

Ch. F.

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 17

This Indenture Witnesseth, That **ELLEN S. STANTON AND READ Y. STANTON (HER HUSBAND) (ADULTS)**

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

Convey and Warrant to

the STATE OF INDIANA for and in consideration of **THIRTY SIX THOUSAND**

(\$ 36000⁰⁰) _____ Dollars,

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

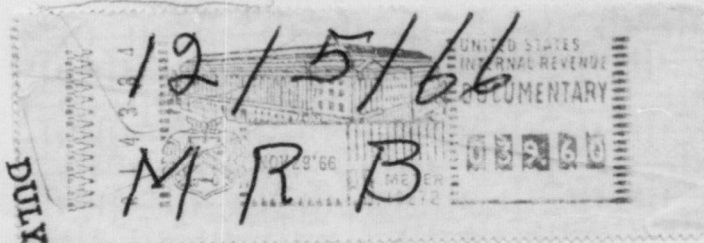
LOTS 25 AND 26 IN McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO 10 FEET SOUTH OF AND ADJOINING SAID LOT BEING PART OF WILKINS STREET VACATED. ALSO, A STRIP 5 FEET WIDE ALONG THE ENTIRE EAST SIDE OF SAID LOTS 25 AND 26, BEING A PORTION OF UNION STREET HERETOFORE VACATED AS SHOWN IN TOWN LOT DEED RECORD 26, PAGE 251.

ALSO, LOT 30 IN McCARTY'S SUBDIVISION OF OUT LOTS 119 AND THE WEST PART OF OUT LOT 118, IN THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO, A STRIP 5 FEET WIDE ALONG THE ENTIRE EAST SIDE OF LOT BEING A PART OF UNION STREET VACATED.

ALSO, LOT 40 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118, OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 253 AND 254, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO 5 FEET WEST OF AND ADJOINING ABOVE DESCRIBED REALTY BEING A PORTION OF UNION STREET HERETOFORE VACATED AS SHOWN IN TOWN LOT RECORD 26, PAGE 251.

ALSO, 28 FEET OFF THE NORTH SIDE OF LOT 28 IN MARGARET McCARTY'S SUBDIVISION OF OUT LOT 119 AND THE WEST PART OF OUT LOT 118 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA. ALSO 5 FEET EAST OF AND ADJOINING ABOVE DESCRIBED REALTY, BEING A PORTION OF UNION STREET HERETOFORE VACATED, AS SHOWN IN TOWN LOT RECORD 26, PAGE 251.

RECEIVED FOR RECORD
1967 FEB - 3 AM 8:58
MARGA H. HAWTHORNE
RECORDER OF MARION COUNTY



39.60

DUTY ENTERED FOR TAXATION
FEB 3 1967
John T. Johnston
COUNTY AUDITOR

A-138034
A-138033

Paid by Warrant No. _____

Dated *1-30-67*

M. H. M...
DEC 15 1967

W.H.B.
12-5-66

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.

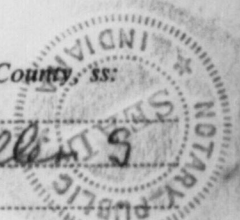
It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not merely 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 seal, this 29TH day of NOVEMBER 1966
(Seal) Ellen S. Stanton (Seal)
ELLEN S. STANTON (ADULT WIFE)
(Seal) Read Y. Stanton (Seal)
DULY ENTERED FOR TAXATION (Seal) READ Y. STANTON (ADULT HUSBAND) #
(Seal) FEB 3 1967 (Seal)
John T. Sutton (Seal)
COUNTY AUDITOR (Seal)

STATE OF INDIANA, Marion County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of November, A. D. 1966; personally appeared the within named Ellen S. Stanton



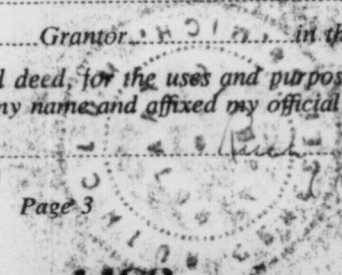
Grantor in the above conveyance, and acknowledged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

I have hereunto subscribed my name and affixed my official seal.
My Commission expires April 20, 1967
Melvin R. Brown Notary Public
MELVIN R BROWN

STATE OF MICHIGAN, Bureau County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 1 day of December, A. D. 1966; personally appeared the within named Read Y. Stanton

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

I have hereunto subscribed my name and affixed my official seal.
My Commission expires October 20-1968
Notary Public



M. W. Myers
DEC 15 1966

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of 19
John T. Sullivan
COUNTY AUDITOR

at 1967 m, and
Recorded in Book No. FEB 3 page.

Recorder..... County

Duly entered for taxation this

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

Auditor's fee \$.....

Auditor..... County

(18) ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

My Commission expires..... Notary Public

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.

Grantor..... in the above conveyance, and acknowl-

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

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

STATE OF INDIANA,..... County, ss:

My Commission expires..... Notary Public

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.

Grantor..... in the above conveyance, and acknowl-

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

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

STATE OF INDIANA,..... County, ss:

My Commission expires..... Notary Public

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.

Grantor..... in the above conveyance, and acknowl-

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

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

STATE OF INDIANA,..... County, ss:

INDIANA STATE HIGHWAY COMMISSION

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



January 30, 19 67

To Ellen S. Stanton
 4044 Otterbein
 Indianapolis, Indiana 46227

GENTLEMEN:

We enclose State Warrant No. A 138033 1-30 19 67
 in settlement of the following vouchers:

Transmittal # 67-227

Description	Amount
For <u>Purchases</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>17</u> as per Grant/Warranty Deed, Dated <u>November 29, 1966</u>	\$32,400. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Ellen S. Stanton

Date

Feb. 1, 1967

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70-3(52)
Parcel No. 17-A, B, C
Road I-70
County Marion
Owner Ellen S. Stanton
Address 4044 Otterbein Ave.
Address of Appraised Property:
1025, 1043 Charles St.
1014, 1024, 1027, 1038 Union St.

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

- | | |
|--|------------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>Yes</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Adv. Acq.</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>Yes</u> |
| 4. Necessary photos are enclosed. | <u>Yes</u> |
| 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. | <u>Yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>Yes</u> |
| 7. I have personally inspected the Plans. | <u>Adv. Acq.</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>10-17-66</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>Yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>Yes</u> |

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.

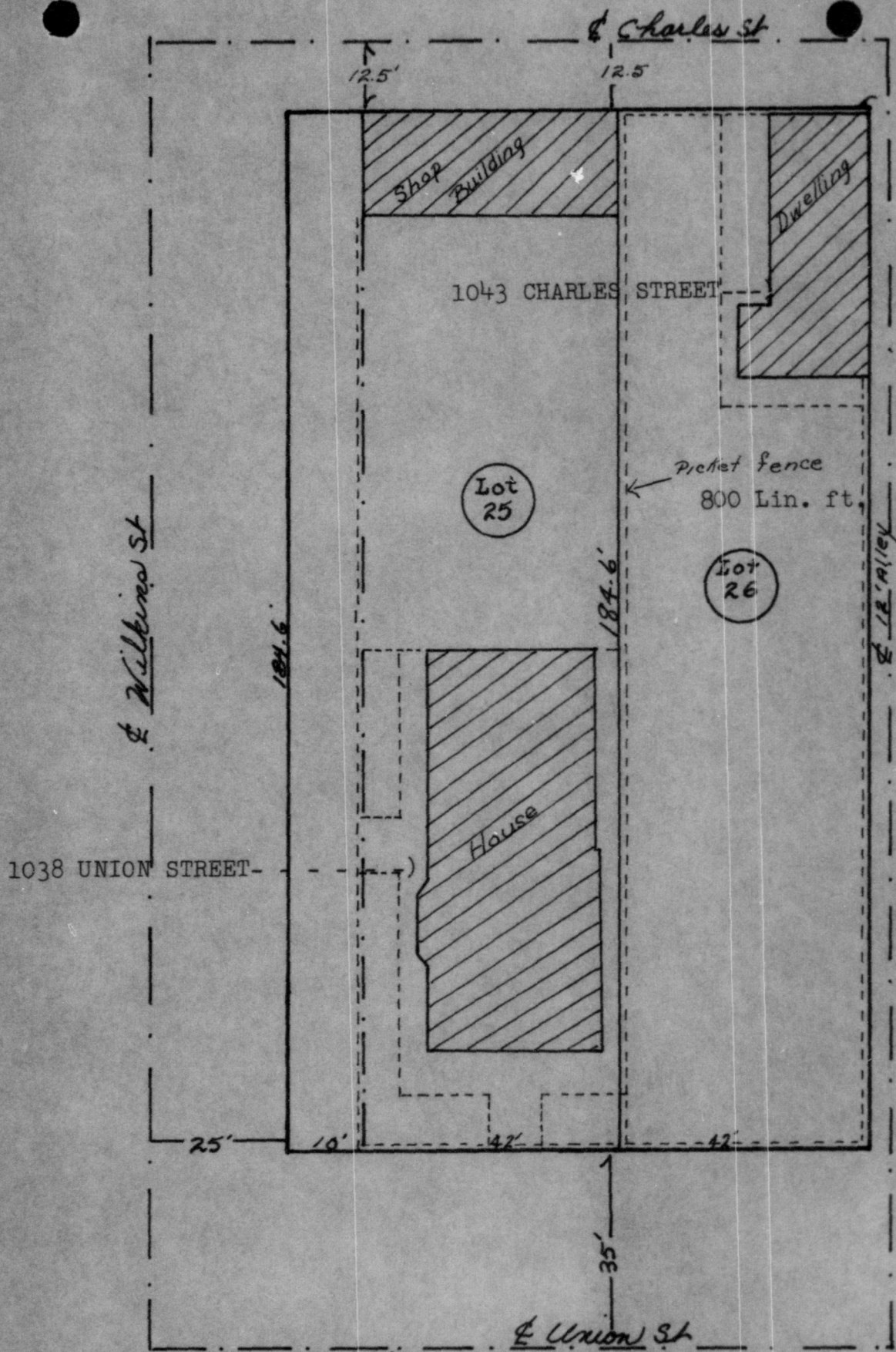
It is my opinion as of Oct. 17, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Davidson</u>	By: <u>Wood</u>	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	<u>\$36,000</u>	<u>\$32,350</u>	<u>\$36,000</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
The Total Value of Taking Is: (a minus b) TOTAL	<u>\$36,000</u>	<u>\$32,350</u>	<u>\$36,000</u>
(1) Land and/or improvements	<u>\$36,000</u>	<u>\$32,350</u>	<u>\$36,000</u>
(2) Damages	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
(3) Less non-compensable items	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>	<u>\$ - 0 -</u>
(4) Estimated Total Compensation	<u>\$36,000</u>	<u>\$32,350</u>	<u>\$36,000</u>

	Approved	Date	Signed
Rev. Appr.		<u>10-17-66</u>	<u>Phillip G. York</u>
Asst. or Chief Appr.	<u>Acting</u>	<u>11-17-66</u>	<u>Jay V. Luse</u>

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



PROJECT I-70-3(52)

PARCEL 17

OWNER: ELLEN S. STANTON

TOTAL LAND AREA: 17,352 SF

ADDRESS: 1038 UNION ST. &
 1043 CHARLES ST.

INDIAN STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. E70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 17 ABC

NAME & ADDRESS OF OWNER Ellen S Stanton and Ready Stanton
4044 Otterbein Indianapolis Ind PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Ready Stanton General Delivery
Flint Michigan PHONE # _____

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

DATE ASSIGNED 11-18-66 DATE OF CONTACT ~~11-30~~ 12-5-66

OFFER \$ 36000⁰⁰ TIME OF CONTACT 11 AM

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

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

REMARKS: Received all signed papers from Mrs Stanton.

Secured Parcel.

Mrs Stanton I have turned this info processing this date. You should have your 1st check around the 1st to 15th of February

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

Distribution Made

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

Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 17-A-B-C

NAME & ADDRESS OF OWNER Ellen S Stanton 4044 Otterbein
Indianapolis Ind PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Read V Stanton General Delivery
Flint Michigan PHONE # _____

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

DATE ASSIGNED 11-18-66 DATE OF CONTACT 11-30-66

OFFER \$ 36000⁰⁰ TIME OF CONTACT 11AM

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

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

REMARKS: Received copies of tax receipts from Mrs Stanton.

Mailed all papers to Mr Stanton with instructions for signature and notarization

Status of Parcel: () Secured (1/2) Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? _____

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

Michin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(5-2)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 17-ABC

NAME & ADDRESS OF OWNER Ellen S Stanton 4044 Otterbein Indianapolis

PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 11-18-66 DATE OF CONTACT 11-29-66

OFFER \$36000⁰⁰ TIME OF CONTACT 1 P.M.

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

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

REMARKS: Mrs Stanton signed all papers
must mail all papers to Mr Stanton

Give me a check of \$39.60 for Deed stamps.

Mrs Stanton will take tax duplicates
to office to have zerox copies made.

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

Distribution Made

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

Melvin R Brown
(Signature)

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22078-0

Amount \$ 10,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.

Hiram E. Stonecipher

Authorized Officer ~~XXXXXX~~

Hiram E. Stonecipher, Attorney
Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:
State of Indiana, County of Marion:

Lot 25 in McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.
Also 10 feet south of and adjoining said lot being part of Wilkins Street vacated.

Also 5 feet of and adjoining said lot, being a portion of Union Street heretofore vacated as shown in Town Lot Deed Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436602, Indianapolis, Center Township, Code #1-01,
Parcel #39856.
May \$169.64 Paid; November \$169.64 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22079-0

Amount \$ 10,000.00

Mortgage Policy No. _____

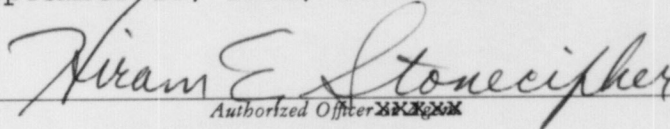
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer ~~XXXXXX~~

Hiram E. Stonecipher, Attorney
Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:

State of Indiana, County of Marion:

Lot 26 in McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet east of and adjoining said lot, being a portion of Union Street heretofore vacated as shown in Town Lot Deed Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436603, Indianapolis, Center Township, Code #1-01,
Parcel #39857.
May \$64.91 Paid; November \$64.91 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22077-0

Amount \$ 10,000.00

Mortgage Policy No. _____

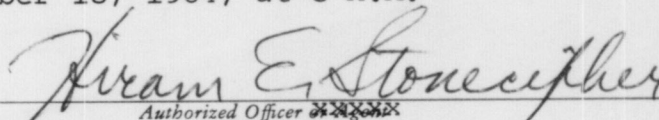
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer ~~of Union Title Company~~

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:

State of Indiana, County of Marion:

Lot 30 in McCarty's Subdivision of Out Lots 119 and the West part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also, a strip 5 feet wide along the entire East side of Lot being a part of Union Street vacated.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.

6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436605, Indianapolis, Center Township, Code #1-01,
Parcel #64113.
May \$84.15 Paid; November \$84.15 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22076-0

Amount \$ 10,000.00

Mortgage Policy No. _____

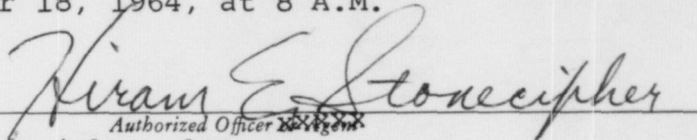
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:

State of Indiana, County of Marion:

Lot 40 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet West of and adjoining above described realty being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436604, Indianapolis, Center Township, Code #1-01,
Parcel #49826.
May \$94.44 Paid; November \$94.44 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Forty (40) feet East end Lot 40 zoned U-3; H-1; A-4;
Lot 40 except East 40 feet zoned U-2; H-1; A-4, according to
zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22080-0

Amount \$ 10,000.00

Mortgage Policy No. _____

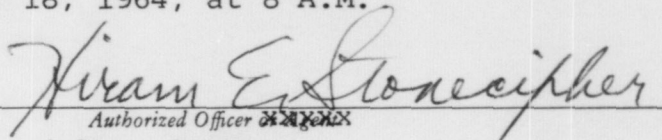
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer ~~XXXXXX~~

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:

State of Indiana, County of Marion:

28 feet off the North Side of Lot 28 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet east of and adjoining above described realty, being a portion of Union Street heretofore vacated, as shown in Town Lot Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436601, Indianapolis, Center Township, Code #1-01,
Parcel #24794.
May \$80.56 Paid; November \$80.56 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

Parcel 17 INTERIM CERTIFICATE OF TITLE
Pioneer National Title Insurance Company
 Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (54)	Marion	64-22078-S

Name on Plans Ellen S. Stanton

Name of Fee Owner Not Available

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 September 16, 1964, 8 A.M. to and including December 7, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 64-22078-0 except:

1. Taxes for 1965 payable 1966 in name of Ellen S. Stanton
 Duplicate # 6086224 Parcel # 1039856 Township I-Center Code # 1-01
 May \$ 180.41 (paid) (~~unpaid~~); November \$ 180.41 (~~paid~~) (unpaid)
 Taxes for 1966 payable 1967 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

Bruce Nelson
 Assistant Secretary

Walter A. McLean
 Vice President

Countersigned and validated as of the 12th day of December, 1966

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

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton. Duplicate #436602, Indianapolis, Center Township, Code #1-01, Parcel #39856. May \$169.64 Paid; November \$169.64 Unpaid; Taxes for 1964 payable 1965, in name of Same,

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22079-0

Amount \$ 10,000.00

Mortgage Policy No. _____

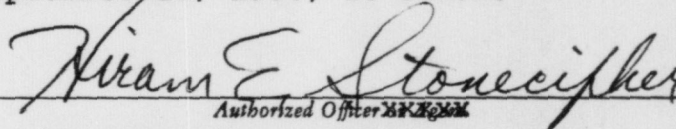
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer

Hiram E. Stonecipher, Attorney
Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:
State of Indiana, County of Marion:

Lot 26 in McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet east of and adjoining said lot, being a portion of Union Street heretofore vacated as shown in Town Lot Deed Record 26, page 251.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22078-0

Amount \$ 10,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.

Hiram E. Stonecipher
Authorized Officer

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

Description of Premises:

State of Indiana, County of Marion:

Lot 25 in McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also 10 feet south of and adjoining said lot being part of Wilkins Street vacated.

Also 5 feet of and adjoining said lot, being a portion of Union Street heretofore vacated as shown in Town Lot Deed Record 26, page 251.

Parcel 17

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	64-22079-S

Name on Plans Ellen S. Stanton

Name of Fee Owner Not Available

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 September 16, 1964, 8 A.M. to and including December 7, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 64-22079-0 except:

1. Taxes for 1965 payable 1966 in name of Ellen S. Stanton
Duplicate # 6086225 Parcel # 1039857 Township I-Center Code # 1-01
May \$ 69.02 (paid) (~~unpaid~~); November \$ 69.02 (~~paid~~) (unpaid)
Taxes for 1966 payable 1967 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

Bruce Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 12th day of December, 19 66.

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

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436603, Indianapolis, Center Township, Code #1-01,
Parcel #39857.
May \$64.91 Paid; November \$64.91 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

Parcel 17

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	64-22077-S

Name on Plans Ellen S. Stanton

Name of Fee Owner Not Available

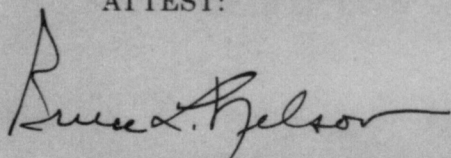
PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from September 16, 1964, 8 A.M. to and including December 7, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 64-22077-0 except:

- Taxes for 1965 payable 1966 in name of Ellen S. Stanton
Duplicate # 6086227 Parcel # 1064113 Township I-Center Code # 1-01
May \$ 89.49 (paid) (~~unpaid~~); November \$ 89.49 (~~paid~~) (unpaid)
Taxes for 1966 payable 1967 now a lien.

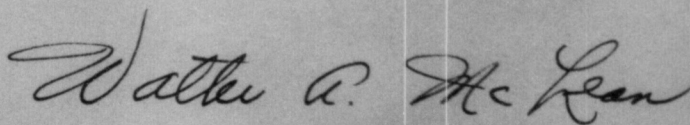
IN WITNESS WHEREOF, PIONEER NATIONAL TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

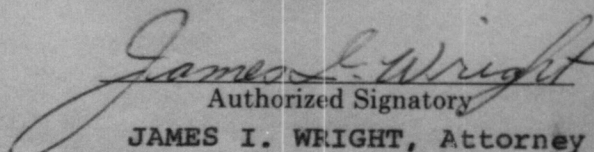


Assistant Secretary



Vice President

Countersigned and validated as of the 12th day of December, 19 66.


Authorized Signatory

JAMES I. WRIGHT, Attorney

PRELIMINARY TITLE INSURANCE CERTIFICATE

copy

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22077-0

Amount \$ 10,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.

Hiram E. Stonecipher
Authorized Officer

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

17A

Description of Premises:

State of Indiana, County of Marion:

Lot 30 in McCarty's Subdivision of Out Lots 119 and the West part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also, a strip 5 feet wide along the entire East side of Lot being a part of Union Street vacated.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436605, Indianapolis, Center Township, Code #1-01,
Parcel #64113.
May \$84.15 Paid; November \$84.15 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

Sheet 17

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	64-22076-S

Name on Plans Ellen S. Stanton

Name of Fee Owner Not Available

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 September 16, 1964, 8 A.M. to and including December 7, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 64-22076-0 except:

1. Taxes for 1965 payable 1966 in name of Ellen S. Stanton
Duplicate # 6086226 Parcel # 1049826 Township I-Center Code # 1-01
May \$ 100.43 (paid) (~~unpaid~~); November \$ 100.43 (~~paid~~) (unpaid)
Taxes for 1966 payable 1967 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

Bruce Nelson
Assistant Secretary

Walker A. McLean
Vice President

Countersigned and validated as of the 12th day of December, 19 66.

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

PRELIMINARY TITLE INSURANCE CERTIFICATE

COPY

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22076-0

Amount \$ 10,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.

Hiram E. Stonecipher
Authorized Officer & Agent

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

175

Description of Premises:
State of Indiana, County of Marion:

Lot 40 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet West of and adjoining above described realty being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436604, Indianapolis, Center Township, Code #1-01,
Parcel #49826.
May \$94.44 Paid; November \$94.44 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Forty (40) feet East end Lot 40 zoned U-3; H-1; A-4;
Lot 40 except East 40 feet zoned U-2; H-1; A-4, according to
zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

Parcel 17

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R. I-70	PROJECT I-70-3 (52)	COUNTY Marion	PNTIC # 64-22080-S
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Name on Plans Ellen S. Stanton

Name of Fee Owner Not Available

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 September 18, 1964, 8 A.M. to and including December 6, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 64-22080-0 except:

1. Taxes for 19 65 payable 19 66 in name of Ellen S. Stanton
Duplicate # 6086223 Parcel # 1024794 Township I-Center Code # 1-01
May \$ 85.68 (paid) ~~unpaid~~; November \$ 85.68 ~~(paid)~~ (unpaid)
Taxes for 19 66 payable 19 67 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

Bruce A. Nelson
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 12th day of December, 19 66.

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

PRELIMINARY TITLE INSURANCE CERTIFICATE

COPY

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-22080-0

Amount \$ 10,000.00

Mortgage Policy No. _____

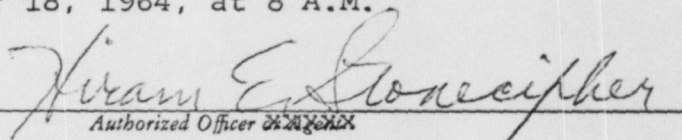
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named, and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of September 18, 1964, at 8 A.M.


Authorized Officer

Hiram E. Stonecipher, Attorney

Name of party or parties in whom title is vested:

ELLEN S. STANTON

17c

Description of Premises:

State of Indiana, County of Marion:

28 feet off the North Side of Lot 28 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, page 253, in the Office of the Recorder of Marion County, Indiana.

Also 5 feet east of and adjoining above described realty, being a portion of Union Street heretofore vacated, as shown in Town Lot Record 26, page 251.

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964, in name of Ellen S. Stanton.
Duplicate #436601, Indianapolis, Center Township, Code #1-01,
Parcel #24794.
May \$80.56 Paid; November \$80.56 Unpaid;
Taxes for 1964 payable 1965, in name of Same.

NOTE: Zoned U-2; H-1; A-4, according to zoning maps of the City of Indianapolis.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.