

66-55016

WARRANTY DEED

Project I-70-3(52)
Code 0536
Parcel 114

encl

This Indenture Witnesseth, That *Edgar A Apple (Adult husband) and Kathryn M Apple (Adult wife)*
WALTER L HAWKINS (Adult husband) and Delia Hawkins (Adult wife) Contract Buyers

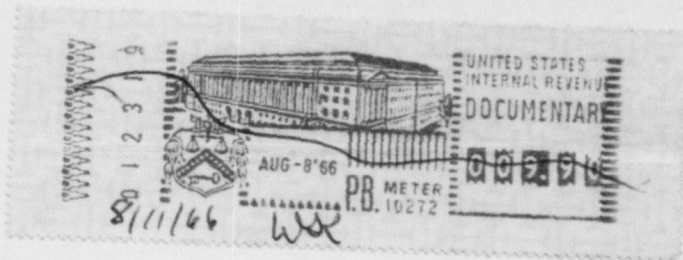
of *MARION* County, in the State of *INDIANA* Convey and Warrant to
the STATE OF INDIANA for and in consideration of

Eight Thousand Seven Hundred Fifty Dollars (\$8750⁰⁰/₁₀₀) Dollars,

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

Lot Numbered 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107
and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded
in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

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
1966 OCT 26 AM 10:40
MARRIA M. HAYTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

OCT 26 1966

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. *A-121393*

Dated *10-6-1966*

A-121395
A-121394
A-121393

W.A.B.
8-15-66

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 *10th* day of *August* 19*66*

Edgar A Apple (Seal) _____ (Seal)
EDGAR A APPLE (ADULT HUSBAND) (Seal) *Kathryn M Apple* (ADULT WIFE) (Seal)
Walter L Hawkins (Seal) _____ (Seal)
WALTER L HAWKINS (ADULT HUSBAND) (Seal) *Delia M Hawkins* (ADULT WIFE) (Seal)
CONTRACT BUYER (Seal) _____ (Seal)
CONTRACT BUYER (Seal) _____ (Seal)

66-55016

djh

This Instrument Prepared by *S. W. Burres* 3/8/66

M. H. ...
AUG 27 1966

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 10th
 day of August, A. D. 1966.....; personally appeared the within named Edgar A. ...
KATHY RN APPLE ADULT husband + wife WALTER L. DELIA M HAWKINS
husband + wife Grantor..... 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 28 1970 Notary Public
William G. ...

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

66 55016

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....
 day of....., 19.....
 at..... o'clock..... m, and
DUTY ENTERED
 Recorded in Book.....
FOR TAXATION..... page.....
 Recorder 2-G-1965..... County.....
 Duly generated for entry this.....
 day of..... COUNTY AUDITOR....., 19.....
 Auditor's fee \$.....
 Auditor..... County.....

ENVELOPE (5)

Division of Land Acquisition
 Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

SM

October 18, 1966 19

To Walter L. Hawkins and
 Delia M. Hawkins and
 Edgar A. Apple and Kathryn M. Apple
 Shelby Street Federal Savings and Loan Association
 1022 South High Street

GENTLEMEN: Indianapolis, Indiana
 We enclose State Warrant No. A-121393 10-6-66 19

in settlement of the following vouchers: Transmittal #67-110

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated August 10, 1966 Parcel #114	\$ 7900.99

PLEASE RECEIPT AND RETURNReceived Payment: *Kathryn M. Apple*Date: *10-24-66*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

October 18, 1966..... 19.....

To Walter L. Hawkins and
Delia M. Hawkins
1022 South High Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-121394 10-6-66 19.....
in settlement of the following vouchers: Transmittal #67-110

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated August 10, 1966 Parcel #114 Escrow</i>	750.00

PLEASE RECEIPT AND RETURN

Received Payment: *Walter L. Hawkins*
Date: *10-16-66*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

October 18, 1966 19

To Treasurer of Marion County
Dup. 243461 Parcel 57637
Center Twp.
City-County Building
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-121395 10-6-66 19
in settlement of the following vouchers: Transmittal #67-110

DESCRIPTION	AMOUNT
Taxes Walter L. Hawkins	
Parcel #57637	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
August 10, 1966	
Parcel 114	99.01
Taxes	

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3 (52)
Parcel No. 114
Road I-70
County Marion
Owner Edgar A. Apple et ux
Address 734 N. Drexel
Address of Appraised Property:
1022 S. High 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. yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
- 4. Necessary photos are enclosed. yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
- 6. Plats drawn by the appraisers are attached. yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... 7-25-66
- 9. The computations of this parcel have been checked and reviewed. yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of July 25, 1966 (Date):

Estimate of Appraisers:

	By: <u>Davidson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>8,750</u>	\$	\$ <u>8,750</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>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>8,750</u>	\$	\$ <u>8,750</u>
(1) Land and/or improvements	\$ <u>8,750</u>	\$	\$ <u>8,750</u>
(2) Damages	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(3) Less non-compensable items	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(4) Estimated Total Compensation	\$ <u>8,750</u>	\$	\$ <u>8,750</u>

Approved	Date	Signed
Rev. Appr.	<u>7-25-66</u>	<u>Phillip S. York</u>
Asst. or Chief Appr.	<u>8/2/66</u>	<u>J. E. Gallagher</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 114

NAME & ADDRESS OF OWNER Mr Edgar A Apple
734 N Drexel PHONE # 357 4388

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # Same

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

DATE ASSIGNED 8/3/66 DATE OF CONTACT 8/10/66

OFFER \$ 8750⁰⁰ TIME OF CONTACT 3⁰⁰ PM

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

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

REMARKS: met with Mr + Mrs Apple, and explained mechanics
of sale of property at 1022 High
Mr + Mrs Apple signed necessary papers. Mr Apple paid
\$9⁰⁰ for documentary stamps

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

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

633-4385 William G Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 114

NAME & ADDRESS OF OWNER Walter L & Delia M Hawkins
1022 So High St PHONE # 636-1126

NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # Same

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

DATE ASSIGNED 8-3-66 DATE OF CONTACT 8-10-66

OFFER \$ 8750 TIME OF CONTACT 10:00

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

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

REMARKS: Met with Mrs + Mrs Hawkins and signed all necessary papers. Explained rental of property Mr Hawkins would like to rent. Explained how and when vouchers would be paid

- 1- Voucher 7900⁰⁰ 8 to 10 weeks
- 2 Voucher 750⁰⁰ immediately or 30 Days.
- 3 Voucher Fall Taxes 99⁹⁹ to Marion County Treasurer

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

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

633 4385 William G. Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3-521

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 114

NAME & ADDRESS OF OWNER Walter L Hawkins + Delia Hawkins
1022 So High PHONE # 636 1126

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED 8-3-66 DATE OF CONTACT 8-8-66

OFFER \$ 8750⁰⁰ TIME OF CONTACT 11:00 PM

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

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

REMARKS: Met with Mr. & Mrs. Hawkins and explained
the mechanics of selling this home. They will accept
offer and we will meet Wednesday 10:00 AM

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

Distribution Made

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

William S. Kramer
(Signature)

PIONEER NATIONAL TITLE INSURANCE COMPANY
UNION TITLE DIVISION

GUARANTY OF TITLE

114

S.R. I70 PROJ. I70-3 (52) COUNTY Marion

Names on Plans Edgar and Kathryn Apple

PNTIC #66-2393-0

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 February, 19 66, 8 A.M.

Edgar A. Apple and Kathryn M. Apple, husband and wife
(734 N. Drexel Ave.)

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:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Ray E. Sweat

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 24 day of February, 1966.

James I. Wright
Authorized Signatory

James I. Wright

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

The Record Owner or Owners disclosed above acquired title by

Warranty Deed from Bertha A. Barker and Andrew Barker, her husband dated November 12, 1963 and recorded November 14, 1963 in Deed Record 2032 page 164. (U.S.R. \$11.00)

#10000

241-3891

Jewett Jewett

Preston Jewett

PNTIC # 66-2393-0

SCHEDULE "B"

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

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

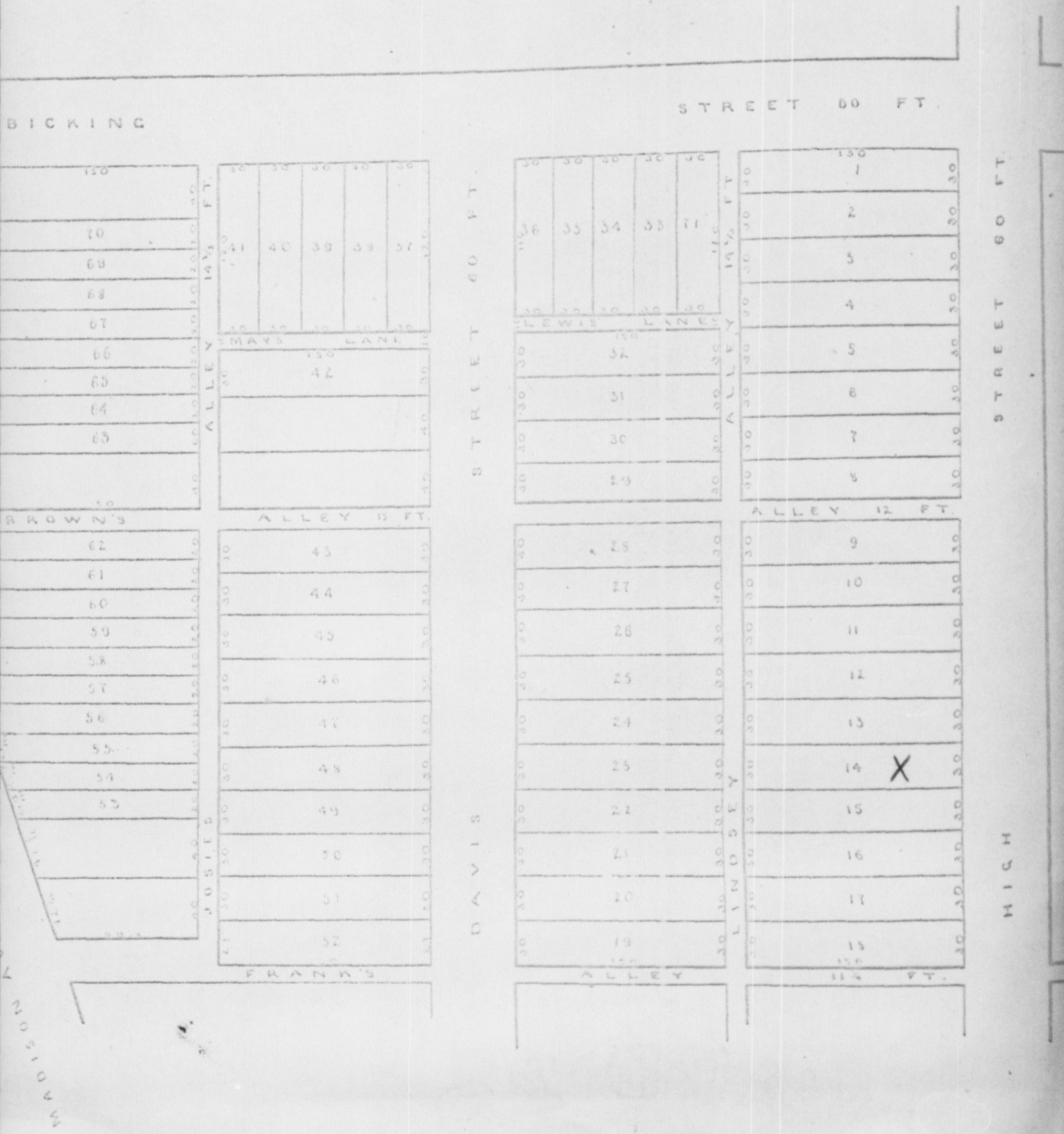
The search of the record of the property described in Schedule "A" discloses the following liens, encumbrances or defects in the title of the Record Owner or Owners.

- e. Taxes for 1964 payable 1965 in name of Edgar A. and Kathryn M. Apple.
Duplicate No.242461, I, Center Township, Code No.1-01
Parcel No.57681.
May \$96.99 Paid, November \$96.99 Paid
Assessed Valuation
Land \$330.00 Improvements \$1,750.00 Exemptions None
Taxes for 1965 payable 1966 in name of Edgar A. and Kathryn M. Apple.
- f. Mortgage on Subject property for \$4,000.00 from Edgar A. Apple and Kathryn M. Apple husband and wife to Shelby Street Federal Savings and Loan Association dated November 12, 1963 recorded November 14, 1963 in Mortgage Record 2233, Page 76.

107

Brown estate Sub 0 L 1044 100

KEI # 2907
(office copy)
UNION TITLE CO



INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

par 114

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-2393-S

Name on Plans Edgar and Kathryn Apple

Name of Fee Owner Edgar A. Apple and Kathryn M. Apple

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 February 17, 1966, 8 A.M. to and including August 19, 1966, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-2393-0 except:

- Taxes for 19 65 payable 19 66 in name of Edgar A. & Kathryn M. Apple
 Duplicate # 6003380 Parcel # 1057681 Township I-Center Code # 1-01
 May \$ 99.01 (paid) ~~XXXXX~~; November \$ 99.01 ~~XXXX~~ (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

Russell Nelson

Assistant Secretary

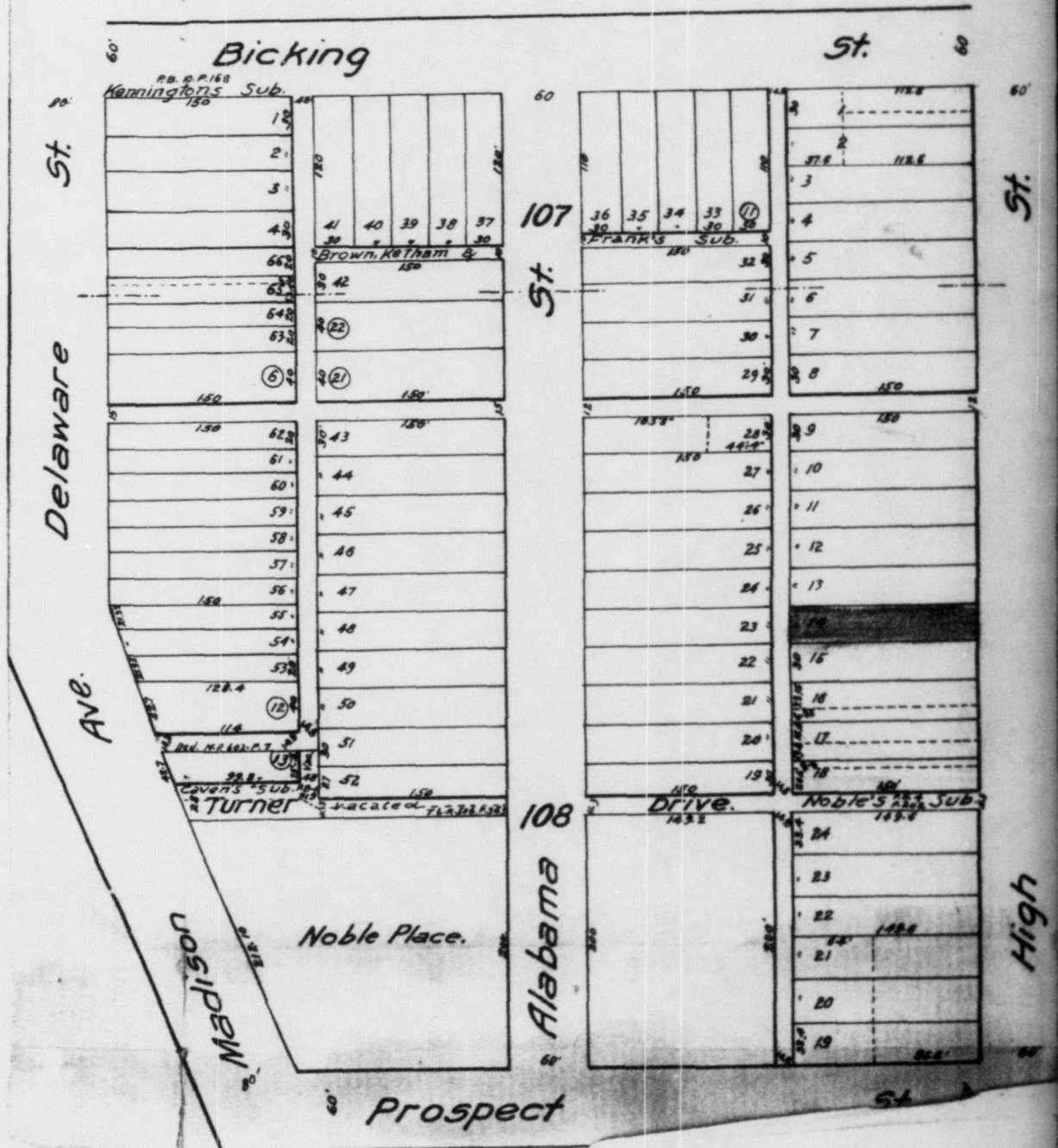
Walter A. McLean

Vice President

Countersigned and validated as of the 25th day of August, 19 66

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

Pt. Out Lots N^o 107 & 108.



Indianapolis, Indiana
December 16, 1925

American Estates Company
801 Occidental Building
Indianapolis, Indiana

Gentlemen:

I have examined the attached abstract of title continued to date of December 7, 1925, by the Union Title Company, Inc., to the following described real estate in Marion County, Indiana, to-wit:

Lot Numbered 14 in Brown, Frank & Ketcham's Sub-division of part of Caven's Subdivision of Out Lots 107 and 108 in the City of Indianapolis.

From such examination it is my opinion that this abstract shows on the above mentioned date the fee simple title of said real estate in Elizabeth Kernodle, who acquired title herein at Entry 3 of the last continuation, subject, however, to the following objections:

(1) At page 1, Entry 1, there is no grant shown to the State of Indiana. The abstract should show the section, township and range in which Out Lots 107 and 108 are located and should show the grant to the State of Indiana by congressional act, if such be the manner of Indiana's acquisition.

(2) At page 2, Entry 4, page 6, Entry 12, and page 7, Entry 16, have the abstractor submit the plat or plats showing the original sub-division of Out Lots 107 and 108 referred to at Entry 4 and showing that John Caven's Subdivision was within the Subdivision referred to at Entry 4, and showing further that Brown, Frank and Ketcham's Subdivision at Entry 16 was within the lots of Caven's Subdivision described at Entry 16; that is, Brown, Frank and Ketcham's Subdivision should be within Lots 2 to 5 inclusive, 7 to 11 inclusive, 14 to 20 inclusive, and 23 to 52 inclusive in Caven's Subdivision.

(3) At page 7, Entry 16, the abstract recites that Lots 23 to 53 inclusive in Caven's Subdivision are involved, whereas the abstract does not cover Lot 53 in Caven's Subdivision, but only Lots 23 to 52 inclusive, as shown at Entry 13.

(4) At page 4, Entry 8, there is no satisfactory showing as to the heirs of George H. Bicking. Procure an affidavit or other evidence showing that the grantors at Entries 8, 9 and 10 are all and the only heirs of George H. Bicking. If no affidavit is obtainable, it may be that some light can be thrown on this matter in the partition proceedings at Entry 11 and if the petition at Entry 11 was sworn to it should be set out in the abstract.

Only thing on record as to Bicking Estate is in Miscellaneous Record 71 Page 436 being an opinion of the Supreme Ct of Penna. in re American

See historical notes on sheet of abstract. We have nothing else.

Plat ordered also stated.

OK Wood

OK Wood

OK Wood

OK

American Estates Company

✓ (5) At page 8, Entry 19, procure evidence that Julia M. Frank and Julia H. Frank, as at Entry 16, were one and the same person.

OK
Waine
Wood

✓ (6) At page 9, Entry 22, procure an affidavit or other evidence showing the surviving heirs of Mary Behmer, which evidence should show August Behmer, the widower, and Mamie F. Frey and August E. Behmer were all and the only heirs of said Mary Behmer. The title depends absolutely on this showing and the showing of heirship raised at Objection No. 4, and the title is in very bad condition until these points are cleared up.

Get
Affidavit
from
Waine
Wood

(7) I further call your attention to the fact that the title hangs on quit claim deeds from the Behmer heirs and there are no warranties to fall back on around this period of the title.

OK

✓ (8) At page 13, Entry 2, procure an affidavit showing authority in the President and Secretary of the Soubier-Emerick Realty Company to execute the deed for said corporation, and also procure evidence that said corporation had no issue of preferred stock, or if they had preferred stock, show consent of the preferred stockholders to this sale.

Get

✓ (9) At page 13, Entry 2, it appears that there was no corporate seal attached to this deed, and if so, a deed of correction should be procured from the Soubier-Emerick Realty Company correcting the defect.

Get
Deed of
Correction

✓ (10) At page 13, Entry 2, a mortgage to Edward B. Raub, Trustee, the balance of which is shown as \$1457.63, is not shown in the abstract and it should be shown that such mortgage is fully satisfied and released.

OK
Wood

(11) At page 14, Entry 4, a mortgage to the Railroad Men's Building and Savings Association for \$2700.00 is now a lien.

(12) Taxes for 1925 payable in 1926 are now a lien.

(13) Procure from the Clerk of the U. S. District Court a certificate showing no unsatisfied judgments against Elizabeth Kernodle, John McWhorter, Bessie McWhorter, and Soubier-Emerick Realty Company.

Get

(14) In addition to the foregoing, the title to this property is subject to the following: Liens for mechanics and material men which may be filed sixty (60) days after work rendered or materials furnished; The zoning ordinances of the City of Indianapolis; Liens for public improvements not yet certified to the Treasurer's office; Liens and surety bonds, if any, executed to the State of Indiana, and rights of parties in possession.

Respectfully submitted,

Joseph G. Wood

JGW:L
Enc.

ABSTRACT OF TITLE

TO

Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Marion County, Indiana

Prepared for W. T. CANNON.

By

MARION TITLE GUARANTY COMPANY

Indianapolis, Indiana

HISTORICAL NOTES.

All the land in Marion County, Indiana, was purchased by the United States of the Miami Indians. The Indians who made any claims to the land south of the Wabash River were primarily the Miami nation. The Delawares occupied this immediate region, and were considered as having a title by grant or permission from the Miami Nation, which at least was a title to permanent occupation. Cessions were made at St. Mary's, Ohio, in October, 1818, as follows:
By the Weas, in general terms, October 2—U. S. Statutes at Large, vol. 7, p. 186.
By the Delawares, in general terms, October 3—U. S. Statutes at Large, vol. 7, p. 188.
By the Miamis, by boundaries, October 6—U. S. Statutes at Large, vol. 7, p. 189.
The Weas or Ouatencs, were properly a part of the Miami Nation. So were also the Kickapoos, who relinquished their claims, in general terms, July 30, 1819—U. S. Statutes at Large, vol. 7, p. 200. These four treaties covered all tribes having any claims to lands in Marion County. The record in the Statutes at Large is the official one, including the signatures of the parties.
American State Papers, 2 Indian Affairs, p. 169.
By clause 5 of section 5 of the enabling act of congress of April 19, 1816, four sections of land were granted to the new State of Indiana to be selected by the legislature "for the purpose of fixing the seat of the government thereon."
3 U. S. Statutes at Large, p. 290.
By the act of March 3, 1819, the Indiana legislature was authorized to select for that purpose any contiguous part of sections "not to exceed in the whole the quantity contained in the four sections."
3 U. S. Statutes at Large, p. 516.
January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government.
Act of 1820, p. 18.
January 6, 1821, the legislature approved the selection of "sections 1 and 12, east and west fractional sections numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by north and south lines as will complete four entire sections, or 2560 acres of land in township 15 north and range 3 east of the second principal meridian."
Three commissioners were appointed to lay off the town site, and to offer lots for sale. The office of the agent was created to sell and convey lots and the site was named Indianapolis.
Act of 1821 p. 44.
By the original survey section one contained 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, east of White River, contains 448.20 acres, leaving 202.7 acres to be taken out of the east side of section 3.
The original survey of the city of Indianapolis, as made in the year 1821, is included within North, South, East and West Streets, embracing squares numbered 1 to 101, inclusive, which were subdivided into lots.
In pursuance of an act of 1824, out-lots numbered 1 to 10 on the north, and 11 to 20 on the south side of the city were laid off, and in 1825 an additional survey of out-lots, including 21 to 30 on the south, and 31 to 40 on the north side of the city was also authorized. "H" is a square of two acres laid out and sold for a brick yard.
The seat of government was permanently established at Indianapolis, January 20, 1824.
R. S. 1824, p. 370.
January 26, 1827, the alleys in certain squares were vacated.
Acts of 1827 p. 5.
February 9, 1831, a survey of the remaining part of the donation was authorized and a plat of such survey was filed in the Recorder's office of Marion county, July 5, 1831.
The office of Agent of State, created by the act of 1821, was continued until 1844, when it was abolished and the papers and records of the Agent were transferred to the Secretary and Auditor of State, who are at present their custodians.

AGENTS OF STATE

1. John Carr, appointed September, 1821.
2. James Milroy, appointed September, 1822.
3. Bethuel F. Morris, appointed December, 1822.
4. Benjamin L. Blythe, appointed February, 1825.
5. Ebenezer Sharpe, appointed April, 1828.
6. John G. Brown, appointed September, 1835.
7. Thomas H. Sharpe, appointed February, 1836.

Land Record
"D", p, 335
May 2, 1834
Recorded
June 21, 1834.

-1-

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

Deed.

Nicholas McCarty, his heirs and assigns.

Out Lot 107, containing 26-25/100 acres, the
North half of Out Lot 108, which half contains 14-56/100
acres, and other real estate, in the Town of Indiana-
polis.

Land Record
"N", p, 279
Apr. 1, 1842
Recorded
Apr. 9, 1842.

-2-

Nicholas McCarty and
Margaret McCarty, his wife,
to

Warranty Deed.

John Roset and
George Hillegas Bicking,
their heirs and assigns.

Block 107, containing 26-25/100 acres, and the
North half of Block 108, which half contains 14-46/100
acres, and other real estate, in the Town of Indiana-
polis.

Land Record
"X", p, 327
Apr. 25, 1850
Recorded
May 11, 1850.

-3-

John Roset and
Mary Ann Roset, his wife,
to

Warranty Deed.

George M. Hollenback,
his heirs and assigns.

The undivided one half of Block 107, containing
26-25/100 acres, and the North half of Block 108, which
half contains 14-46/100 acres, and other real estate,
in the Town of Indianapolis.

Land Record
2, p, 338
Aug. 30, 1854
Recorded
Sept. 8, 1854.

-4-

George M. Hollenback and
Sarah K. Hollenback, his wife,
to

Quit Claim Deed.

George H. Bicking,
his heirs and assigns.

All that part of parcel of Out Lot 107 of the
Donation Land in the City of Indianapolis, bounded
by line as follows: Beginning at the North East corner
of said Out Block 107, corner of East and McCarty
Streets, and running 690 feet, 4-1/2 inches West along
said McCarty Street to a 60 foot street, running North
and South, called High Street, thence South along the
East line of said High Street 564 feet and 3 inches
to a 60 foot street, running East and West, called
Grove Street, thence East along the North line
of said street 690 feet, 4-1/2 inches to East Street,
thence North along the West side of said East Street
564 feet, 3 inches to the place of beginning.

Also, that part or parcel of ground being the

(Over)

North West part of the North half of Out Block 108 and the South West part of said Out Lot 107, bounded as follows: Beginning at a point on Delaware Street where the South line of said Grove Street running East and West intersects said Delaware Street, and running thence South along said Delaware Street 379 feet, 7-1/2 inches to a point, thence in a Southeasterly direction on the East side of the Madison Road 196 feet, 11 inches to a point on the said East line of said Road, thence East 621 feet, 10-1/2 inches to a 60 foot street called High Street, running North and South, thence North along the West line of said High Street 564 feet and 3 inches to said Grove Street, running East and West, thence West 609 feet, 4-1/2 inches to the place of beginning; and other real estate, in the City of Indianapolis.

-5-

By deed dated August 30, 1854, recorded September 11, 1854, in Land Record 2 page 341, George H. Bicking, -- conveyed by Quit Claim Deed to George H. Hollenback, his heirs and assigns, all our right, title and interest in and to all that portion or parcel of land, being the North West part of Out Block 107 in the City of Indianapolis: Beginning at the North West corner of said Out Block 107, corner of McCarty and Delaware Street, and running south along the East line of Delaware Street 564 feet, 3 inches to a 60 foot street running East and West, called Grove Street, thence East along the North line of said Grove Street 690 feet, 4-1/2 inches to a 60 foot street, running North and South across said Out Block and intersecting McCarty Street at right angles, called High Street, thence North 564 feet, 3 inches along the West line of said last named 60 foot street, called High Street, to McCarty Street, and thence along the South line of said McCarty Street 690 feet, 4-1/2 inches to the place of beginning.

Also, that part of ground being the South East portion of said Out Block 107 and the North East part of the North half of Out Block 108, in said City of Indianapolis: Beginning at a point on East Street where the South line of Grove Street intersects said East Street, and running thence West along the South line of said Grove Street 690 feet, 4-1/2 inches to High Street, thence South 564 feet, 3 inches along the East line of said High Street to a point, thence East 690 feet, 4-1/2 inches to East Street, thence North along said East Street 564 feet, 3 inches to the place of beginning; also other real estate.

Assigned and set over to John Roset, August 31, 1854.

Plat Book
1, p, 244
Aug. 29, 1854.
Recorded
Sept. 6, 1854.

-6-

The within draft exhibits the streets laid out upon Out Lot 107 and the North half of Out Lot 108 of the Donation Lands in the City of Indianapolis, Indiana, owned by the subscribers, George H. Hollenback and George H. Bicking, and by them laid out into Lots as exhibited in the within draft.

-7-

We find no record of death nor administration on the Estate of George H. Bicking, deceased, in Marion County, Indiana, he having died in Philadelphia County, Pennsylvania.

43, p, 427
Sept. 20, 1870
Recorded
Oct. 14, 1870.

-8-

Ella H. Emory and
Louis Emory, her husband,
Margaret A. Brisbane and
William H. Brisbane, her husband,
(heirs at law of George H. Bicking,
late of Philadelphia, State of
Pennsylvania)

Warranty Deed.

to

John Caven.

A part of Out Lot 107, and a part of Out Lot 108 in the City of Indianapolis: Beginning at the South West corner of High and Bicking Street, thence West along the South line of Bicking Street 690 feet, 4-1/2 inches to Delaware Street, thence South along the East line of Delaware Street 379 feet, 7-1/2 inches to a point, thence Southeastwardly 196 feet and 11 inches to a point, thence East 620 feet, 10-1/2 inches to High Street, thence North along the West line of High Street 564 feet, 3 inches to the place of beginning, containing 8-1/2 acres, more or less.

Subject to taxes of 1870.

51, p, 162.
Aug. 10, 1871
Recorded
Sept. 9, 1871.

-9-

Ella H. Emory and
Louis Emory, her husband,
Mary A. Brisbane and
William Brisbane, her husband,
(heirs at law of George H. Bicking,
late of Philadelphia, Pennsylvania)

Warranty Deed.

to

John Caven.

So much of the West part of the North half of Out Lot 108, and the South West part of Out Lot 107 of the Donation Lands in the City of Indianapolis: 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

(Over)

East line of Delaware Street 394 feet, 4 inches to a point, thence South East 179 feet, 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.

This deed is executed to correct some slight errors in the description of the premises in a Warrantee Deed bearing date September 20, 1870, from the above named vendors to the above named vendee substantially conveying and intending to convey above described premises.

51, p, 197
July 28, 1871
Recorded
Sept. 26, 1871.

Amelia C. Bicking, widow
of George H. Bicking,
to

Quit Claim Deed.

John Caven.

So much of the West part of the North half of Out Lot 108, and the South West part of Out Lot 107 of the Donation Lands in the City of Indianapolis: 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, 4 inches to a point, thence South East 179 feet, 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.

-10-

IN THE MARION CIVIL CIRCUIT COURT:

Cause #4923
Complaint filed
Oct. 19, 1871

Order Book
30, p, 637.

Amelia C. Bicking and
Georgianna Bicking, by
her Guardian, Amelia C.
Bicking,

vs

John Caven.

Petition for
Partition.

Now comes the parties by their Attorneys and this Cause being called for trial, it is by their agreements submitted to the Court for trial and finding upon the issues joined between them without the intervention of a jury, and the evidence being heard and being fully advised in the premises, the Court does say and find for the defendant:

Defendant was duly served with process.

It is therefore considered by the Court that

(Over)

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Misc. Record
41, p. 188
Apr. 14, 1903
Recorded
Apr. 20, 1903.

-14-

STATE OF INDIANA, COUNTY OF MARION:SS:

Ignatius Brown being duly sworn on his oath says that he was personally acquainted with the John Caven that gave himself, James Frank and William A. Ketcham a Warranty Deed on the 2nd day of January 1873, and that on the above date the said John Caven was unmarried.

Ignatius Brown.

-15-

For vacation of so much of the alley in Caven's Subdivision of Out Lots 107 and 108 as lies between Lots 32, 33, 46 and 47, and also that portion of the alley in said Subdivision lying south of and adjoining Lots 14, 39 and 40 of said Subdivision, to-wit, 20 feet in width off the North side of said alley, South of and adjoining said Lots 14, 39 and 40, dated July 29, 1873, recorded July 31, 1873, see Town Lot Record 71 page 225.

Plat Book
6, p. 107
Aug. 6, 1873
Recorded
Sept. 3, 1873.

-16-

Ignatius Brown and Elizabeth W. Brown, his wife, James Frank and Julia H. Frank, his wife, William A. Ketcham and Flora McD Ketcham, his wife, filed a plat of Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108.

This plat shows the Re-subdivision by Brown, Frank and Ketcham of Lots 2 to 5 inclusive, 7 to 11 inclusive 14 to 20 inclusive, and 23 to 53 inclusive in Caven's Subdivision of part of Out Lots 107 and 108 in Indianapolis.

It, also, includes portions of the alleys between Lots 32 and 33 and 46 to 47 and South of Lots 14, 39, and 40 of said Caven's Subdivision, which portions of said alley have heretofore been vacated by order of the Common Council of the City of Indianapolis, said order of vacation being recorded in Town Lot Record No. 71 page 225 of the Records of Deeds in Marion County, Indiana.

This Subdivision comprises 71 Lots.

The dimensions of said Lots and the width of the several streets and alley (which are hereby dedicated for public use) are marked on the plat in feet and fractions of feet.

said plaintiffs have no interest in the real estate in said Complaint described, to-wit: 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 of 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, and that said defendant recover of said plaintiffs his costs and charges in this behalf expended taxed at \$---.

Plat Book
4, p, 19

Recorded
Jan. 5, 1872.

-12-

John Caven filed a plat of John Caven's Subdivision of the West part of the North half of Out Lot 108, and the South West part of O. L. 107 of the Donation Lands of the City of Indianapolis, Indiana, into 52 Lots as shown and represented by this plat.

EXPLANATION: Each Lot is 150 feet by 40 feet, except those cut by Madison Avenue, being Lots 10, 11, 12 and 13, which are extended to the present line of said Avenue as laid out and graveled, which is a few feet West of the old line of said Avenue, thereby increasing the length of the line "AB" 14 feet and 4 inches.

The 28 feet on the South line is all donated by this Subdivision as half of a street.

Deed Record
63, p, 187
Jan. 2, 1873
Recorded
Feb. 1, 1873.

John Caven, unmarried,
to
Ignatius Brown,
James Frank and
William A. Ketcham.

Warranty Deed.

Lots 2, 3, 4, 5, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20 and 23 to 52 inclusive in John Caven's Subdivision of the West part of the North half of Out Lot 108, and the South West part of Out Lot 107 of the Donation Lands in the City of Indianapolis, according to the plat of said Subdivision recorded in Plat Book 4 page 19 in the office of the Recorder of Marion County.

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92, p. 54.
July 8, 1875.
Recorded
July 30, 1875.

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Ignatius Brown, unmarried,
Wm. A. Ketcham,
(Signs William A. Ketcham),
and Flora Ketcham, his wife,
to
James Frank.

Quit Claim Deed.

Lots 13, 14, 20, 21, 22, 27, 38, 42, 43, 45, 58,
and 59, in Brown, Frank and Ketcham's Subdivision of a
part of Out Lots 107 and 108 in the City of
Indianapolis, and other real estate.

Subject however to the payment of the undivided 1/3
of the indebtedness secured by a mortgage on said
premises given by Ignatius Brown and wife, James Frank
and wife, and William A. Ketcham to John Caven on the
2nd day of January 1873, of record in the office of the
Recorder of Marion County, Indiana, in Mortgage Record
33, at page 244.

NOTE: Mortgage referred to above entered satisfied
of record February 15, 1877.

103, p. 350.
Nov. 6, 1876.
Recorded
Nov. 10, 1876.

-18-

James Frank, and
Julia M. Frank, his wife,
to
Michael Faust.

Warranty Deed.

Lots 4, 13, 14, 20, 27, 59, and 71 of Brown,
Frank and Ketcham's Subdivision of Parts of Out Lots
107 and 108 in the City of Indianapolis.

104, p. 428.
Nov. 8, 1876.
Recorded
Feb. 3, 1877.

-19-

Michael Faust, and
Magdalena Faust, his wife,
to
Julia M. Frank.

Quit Claim Deed.

Lots 4, 13, 14, 20, 27, 59, and 71, of Brown,
Frank and Ketcham's Subdivision of parts of Out Lots
107 and 108 in the City of Indianapolis.

120, p. 480.
Nov. 30, 1878.
Recorded
Jan. 23, 1879.

-20-

James Frank, et al.,
By John T. Pressely, Sheriff
of Marion County, Indiana,
to
Mary Behmer.

Sheriff's Deed.

Lots 13, 14, 20, and 59 of Brown, Frank and Ketcham's
Subdivision of part of Out Lots 107 and 108 in the City
of Indianapolis.

On a judgment and decree rendered in the Superior
Court of Marion County, Indiana, October 18, 1877, for
\$3950.00 and costs, see Cause No. 20302, Order Book 51,
page 536, Complaint filed October 1, 1877. Complete
Record 32, page 168.

Mary Behmer -vs- James Frank, Julia M. Frank,
his wife.

NOTE: We are unable to show the summons, the paper is not now in the file, nor is it shown in Complete Record. In decree it is recited that "the plaintiff by Finch and Finch, her attorneys, shows to the Court that the defendant James Frank and Julia M. Frank, his wife, have been duly served with process more than 10 days before the 1st day of the present term."

On a foreclosure of a mortgage executed by Julia M. Frank and James Frank, her husband, to Mary Behmer, February 3, 1877, and recorded February 3, 1877, in Mortgage Record 92, page 95.

Execution Docket 17, page 305, November 1, 1877, Certified copy of decree issued to the Sheriff of Marion County, who duly advertised said real estate for sale, did on the 24th day of November 1877, first offer the rents and profits of said real estate and receiving no bid, he offered the fee simple of said real estate and Mary Behmer bid therefor the sum of \$3000.00, she being the highest and best bidder and no one bidding more, was openly struck off to her.

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We find no record of death or administration on the estate of Mary Behmer, deceased, in Marion County, Indiana.

282, p. 408.
Feb. 7, 1896.
Recorded
Feb. 15, 1896.

August Behmer, widower,
the surviving husband of
Mary Behmer, deceased,
of Pennington County, in the
State of South Dakota,

Quit Claim Deed.

-22-

to
Mamie F. Frey, and
August E. Behmer, children and
only heirs of Mary Behmer, deceased.

Lots 13, 14, and 59 in Brown, Frank and Ketcham's
Subdivision of Caven's Subdivision of part of Out Lots
107 and 108 in the City of Indianapolis.

285, p. 270.
Apr. 10, 1896.
Recorded
Apr. 27, 1896.

James Frank, and
Julia M. Frank, his wife,
to

Quit Claim Deed.

-23-

August E. Behmer, and
Mamie F. Frey.

Lots 13, 14, 20 and 59 in Brown, Frank and
Ketcham's Subdivision of Caven's Subdivision of parts
of Out Lots 107 and 108 in the City of Indianapolis.

285, p. 318.
Apr. 27, 1896.
Recorded
Apr. 29, 1896.

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Mamie F. Frey, and
John Fremont Frey, her husband,
to
August E. Behmer.

Quit Claim Deed.

Lot 14 in Brown, Frank and Ketcham's Subdivision of Lots 2 to 11 inclusive, 14 to 20 inclusive, and 23 to 52 inclusive, of John Caven's Subdivision in the City of Indianapolis, Indiana, as shown by the plat thereof recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, State of Indiana.

303, p. 390.
Mch. 24, 1898.
Recorded
Mch. 25, 1898.

-25-

August E. Behmer, and
Katherine Behmer, his wife,
to
George H. Batchelor, Trustee.

Quit Claim Deed.

Lot 14 in Brown, Frank and Ketcham's Subdivision of Lots 2 to 11 inclusive, 14 to 20 inclusive, and 23 to 52 inclusive, of John Caven's Subdivision in the City of Indianapolis, Indiana, as shown by the plat thereof recorded in Plat Book 6, page 107 and other real estate.

This conveyance being made to said George H. Batchelor, Trustee, in consideration of and upon the Trust that he will immediately convey the same to the said August E. Behmer, and Katherine Behmer, his wife, to have and to hold the same as tenants by entireties.

303, p. 391.
Mch. 24, 1898.
Recorded
Mch. 25, 1898.

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George H. Batchelor, Trustee,
for the purpose of carrying out
the Trusts specified in a certain
deed of even date herewith executed
to him by August E., and Katherine Behmer,
his wife, conveying to him as such Trustee
upon the trusts therein specified, the real
estate hereinafter described,

Warranty Deed.

to
August E. Behmer, and Katherine Behmer,
to have and hold as tenants by entireties.

Lot 14 in Brown, Frank and Ketcham's Subdivision of Lots 2 to 11 inclusive, 14 to 20 inclusive and 23 to 52 inclusive, of John Caven's Subdivision in the City of Indianapolis, Indiana, as shown by the plat thereof recorded in Plat Book 6, page 107, and other real estate.

511, p. 578.
May 16, 1913.
Recorded
June 13, 1913.

August E. Behmer, and
Katherine Behmer, husband and wife,
to
Sourbier - Emrick Realty Company.

Warranty Deed.

Lot 14 in Brown, Frank and Ketcham's Subdivision
of part of Caven's Subdivision of Out Lots 107 and 108
in the City of Indianapolis.

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For Articles of Incorporation of the Sourbier
Emrick Realty Company, dated December 14, 1912, and
recorded December 16, 1912, see Miscellaneous Record
74, page 412.

The object of this Corporation shall be to buy
and sell state, county, municipal and all other bonds,
to borrow and loan money and to take collateral as
security for any such loan or loans or mortgages on
real estate or personal property, personal security,
and assignment of accounts, fees and choses in action,
Also to buy and sell promissory notes, bills of ex-
change, accounts, judgments, tax certificates, sheriff's
certificates, Mechanics or Material Men's Liens, mort-
gages, choses in action, fees and all other evidence of
indebtedness, buy, hold, and own, mortgage lease and
sell real estate and personal property and to assign,
release and satisfy mortgages and assign notes, execute
deeds of conveyance and do all things incident or
necessary to carry on and maintain said business.

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There are no further conveyances.

Encumbrances.

617, p. 413.
July 10, 1913.
Recorded
July 22, 1913.

Sourbier-Emrick Realty Company,
By Edward G. Sourbier, President,
Attest: Edwin H. Emrick, Secretary,
(Corp. (L.S.) Seal),

Mortgage.

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to
Caroline S. Heywood,
Lot 14 as above described.

To secure the payment of one principal promissory
note for \$1500.00 due 5 years after date and 10 coupon
interest notes each for \$45.00 due in 6, 12, etc., to
60 months after date.

Privilege given to pay \$100.00 or any multiple
thereof.

*Released
Sept. 21, 1921
awr*

-31-

Taxes for the year 1920, first installment paid, second installment unpaid, payable in November 1921.

SINCE PAID BY
UNION TITLE GUARANTY COMPANY
INCORPORATED
Attest: *William Conrad*
BY: *William Conrad*
PRES. & GENERAL MANAGER

-31-

Taxes for the year 1921, now a lien, payable in May and November 1922.

Indianapolis, Indiana, August 30, 1921.

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

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

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

MARION TITLE GUARANTY COMPANY

William Conrad

- 1- Continuation of Abstract of Title to Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in 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 August 30, 1921.

Prepared for W.T. Cannon.

656 page 104.
Sept. 15, 1921.
Recorded.
Sept. 19, 1921.

Sourbier-Emrick Realty Company.
By, Everett L. Deupress, President.
Attest: Edwin H. Emrick, Secretary.
(-- seal)

Warranty
Deed.

to

-2-

John McWhorter, and
Bessie McWhorter, husband and wife.

Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, in the office of the Recorder of Marion County, Indiana. Subject to existing taxes and municipal assessments. Also subject to balance of mortgage to Edward B. Raub, Trustee, which balance is \$1457.63.

724 page 410.
Aug. 15, 1924.
Recorded.
Aug. 19, 1924.

John McWhorter, and
Bessie McWhorter, husband and wife.
to

Warranty
Deed.

Elizabeth Kernodle.

-3-

Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Caven's Subdivision of Out Lots 107 and 108 in the city of Indianapolis, Indiana.

Subject to a certain mortgage in favor of the Railroadmen's Building and Savings Association of Indianapolis, Indiana, in the sum of \$2700.00 dated September 1921, on which there is a balance due of principal and interest of this date the sum of \$2222.46 more or less. Same being recorded in Mortgage Record - page - of records of the Recorder's office of Marion County, Indiana.

Subject to the last half of the 1923 taxes due and payable in 1924, and all taxes due and payable thereafter.

794 page 333.
Sept. 15, 1921
Recorded.
Sept. 19, 1921.

John McWhorter, and
Bessie McWhorter, his wife,
to
The Railroadmen's Building
and Savings Association.

Mortgage

SATISFIED OF RECORD
UNION TITLE CO. INC.
BY *Willis N. Coal*
V. PRES. & GENERAL MGR.

-4-

*Sat
Jan 19, 1926
by*

Lot 14 in Brown, Frank, and Ketchan's Subdivision
of part of Caven's Subdivision of Lot Lots 107 and 108
in the city of Indianapolis.

To secure the payment of a certain promissory
note of even date herewith, payable on or before 10
years from date in the principal sum of \$2700.00 with
interest at the rate of 6-1/2% per annum until
paid. Together with certain dues, fines, etc, and 10%
attorneys fees.

-5-

Examinations made for judgments vs. Sourbier-Emrick
Realty Company, from August 30, 1921, to September 19, 1921,
and John McWhorter, and Bessie McWhorter, husband and
wife, from December 4, 1915, to August 19, 1924 and
Elizabeth Kernodle, for the 10 years last past and
against none other.

-6-

Taxes for the year 1923, fully paid.

-7-

Taxes for the year 1924, fully paid.

-8-

Taxes for the year 1925, now a lien,
Indianapolis, Indiana, Dec. 7, 1925.

SINGLY PAID IN FULL
UNION TITLE CO. INC.
BY *Willis N. Coal*
V. PRES. & GENERAL MGR.

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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 Audi-
tor'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 Marion Probate, Circuit and Superior Courts,
as said records and dockets are now entered up; we find no further con-
veyances, nor unsatisfied encumbrances of record, on the tract describ-
ed in the Caption.

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.

Union Title Company
Incorporated
By *Willis N. Coal*
V. PRES. & GENERAL MANAGER

1. Addendum to Abstract of Title to Lot 14 in Brown, Frank, and Ketcham's Subdivision of part of Out Lots 107 and 108 in 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.

Prepared for American Estates Company.

#2 and 3 of Opinion.

2. The lot described in the caption hereof lies entirely within the boundaries of Out Lot 108 of the Donation Lands of the City of Indianapolis, and entirely within the boundaries of Lots 42 and 43 in John Caven's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis.

#10 of Opinion.

Misc. Record
75 p. 77,
Oct. 19, 1912
Recorded
Jan. 13, 1912

Caroline S. Heywood,
Florence Heywood,
to
Edward B. Raub,

Power of
Attorney

3.

To Whom It May Concern:
The undersigned, Caroline S. Heywood and Florence Heywood, residents of Santa Clara County, California, but temporarily residing in Paris, France, do separately and severally by these presents constitute Edward B. Raub, their attorney in fact, for the following purposes, to-wit:

To release of record in Marion County, Indiana, on payment thereof any and all mortgages held by us, or either of us in said County. Our said attorney in fact is further empowered and authorized to execute any and all releases or satisfactions of said mortgages as fully and as effectually as if done by us personally.

Our said attorney in fact is authorized and empowered in our names, places, and stead to execute such release and satisfactions either of record or by separate instrument, and we hereby expressly ratify and confirm any and all releases of mortgages heretofore executed by him for us or either of us as our attorney in fact.

This power of attorney is supplemental and additional to any other powers of attorney heretofore given the said Edward B. Raub.

21619

#10 of Opinion.

617 p.413
July 10, 1913
Recorded
July 22, 1913

Sourbier Emrick Realty
Company (Corp. (LS) Seal)
By Edward G. Sourbier, President
Attest: Edwin H. Emrick Secretary,
to

Mortgage

4.

Caroline S. Heywood,
Lot 14 in Brown, Frank and Ketcham's Subdivision of
part of Caven's Subdivision of Out Lots 107 and 108
in the City of Indianapolis, as per plat thereof
in Plat Book 6, page 107, of the Records in the
office of the Recorder of Marion County, Indiana.

To secure the payment, when the same become due of
1 principal promissory note calling for the sum of
\$1500.00 due 5 years after date, and 10 coupon interest
notes each for the sum of \$45.00 falling due in 6, 12,
18, 24, 30, 36, 42, 48, 54, and 60 months after
date respectively.

#10 of Opinion.

5.

Release for mortgage in Mortgage Record 617, page 413.
The undersigned Caroline S. Heywood by Edward
B. Raub, her attorney in fact acting under
a power of attorney from said Caroline S. Heywood
recorded in Miscellaneous Record No. 75, at page 77
of the records in the office of the Recorder of Marion
County, Indiana, which power of attorney is
still in force does hereby certify that a certain mortgage
given by Sourbier Emrick Realty Company, (a corpora-
tion) to said Caroline S. Heywood is fully paid and
satisfied, and the Recorder of Marion County, Indiana,
is authorized to enter such satisfaction upon
record; said mortgage is dated the 10th day of
July 1913, securing a principal note of \$1500.00
and interest thereon, evidenced by coupon interest
notes; and is recorded in Mortgage Record
617, page 413, of the records in the office of
the Recorder of Marion County, Indiana.

In Witness whereof the said Caroline S.
Heywood by Edward B. Raub her attorney in fact
as above, has hereunto set her hand and seal
this 15 day of September 1921.

Caroline S. Heywood.

By Edward R. Raub, Attorney in fact. Acknowledged Sept. 15,
1921 and recorded September 21, 1921, in Release
Record 7, page 716.

Dec. 23, 1925.

Respectfully,

UNION TITLE CO., INC.
BY *J. L. Bloom* V.P.

- Continuation of Abstract of Title to Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in 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 December 7, 1925.

Prepared for American Estates Company.

757 page 354
Jan. 6, 1926
Recorded
Jan. 12, 1926

Elizabeth Kernodle, widow
and unmarried
to

Warranty Deed

2.

William Pruitt, and
Flora Pruitt, husband and wife,
Lot 14 in Brown, Frank, and Ketcham's Subdivision of part
of Caven's Subdivision of Out Lots 107 and 108 in the City of
Indianapolis, Indiana.
Subject to the taxes of 1925 payable in 1926.

Mtg. Record
946 page 43
January 7, 1926
Recorded
January 12, 1926

William Pruitt, and
Flora Pruitt, his wife,
to
The Railroadmen's Building
and Savings Association

Mortgage

3.

Lot 14 in Brown, Frank and Ketcham's Subdivision of
part of Out Out Lots 107 and 108 in the City of
Indianapolis.

To secure the payment of a certain promissory note of
even date herewith payable on or before 10 years from
date, in the principal sum of \$2200.00 with interest at
the rate of 6½% per annum until paid together with
certain dues, fines, etc. and 10% attorney's fees.

REL. ON MARGIN
Nov. 21, 1946
[Signature]

Judgment Search

4.

Examination made for judgments against Elizabeth Kernodle
from December 7, 1925, to and including January 12, 1926;
William Pruitt, and Flora Pruitt, husband and wife,
jointly, and not individually for the 10 years last past
and against none other.

5.

Taxes 1925 fully paid.

6.

Taxes 1926 fully paid.

7.

Taxes 1927 now a lien.

64160

CERTIFICATE



8. STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 2 both inclusive.

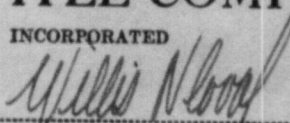
Dated at Indianapolis, Indiana,

January 14, 1928. 8:00 A.M.

UNION TITLE COMPANY

INCORPORATED

By


Vice President and General Manager

1.

INDIANAPOLIS

A Continuation of an Abstract of Title to Lot numbered Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for The Railroadmen's Building & Savings Assn., since date of January 13, 1928.

CONVEYANCES

Deed Record
Town Lots
809 page 228
Jan. 20, 1928
Recorded
Jan. 25, 1928

OF

William Pruitt and
Flora Pruitt,
husband and wife,

Warranty Deed

To

Joseph F. O'Mahoney.

ABSTRACTS

Lot 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in 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.

Grantee assumes and agrees to pay the unpaid balance of a mortgage in favor of the Railroadmen's Building and Savings Association, recorded in Mortgage Record 946 page 43.

Subject to taxes of 1927 payable in 1928 and all taxes thereafter.

2.

3.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

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

L. M. Brown Abstract Co.,

Misc. Record
226 page 395
Nov. 14, 1930
Recorded
Nov. 14, 1930

INDIANAPOLIS

MECHANICS' LIENS

Gansberg-Shirk Lumber Company,

Lien

To

John Griesehop,
Joseph F. O'Mahoney.

Lot No. 14 in Brown, Frank & Ketcham's Sub. of
Out Lot 107 in the City of Indianapolis, also known
as 1022 High Street.

For the sum of \$127.00.

NOTE: We do not find that any suit has ever been
instituted to enforce this lien.

5.

✓rc
em
attached

TITLED

JUDGMENTS

6.

OF

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

William Pruitt and Flora Pruitt jointly, from
January 13, 1928 to January 25, 1928 inclusive;

Joseph F. O'Mahoney for the 10 years last past.

As to O'Mahoney, no search made for judgments which may
have been entered without a middle initial, or with any
initial other than F.

None found unsatisfied.

ABSTRACTS

ASSESSMENTS

7.

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

L. M. Brown Abstract Co.,

INDIANAPOLIS

TAXES

8. Taxes for the year 1931 paid in full.

TITLE

9. Taxes for the year 1932 assessed in the name of Joseph F. O'Mahoney, General Tax Duplicate No. 90467, Center Township, Indianapolis, are due and payable the first Monday in May, and the first Monday in November 1933.
May installment \$33.37 not paid,
Nov. installment \$33.36 not paid.

OF

ABSTRACTS

10. Taxes for the year 1933 became a lien March first, and are due and payable in May and November of the year 1934.

L. M. Brown Abstract Co.,

*Amount Paid
No*

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

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

11.

INDIANAPOLIS

ABSTRACTER'S NOTE:

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.

TITLE

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 of such purposes to divide the city into the following districts:

OF

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;

ABSTRACTS

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

Six Classes of Area Districts, Class A-1, 7500 square feet per family; Class A-2, 4800 square feet per family; Class A-3, 2400 square feet per family; Class A-4, 1200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

L. M. Brown Abstract Co.,

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.

12.

MAY 31, 1933.

CERTIFICATE.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof.

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

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

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

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

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

V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances as indexed or entered up, within the period embraced in the examination here 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 January 13, 1928 to and including May 31, 1933 and covers Paragraphs No. 1 to 12 both inclusive, and Sheets No. 1 to 5 both inclusive.

L. M. BROWN ABSTRACT COMPANY.

By

R. A. Jure
mpw

1

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Railroadmen's Federal Savings and Loan Association of Indianapolis, since date of May 31, 1933.

OF

CONVEYANCES

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

ABSTRACTS

Mary C. McCambridge

Affidavit

2

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

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

Further affiant sayeth not.

Mary C. McCambridge.

L. M. Brown Abstract Co.,

Deed Record
905 page 546
June 29, 1933
Recorded
July 5, 1933

3

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

Joseph F. O'Mahoney and
Evelyn O'Mahoney, his wife,
To

The Railroadmen's Building and
Savings Association.

Lot No. 14 in Brown, Frank and Ketcham's
Subdivision of part of Out Lots 107 and 108 of the
Donation Lands of the City of Indianapolis, the plat
of which is recorded in Plat Book 6 page 107 in the
office of the Recorder of Marion County, Indiana.

Subject to all unpaid assessments.

Subject to the unpaid balance of a mortgage in
favor of the grantee herein securing \$2200.00 and
recorded in Mortgage Record 946 page 43.

Warranty Deed
Revenue Stamps
Attached

Misc. Record
9 page 221
Dated - - -
Acknowledged
Aug. 11, 1887
Recorded
Aug. 11, 1887

4

The Railroadmen's Building
and Savings Association

Articles

The name shall be "The Railroadmen's Building
and Savings Association" and its place of business
shall be in the City of Indianapolis, County of
Marion and State of Indiana, in which County its
operations shall be carried on.

Its Capital Stock shall be One Million Dollars.

The object shall be to provide its members a
safe and profitable investment of small weekly
installments and to loan them money on easy terms
to enable them to purchase a home or make other
investments.

The affairs of the Association shall be managed
by a Board of Directors consisting of nine members
to be chosen from among the stockholders as provided
in the By-Laws.

Misc. Record
38 page 13
Jan. 8, 1902
Recorded
Jan. 9, 1902

5

The Railroadmen's Building
and Savings Association,
(Corp. Seal)
by: D. S. Hill, President,
Attest: W. T. Cannon, Secretary,

Certificate of
Amendment to
Articles of
Incorporation

That on January 8, 1902, at the regular meeting
of the stockholders of said Association a resolution
was adopted amending the Articles of Association to
read as follows:

The affairs of the Association shall be
managed by a Board of Directors consisting of
seven members to be chosen from among the stock-
holders as provided by the By-Laws.

(NOTE: This instrument not acknowledged).

INDIANAPOLIS

TITLE

OF

ABSTRACTS

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

6

L. M. Brown Abstract Co.,

Railroadmen's Federal
Savings and Loan Association
of Indianapolis.

Change of Name

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

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

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

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

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

H. Caulsen, (seal),
Assistant Secretary.

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

Fermor S. Cannon

Affidavit

7

TITLE OF INDIANAPOLIS

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

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

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

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

And further affiant says not.

Fermor S. Cannon.

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

Fermor S. Cannon,

Affidavit,

8

ABSTRACTS OF L. M. Brown Abstract Co.,

Affiant says that he is President of Railroadmen's Federal Savings and Loan Association of Indianapolis, and that he was well acquainted with H. Caulson, who was Assistant Secretary of Federal Home Loan Bank Board on the 9th day of June 1936, and who in his official capacity signed a certain affidavit of change of name affected the Railroadmen's Federal Savings and Loan Association of Indianapolis and that on the 20th day of April 1937, affiant subscribed to a certain affidavit in which identification of the aforementioned H. Caulson was intended and made and that in said affidavit under said date of April 20th, 1937 the name of the aforesaid Assistant Secretary of Federal Home Loan Bank Board was misspelled in the last syllable of the said name Caulson, the letter "e" having been typed in the said name of Caulson in the said last syllable, whereas the letter "o" is correct and the purpose of this affidavit is to correctly identify the said H. Caulson Assistant Secretary of Federal Home Loan Bank Board and further to correct the record of the purpose intended.

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

And further affiant sayeth not.

Fermor S. Cannon.

- 9 WE FIND NO FURTHER CONVEYANCES
- INDIANAPOLIS
- ENCUMBRANCES
- TITLE
- 10 MORTGAGES
- None found unsatisfied of record filed within the period of this search.
- OF
- 11 MECHANIC'S LIENS
- None found unsatisfied of record filed within the period of this search.
- ABSTRACTS
- 12 JUDGMENTS
- Search is made, and strictly limited, for judgments which may have been entered against the following party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.
- Railroadmen's Federal Savings and Loan Association of Indianapolis for the ten years last past.
- None found unsatisfied.
- ASSESSMENTS
- 13
- None found unsatisfied of record which became a lien within the period of this search.

L. M. Brown Abstract Co.,

INDIANAPOLIS

TAXES

14

Taxes for the year 1944 paid in full.

TITLE

15

Taxes for the year 1945 assessed in the name of
 Railroadmen's Building and Savings Association
 Parcel No. 57681
 General Tax Duplicate No. 393446
 Indianapolis, Center Township
 are due and payable the first Monday in May and the
 first Monday in November, 1946.
 May installment \$27.35 paid,
 Nov. installment \$27.35 unpaid.

OF

ABSTRACTS

As shown of record these taxes are now
 FULLY PAID.
 L. M. BROWN ABSTRACT CO., INC.
 BY *Russell W. Fuent*
 PRES. & MGR.

L. M. Brown Abstract Co.,

16

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

As shown of record these taxes are now
 FULLY PAID.
 L. M. BROWN ABSTRACT CO., INC.
 BY *Russell W. Fuent*
 PRES. & MGR.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
from **May 31, 1933** to and including
October 16, 1946 and covers Paragraphs No. 1 to **17**
both inclusive, and Sheets No. 1
to **7** both inclusive.



L. M. BROWN ABSTRACT COMPANY
By *[Signature]*
President & Mgr.

PF

OFFICERS

RUSSELL A. FURR
PRES. & MANAGER

VOLNEY M. BROWN
VICE-PRESIDENT

FRED G. APPEL
VICE-PRESIDENT

CORNELIUS O. ALIG
TREASURER

EDSON T. WOOD, JR.
SECRETARY

JACOB F. DELKER
ASST. MGR.

L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

230077

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

RAILROADMEN'S FEDERAL SAVINGS AND
LOAN ASSOCIATION OF INDIANAPOLIS

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

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

This certificate covers the Indianapolis Division down to and including **October 16, 1946.**
and all other Divisions of the State of Indiana, down to and including **October 12, 1946.**

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.

Railroadmen's Federal Savings and Loan
Association of Indianapolis

Dated October 16, 1946

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

PF

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, INDIANA.

TITLE

Prepared for Shelby Street Federal Savings and Loan Association, since date of October 16, 1946.

CONVEYANCES

OF

Deed Record
1239 page
Inst.# 66429
Nov. 13, 1946
Recorded
Nov. 15, 1946

Railroadmen's Federal Savings and Loan Association of Indianapolis, a corporation (Corp. Seal)

Special Warranty Deed
Revenue stamps Attached

By: A. F. Bromley, Vice-President,
Attest: L.W. Davis, Asst. Secretary
to

ABSTRACTS

2.

Andrew Barker and Bertha Barker, husband and wife

Lot 14 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107, and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat book 6 page 107 in the office of the Recorder of Marion County, Indiana.

L. M. Brown Abstract Co.,

Subject to all unpaid taxes and assessments. Said grantor, by its officers who execute this deed, represent and state that it is a corporation organized under the laws of the United States of America, and with its principal place of business in Marion County, Indiana; that since April 8, 1940 said corporation has not been controlled by or a substantial part of the stock, shares, bonds, debentures, notes, drafts, or other securities or obligations been controlled by any foreign country or national thereof, or had any right, title or interest, directly or indirectly in and to said real estate and that said corporation has not or is not now purporting to act directly or indirectly for the benefit of or on behalf of any foreign country or national thereof. That these representations are made under oath to induce the acceptance of this conveyance.

This deed is executed pursuant to a duly adopted resolution of the Board of Directors of Railroadmen's Federal Savings and Loan Association of Indianapolis herein authorizing the President or Vice-President and Secretary or Assistant Secretary to execute the same.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

That said Grantor has no preferred stock authorized, issued, or outstanding.

Subject to any and all covenants, restrictions, or easements running with the above described real estate that are of record.

It is understood and agreed by the parties to this conveyance, that the title to the real estate herein conveyed is warranted only so far as it might be affected by any act of the grantor during its ownership thereof and not otherwise.

3.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

MORTGAGES

Andrew Barker, and
Bertha Barker,
husband and wife
to

Shelby Street Federal
Savings and Loan Association

Lot numbered 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain obligation evidenced by a promissory note of even date herewith for the principal sum of \$ 1500.00 , executed by the Mortgagors and payable to the order of the Mortgagee on or before 10 years after date, with interest thereon as provided in said note, said principal and interest being payable at the office of the Mortgagee in the City of Indianapolis, Indiana, in regular monthly installments of \$ 15.00 each payable on or before the first day of each calendar month hereafter, all of which indebtedness the mortgagors severally promise and agree to pay to the order of the mortgagee, all without relief from valuation and appraisement laws and with 10% attorney's fees.

SATISFIED OF RECORD
L.M. BROWN ABSTRACT CO., INC.
BY *Russell C. Feun*
PRES & MGR Mortgage

Mortgage Record
1400 page
Inst. # 66430
Nov. 12, 1946
Recorded
Nov. 15, 1946

4.

*Released
on margin
ccr*

MECHANIC'S LIENS

5.

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

JUDGMENTS

6.

Search is made, and strictly limited, for judgments, which may have been entered against the following parties, solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited. Railroadmen's Federal Savings and Loan Association of Indianapolis from October 16, 1946 to date, Andrew Barker, and Bertha Barker, jointly and not individually for the 10 years last past. (None found unsatisfied).

ASSESSMENTS

7.

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

TAXES

8.

For taxes see previous Continuation.

231299

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from October 16, 1946 to and including November 15, 1946 and covers Paragraphs No. 1 to 9

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



L. M. BROWN ABSTRACT COMPANY
By *Russell A. Bean*
President & Mgr.

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Shelby Street Federal Savings and Loan Association, since date of November 15, 1946.

OF

CONVEYANCES.

Misc. Record
433 page
Inst. #27912
Dec. 29, 1925
Recorded
May 16, 1949

August E. Behmer

Affidavit

ABSTRACTS

Affiant says that he was a grantee together with his sister Mamie F. Frey in a certain deed dated February 7, 1896, from August Behmer, widower of Mary Behmer, deceased, conveying Lot 14 and other lots in Brown, Frank and Ketchams Subdivision of Cavens Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, Marion County, Indiana, said deed being recorded in Record 282 page 408 in the office of the Recorder of Marion County, Indiana.

Affiant further says that he is a son of Mary Behmer who died while owning said real estate and that the said Mary Behmer was survived by her widower August-Behmer, and two children Mamie F. Frey and this affiant and said Mary Behmer was not survived by any other children or descendants of deceased children.

Further affiant sayeth not.

August E. Behmer

-2-

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

Mtg. Record
1505 page 320
Inst. # 27913
May 13, 1949
Recorded
May 16, 1949

Andrew Barker and
Bertha Barker,
husband and wife,

Mortgage

to
Shelby Street Federal
Savings and Loan Association.
Lot No. 14 in Brown, Frank and Ketcham's Subdivision

-4-

-1-

(over)

RELON MARGIN
3-28-55
AS

of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a promissory note of even date herewith for the principal sum of \$1700.00, executed by the mortgagors and payable to the order of the mortgagee on or before 10 years after date, with interest thereon as provided in said note, said principal and interest being payable at the office of the Mortgagee, in the City of Indianapolis, Indiana, in regular monthly installments of \$17.00 each, payable on or before the first day of each calendar month hereafter, all of which indebtedness the mortgagors severally promise and agree to pay to the order of the mortgagee, all without relief from valuation and appraisement laws and with 10% attorney's fees.

MECHANICS' LIENS.

-5-

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

OLD AGE ASSISTANCE LIENS.

-6-

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 in the following judgment search.

(We find none.)

JUDGMENTS.

-7-

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

Andrew Barker and Bertha Barker, jointly and not individually, from November 15, 1946 to date.

(None found unsatisfied.)

INDIANAPOLIS
TITLE
OF
ABSTRACTS

ASSESSMENTS.

-8-

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

TAXES.

-9-

Taxes for the year 1947, paid in full.

-10-

Taxes for the year 1948, assessed in the names of Andrew & Bertha Barker, are due and payable the first Monday in May and the first Monday in November, 1949.

General Tax Duplicate No. 303038
Parcel No. 57681
Indianapolis, Center Township

May installment \$17.96 paid.
Nov. installment \$17.96 unpaid.

L. M. Brown Abstract Co.,
since paid
cc

As shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO., INC.
Russell A. Fenn
PRES & MGR.

-11-

Taxes for the year 1949 became a lien March 1st and are due and payable in May and November of the year 1950.

-3-

As shown of record these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO., INC.
Russell A. Fenn
PRES & MGR.

CERTIFICATE

-12- The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies, guarantees, and warrants to whoever relies upon this certificate, including present and all future persons in interest and this certificate runs with the real estate described in caption hereof, that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

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

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

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

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

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

The period of search covered by this certificate is
 from **November 15, 1946** to and including
May 16, 1949 and covers Paragraphs No. 1 to **12**

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

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Zuer*
 President & Mgr.



IW

OFFICERS

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

L. M. BROWN ABSTRACT CO.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

273116

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

SHELBY STREET 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 and New Albany.

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

This certificate covers the Indianapolis Division down to and including May 16, 1949
and all other Divisions of the State of Indiana, down to and including May 10, 1949

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.

Andrew Barker

Bertha Barker

Dated May 16, 1949

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

IW

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Shelby Street Federal Savings and Loan Association since date of May 16, 1949.

OF

CONVEYANCES

ABSTRACTS

Deed Record
1445 page 292
Inst. #13127
Feb. 14, 1952
Recorded
Feb. 27, 1952

Andrew Barker, and
Bertha Barker,
husband and wife,
to
William H. Faust, Jr.,
Trustee for the purpose of
reconveyance to Bertha
A. Barker.

Warranty Deed
no Revenue Stamps
Attached

-2-

Lot Numbered 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana.

Deed contains usual citizenship clause of grantors.

Deed Record
1445 page 293
Inst. #13128
Feb. 14, 1952
Recorded
Feb. 27, 1952

William H. Faust, Jr.,
Trustee for the purpose
of Reconveyance to
Bertha A. Barker,

Warranty Deed
No Revenue Stamps
Attached

-3-

to
Bertha A. Barker
Lot Numbered 14 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana.

The covenants of warranty herein extend only to the acts of the Grantor during the time that he has held title to said property, and not otherwise.

Deed contains usual citizenship clause of grantors.

L. M. Brown Abstract Co.,

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

-9-

ASSESSMENTS

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

-10-

TAXES

Taxes for the year 1953, fully paid.

-11-

Taxes for the year 1954, assessed in the name of Bertha Barker, are due and payable the first Monday in May and the first Monday in November, 1955.

General Tax Duplicate No. 208646
Parcel No. 57681

Indianapolis, Center Township

✓ May installment \$22.62 Unpaid
Nov. installment \$22.62 Unpaid

-12-

✓ Taxes for the year 1955 became a lien March 1st and are due and payable in May and November of the year 1956.

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

-13-

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 District, 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.

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 A3, 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, front set-back lines 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 U-2 district.

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.

February 28, 1955

-14-

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 captionhereof.

CERTIFICATE

-15-

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 May 16, 1949 to and including
March 7, 1955

and covers Paragraph No. 1 to 15
both inclusive, and Sheets No. 1
to 7 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Fren*
President & Mgr.



dg

OFFICERS

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 Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

371160

DIRECTORS

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. CANNON
HOWARD W. FIEBER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. MOLDTHAN
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

SHELBY STREET 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 and New Albany.

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 seven divisions of the United States District Courts for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including March 7, 1955 and all other Divisions of the State of Indiana, down to and including March 3, 1955

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.

ANDREW BARKER

BERTHA BARKER

BERTHA A. BARKER

Dated..... March 7, 1955.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By..... *Russell A. Furr*
President

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot Number Fourteen(14), in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Prepared for Shelby Street Federal Savings and Loan Association, Since date of March 7, 1955.

-2-

TITLE

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

MORTGAGES.

Mortgage Record
1779, p.
Inst. No. 21386
March 18, 1955
Recorded
March 22, 1955

Bertha A. Barker, and
Andrew Barker,
her husband,
to

Shelby Street Federal
Savings and Loan Association.

SATISFIED OF RECORD
L. M. BROWN TITLE DIVISION
OF
LAWYERS TITLE INSURANCE CORP.
BY *M. L. Sullivan*

Mortgage

-3-

Lot No. 14 in Brown, Frank and Kercham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

To secure the payment of a promissory note of even date herewith for the principal sum of \$1800.00 executed by the mortgagors and payable to the order of the mortgagee on or before 12 years after date, with interest at 6% thereon as provided in said note, said principal and interest being payable at the office of the mortgagee, in the City of Indianapolis, Indiana, in regular monthly installments of \$18.00 each, payable on or before the first day of each calendar month hereafter, all of which indebtedness the mortgagors severally promise and agree to pay to the order of the mortgagee, all without relief from valuation and appraisement laws and with 10% attorney's fees.

*Released
3-26-67
DD.*

L. M. Brown Abstract Co.,

INDIANAPOLIS

MECHANICS' LIENS.

-4-

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

TITLE

OLD AGE ASSISTANCE LIENS.

-5-

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 in the following judgment search.

OF

We find None.

ABSTRACTS

JUDGMENTS.

-6-

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

Bertha A. Barker, from March 7, 1955 to date.

(None found unsatisfied.)

L. M. Brown Abstract Co.,

ASSESSMENTS.

-7-

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

TAXES.

-8-

Taxes same as last continuation.

-9-

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 March 7, 1955 to and including
 March 22, 1955

and covers Paragraph No. 1 to 9
 both inclusive, and Sheets No. 1
 to 3 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell G. Tarr*
 President & Mgr.



BC

1.

Continuation of Abstract of Title to Lot Number Fourteen (14) in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Prepared for Bertha A. Barker
Since date of March 22, 1955

2.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

3.

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

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

5. 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.

6. 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.

We find None.

JUDGMENTS.

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

Bertha A. Barker from March 22, 1955 to Date.

None found unsatisfied.

ASSESSMENTS

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

L. M. BROWN DIVISION - INDIANAPOLIS, INDIANA
Lauyers Title Insurance Corporation

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

TAXES

9. Taxes for the year 1961 and prior years paid in full.

10. Taxes for the year 1962 assessed in the name of Bertha Barker.

ASSESSED VALUATION:

Land	\$ 330
Improvements	\$1750
Exemption	-
Net Valuation	\$2080

Parcel No. 57681
General Tax Duplicate No. 328042
Indianapolis, Center Township
are due and payable the first Monday in May and November 1963.

May Installment	\$96.12	Paid
Nov. Installment	\$96.12	Unpaid

11. Taxes for year 1963 became a lien March 1st and are due and payable in May and November, 1964.

12. 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 February 28, 1955 to October 25, 1963 inclusive.

464706

O R D I N A N C E

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

The 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

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

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.

15. 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 the 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.

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

L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

231299

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Shelby Street 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 and New Albany.

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

This certificate covers the Indianapolis Division down to and including **November 15, 1946** and all other Divisions of the State of Indiana, down to and including **October 30, 1946**

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.

Railroadmen's Federal Savings and
Loan Association of Indianapolis

Andrew Barker

Bertha Barker

Dated **November 15, 1946**

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

CERTIFICATE

16.

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 March 22, 1955 to and including

November 13, 1963
8:00 A.M.

and covers Paragraphs No. 1 to 16
both inclusive, and Sheets No. 1
to 7 both inclusive.



LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M L Sullivan*

SW

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

464706

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

BERTHA A. BARKER

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 **November 13, 1963**
and all other Divisions of the State of Indiana down to and including **8:00 A.M.**
November 6, 1963
8:00 A.M.

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.

Bertha A. Barker

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated November 13, 1963 8:00 A.M. By M L Sullivan

SW