

67-42767

WARRANTY DEED

Project 1-70-3(52)77
Code 0536
Parcel 407

This Indenture Witnesseth, That
CHARLES W. FLORA and LEONA FLORA - 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

SIX THOUSAND FOUR HUNDRED (6400) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in
County in the State of Indiana, to wit:

LOT NUMBERED 27 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF A PORTION OF OUT LOTS 107 AND 108 OF
THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, ON PAGE
107, IN THE RECORDER'S OFFICE 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 SEP - 7 AM 9:34
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. **A-166734**
Dated **8-11-67**

Land and improvements \$**6,400.00**; Damages \$.....; Total consideration \$**6,400.00**

WHTB
6-30-67

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 GRANTORS
have hereunto set their hands and seals, this **27th** day of **JUNE** 19**67**
FOR TAXATION (Seal) _____ (Seal) _____
(Seal) **Charles W. Flora** (Seal) _____
084159 SEP-7 '67 (Seal) **CHARLES W. FLORA (adult husband)** (Seal) _____
(Seal) **Leona Flora** (Seal) _____
(Seal) **LEONA FLORA - adult wife** (Seal) _____

John T. Sutton
COUNTY AUDITOR

This Instrument Prepared by **John W. Brassart** Attorney

JUL 20 1967

67-42767

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 27th
day of JUNE, A. D. 1967; personally appeared the within named _____

CHARLES W. FLORA and LEONA FLORA
_____ Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires June 7 - 1971 _____ Notary Public
ARLE R. MAY

STATE OF INDIANA, _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 407, Project No. T-70-3-77) 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 24 day of Aug, 1967.

Elmer Briskey (Seal) _____ (Seal)
_____ (Seal) _____ (Seal)

State of Indiana)
County of Marion) SS:

Personally appeared before me Elmer Briskey
above named and duly acknowledged the execution of
the above release the 24th day of August, 1967.

Witness my hand and official seal.
BETTE C. ALLEN
My commission expires My Commission Expires Aug. 4, 1969
Bette C. Allen
Notary Public

67 42767

WARRANTY DEED
FROM _____
TO _____
STATE OF INDIANA
Received for record this _____ day of _____, 19____, at _____ o'clock _____ m, and _____ page.
Recorded in Book No. _____ Recorder _____ County _____
Endorsed NOT TAXABLE this _____ day of _____, 19____ Auditor _____ County _____
31
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

October 19, 19 67

To

Charles and Leona Flora
1632 S. Drexel
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-175910 10-13-19 67
in settlement of the following vouchers: 68-167

Description	Amount
For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>407</u> as per Grant/Warranty Deed, Dated <u>9-19-67</u>	\$262 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Leona Flora

Date

10-21-67

INDIANA STATE HIGHWAY COMMISSION

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

August 18, 1967 19

To Charles W. & Leona Flora
 Union Federal Savings and Loan Association
 1005 S. Alabama Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-166734 8-11, 19 67
 in settlement of the following vouchers:
 Transmittal #68-61

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>407</u> as per Grant/Warranty Deed, Dated <u>6-27-67</u>	<p style="text-align: center; font-size: 2em;">407</p> <p style="text-align: right;">c6400.00</p>

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Leona Flora
 Date 8-24-67

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I 70 3(52)
Parcel No. 407
Road I 70
County Maxim
Owner Charles Floss
Address 1005 S. Alabama
Address of Appraised Property:

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. Req.
- 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. Req.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 5/18/67
- 9. The computations of this parcel have been checked and reviewed. yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of 5/18/67 :
(Date)

Estimate of Appraisers:

	By: <u>Nayworth</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 6,400	\$	\$ 6,400
(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	\$ 6,400	\$	\$ 6,400
(1) Land and/or improvements	\$ 6,400	\$	\$ 6,400
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 6,400	\$	\$ 6,400

Approved	Date	Signed
Acting Rev. Appr.	6/2/67	James R. Zink
Asst. or Chief Appr.	6/6/67	Robert L. Bommer
		Frank Collette

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: M-2 COUNTY Marion PARCEL NO. 407

NAME & ADDRESS OF OWNER Charles F. Lewis
12255 Alabama St PHONE # Phone

NAME & ADDRESS OF PERSON CONTACTED Charles F. Lewis - Home
PHONE # _____

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT 6-27-67

OFFER \$ 6400 TIME OF CONTACT 4:25 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. Yes Checked abstract with owner? 2. Yes Any affidavits taken?
- 3. Yes Any mortgage(s)? 4. Yes Any other liens, judgements, etc.?
- 5. Yes Showed plans, explained take, made offer, etc.?
- 6. Yes Explained about retention of buildings, etc.? 7. Yes Any being retained?
- 8. Yes Walked over property with owner? (or with whom? _____)
- 9. Yes Arranged for owner to pay taxes? (Explain how in remarks)
- 10. Yes Secured Right of Entry? 11. Yes Secured Driveway Right of Entry?
- 12. Yes Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. Yes Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. Yes Waivers, were any secured? 15. Yes Filled out RAAP Form?

REMARKS: Met with Lewis in their home at 4:25 on
Tuesday evening. Explained about the 180 days and
gave him letter. Explained about making contract
and how it would be handled and how it would
be handled and that the check would come
in both their names. Taxes are paid by the
mortgage company. Check is to come to Lewis

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

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

Robert H. Hays
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 407

NAME & ADDRESS OF OWNER Charles Flora
1005 S. Alabama St. Indianapolis PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Leona Flora
1005 S. Alabama St. Indianapolis PHONE # _____

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT June 26-67

OFFER \$ 6400⁰⁰ TIME OF CONTACT 1:30 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. Checked abstract with owner? 2. Any affidavits taken?
- 3. Any mortgage(s)? 4. Any other liens, judgements, etc.?
- 5. Showed plans, explained take, made offer, etc.?
- 6. Explained about retention of buildings, etc.? 7. Any being retained?
- 8. Walked over property with owner? (or with whom? _____)
- 9. Arranged for owner to pay taxes? (Explain how in remarks)
- 10. Secured Right of Entry? 11. Secured Driveway Right of Entry?
- 12. Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. Waivers, were any secured? 15. Filled out RAAP Form?

REMARKS: Leona's have no phone. Drove to the home
of Flora - talked to Mrs Flora and made
appointment to meet her + her husband
for Tuesday Evening at 4:45 P.M.
Mrs Flora expressed desire to get the
paper work started because they wanted
to move before school started

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

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

Lucas May
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 407

NAME & ADDRESS OF OWNER Charles Flores
1005 S. Alabama St Indianapolis PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Leonas Flores
1005 S. Alabama St Indianapolis PHONE # _____

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

DATE ASSIGNED 6-9-67 DATE OF CONTACT June 26-67

OFFER \$ 6400⁰⁰ TIME OF CONTACT 11:30 P.M.

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. Checked abstract with owner? 2. Any affidavits taken?
- 3. Any mortgage(s)? 4. Any other liens, judgements, etc.?
- 5. Showed plans, explained take, made offer, etc.?
- 6. Explained about retention of buildings, etc.? 7. Any being retained?
- 8. Walked over property with owner? (or with whom? _____)
- 9. Arranged for owner to pay taxes? (Explain how in remarks)
- 10. Secured Right of Entry? 11. Secured Driveway Right of Entry?
- 12. Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. Waivers, were any secured? 15. Filled out RAAP Form?

REMARKS: Crownis have no phone. Drove to the home
of Flores - talked to Mrs Flores and made
appointment to meet her + her husband
on Tuesday evening at 4:45 P.M.
Mrs Flores expressed desire to get the
papers work started because they wanted
to move before school started

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

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

Alan May
(Signature)

INTERIM CERTIFICATE OF TITLE

Per 401

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-13934-S

Name on Plans Chas. W. & Leona Flora

Name of Fee Owner Charles W. Flora and Leona Flora, husband and wife

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from November 17, 1966, 8 A.M. to and including July 10, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-13934-O except:

- Taxes for 19 66 payable 19 67 in name of Charles W. and Leona Flora
 Duplicate # 7077311 Parcel # 1088492 Township I-Center Code # 1-01
 May None Payable ~~(paid) (unpaid)~~; November None Payable ~~(paid) (unpaid)~~
 Taxes for 19 67 payable 19 68 now a lien.

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Ray E. Sweet

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 14th day of July, 19 67.

Ralph W. Fraker

Authorized Signatory

RALPH W. FRAKER, Attorney

GUARANTY OF TITLE

407

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3(52)	Marion	66-13934-0

Names on Plans Chas. W. & Leona Flora

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 17th day of November, 1966, 8 A.M.

Charles W. Flora and
Leona Flora, husband and wife
1005 S. Alabama Street,
Indianapolis, Indiana

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

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

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

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

ATTEST:
Russell Nelson
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY
Walter A. McLean
Vice President

Countersigned and validated as of the 1st day of Dec., 1966.

James I. Wright
Authorized Signatory
James I. Wright
Attorney

SCHEDULE "A"

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

Lot numbered 27 in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, on Page 107, in the Recorder's Office of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Deed from William Earl McCurry and Bessie V. McCurry, husband and wife dated October 19, 1960, recorded November 2, 1960, in Deed Record 1833, Instrument #82033. (U.S.R. Not Shown)

SCHEDULE "B"

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

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

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

5. Taxes for 19 65 payable 19 66 in name of Charles W. and Leona Flora
Duplicate # 6029699 Parcel # 1088492 Township I-Center Code # 1-01
May \$ 9.52 (paid) ~~XXXX~~; November \$ 9.52 ~~XXXX~~ (unpaid)
Taxes for 19 66 payable 19 67 now a lien.
Assessed Valuation:
Land \$330.00 Improvements \$2,130.00 Exemptions \$2,260.00

6. Mortgage for \$3600.00
from Charles W. Flora and Leona Flora, husband and wife
to Union Federal Savings and Loan Association
Dated October 19, 1961, recorded October 24, 1961,
in Mortgage Record 2115, Instr. #89998,
in the Office of the Recorder of Marion County, Indiana.

Final Opinion

Loan No. 18923

Oct 24, 1930

Mortgagor Ernest R. Wright, Jr.,

Marion County, Indiana.

Fletcher Savings and Trust Co.,

Gentlemen:

I am of the opinion that the attached abstract of title and exhibits therewith show a good, marketable fee simple title of record in the above mortgagor — to land described in the mortgage executed to you,

dated October 13, 1930,
and said mortgage a first lien on said land, subject to current taxes and.

J. F. Beals
Attorney

Final Opinion

Loan No. 17066

Feb. 16, 1927

Mortgagor Ernest R. Wright, Jr., et al.,

Marion County, Indiana.

Fletcher Savings and Trust Co.,
City.
Gentlemen:

I am of the opinion that the attached abstract of title and exhibits therewith show a good, marketable fee simple title of record in the above mortgagor s to land described in the mortgage executed to you,

dated February 14, 19 27,
and said mortgage a first lien on said land, subject to current taxes ~~and~~ . and assessment for reasurfacing Prospect St., Cont 87C

- 1- No change in title (Ernest R. Wright - Jr.)
- 2- City to F.S. & T. Co. - Date 2/14/27 - P 985 - P 125 - 2100 - (P 19)
- 3- 2/27 all 1930 taxes.

Continued to Sept-30-1930

J. F. Beals

J. F. Beals
Attorney

FLETCHER SAVINGS AND TRUST COMPANY,

LOAN No. 17066.

Indianapolis, Indiana.

Indianapolis, Ind. February 7, 1927.

Gentlemen: I have examined the attached abstract of title to real estate in MARION
COUNTY, INDIANA, described below, prepared by Union Title Co.

to date of February 2, 1927 ~~xxtogetherwithxx~~

~~attached thereto~~ and am of the opinion that the same shows the fee simple title of said
real estate on said date good of record and sufficient for a loan in

HENRY KNOPF

DESCRIPTION:

Lot number 27 in Brown, Frank and Ketcham's Subdivision
of a portion of Out Lots number 167 and 108 of the Donation Lands
of the City of Indianapolis, the plat of said Subdivision appear-
ing of record in the Office of the Recorder of Marion County,
Indiana, in Plat Book 6, at page 107 thereof.

Said real estate is encumbered with the following liens:

1. Taxes:-----1926.
2. Mortgages:---N o n e.

3. Assessments: Resurfacing Prospect Street, approved, 8/11/1924, Record 136, page 518, .89¢ ^{7/13} ~~0/3~~, page 11.

4. Miscellaneous-N o n e.

The following objections should be satisfied in the manner indicated:

5----The deed at #5, page 1, executed 9/20/1870, recites that grantors are heirs of George H. Bicking. There is no showing of the death of said Bicking, or who were his heirs, nor any settlement of his estate set out

6----At #12, page 2, Ignatius Brown conveys under date of July 8, 1875, without any wife joining in such deed, and it is not shown that he was unmarried on said date.

7----The mortgage shown at #16, page 3, seems to have been foreclosed and at #18 abstractor recites that land was sold to John L. Ketcham, but the Sheriff's deed at #22, page 4, was to Frederick A. W. Davis. The abstract does not include an abstract of the foreclosure proceedings, or any notice to defendants and does not show any assignment of the certificate of sale by John L. Ketcham, or any authority to Sheriff to convey to Davis.

8---Several unsatisfied judgments are shown, but on account of the lapse of time they are not now liens on caption lot.

9---At #31, page 8, it is shown that Henry Knopf and Karoline Knopf, husband and wife acquired the title to caption lot. At #5, page 9, is shown the administration of the estate of Caroline Knopf, and that her death occurred October 13, 1911. It is not shown that decedent was the wife of John Knopf at the time of her death. *aff.*

Yours truly,

J. F. Bealer
Attorney.

Wright

app

Fletcher Savings and Trust Company

7-1 1927

To Union Title Co

continue
Please ~~make new~~ abstract for Lot 27

Brown Frank + Kelcham's Sub.
O.L. 107 + 108

LOAN DEPT.

F 210

48289

By PMB

Indiana State Highway Commission
Land Acquisition Division

Parcel # 470
Project # I70-3(52)

LAND AGENT'S CERTIFICATE

This certificate is executed in compliance with paragraph 1c, PPM 80-4, Bureau of Public Roads, dated April 17, 1967.

I, the undersigned land agent, do hereby certify as follows:

- (1) That I purchased (secured) the above referenced parcel.
- (2) That the written agreement secured embodies all of the considerations agreed upon between myself and property owner(s).
- (3) That the agreement was reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party.
- (4) That I understand that this parcel is to be secured for use in connection with a Federal-Aid highway project.
- (5) That I have no direct or indirect present or contemplated future personal interest in the parcel or in any benefit from the acquisition of such property.

DATE: June 27-67

Paul May
SIGNATURE OF LAND AGENT

Ryan & RuckelshausATTORNEYS AT LAW
501-503-505 INDIANA TRUST BUILDING
INDIANAPOLIS

TELEPHONE NEW 326

March 6th, 1912.

Indiana Trust Company,

C i t y .

Gentlemen:

We have examined the accompanying Abstract of Title to Lot No. 27 in Frank, Brown and Ketcham's subdivision of Caven's subdivision of parts of outlets Nos. 107 and 108, in the City of Indianapolis, as shown in Plat Book No. 6, page 107, and from such examination we are of the opinion that Henry Knopf was the owner thereof on the 4th day of March, 1912, free and clear of all liens and incumbrances, excepting

1st. Taxes for the year 1911.

2nd. Taxes for the year 1912, payable in 1913.

3rd. Property was held jointly by husband and wife, as shown at No. 31 of abstract. No. 32 of abstract shows death of wife.

4th. At Nos. 25 and 26 of abstract judgment for costs is shown. These judgments, however, were taken in the years 1880 and 1881, and we are of the opinion that same do not affect title.

5th. At No. 18 of abstract is shown foreclosure of mortgage and property sold to John L. Ketcham, by sheriff. At No. 22, abstract shows same foreclosure but sheriff's deed to Frederick A. W. Davis. We assume that John L. Ketcham obtained sheriff's certificate and transferred same to Frederick A. W. Davis, who received sheriff's deed.

6th. No. 16 of abstract shows mortgage executed May 1st, 1878. We are of the opinion that on account of the length of time that has elapsed, same is not now a lien against this property.

7th. No. 12 of abstract shows conveyance by Ignatius Brown, on July 8th, 1875, without any wife joining, or any affidavit to the effect that he was single at said time.

8th. At No. 4, abstract shows property in the name of George H. Bicking. From conveyances at 5, 6, 7, and 8, George H. Bicking evidently died owning this property.

MICHAEL A. RYAN

JOHN C. RUCKELSHAUS

Ryan & Ruckelshaus

ATTORNEYS AT LAW

501-503-505 INDIANA TRUST BUILDING
INDIANAPOLIS

TELEPHONE NEW 326

Abstract does not, however, show any administration of his estate, and we assume that the grantors at Nos. 6, 7 and 8, were all and the only heirs at law of George H. Bicking.

9th. Abstract does not purport to show any examination of the records of the United States District or Circuit Courts for the District of Indiana.

Respectfully submitted,

Ryan & Ruckelshaus
#2

Indiana State Highway Commission
Land Acquisition Division

Parcel # 470
Project # I 70-3(52)

LAND AGENT'S CERTIFICATE

This certificate is executed in compliance with paragraph 1c, PPM 80-4, Bureau of Public Roads, dated April 17, 1967.

I, the undersigned land agent, do hereby certify as follows:

- (1) That I purchased (secured) the above referenced parcel.
- (2) That the written agreement secured embodies all of the considerations agreed upon between myself and property owner(s).
- (3) That the agreement was reached without coercion, promises other than those shown in the agreement, or threats of any kind whatsoever by or to either party.
- (4) That I understand that this parcel is to be secured for use in connection with a Federal-Aid highway project.
- (5) That I have no direct or indirect present or contemplated future personal interest in the parcel or in any benefit from the acquisition of such property.

DATE: June 27 67

Robert May
SIGNATURE OF LAND AGENT

N^o 1 Agent of State } May 2, 1834
To Deed } Record D. page 535
Nicholas McCarty } Out Lots 107 & 1/2 108

2 Nicholas McCarty wife } April 1st 1842
To Warrant } Record A. page 279
John Rosek and George H. Bicking } Out Lots 107 & 1/2 108

3 John Rosek and wife } April 26, 1850
To Warrant } Record X page 357
George M. Hollubrick } and 1/2 same track

4 George M. Hollubrick wife } August 30, 1854
To Warrant } Record 2 page 338
George H. Bicking } Park Out Lots 107 & 108
Commencing at a point on Delaware Street where the
south line of Grove Street intersects with Delaware Street
thence south along Delaware Street 379^{7/8} feet thence S. E.
along East side Madison Road 196^{1/2} feet thence East
621^{10/12} feet to High Street, thence North 564^{3/12} feet to Grove
Street, thence West 696^{4/12} feet to beginning.

5 Ella H. Emory shurland } Sept. 20, 1870
Margaret A. Brisbane shurland } Record 213 page 227
Heirs at Law of George H. }
Bicking deceased } Same parts Out Lots 107
To Warrant } & 108 as above described
John Coarn }

No 6. Ella H. Emory husband
Mary A. Brisbane husband
To Warrantly
John Carr
August 10 1871
Record 51 page 162
Same parts Out Lots
107 & 108 as at No 11
Correcting a slight error in No 5 -

7 Amelia C. Bicking and
Georgiana Bicking by her
Guardian Amelia C. Bicking
vs
John Carr
Circuit Court
October 19 1871
Order Book 30 page 637
Finding & decree that
Plaintiff have no interest
in above Real Estate

8 Amelia C. Bicking widow
of George H. Bicking
To Quit Claim
John Carr
July 28 1871
Record 51 page 197
Same parts Out Lots 107
& 108 as at No 11.

9 John Carr made a subdivision of said tract
June 5. 1872 which is recorded in Plat Book 11
page 19 -

10 John Carr -
To Warrantly -
Ignatius Brown - James
Frank and William A Ketchum
Jan 2. 1873
Record 63 page 187
Lots 2 to 52 in claim above
Sub. - except lots 6-12-13-21 & 22

11 The said Brown, Frank & Ketchum made a subdivision
of the lots above named August 6 1873 which is recorded
in Plat Book 6 page 107

No 12
Genatius Brown (unmarried)
William A. Ketchum wife
vs Quit Claim
James Franks
July 8. 1875
Record 92 page 54
Loh 27 Franks Brown Ketchum
Sub. of Cairns Sub. of parts
Cah Lts 107 & 108.

SKW

13
James Franks wife
vs Warranty
Michael Faush
November 6. 1876
Record 103 page 350
Same Loh 27

14
Michael Faush wife
vs Quit Claim
Julia M. Franks
November 8. 1876
Record 104 page 428
Same Loh 27

Supts Mich 30
1871
Elected 1871
15

Ignatius
James
Wm A. Ketchum
Mortgage
Davis
Occupancy
at 5 years 10% interest payable semi-annually etc

November 25, 1874
Record 66 page 613
Lot 27 Frank et als
Sub. Cairns Sub. parts
Out Lots 107 & 108

16
*

James Frank wife
To Mortgage
Julia Preston

May 1st 1878
Record 99 page 324
Same Lot 27

To indemnify against loss by marine of a mortgage
in Lots 22 & 23 Rents 1st Sub. of park Out Lot 107 in
favor of James Loan & Trust Co amounting to
\$3000.
MR 74-460 to 6,375

CHECKED TO 8-19-54
UNION TITLE COMPANY

17

Julia M. Frank By Auditor
For Tax sale
John S. Ketchum
for Taxes 1878 previous years = \$34.⁶⁷

Feb 12, 1879
Sale Book 6 page 95
Same Lot 27

57887-370
4 30-24

The Mortgage of Admro Chal to Davis 66 page 613
above named has been foreclosed in Superior Court
Cause No 25869-Complete Record 61 page 672
and upon a decree issued on such foreclosure said
Lot 27 was sold by the Sheriff May 22 1880 to
John S. Ketchum for \$1392⁸⁰ - See Execution
as returned by Sheriff in said Cause -

19

certified to be correct
 Julia M. Grant By City } Febry 11. 1879
 Tax Sale } Sale Bk to 5 page 131
 John L. Ketchum } Lot 27 B. & K. Sub.
 Out \$107 97 08
 Sold for Taxes 1878 of previous years = \$43⁶³

20

certified to be correct
 Julia M. Grant By City } Febry 10. 1880
 Tax Sale } Sale Bk to 6 page 35
 John L. Ketchum } Same Lot 27
 Sold for Taxes 1879 &c = \$29¹⁰

city & County
21

City & County Taxes 1880 - unpaid -
 since paid on Certificate
 attest Elliott Butler

Indianapolis, Ind., April 28. 1881

Whereby certify the foregoing to be a correct
chain of the title to and incumbrances upon the real estate of
Lot 27 13mmu Fraulo Ketchum Sub. of
Lots 2 & C Curus Sub. of parts Outlots 107 & 108 as
therein mentioned, as appears on examination of the Recorder's
Office, general Judgment Dockets of the Circuit, Common
Pleas, and Superior Courts of Marion County, Indiana,
and Circuit Court of the United States, held at Indianapolis,
and Tax Duplicates of said County and City.

Elliott & Butler

James Frank et al } May 25, 1881.
 By Sheriff } Record 144, page 222
 To Sheriffs Deed } Lot 27, Frank, Brown
 Frederick A. W. Davis } and Ketchans Sub of
 Out Lots 107 and 108.

22

On a judgment rendered April 24, 1880, in
 the Superior Court for \$1328.²⁵ and costs, Case
 No 25,869, Order Book 87, page 370. Complete Record
 61, page 672. F. A. W. Davis vs James Frank et al.
 On a foreclosure of a mortgage given by Ignatius
 Brown, James Frank & wife + William A Ketcham
 & wife to F. A. W. Davis November 25, 1874, and
 recorded in Mortgage Record 66, page 613,

23

Fredrick A. W. Davis & Wife } May 28, 1881
 To W. Deed. } Record 143, page
 Christine Spering } Same Lot 27.

24

Christine Spering husbd } June 9, 1881.
 To W. Deed. } Record 143 page
 Phillip Rothman. } Same Lot 27.

4

25
Outlets

William L. Adams, etal
vs No 2309.
Fred A. W. Davis, etal

} December 30, 1880
Circuit Court
Costs

26
Outlets

Robert Dickson, etal
vs No 25,801.
Fred A. W. Davis, etal

} January 24, 1881
Superior Court
Costs.

City ^{and} County taxes for 1880 Paid.

Indianapolis, June 24, 1881

On examination subsequent to April 28, 1881, of the Records of the Recorder's Office and the General Judgment Dockets of the Circuit, Common Pleas ^{and} Superior Courts of Marion County, Indiana, also of the United States Circuit and District Courts held at Indianap-olis, Indiana, I find no changes in title or incumbrances on Lot 27, Frank, Brown ^{and} Ketcham Sub of Outlots 107 ^{and} 108, except as herein shown.

Elliott & Butler

June 30 1881 - Examination continued down to date and we find no additional change of title or incumbrance -

Elliott & Butler

Continuation of Abstract of Title to lot 27. in Frank, Brown and Ketcham's Subdivision of Caven's Subdivision of parts of Out Lots 107 and 108. in the City of Indianapolis.

Prepared for August Hook and Margaretha Hook his wife, since date of Elliott & Butler's continuation, June 30, 1881.

27

143. p, 573
June 30, 1881.
Recorded
July 1, 1881.

Phillip Rathman, unmarried,
to
August Hook and Margaretha Hook his wife.
Same lot 27. as described in caption.

Warranty Deed.

There are no further conveyances.

For satisfied mortgage, see M.R. 113. page 464.

Taxes for 1891, paid as to 1st installment.

SINCE PAID IN FULL
ATTEST. UNION TITLE CO. INC.
BY *W. W. [Signature]*
PRES. & GENL. MGR.

Since paid in full

Indianapolis, Ind., April 30, 1892

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 said Records and Dockets are now entered up.

Theodore Stein

#86 East Market Street.

6

Examination of the Title, from April 30, 1892, to March 4, 1912, to lot numbered Twenty Seven (27) in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots numbered One Hundred Seven (107) and One Hundred Eight (108) of the Donation lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the office of the Recorder of Marion County, Indiana, in Plat Book 6 at page 107 thereof.

For Indiana Trust Company.

Conveyances.

1.
Misc. Record
41 page 188
Recorded
Apl. 20, 1903

Ignatius Brown

Affidavit.
April 14, 1903.

"That he is personally acquainted with the John Caven that gave, himself, James Frank and William A. Ketcham a Warranty Deed on the 2nd day of Jan. 1873 and that on the above date, the said John Caven was unmarried."

28

7

2.
T.L. Record
242 page 7
Recorded
May 5, 1892

August Hook and Margaretha Hook, his wife,
to
Henry Knopf

Warranty Deed. \$1850.00
Dated May 4, 1892.

29
Lot 27 in Frank, Brown and Ketchum's Subdivision
of Caven's Subdivision of parts of Out Lots 107 and
108 in the City of Indianapolis, Plat Book 6 page 107.
Subject to the taxes for the year 1892.

3.
T.L. Record
349 page 452
Recorded
Aug. 11, 1902

Henry Knopf and Karoline Knopf, his wife,
to
Frank Seidensticker, Trustee:

Warranty Deed. \$1.00
Dated March 10, 1902.

30
Lot 27 in Frank, Brown and Ketcham's Subdivision
of Caven's Subdivision of parts of Out Lots 107
and 108, in the City of Indianapolis, Plat Book 6
page 107.

4.
T.L. Record
349 page 453
Recorded
Aug. 11, 1902

Frank Seidensticker, Trustee, (unmarried),
to
Henry Knopf and Karoline Knopf, husband and wife:

Warranty Deed. \$1.00
Dated March 10, 1902.

31
Lot 27 in Frank, Brown and Ketcham's Subdivision of
Caven's Subdivision of parts of Out Lots 107 and 108, in
the City of Indianapolis, Plat Book 6 page 107.
Subject to all taxes, liens and encumbrances of
whatsoever nature.

S
T
O
P
P
E
D
I
N
D
I
C
A
T
I
O
N
I
N
F
U
L
L
P
R
E
S
S
&
G
E
N
E
R
A
L
S
T
A
M
P
S

To show the death of Karoline Knopf:

5.
In Marion
Probate Court
Appearance
Docket
of Estates
39 page 10715

In the matter of the estate
of Caroline Knopf, deceased:

September 14, 1911, said Caroline Knopf died, intestate.
October 13, 1911, bond filed and letters issued to
Henry Knopf, Administrator: Order Book 17 page 449.

3 2

X
over

(Still pending)

Mar. 3, 14 Final report filed
Mar. 28, 14 Final report approved Estate closed
O.B. 29 P 68 24 P 202

6.

Here the Title rests.

ATTEST UNION TITLE CO. INC.
BY *Willis W. Neal*
V. PRES. & GENL. MGR.

Encumbrances.

Mortgages.

7.

None filed within this period now remaining unsatisfied.

Judgments.

8.

None found unsatisfied.

Taxes.

9.

X

Taxes for 1911 are not paid.
Taxes for 1912 are not payable until 1913.

SINCE PAID IN FULL
BY *Willis W. Neal*
ATTEST UNION TITLE CO. INC.
V. PRES. & GENL. MGR.

9

INDIANAPOLIS

Municipal Assessments.

10.

Municipal assessments, duly entered as paid in full, appear in Duplicates: 25 page 270; 34 page 102; 74 page 89; "Local" Duplicate B page 144 and "Park" Duplicate 7 page 146.

11.

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination on Lot 27 in Brown, Frank and Ketcham's Subdivision, as more fully described in caption hereof.

Search made in the Recorder's office of Marion County, the Lis Pendens records of complaints and attachments, and the general Judgment dockets of the Marion Circuit Court, of the Marion Superior Courts and of the Probate Court of Marion County, as said records and dockets are now entered up; the Auditor's indexes of tax sales; the current tax duplicates and the duplicates of unpaid municipal assessments, as same now appear in the hands of the Treasurer of Marion County for collection.
Indianapolis, March 4, 1912. 325 Lemcke Building.

[Handwritten signature]

L. M. BR

10

48289

- Continuation of Abstract of Title to lot numbered Twenty seven (27) in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots numbered One Hundred Seven (107) and One Hundred Eight (108) of the Donation Lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the office of the Recorder of Marion County, Indiana, in Plat Book 6 at page 107 thereof. Since March 4, 1912.

Prepared for Fletcher Savings and Trust Company.

73 page 324
 Sept. 10, 1912
 Recorded
 Sept. 23, 1912.

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty, being first duly sworn upon his oath says; That he has been a resident of Marion County for more than 40 years; that he was well acquainted with John Caven who on the 5th day of June 1872, subdivided part of Out Lots 107, 108 as shown in Plat Book 4, at page 19, and which subdivision was known as Caven's Subdivision of part of Out Lots 107 and 108

This affiant further says that to the best of his belief said John Caven never married and on the 13th day of June 1872, when he conveyed lots 21, 22 in said subdivision to Augustus G. Fiel, that said John Caven was an unmarried man and further affiant sayeth not.

(Signed) Nicholas McCarty.

Subscribed and sworn to before me this 10 day of September 1912.

(Signed) Wm. Gage Hoag, (LS)

Notary Public.

My commission expires October 26, 1913.

X
 Record
 136 page 518
 Res. #11236
 Approved
 Aug. 11, 1924

Henry & Karoline Knopf
 to
 Resurfacing Prospect St.
 Lot 27 herein assessed
 delinquent with penalty.

Paid in full by 2/24

SINCE PAID IN FULL
WEST UNION TITLE CO. INC.
 Assessment
 \$0.89 unpaid and

-
-
-
- Examination made for judgments against Henry Knopf for the 10 years last past and against none other.
- Taxes 1924 fully paid.
- Taxes 1925 fully paid.
- Taxes 1926 not paid.

48289

Indianapolis, Indiana, February 2, .1927

8.

From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates for real estate, and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments and the General Judgment Dockets of the Circuit, Superior and Probate Courts of Marion County, and the Civil Municipal Courts of Marion County, Indiana, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, affecting the tract described in the Caption hereof. No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

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

-2-N.

Union Title Co.
INT. DEPT.
BY *W. H. Wood*
FEB 3 1927

12

1. Addenda to Abstract of Title prepared for Lot numbered Twenty seven (27) in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots numbered One Hundred Seven (107) and One Hundred Eight (108) of the Donation Lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the office of the Recorder of Marion County, Indiana, in Plat Book 6 at page 107 thereof.

Prepared for Fletcher Savings and Trust Company.

ATTORNEY'S OPINION 5.

2. George H. Bicking departed this Life, Intestate on March 15, 1863.

3. We find no administration on the Estate of George H. Bicking in Marion County, Indiana.

4. IN THE SUPREME COURT OF PENNSYLVANIA
APPEAL FROM THE DECREE OF THE ORPHANS COURT OF PHILADELPHIA COUNTY. TRANSCRIPT OF OPINION RECORDED JUNE 5, 1868 IN MISCELLANEOUS RECORD 1, PAGE 436. CERTIFICATE THAT TRANSCRIPT IS A TRUE COPY DATED MARCH 19, 1868.

Opinion recites an alleged marriage between George H. Bicking (alias Williams) and Amelia Bruitch (alias Williams) appellant.

The main contention on the part of the appellant was that the Court below had committed an error in disregarding and setting aside the report of the Auditor on a question of fact.

Supreme Court held that said Appellant was not the lawful wife of said George H. Bicking. Appeal dismissed and decree affirmed.

5. IN THE COMMON PLEAS COURT.

Cause No. 5142
Suit filed
Aug. 27, 1869.

Amelia C. Bicking and
Georgina Bicking

vs.

5. Louis Emory, Ella H.
Emory, William Brisbane
Mary A. Brisbane and
J. Henry Kappes.

For partition of Real Estate described at Item 5 page 1 of Abstract.

Cause dismissed.
Order Book 29 pages 165, 283, 748.



IN THE MARION CIRCUIT COURT.

(New Number)
Cause No. 4923
Old Number
Cause No. 6685
In Common
Pleas Court.
Filed and issued
Aug. 25, 1871.

Amelia C. Bicking and
Georgiana Bicking by her
Guardian Amelia C. Bicking
vs.
John Caven.

6.

Your petitioners Amelia C. Bicking and Georgiana Bicking who is an infant daughter of said Amelia C. Bicking and under the age of twenty one years by her mother and Guardian Amelia C. Bicking the plaintiff in this cause would respectfully represent to your Honor That on the 15 day of March 1863 George H. Bicking died intestate and left surviving him as his heirs at law your petitioner Amelia C. Bicking his widow and her daughter by him Georgiana Bicking an infant of the age of - years Ella H. Emory formerly Ella H. Bicking now intermarried with Louis Emory, Mary A. Brisbane formerly Mary A. Bicking now intermarried with William Brisbane the said Ella H. and Mary A. Being children born to him by a former wife that at the time of his death towit:- on the 15th day of March 1863 the said decedent was the owner in fee simple of the following tract of land situate in the City of Indianapolis, County of Marion and State of Indiana, towit:-So much of the West part of the North half of Out Lot No. 108 and of the South west part of Out Lot 107 of the Donation lands in the City of Indianapolis, as are embraced within the following boundaries Vizi:- Beginning at the South West corner of Bicking and High Streets thence west along the South line of Bicking Street to Delaware Street thence South along the East line of Delaware Street 394 feet and 4 inches to a point thence south east 179 feet and 9 inches to a point 628 feet and 10 inches west from the South line of this tract at High Street thence East 628 feet and 10 inches to High Street thence North along the West line of High Street to the place of beginning, and your complainants would represent that they are entitled to a distributive share of the above mentioned tract of land as follows the said Amelia C. Bicking as widow of George H. Bicking deceased to one third of said land in fee simple and the said Georgiana Bicking to 2/9 of the said land and John Caven of the County of Marion and State of Indiana who is the owner by purchase by deed dated - 1870 of the right title and interest of William Brisbane and Mary A. Brisbane Louis Emory and Ella H. Emory is entitled to a distributive share of four ninths of said land.

Your petitioners therefore pray that said John Caven the purchaser aforesaid be made a defendant party to this petition and that he be duly notified of the pendency of the same and required to answer the petition herein filed and next of hearing the cause will order and decree partition of the land herein described according to the proof of the interest of the parties and appoint proper commissioners to set off the same to the respective parties and such other and further relief as they are by law entitled to.

John Caven filed answer, Oct. 4, 1871, Reply to answer filed by Plaintiffs Oct. 6, 1871 Motion to transfer Cause to Circuit Court and affidavit in support of same filed Oct. 7, 1871. Transcript from Common Pleas Court filed Oct. 17, 1871. Motion having been sustained. Cause submitted for Trial.

(over)

Decree, The Court does say and find for the defendant.

It is therefore considered by the Court that said plaintiffs have no interest in the real estate in said complaint described towit: So much of the West part of the North half of Out Lot 108 and of the South West part of Out Lot 107 of the Donation lands in the City of Indianapolis, as are embraced within the following boundaries Viz:- Beginning at the South West corner of Bicking and High Streets thence West along the South line of Bicking Street to Delaware Street thence South along the East line of Delaware Street 394 feet and 4 inches to a point thence South East 179 feet and 9 inches to a point 628 feet and 10 inches west from the South line of this tract at High Street thence East 628 feet and 10 inches to High Street thence North along the West line of High Street to the place of beginning.

And that said plaintiffs take nothing by their said suit.

ATTORNEY'S OPINION 6.

7.

The record of the Deed recorded in Town Lot Record 92 page 54 and set out at Item 12 of Original Abstract shows that Ignatius Brown, one of the Grantors therein, was unmarried.

ATTORNEY'S OPINION 7.

IN THE SUPERIOR COURT OF MARION COUNTY, INDIANA.

Cause #25869
Filed
January 9, 1880.

Frederick A. W. Davis
vs.

Suit to Foreclose
Mortgage.

8.

James Frank, Julia M. Frank,
Ignatius Brown and William
A. Ketcham, Elizabeth Hutchens and
Julia Preston.

Frederick A. W. Davis Complains of James Frank Julia M. Frank, Ignatius Brown and William A. Ketcham and says that heretofore towit: on the 25th day of November 1874 the said defendants Brown, Frank and Ketcham and their wives executed and delivered to said plff. their certain mortgage a copy of which is filed herewith and hereof made a part, conveying to plff. the real estate therein described towit: Lot No. (27) twenty seven in Brown, Frank and Ketcham's Subdivision of parts of Out Lots (107) one hundred and seven and (108) one hundred and eight in the City of Indianapolis, Marion County to secure the payment of certain notes therein described copies of five of which being those still remaining unpaid are filed herewith and hereof made a part and plff. says that within forty five days thereafter towit: on the 28th day of December 1874 said mortgage was duly recorded in the office of the recorder of Marion County Ind. and in Mortgage Record No. 66 at page 613 and plff. says that said notes above named remain due and wholly unpaid and that the defendants Elizabeth Hutchens is the tenant in possession of said premises and the deft. Julia Preston claims to have some interest in said interest in said realty which said pl'ff. denies and says that if any they have such interest are junior and subject to the lien of plff. and they are made parties to answer as to such

interest and wherefore plff. prays judgment for two thousand dollars the foreclosure of said mortgage and sale of said property and for all proper relief.

By Claypool, Newcomb & Ketcham.
His Attys.

Summons issued to the sheriff of Marion County, Indiana on January 20, 1880 and writ returned endorsed as follows, to wit:-

Came to hand January 9, 1880 and William A. Ketcham has acknowledged Service as per endorsement hereon. And Served by reading to and delivering a copy to James Frank, Ignatius Brown, Elizabeth Hutchens and Julia Preston January 9th, 1880. And Served by reading to Julia M. Frank. January 10, 1880.

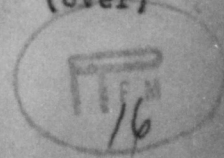
John T. Pressly

Shff. M.Co. Ind.

April 24, 1880. Comes now the plff. and by leave of court withdraws and dismisses so much of his complaint as prays for personal judgment against the defendants and now comes also the defendant Ignatius Brown and withdraws the first paragraph of this answer herein and the defts Frank and Frank Hutchens and Proston come not and it appearing to the satisfaction of the Court from the Sheriffs return to the process issued herein which process and return are in the word and figures following to wit (hereinsert) that said defendants and each of them have been duly notified of the pendency of this action by personal service for more than ten days prior to the 20th day of January 1880 at which time the defendant were summoned to appear and answer, said defendants are thereupon on plffs. motion three times audibly called but herein wholly make default whereupon this cause is by agreement of the parties appearing and upon the default of the parties failing to appear submitted to the Court for hearing and adjudication without the intervention of a jury and the Court having heard the evidence and being fully advised in the premises avers say and find as follows to wit:

1. That the matters and facts set forth in the complaint are true.
2. That there is now due plff. the sum (\$1328.25) thirteen hundred and twenty eight 25/100 dollars.
3. That the same is secured by a mortgage upon the premises herein after more particularly described and that said mortgage should be foreclosed and that said mortgage is senior and paramount to the claim of either or any of the defendants herein.
4. That said Deft. Elizabeth Hutchens is now in possession of said premises as tenant of said Julia M. Frank said Julia M. Frank being the holder of the legal title but not in actual possession of said premises.

It is therefor ordered adjudged and decreed by the Court that said mortgage be and the same is hereby foreclosed and that upon the failure of the defendants or some of them to pay to said plff. the sum of \$----, so found due then the Clerk of this Court shall upon the application of said plff. issue a duly certified copy of this decree to the Sheriff of Marion County, Indiana directing him to sell said real estate to wit: lot No. (27) twenty seven in Brown, Frank and Ketcham's Sub-division of parts of Out Lots No. (107) one hundred and



seven and (108) one hundred and eight in the City of Indianapolis, Marion County, Indiana, as lands are by law required to be sold on execution said sale to be without any relief whatever from valuation or appraisement laws and the purchaser at such sale shall hold the same fore and discharged of any and all right title and interest of the execution, defendants or either of any of them except their statutory right to redeem within one year from the day of sale and said Sheriff shall apply the proceeds of such sale to the payment: first; of all costs herein and accruing costs; second:- of the amount so found due plff. towit said sum of \$1328.25 with interest thereon from this date at 6% per annum.

It is further ordered and decreed that in case said real estate shall be sold by said Sheriff under the term of this decree the purchaser at such sale shall be entitled to receive and shall receive the rents for such premises during the expiration of the year for redemption from such sale, and said deft. Elizabeth Hutchens shall from and after said sale ~~altomeand~~ pay rent to the purchaser at such sale in the same manner and to the same extent as though such purchaser was the absolute owner of said premises.

All of which is finally ordered adjudged and decreed. See Order Book 87 page 370.

Decree issued to the Sheriff of Marion County, Indiana and writ returned endorsed as follows, towit:

Came to Hand April 30th, 1880 at 11 3/4 o'clock, A.M. and I advertised the within described Real Estate by first giving due and legal notice of the time and place of sale for at least twenty days next before the day of sale, by posting printed notices thereof in three of the most public places in Center Township and one at the Court House door of Marion County, Indiana, and also by publication for three weeks successively next before the day of sale in the Peoples, a weekly newspaper of general circulation, printed and published in said County. Said sale was set for the 22nd day of May 1880 and I did on said day at the door of the Court House of said County, between the hours prescribed by law, at public auction, first expose to sale the rents and profits for a term not exceeding seven years, of said Real Estate, and receiving no bid therefor, I then and there offered at public auction as aforesaid the fee simple of said Real estate and John S. Ketcham did then and there bid the sum of One thousand three hundred and ninety two Dollars and eighty Cents, and no person bidding more the same was in due form openly struck off to the said John L. Ketcham he being the highest and best bidder therefor, and that being the highest and best price bid for the same and that the said John L. Ketcham having paid \$58.35 the costs hereon and plaintiff by reason of said sale having received the Judgment and interest herein in full \$1334.35 I executed and delivered to him said Ketcham a certificate of sale of said premises, and I have paid Clerk, Daniel M. Ransdell Eighteen and 25/100 Dollars all costs made and accrued herein except Forty and 10/100 Dollars which I retain as my own costs and this writ is returned satisfied.

John V. Pressly,
Sheriff Marion County
By James A. Hamilton, Deputy.

--48554--

See Execution Docket 30 page 24.

The Certificate of sale issued to the purchaser herein bears the following assignment, to-wit:

For value received I hereby transfer to Frederick A. W. Davis all my right, title and interest to the within Sheriff's Certificate this 25th day of May 1881.

John L. Ketcham.

9.

We hereby certify the foregoing to be true and correct.

Indianapolis, Indiana.
February 10, 1927.

Union Title Co.

INCORPORATED
BY *Willis Wood*
PRES. & GENL. MGR.

18

- 1. Continuation of Abstract of Title to Lot numbered Twenty Seven (27) in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots numbered One Hundred Seven (107) and One Hundred Eight (108) of the Donation Lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the office of the Recorder of Marion County, Indiana, in Plat Book 6 at page 107 thereof. Since February 2, 1927.

Prepared for Fletcher Savings and Trust Company.

785 page --
 Inst. #6941
 Feb. 14, 1927
 Recorded
 Feb. 16, 1927

Henry Knopf,
 (unmarried)

Warranty Deed

to Ernest R. Wright, Jr.

Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the office of the Recorder of Marion County, Indiana, in Plat Book 6, page 107 thereof.

Subject to taxes for the year 1926, payable in 1927.

2.

985 page --
 Inst #6942
 Feb. 14, 1927
 Recorded
 Feb. 16, 1927

Ernest R. Wright, Jr.
 (unmarried) and
 Henry Knopf,
 (unmarried)

Mortgage

to
 Fletcher Savings and Trust
 Company of Indianapolis, Indiana.

SATISFIED OF RECORD
 ATTEST. UNCLE T. CO., INC.
 324/1930
Willist

Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of said Subdivision appearing of record in the Office of the Recorder of Marion County, Indiana, in Plat Book 6, page 107 thereof,

To secure the payment when the same shall become due. First: Of one certain prior lien note for the principal sum of \$1500.00 payable five years after date, the right to payment of both principal and interest of which shall be senior and prior to any other obligation secured hereby and Second: Of one certain installment note for the principal sum of \$600.00, payable on or before five years after date in monthly installments, the right to payment of both principal and interest of which shall be junior and subsequent to the payment of said prior lien note.

Both of said notes are dated February 14 1927, and bear interest at the rate of 7% per annum from date to maturity, due semi-annually on the last days of April and October of each, year and 8% per annum after maturity until paid, with 10% attorney's fees. The said makers have the privilege of paying any amount at any time upon said principal indebtedness.

Lat.
 10/30/30
 RP

49005

4. Examination made for judgments against Henry Knopf from February 2, 1927 to February 16, 1927, also vs Ernest R. Wright, Jr. for the 10 years last past and against none other.
5. Taxes 1924 fully paid.
6. Taxes 1925 fully paid.
7. Taxes 1926 ~~not~~ paid.

SINCE PAID IN FULL
ATTEST W. N. COLE CO. INC.
BY *Willis N. Cole*
PRES. & GENL. MGR.

Indianapolis, Indiana, February 16, 1927

8. From a search of the records in the Recorder's Office, including the Federal Tax Lien Index in said office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments and the General Judgment Dockets of the Circuit, Superior and Probate Courts of Marion County, and the Civil Municipal Courts of the City of Indianapolis, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, affecting the tract described in the Caption hereof.
No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.
No search made for pending resolutions for municipal improvements where the lien has not attached.

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

Human Title Co.
Willis N. Cole

20

102020

1. A Continuation of an Abstract of Title to Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion 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, since February 16, 1927.

Prepared for Fletcher Savings & Trust Company.

Judgment Search.

2. 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;
Ernest R. Wright, Jr. from February 16, 1927 to date and against none other.

3. Taxes for the year 1928 paid in full.

4. Taxes for the year 1929 on the Real Estate for which this abstract is prepared are assessed in the name of Ernest R. Wright, Jr. and are due and payable on or before the first Monday in May and the first Monday in November of 1930.

General Tax Duplicate No. 97437, T to Z. Indianapolis, Center Township

May Installment \$24.62 paid

Nov. Installment \$24.62 unpaid.

5. Taxes for the year 1930 now a lien.

102020

CERTIFICATE

6.

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

THIRD That according to the current tax duplicates and special tax duplicates and 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.

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

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

This certificate covers entries Nos. **1** to **6** both inclusive and sheets water-
marked "Union Title Company" Nos. **1** to **2** both inclusive.
Dated at Indianapolis, Indiana, **September 30, 1930, 8:00 A.M.**

UNION TITLE COMPANY

By Walter Wood
President and General Manager

-2-W

102804

-1- A continuation of an Abstract of Title to Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion 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.

Since September 30, 1930, 8:00 A.M.

Prepared for Fletcher Savings and Trust Company

Mortgage Record
1072 page -- 602
Inst. #36952
Oct. 13, 1930
Recorded
Oct. 24, 1930.
3:50 P.M.

Ernest R. Wright Jr. (Signed
Ernest R. Wright Jr.) and
Louise D. Wright his wife
to
Fletcher Savins and Trust
Company of Indianapolis,
Indiana.

Mortgage 11-19-48
SATISFIED OF RECORD
ATTEST: UNION TITLE CO.
Albert M. Bush
PRESIDENT

-2-

Lot number 27 in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots 107 and 108 of the Donation Lands of the city of Indianapolis as shown by the Plat of said Subdivision recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

To secure the payment first of one certain prior lien note for \$1600.00 payable 5 years after date the right to payment of both principal and interest of which shall be senior and prior to any other obligation secured hereby and second of one certain installment note for \$700.00 payable on or before 5 years after date in monthly installments the right to payment of both principal and interest of which shall be junior and subsequent to the payment of said prior lien note.

Both of said notes are dated October 13, 1930 and bear interest at 7% per annum from date to maturity due semi-annually on the last days of April and October of each year and 8% per annum after maturity until paid, with 10% attorneys fees.

The said makers have the privilege of paying any amount at any time upon said principal indebtedness.

Judgment Search

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:

-3-

Ernest R. Wright Jr. from September 30, 1930, 8:00 A.M. to date and against none other.

102804

-4-

Taxes for the year 1928 fully paid.

-5-

Taxes for the year 1929 on the Real Estate for which this abstract is prepared are assessed in the name of Ernest R. Wright Jr. and are due and payable on or before the first Monday in May and the first Monday in November of 1930.
General Tax Duplicate No. 97437 T. to Z Indianapolis Center Township.

May installment \$24.62 paid.

November installment \$24.62 unpaid.

SINCE PAID IN FULL
ATTENT. DIVISION TITLE CO.
BY *Albert M. Smith*
PRESIDENT

-6-

Taxes for the year 1930 now a lien.

SINCE PAID IN FULL
ATTENT. DIVISION TITLE CO.
BY *Albert M. Smith*
PRESIDENT

-2-H

CERTIFICATE

-7-



STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

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

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

THIRD That according to the current tax duplicates and special tax duplicates and 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.

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 3 both inclusive.
Dated at Indianapolis, Indiana, Oct. 24, 1930, 3:50 P.M.

UNION TITLE COMPANY

By Willis N. Coval
President and General Manager

-3-H

378017

CAPTION

-1-

Continuation of Abstract of Title to Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion 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.

Since October 24, 1930, 3:50 P.M.

Prepared for: David H. Marsh Agency.

-2-

Davis Street was changed to Alabama Street by Special Ordinance No. 8, Year 1906.

Town Lot Record
988 page 70
Inst. #9355
March 14, 1938
Recorded
March 29, 1938

-3-

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and 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; this 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, the latter three, namely Francis J. Troy, Edward J. Troy 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

Subscribed and sworn to before me this 14th day of March, 1938.

William H. Faust (LS)

Notary Public

My commission expires: May 11, 1939.

378017

Town Lot Record
988 page 71
Inst. #9356
March 29, 1938
Recorded
March 29, 1938

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and 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 sometime 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, 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 or children him surviving.

That Cornelius A. Sullivan grantor in Deed recorded in Town Lot Record 334 page 179 in the office of the Recorder of Marion County, Indiana, departed this life intestate on the -- day of -- 1915.

Affiant further says that she is not the same person as the Mary Clark Sullivan against whom a judgment was rendered in the Civil Municipal Court of Marion County, in cause entitled "Gray, Gibbon & Gray, vs Mary Clark Sullivan" for costs being Cause No. 10502.

Further affiant sayeth not.

Mary C. McCambridge

Subscribed and sworn to before me this 29 day of March, 1938.

William H. Faust (LS)

Notary Public

My commission expires: May 11, 1939.

Old Age Assistance
Search

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

-5-

378017

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:

Ernest R. Wright, Jr.
and
Earnest R. Wright, Jr.

for the 10 years
last past and
against none other.

-7-

Taxes for the year 1949 on the Real Estate for which this Abstract is prepared are assessed in the name of Ernest R. Wright, Jr. and are due and payable on or before the first Mondays in May and November of 1950.

General Tax Duplicate No. 428345, T-Z, Indianapolis, Center Township, Parcel No. 88492.

May Installment \$45.22 Unpaid.

November Installment \$45.22 Unpaid.

-8-

Taxes for the year 1950 now a lien.

ZONING

-9-

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.

-10-

April 10, 1950. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

JAG

378017

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 of Old Age Certificate in said Office, affecting the title to the real estate described in the Caption hereof.

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

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

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

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

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

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

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

Dated at Indianapolis, Indiana, April 17, 1950, 8 A.M.

UNION TITLE COMPANY

by... *Albert M. Bush*
President

-5- ad

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

378017

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: David H. Marsh Agency

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 12, 1950, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 13, 1950, 8 A.M.

Ernest R. Wright, Jr.

Ernest R. Wright, Jr.

UNION TITLE CO.

Albert M. Bush

BY
PRESIDENT

ap

478482

CAPTION

-1-

Continuation of Abstract of Title to (Lot 27 in Brown, Frank and Ketcham's Subdivision of a portion 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.)

Since April 17, 1950, 8 A.M.

Prepared for: Studebaker Realty Company

Mortgage Record
1557 page 5
Inst. #38019
June 13, 1950
Recorded
June 20, 1950

-2-

Return on EB mortgage TR

Ernest R. Wright, Jr. and
Louise Wright, his wife
to
Colonial Savings and Loan
Association

Lot numbered 27 in Brown, Frank and Ketcham's Subdivision of a portion of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, on Page 107, in the Recorder's Office of Marion County, Indiana.

To secure the performance of the agreements and stipulations of a certain bond of even date herewith, in the sum of \$1500.00 together with certain dues, fines, etc., and with ten per cent attorney's fees.

This mortgage shall also secure any additional advances made to mortgagors by the Association at any time within a period of twelve years from date hereof; provided, however, the total unpaid principal balances in the aggregate shall not exceed the above amount.

SATISFIED OF RECORD
L. M. BROWN TITLE INSURANCE CO.
Mortgage
BY: *[Signature]*

Old Age Assistance Search

-3-

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

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, Inc., 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.

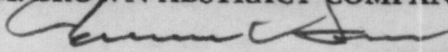
IV. IN THE OFFICE OF THE CLERK OF THE MARION CIRCUIT COURT, search made in the Lis Pendens records of complaint and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate 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.

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 June 20, 1956 August 19, 1954 to and including

and covers Paragraph No. 1 to 14
 both inclusive, and Sheets No. 1
 to 5 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By  President & Mgr.



rab

478482

Judgment Search

-4-

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:

Ernest R. Wright, Jr.
and
Earnest R. Wright, Jr.

from April 17, 1950,
8 A.M. to date
and against none other

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-43884
May 25, 1950
Order Book 124
Page 283

National Household Distributors
vs.
Ernest Wright
Judgment rendered vs. defendant for \$50.80
and costs.

SEE EXTENSION OF ABSTRACT

-5-

*See Sub
con*

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-61351
October 29, 1952
Order Book 143
Page 270

Ernest R. Wright, Jr.
vs.
Leon Sparkman
Joan Sparkman
Judgment rendered vs. plaintiff for
costs.

SEE EXTENSION OF ABSTRACT

-6-

*Set
costs paid
EB.*

IN THE MUNICIPAL COURT OF MARION COUNTY

Cause #M-73860
April 6, 1953
Order Book 146
Page 99

Askin Clothing Store
vs.
Ernest Wright
Judgment rendered vs. defendant for \$32.00
and costs.
June 25, 1953. Execution issued. Returned not
satisfied. See Execution Docket 57, page 153.

SEE EXTENSION OF ABSTRACT

-7-

*See Sub
con*

478482

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #B-75494
May 11, 1950
Order Book 729
Page 252

Old National Bank
vs.
Ernest Wright
Judgment rendered vs. defendant for \$730.80
and costs.

-8-

*See Sub
Conv.*

-9-

Taxes for the year 1953 on the real estate for which
this Abstract is prepared are assessed in the name of
Ernest R. Wright, Jr. and are due and payable on or
before the first Mondays in May and November of 1954.

General Tax Duplicate No. 334264, T-2, Indianapolis,
Center Township, Parcel No. 88492.

May Installment \$65.66 Paid.

November Installment \$65.66 Unpaid.

shown of record these taxes are now
FULLY PAID.
L. W. Brown Abstract Co.
BY *[Signature]*
PRES. & MGR.

-10-

Taxes for the year 1954 now a lien.

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

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

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

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

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3 (corner lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

478482

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

478482

Non-Conforming Uses.

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

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

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

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

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

-12-

August 9, 1954. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

478482

GUARANTEED CERTIFICATE

-13-
STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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


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

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

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

This certificate covers entries Nos. 1 to 13 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.
Dated at Indianapolis, Indiana, August 20, 1954, 7 A.M.

UNION TITLE COMPANY

by 
President

-7- p11

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

478482

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: **Studebaker Realty Company**

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

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

This certificate covers all divisions of both Districts of the State down to and including
August 18, 1954, 7 A.M. and

The Indianapolis Division of the Southern District down to and including
August 19, 1954, 7 A.M.

Ernest R. Wright, Jr.

Ernest R. Wright, Jr.

UNION TITLE CO.
BY *Albert M. Butler*
PRESIDENT

p11

1005-078 Johnson

393173

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered 27 in Brown, Frank and Ketcham's Subdivision of a portion 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 Colonial Savings and Loan Association since date of August 19, 1954

2.

OF

WE FIND NO FURTHER CONVEYANCES

ABSTRACTS

ENCUMBRANCES

MORTGAGES

3.

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

4.

MECHANICS' LIENS

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

5.

OLD AGE ASSISTANCE LIENS

Provided by the Acts concerning Public Welfare approved March 12, 1947.

Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified on the following judgment search.

We find none.

L. M. Brown Abstract Co.,

6.

INDIANAPOLIS

JUDGMENTS

Search is made and strictly limited for judgments which may have ben entered against the following party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited:

Ernest R. Wright, Jr. and Earnest R. Wright, Jr. from August 19, 1954 to date.

TITLE

We find the following:

OF

IN THE CIVIL MUNICIPAL COURT OF MARION COUNTY

Cause No. M-91575 Order Book 161 page 541

ABSTRACTS

Tavel's Jewelry Co., Inc. Judgment vs Ernest Wright and Margaret V. Wright Judgment rendered December 28, 1954 against defendants for \$45.38 and costs.

7.

Misc. Record 525 page 366 Inst. #62134 Sept. 8, 1954 Recorded Sept. 8, 1954

L. M. Brown Abstract Co.,

Ernest R. Wright, Jr. Affidavit

Affiant says that he is a grandson of Henry Knopf and Karoline Knopf, who acquired title as husband and wife by warranty deed dated March 10, 1902, to the following described real estate in Marion County, Indiana, to-wit:

Lot 27 in Brown, Frank & Ketcham's subdivision an Addition to the City of Indianapolis.

That said Henry Knopf and Karoline Knopf remained husband and wife continuously from the time they acquired title to said real estate until the time of the death of said Karoline Knopf; That said Karoline Knopf died intestate in Marion County, Indiana, during the year 1912; that this affiant does not recall the exact date of her death, but he knows it was in the year 1912; That subsequently on February 14, 1927, said Henry Knopf conveyed said above described real estate to this affiant; That said Henry Knopf was an unmarried man at the time he so conveyed said real estate to this affiant;

8.

393173

INDIANAPOLIS
TITLE
OF
ABSTRACTS

That on September 10, 1928, this affiant acquired title to the following described real estate in Marion County, Indiana, to-wit:

Lot 121 in Justus C. Adams South Park Addition, an Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 16, page 177 in the office of the Recorder of Marion County, Indiana;

That on May 25, 1950 a judgment for \$50.80 and costs was rendered against Ernest Wright in the Municipal Court of Marion County, Indiana, in Cause No. M-43884, in favor of National Household Distributors; That this affiant is not the same persons as the Ernest Wright against whom said judgment was rendered; That on April 6, 1953, judgment was rendered against Ernest Wright for \$32.00 and costs in the Municipal Court of Marion County, Indiana, in Cause No. M-73860, in favor of Askin Clothing Store; That this affiant is not the same person as the Ernest Wright against whom said judgment was rendered; That on May 11, 1950, judgment was rendered against Ernest Wright for \$730.80 and costs in the Superior Court of Marion County, Indiana, in Cause No. B-75494; That this affiant is not the same person as the Ernest Wright against whom said judgment was rendered.

Ernest R. Wright, Jr.

ASSESSMENTS

9.

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

L. M. Brown Abstract Co.,

393173

INDIANAPOLIS

TAXES

10.

Taxes for the year 1954 paid in full.

11.

Taxes for the year 1955 assessed in the name of
Earnest R. Wright Jr.
Parcel No. 88492
General Tax Duplicate No. 389380
Indianapolis, Center Township

summary

are due and payable the first Monday in May and the first Monday in November, 1956.

May installment \$66.34 paid.
Nov. installment \$66.34 unpaid.

As shown of record these taxes are now FULLY PAID. BY M. BROWN TITLE DIVISION OF INSURANCE CORP. *M. D. Walker*

12.

Taxes for the year 1956 became a lien March 1st and are due and payable in May and November of the year 1957.

L. M. Brown Abstract Co.,

13.

June 8, 1956

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

OFFICERS

Established 1868

DIRECTORS

RUSSELL A. FURR
PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
LOWELL W. MYERS
ASST. VICE-PRESIDENT
MARION DAVIS
ASST. VICE-PRESIDENT
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
CORNELIUS O. ALIG
TREASURER
RICHARD W. BIRSFIELD
ASST. TREASURER
M. L. SULLIVAN
TITLE OFFICER

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

393173

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. CANNON
HOWARD W. FIEBER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. GOLDTHAN
J. ALBERT SMITH
SAMUEL B. SUTPHIN
EDSON T. WOOD
FRED H. WUELFING

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Colonial Savings 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, New Albany, and Lafayette.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court 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 June 20, 1956 and all other Divisions of the State of Indiana down to and including June 14, 1956

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.

Ernest R. Wright, Jr.
Ernest R. Wright, Jr.

Dated..... June 20, 1956.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....
President

rab

-1-

Continuation of Abstract of Title to Lot Numbered Twenty-seven (27) in Brown, Frank and Ketcham's Sub-division of a portion 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.

INDIANAPOLIS, INDIANA

Prepared for Union Federal Savings and Loan Association, since date of June 20, 1956.

CONVEYANCES

Deed Record
1623 pge.387
Inst.#44000
June 28, 1956
Recorded
June 28, 1956

Ernest R. Wright, Jr., and
Louise Wright, his wife,
to
William Earl McCurry and
Bessie V. McCurry, husband
and wife.

Warranty Deed
Revenue Stamps
Attached

-2-

Lot Numbered 27 in Brown, Frank and Ketcham's Sub-division of a portion 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 all unpaid taxes, assessments and incumbrances.

Subject, also, to all easements and restrictions. Deed contains citizenship clause.

L. M. BROWN DIVISION

Deed Record
1833 page 646
Inst.#82033
Oct. 19, 1960
Recorded
Nov. 2, 1960

William Earl McCurry,
(Signs William E. McCurry) and
Bessie V. McCurry, husband
and wife,
to
Charles W. Flora and
Leona Flora, husband and wife.

Warranty Deed
No Revenue
Stamps Attached

-3-

Lot numbered 27 in Brown, Frank and Ketcham's Sub-division of a portion of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6 on Page 107, in the Recorder's Office of Marion County, Indiana.

Subject to the unpaid balance of a certain mortgage dated June 28, 1956 in favor of Colonial Savings and Loan Association, in the original principal amount of \$4,000.00, as recorded in Mortgage Record #1850, page #702, in the office of the Recorder of Marion County, Indiana, which grantees assume and agree to pay. Union Federal Savings and Loan Association is the successor by merger to

Lawyers Title Insurance Corporation

over

42792

Colonial Savings and Loan Association.
Subject to all unpaid taxes and assessments.
Deed contains citizenship clause.

Instrument discloses name of person preparing same.

INDIANAPOLIS, INDIANA

-4-

WE FIND NO FURTHER CONVEYANCES

L. M. BROWN DIVISION

ENCUMBRANCES

MORTGAGES

Mtg. Record
1850 page 702
Inst. #44002
June 28, 1956
Recorded
June 28, 1956

William Earl McCurry and
Bessie V. McCurry, husband
and wife,
to

Mortgage

Colonial Savings and Loan
Association.

Lot Numbered 27 in Brown, Frank and Ketcham's Sub-
division of a portion 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 a certain first mortgage
note of even date herewith, in the sum of Four Thousand
dollars plus interest and attorney's fees.

Mortgagors agree to continue to pay to said Association
not less than Fifty dollars per month on or before the 28
day of each month until said principal and interest, plus any
advances, shall be fully paid.

Without relief from valuation or appraisal laws.

Lawyers Title Insurance Corporation

-5-

-6-

INDIANAPOLIS, INDIANA

Certificate of Change of Name of "Colonial Savings and Loan Association", to "Colonial Federal Savings and Loan Association of Indianapolis," dated December 31, 1959, and recorded January 7, 1960, in Misc'l Record 637 page 669.

(Effective Dec. 31, 1959)

-7-

L. M. BROWN TITLE DIVISION of Lawyers Title Insurance Corporation

"Colonial Federal Savings and Loan Association of Indianapolis," merged with the "Union Federal Savings and Loan Association", under the name of "Union Federal Savings and Loan Association," by resolution adopted by the Federal Home Loan Bank Board on Dec. 31, 1959. Certified copy of said resolution recorded Jan. 19, 1960, in Misc'l Record 638 page 352.

MECHANIC'S LIENS

-8-

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

OLD AGE ASSISTANCE LIENS

-9-

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

We find none.

SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA

INDIANAPOLIS, INDIANA

-10-

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings, and we find none.

JUDGMENTS

-11-

L. M. BROWN DIVISION

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.

Ernest (or Earnest) R.Wright, Jr., from June 20, 1956 to June 28, 1956 inclusive.

William Earl McCurry and Bessie V. McCurry, jointly and not individually from September 15, 1951 to November 2, 1960 inclusive.

Charles W. Flora and Leona Flora jointly and not individually for 10 years last past.

None found unsatisfied.

Misc. Record
561 page 202
Inst. #43999
June 28, 1956
Recorded
June 28, 1956

Lawyers Title Insurance Corporation

Ernest R. Wright, Jr.

Affidavit

Affiant says, that he is the owner of Lot Numbered 27 in Brown, Frank and Ketcham's Subdivision of a portion 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; and that he is not the party against whom the following judgment has been filed:

IN THE CIVIL MUNICIPAL COURT OF MARION COUNTY

Cause No.	Tavel's Jewelry Co., Inc.	Judgment
M-91575	vs	
Order Book	Ernest Wright and	
161 page 541	Margaret V. Wright	
	Judgment rendered December 28, 1954	
	against defendants for \$45.38 and costs.	

-12-

And further Affiant saith not.

Ernest R. Wright, Jr.

42792

INDIANAPOLIS, INDIANA

ASSESSMENTS

-13-

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

TAXES

-14-

Taxes for year 1959 and prior years paid in full.

-15-

Taxes for year 1960, assessed in name of William Earl and Bessie V. McCurry.

ASSESSED VALUATION:

Land	\$400.00
Improvements	1870.00
Exemption	1000.00
Net Valuation	1270.00

Parcel No. 88492.
General Tax Duplicate No. 387386.
Indianapolis, Center Township, are due and payable the first Monday in May and November, 1961.

May installment \$49.17 paid.
Nov. installment \$49.17 unpaid.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

-16-

Taxes for year 1961 became a lien March 1st and are due and payable in May and November, 1962.

ZONING

-17-

We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof, from June 8, 1956 to September 8, 1961 inclusive.

ORDINANCE

-18-

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

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

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

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

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

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

John D. Hardin
Fred W. Nordsiek
Frank J. Billeter
Louie Moller
John A. Kitley
THE MARION COUNTY COUNCIL

DATED: May 31, 1960
ATTEST: CLEM SMITH,
Auditor of Marion County, Indiana.

ORDINANCE

-19-

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

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

(j) Restrictions of Floor Areas in Dwelling Houses.

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

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

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

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

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

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

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

John A. Kitley
Albert L. Steinmeier
Josephine K. Bicket
Frank J. Billeter
John D. Hardin
THE MARION COUNTY COUNCIL

Dated July 7, 1961
Clem Smith by Mary N. Darko, Deputy
Attest: AUDITOR OF MARION COUNTY, INDIANA.

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

-20-

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing master plans and zoning and subdivision control ordinance now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

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

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

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

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above Resolution passed by the Metropolitan Plan Commission of Marion County at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957. Effective March 28, 1957.

Copy of above Resolution recorded April 1, 1957 in Deed Record 1657 page 486.

42792

CERTIFICATE

-21-

The undersigned, LAWYERS TITLE INSURANCE 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, of the Juvenile 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.

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 June 20, 1956 to and including

September 15, 1961 and covers Paragraphs No. 1 to 21 both inclusive, and Sheets No. 1 to 9 both inclusive.



LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN TITLE DIVISION
By *M. R. Sullivan*

em

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

42792

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

UNION FEDERAL SAVINGS 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, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court 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 **September 15, 1961** and all other Divisions of the State of Indiana down to and including **September 13, 1961**

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.

ERNEST (EARNEST) R. WRIGHT, JR.

WILLIAM EARL McCURRY

BESSIE V. McCURRY

CHARLES W. FLORA

LEONA FLORA

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated September 15, 1961By M. L. Sullivan