedent and this affiant were continuously married to one another ever since the acquisition of said two parcels of real estate as aforesaid up to and at the time of the death of said George Kramer on March 8, 1944; that the estate of George Kramer has not been and is not to be administered upon; that all of said decedent's debts have been paid including funeral expenses and expenses incident to his last illness; that the gross estate of said George Kramer for Federal Estate Tax purposes, including the value of the two above described parcels of real estate and all property held jointly or otherwise by said decedent with any other person, or held individually, and also insurance upon the life of decedent, amounted to less than \$15,000.00 and that the estate of said decedent was not subject to the payment of Gross Income Tax or Inheritance Tax of the State of Indiana or Federal Income Tax or any other taxes or charges whatsoever.

Mary H. by her X mark Kramer.

Witnesses to mark of
Mary H. Kramer
August Koebeler
Elizabeth Koebeler.

286159

Subscribed and sworn to before me this 27th
day of February, 1945.

Adolph G. Emhardt (LS)
Notary Public

My Commission Expires: June 23, 1947.

Judgment Search

-6-

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

George Kramer
and
Maria H. Kramer
or
Mary H. Kramer
jointly and
not individually

from April 3, 1936
to and including
March 8, 1944

and vs

Maria H. Kramer
and
Mary H. Kramer

for the 10 years
last past and
against none other.

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #A-88182
Mar. 16, 1938
Order Book
592 page 689

Mary Kramer
vs
James Malin, et al.
Judgment rendered vs plaintiff for costs.

-7-

See att:

Misc. Record
365 page 622
Inst. #10934
Mar. 23, 1945
Recorded
Mar. 27, 1945

STATE OF INDIANA, COUNTY OF MARION, SS:

George W. Kramer, being duly sworn upon his oath deposes and says that he is a resident of Marion County, Indiana and of lawful age, and that he is the son of Mary H. Kramer, who is owner of two parcels of real estate situated in Marion County, Indiana and described as follows, to-wit:

-8-

Parcel One. Lot Numbered 29 in South Park, an Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 12, page 37, in the Recorder's Office of Marion County, Indiana.

Parcel Two. Lot Numbered 38 in John Roset's Second Subdivision of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana; that the said Mary H. Kramer, owner of the above described real estate, is not one and the same person but is a different person from a Mary Kramer, plaintiff in a cause of action filed in the Superior Court of Marion County and docketed as Cause No. A88182, entitled Mary Kramer vs. James Malin, Tressie Malin and Nelson Realty Co.

Further affiant saith not.

Geo. W. Kramer.

Subscribed and sworn to before me this 23rd day of March, 1945.

Adolph G. Emhardt (LS)

Notary Public

My Commission Expires: June 23, 1947.

-9-

Taxes for the year 1945 on the real estate for which this Abstract is prepared are assessed in the name of Marie H. Kramer and are due and payable on or before the first Mondays in May and November of 1946.

General Tax Duplicate No. 362747, K.L.Mc., Indianapolis, Center Township, Parcel No. 4048.

*see out com
JC*

May Installment \$42.74 Unpaid.

November Installment \$42.74 Unpaid.

Taxes for the year 1946 now a lien.

These taxes are now
ABSTRACT CO. INC.
PRES & MGR.
BY *[Signature]*

-10-

GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 11 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, April 6, 1946, 8 A.M.

UNION TITLE COMPANYBy *Albert M. Bruster*
President

-5- OEN

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
286159

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Adolph G. Emhardt

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

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

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

April 3, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 4, 1946, 8 A.M.

George Kramer

Maria H. Kramer

Mary H. Kramer

UNION TITLE CO.

BY

Albert M. Brister

PRESIDENT

OEN

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Thirty-eight (38) in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Jennings Brothers, Since date of April 5, 1946.

OF ABSTRACTS

CONVEYANCES.

Deed Record
1214 page 463
Apr. 29, 1946
Recorded
May 3, 1946

Maria H. Kramer, widow
of George Kramer,
unmarried,
to
George J. Okey and
Anna Marie Okey,
husband and wife.

Warranty Deed
Revenue Stamps
Attached

-2-

L. M. Brown Abstract Co.,

Lot No. 38 in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

Subject to taxes for the year 1945, due and payable in the year 1946, and all taxes due and payable thereafter, which taxes the grantees herein assume and agree to pay.

Subject to any easements, restrictions or covenants that may be of record.

The grantor, Maria H. Kramer, hereby certifies that she is one and the same person as Mary H. Kramer, referred to as owner of the above described real estate in affidavit of Mary H. Kramer, dated February 27, 1945, and recorded March 2, 1945, in Misc. Record 365 page 203, in the office of the Recorder of Marion County, Indiana; and that this grantor is one and the same person as Mary H. Kramer referred to in affidavit of George W. Kramer, which affidavit is dated March 23, 1945, and was recorded March 27, 1945, in Misc. Record 365 page 622, in the office of the Recorder of Marion County, Indiana.

Deed contains grantor's usual citizenship clause.

-3-

WE FIND NO FURTHER CONVEYANCES.

-1-

INDIANAPOLIS

ENCUMBRANCES.

MORTGAGES.

Mtg. Record
1375 page 443
Apr. 29, 1946
Recorded
May 3, 1946

SATISFIED OF RECORD
L.M. BROWN ABSTRACT CO INC.
Mortgage
PRES. & MGR.

TITLE

OF

ABSTRACTS

-4-

George J. Okey and
Anna Marie Okey,
husband and wife,
to
Colonial Savings and
Loan Association.

Lot No. 38 in John Reset's Second Subdivision
of Parts of Out Lots 107 and 108 of the Donation
Lands of the City of Indianapolis, as per plat thereof,
recorded in Plat Book 2 page 80 in the office of the
Recorder of Marion County, Indiana.

To secure the payment of a certain bond of
\$1500 of even date, with 6% interest per annum, together with
certain dues, assessments, etc. and 10% attorney's fees.

*Released on margin
JC*

MECHANICS' LIENS.

-5-

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

L. M. Brown Abstract Co.,

JUDGMENTS.

-6-

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 other-
wise, and the General Certificate hereto appended is
accordingly limited.

Maria H. Kramer, from April 5, 1946, to date.
George J. Okey and Anna Marie Okey, jointly
and not individually, for ten years last past.

(None found unsatisfied).

INDIANAPOLIS

ASSESSMENTS.

-7-

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

TITLE

OF

TAXES.

-8-

Taxes for the year 1945, assessed in the name of Marie H. Kramer, are due and payable the first Monday in May and the first Monday in November, 1946.

ABSTRACTS

General Tax Duplicate No. 362747

Indianapolis, Center Township

Parcel No. 4048 40118

May installment \$42.74 paid.

Nov. installment \$42.74 unpaid.

As shown of record these taxes are now FULLY PAID. L. M. Brown Abstract Co. BY: [Signature]

L. M. Brown Abstract Co.,

-9-

Taxes for the year 1946 became a lien March 1st and are due and payable in May and the November of the year 1947.

-3-

As shown of record these taxes are now FULLY PAID. L. M. BROWN ABSTRACT CO., PRES. & MGR. BY: [Signature]

CERTIFICATE

-10- 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 April 5, 1946 to and including
 May 25, 1946 and covers Paragraphs No. 1 to 10

both inclusive, and Sheets No. 1
 to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. J. J.*
 President & Mgr.



1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Number Thirty-eight (38) in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Jennings Brothers, since date of May 25, 1946.

2.

OF

WE FIND NO FURTHER CONVEYANCES.

ABSTRACTS

ENCUMBRANCES.

MORTGAGES.

3.

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

4.

L. M. Brown Abstract Co.,

MECHANIC'S LIENS.

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

JUDGMENTS.

5.

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.

George J. Okey and Anna Marie Okey jointly and not individually from May 25, 1946 to date.

None found unsatisfied.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

OLD AGE ASSISTANCE LIENS.

6.

Search made as to old age assistance liens which may have been filed against George J. Okey and Anna Marie Okey from May 1st, 1947.

None found unsatisfied.

ASSESSMENTS.

7.

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

TAXES.

8.

Taxes for the year 1945 paid in full.

9.

Taxes for year 1946 assessed in name of Marie H. Kramer are due and payable the first Monday in May and the first Monday in November, 1947.

General Tax Duplicate No. 362770
Parcel No. 40118
Indianapolis, Center Township

May installment \$50.75 paid
Nov. installment \$50.75 paid

INVESTMENT TAXES ARE NOW
L. M. BROWN ABSTRACT CO., INC.
PRES. & MGR.

10.

Taxes for year 1947 became a lien March 1st and are due and payable in May and November of the year 1948.

since paid

L. M. Brown Abstract Co.,

ZONING

11.

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, 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

12.

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, Federal Tax Liens, and Old Age Assistance 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 May 25, 1946 to and including
 December 3, 1947 and covers Paragraphs No. 1 to 12
 both inclusive, and Sheets No. 1



to 4 both inclusive.
 L. M. BROWN ABSTRACT COMPANY
 By *Russell A. J...*
 President & Mgr.

Established 1868

L. M. BROWN ABSTRACT CO.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

249793

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
JACOB F. DELKER
ASST. MGR.

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Jennings Brothers

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 December 3, 1947 and all other Divisions of the State of Indiana, down to and including November 29, 1947

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.

George J. Okey

Anna Marie Okey

Dated December 3, 1947

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

mo

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Number Thirty-eight (38) in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

Prepared for: Colonial Savings and Loan Association, since date of December 3, 1947.

TITLE

2.

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

MORTGAGES.

Mtg. Record
1445 page 314
Dec. 22, 1947
Recorded
Dec. 24, 1947

George J. Okey and
Anne Marie Okey,
husband and wife,
to

Mortgage

Colonial Savings and
Loan Association.

3.

Lot No. 38 in John Roset's Second Subdivision of Parts of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, on page 80, in the office of the Recorder of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith, in the sum of \$2750.00 together with certain fines, interest, dues, etc.

With 10 per cent attorney's fees.

L. M. Brown Abstract Co.,

MECHANIC'S LIENS.

4.

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

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

5. OLD AGE ASSISTANCE LIENS.

Provided by the Acts concerning Public Welfare, approved March 12, 1947;
 Search has been made as to the Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following Judgment Search.
 (We find none.)

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.

George J. Okey and Anna Marie Okey, jointly and not individually, from December 3, 1947 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 year 1950 Paid in Full.

9. Taxes for year 1951, assessed in names of George J. and Anna Marie Okey, are due and payable the first Monday in May and the first Monday in November, 1952.

General Tax Duplicate No. 288182.
 Parcel No. 40118.
 Indianapolis, Center Township.
 May installment \$14.58 Unpaid.
 Nov. installment \$14.58 Unpaid.

10. Taxes for year 1952 became a lien March 1st and are due and payable in May and November of the year 1953.

11. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the Caption.

Established 1868

OFFICERS
 RUSSELL A. FURR
PRESIDENT
 VOLNEY M. BROWN
VICE-PRESIDENT
 FRED G. APPEL
VICE-PRESIDENT
 CORNELIUS O. ALIG
TREASURER
 EDSON T. WOOD.
SECRETARY
 ARCHIE H. ADAMS
ASST. SECRETARY
 JACOB F. DELKER
MANAGER

L. M. BROWN ABSTRACT CO., Inc.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

321601

DIRECTORS
 EDSON T. WOOD,
 FERMOR S. CANNON
 VOLNEY M. BROWN
 FRED G. APPEL
 J. ALBERT SMITH
 CORNELIUS O. ALIG
 FRED WUELFING
 EDWARD P. FILLION
 ALBERT S. UHL
 RUSSELL A. FURR
 SAMUEL B. SUTPHIN

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

COLONIAL SAVING AND LOAN
ASSOCIATION.

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 March 22, 1952
and all other Divisions of the State of Indiana, down to and including March 8, 1952

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.

George J. Okey

Anna Marie Okey

Dated..... March 22, 1952

L. M. BROWN ABSTRACT CO.

By.....
[Signature]
.....
President and Manager

LB

CERTIFICATE

12.

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, Federal Tax Liens, and Old Age Assistance 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. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

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

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

The period of search covered by this certificate is
from December 3, 1947 to and including
March 22, 1952

and covers Paragraphs No. 1 to 12
both inclusive, and Sheets No. 1
to -3- both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*

President & Mgr.