

66 23177
WARRANTY DEED

Project 1-70-3(52)77
 Code 0536
 Parcel 58

Choice

This Indenture Witnesseth, That John E. Moore & Gertrude M. Moore (adults, husband & wife) & Eugene S. Tanner & Lois A. Tanner, (adult, husband & wife) & George W. Goff & Edna R. Goff, (adults, Husband & Wife)

of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Six Thousand-----

-----(\$6,000.00)-----Dollars,

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

A PART OF LOT NUMBERED 23 AND THE NORTH HALF OF A VACATED ALLEY ADJACENT THERETO IN McCARTY'S SUBDIVISION OF OUT LOTS 118 AND 119 OF THE ORIGINAL DONATION LANDS OF THE CITY OF INDIANAPOLIS, RECORDED IN PLAT BOOK 1, PAGE 253, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT A POINT IN THE EAST LINE OF SAID LOT 23, A DISTANCE SOUTH 16.4 FEET FROM THE NORTHEAST CORNER OF LOT 23 IN SAID SUBDIVISION; RUNNING THENCE SOUTH IN AND ALONG THE EAST LINE THEREOF, 31.6 FEET TO THE CENTER OF THE VACATED ALLEY ADJACENT THERETO ON THE SOUTH; RUNNING THENCE WEST IN AND ALONG THE CENTER LINE OF SAID VACATED ALLEY 112 FEET; RUNNING THENCE NORTH 22 FEET; RUNNING THENCE EAST PARALLEL TO THE CENTER LINE OF SAID ALLEY, 18 FEET; RUNNING THENCE NORTHEASTERLY 10.2 FEET TO A POINT WHICH IS 90 FEET WEST OF THE EAST LINE OF SAID LOT AND 16.4 FEET SOUTH OF THE NORTH LINE OF LOT 23, IN SAID SUBDIVISION; RUNNING THENCE EAST 90 FEET TO THE PLACE OF BEGINNING. ALSO, 5 FEET EAST OF AND ADJOINING THE ABOVE DESCRIBED REALTY BEING A PORTION OF UNION STREET HERETOFORE VACATED AS SHOWN IN TOWN LOT RECORD 26, PAGE 251.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

DULY ENTERED
 FOR TAXATION

MAY 10 1966

John T. Sutton
 COUNTY AUDITOR



RECEIVED FOR RECORD

1966 MAY 10 AM 10:40

MARION H. HAWTHORNE
 RECORDER OF MARION COUNTY

Paid by Warrant No. *A95279*

Dated *6.60* *4.25* 1966

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 John E. Moore & Gertrude M. Moore (adults, husband & wife) & Eugene S. Tanner & Lois A. Tanner, (adults, husband & wife) & George W. Goff & Edna R. Goff (adults, husband & wife) have hereunto set their hands and seals, this 9th day of March 1966

John E. Moore (Seal) *Gertrude M. Moore* (Seal)
 John E. Moore (adult husband) Gertrude M. Moore (adult wife)

Eugene S. Tanner (Seal) *Lois A. Tanner* (Seal)
 Eugene S. Tanner (adult husband) Lois A. Tanner (adult wife)

George W. Goff (Seal) *Edna R. Goff* (Seal)
 George W. Goff (adult husband) Edna R. Goff (adult wife)

JAF

66 23177

This Instrument Prepared by L. H. GREENE 3-4-66

My Seal
 APR 6 1966

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 9
day of MARCH, A. D. 1966; personally appeared the within named JOHN E. MOORE
AND GERTRUDE M. MOORE

Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires OCTOBER 21, 1969 Frank L. Cullivan Sr. Notary Public
FRANK L. CULLIVAN SR

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 8
day of MARCH, A. D. 1966; personally appeared the within named EUGENE S.
TANNER AND LOIS A. TANNER

Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires OCTOBER 21, 1969 Frank L. Cullivan Sr. Notary Public
FRANK L. CULLIVAN SR

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 8
day of MARCH, A. D. 1966; personally appeared the within named GEORGE W.
HOFF AND EDNA R GOFF

Grantor S in the above conveyance, and acknowl-
edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires OCTOBER 21, 1969 Frank L. Cullivan Sr. Notary Public
FRANK L. CULLIVAN SR

66 23177

WARRANTY DEED

FROM

TO

STATE OF INDIANA

DULY ENTERED
FOR TAXATION

Received for record this MAY 10 1966

day of May, 1966

at Marion o'clock 10 m, and

Recorded in Book No. _____ page _____

Reorder _____ County _____

Duly entered for taxation this _____

day of _____, 1966

Auditor's fee \$ _____

Auditor _____ County _____

ENVELOPE

19

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA✓
M

4-28 1966

John E. and Gertrude M. Moore & Eugene S. and Lois A.
To Tanner, and George W. and Edna R. Goff
 545 North Tomlinson
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A95279 4-25 1966
 in settlement of the following vouchers: Transmittal #134

DESCRIPTION	AMOUNT	
Purchase <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 9, 1966</u> Parcel #58		\$5400.00

PLEASE RECEIPT AND RETURN

Received Payment: John E. MooreDate: May - 2 - 1966

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4-28 1966

John E. and Gertrude M. Moore & Eugene S. and Lois A.
To Tanner, and George W. and Edna R. Goff
 545 North Tomlinson
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 95280 4-25 1966
 in settlement of the following vouchers: Transmittal #134

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 9, 1966</u> Parcel Number 58 Escrow	\$600.00

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

Eugene S. Tanner6-2-1966

Central

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 58
Road I-70
County Marion
Owner John E. Moore
Address 545 N. Tomlinson Rd. Ind. Ind.
Address of Appraised Property: 1108 70 Union St.

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

- I have personally checked all comparables and concur in the determinations made.
- Planning and Detail Maps were supplied appraisers.
- The three approaches required (Income, Market Data, and Cost Replacement) were considered.
- Necessary photos are enclosed.
- 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.
- Plats drawn by the appraisers are attached.
- I have personally inspected the Plans.
- I have personally inspected the site and familiarized myself with the parcel on...
- The computations of this parcel have been checked and reviewed.
- The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices.

yes
Advanced Acquisition
Income Approach outlined
yes
yes
Advanced Acquisition
October 21, 1965

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 October 21, 1965 (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>6,000.00</u>	\$	\$ <u>6,000.00</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>6,000.00</u>	\$	\$ <u>6,000.00</u>
(1) Land and/or improvements	\$ <u>6,000.00</u>	\$	\$ <u>6,000.00</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>6,000.00</u>	\$	\$ <u>6,000.00</u>

Approved	Date	Signed
Rev. Appr.	<u>11-12-65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>11-12-65</u>	<u>[Signature]</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3 (52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 58

NAME & ADDRESS OF OWNER John E. Moore & Gertrude M. Moore 1188 & 1100 Union St Ind PHONE # Ch 4-1783

NAME & ADDRESS OF PERSON CONTACTED John E. Moore & Gertrude M. Moore 545 Tomlinson Rd Ind PHONE # Ch 4-1783
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 11/15/65 DATE OF CONTACT 3/9/66

OFFER \$ 6,000 TIME OF CONTACT 5:45 P.M.

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

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
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: Mr Sullivan went to the home of Mr & Mrs. Moore to purchase their property for the Indiana Stat Highway. Mr & Mrs Moore signed the Warranty Deed Agreement for Possession and the Vouchers. Mr Sullivan left copies of the Warranty Deed Receipt for Warranty Deed Agreement for Possession, Letter from Mr Belky, and a key letter.
Received \$6.60 Cash for documentary stamps

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

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

AME 3-4385
Frank L. Sullivan Jr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 58

NAME & ADDRESS OF OWNER John E. and Gertrude M. Moore
1108-1110 Union St Indpls Ind PHONE # Ch 4-1783

NAME & ADDRESS OF PERSON CONTACTED George W and Edna R. Goff
1110 Union St Indpls Ind PHONE # 636-7232
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 11/15/65 DATE OF CONTACT 3/9/66

OFFER \$ 6,000 TIME OF CONTACT 4:00 P.M.

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

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
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: Mr Sullivan went to the home of
Mr and Mrs Goff contacted buyers to have
them sign all documents so as the State
of Indiana could purchase this property

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

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

me 3-4385
Frank L. Sullivan Jr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 58

NAME & ADDRESS OF OWNER John E. Moore & Gertrude M. Moore
1108-1110 Union St Indpls, Ind PHONE # CH 4-1783

NAME & ADDRESS OF PERSON CONTACTED Eugene and Lois Tanner
RR #5 Box 150 Indpls, Ind PHONE # 784-2521
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 11/15/65 DATE OF CONTACT 3/9/66

OFFER \$ 6000 TIME OF CONTACT 1:00 P.M.

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

1. () () () Checked abstract with owner? (Affidavit taken?: Yes ___ No ___)
2. () () () Showed plans, explained take, made offer, etc.?
3. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
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: Mr Culbertson went to the home of
Mr & Mrs Tanner Contract Buyer to
have them sign all the documents
so as the State of Indiana could
purchase this property.

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

Distribution Made

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

MC 3-4385

Frank L. Culbertson Jr
(Signature)

PROJECT # I-70-3 (52) PARCEL # 58 COUNTY Marion

NAME & ADDRESS OF OWNER John E. and Gertrude M. Moore
1108-10 Union St. Indpls, Ind PHONE # 644-1783

NAME & ADDRESS OF PERSON CONTACTED Charles F. McNary Attorney
2607 W Washington Indpls, Ind PHONE # 637-9422

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

DATE ASSIGNED 11/15/65 DATE OF CONTACT 3/3/66

OFFER \$ 6,000 TIME OF CONTACT 3:00 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? (Is it VA ____, FHA ____, FNMA ____, Fed. Ld. Bk. ____, Conv'l. __?)
4. () () () Explained about retention of Buildings? (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 Permit? () Yes () No () N/A
9. () () () Explained Eminent Domain Procedures?

REMARKS: Mr Bullion contacted Mr McNary Attorney
for Mr and Mrs Moore fee holders and he
look over all the documents again and with
a few minor things he requested be changed were
excepted. Mr McNary then call his clients Mr
and Mrs Moore they could sign now all the paper.
Mr Bullion then contacted Mrs Mrs Moore,
the contract Buyers Mr Tanner and Mr Yoff
and made appointments to purchase the property
March 9, 1966

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

Distribution Made

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

me 3-4385

Frank L. Bullion
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 58

NAME & ADDRESS OF OWNER John E and Gertrude M. Moore
1108-10 Union St Indpls Ind PHONE # Ed 4-1783

NAME & ADDRESS OF PERSON CONTACTED Mr Charles F. McNary Attorney
2607 N. Washington St Indpls Ind PHONE # 637-9422
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 11/15/65 DATE OF CONTACT 2/28/66

OFFER \$ 6,000 TIME OF CONTACT 3:00 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: By request Mr Bullion made an appointment by telephone with Mr McNary Attorney. This request was made through Mr Tanner contract lawyer after a conversation with Mrs Moore Fee Holder. Mr Tanner and Mr Goff wished to sell in December 28, 1965 but Mrs Moore would not sign until the cash was placed in her hand. Mr Bullion explained to Mr McNary how the State purchased property and showed all of the documents were signed and handled. Mr McNary stated he wished to have the Moore's names on both checks something on the receipt for Warranty Deed other than Right-of-Way Buyer and something stating the Dept would not be recorded until the check was issued

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

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

me 3-4385
Frank L. Bullion Sr
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # E-70-3 (52) PARCEL # 58 COUNTY Marion

NAME & ADDRESS OF OWNER John E. Moore and Gertrude Moore
545 Tomilson St Indpls, Ind PHONE # 636-7178

NAME & ADDRESS OF PERSON CONTACTED John E. & Gertrude Moore and
Eugene Sr. Lois Jenner - George Edna Goff PHONE # 636-7232
784-2521

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

DATE ASSIGNED 11/15/65 DATE OF CONTACT 11/29/65

OFFER \$ 6000⁰⁰ TIME OF CONTACT 5:00 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? (Is it VA, FHA, FNMA, Fed.Ld. Bk., Conv'l.?)
- 4. (✓) () () Explained about retention of Buildings? (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 Permit? () Yes () No () N/A
- 9. () (✓) () Explained Eminent Domain Procedures?

REMARKS: Mr Jenner and Mr Goff were contacted
and an offer of \$6000 was made for the
property. The gentlemen will let me know
in 2 or 3 weeks after they decide.

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

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

me 3-6630
Frank L Sullivan Sr
(Signature)

R E S O L U T I O N

(58)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 11-23-65 executed by THE STATE OF INDIANA and Albert Cambi

including trees, shrubs and fence, if any, on Road # I-70 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:

Lot 86 in McCarty's subdivision of east part out lot 120 of the Donation Lands of City of Indianapolis

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission for construction of Road I-70 through the County, and

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I-70-3 (52) and

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the INDIANA STATE HIGHWAY COMMISSION OF INDIANA, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided and

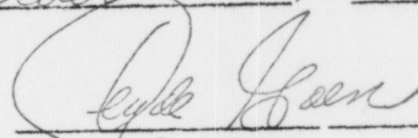
BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana
This 29 day of December, 1965.

Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Clyde Goen, Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 29 day of December, 1965.


Secretary

SEAL:



ABSTRACT OF TITLE

—TO—

Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 in the City of Indianapolis.

Marion County, Indiana.

Prepared for Reg. Sullivan, Esq.

—BY—

Indiana Title Guaranty and Loan Company,

INDIANAPOLIS, IND.

HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida, about 1568, by the French in Nova Scotia in 1605, and again at Quebec in 1608, and by the English in Virginia in 1607, the French, with the aid of the Catholic Church through its Jesuit missionaries, succeeded in gaining control of the country between the Great Lakes and the Ohio River.

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

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

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

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

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

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

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

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

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

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

By act of Congress the United States granted to the State of Indiana four sections of land for a State capital, the donation consisting of sections 1, 2 and 12, and part of sections 3 and 11, in township 15 north, range 3 east, containing in all 2,560 acres, the surveys being made in 1819.

The town of Indianapolis was laid off in 1821. The original survey of 101 squares, of which some were subdivided into lots, embraced an area of one square mile near the center of the four sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831. A plat including the original survey was filed in the recorder's office July 5, 1831.

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

F. p, 395
May, 9, 1825
Recorded
May 25, 1835

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

Agent's Deed

John E. McCluer.
Out Lots 118 and 119, and other property, in the
Town of Indianapolis.

1

G. p, 450
July 27, 1836
Recorded
Aug. 31, 1836

John E. McCluer and
Martha N. F. McCluer, his wife,
to
Nicholas McCarty and Calvin Fletcher,
heirs and assigns forever.

Warranty Deed

Out Lots 118 and 119, and other property, in the City
of Indianapolis.

2

N. p, 210
Feb. 15, 1842
Recorded
Feb. 18, 1842

Nicholas McCarty and
Margaret McCarty, his wife,
to
John Siter, heirs and assigns forever.

Warranty Deed

The undivided half of same Out Lots 118 and 119
and other property, as above described.

3

Q. p, 279
May 14, 1846
Recorded
May 27, 1846

Calvin Fletcher and
Sarah H. Fletcher, his wife,
to
John Siter, heirs and assigns forever.

Quit Claim Deed

Same Out Lots 118 and 119, and other property,
as above described.

4

C.C. p, 546
Nov. 30, 1852
Recorded
Jan. 6, 1853

John Siter and Maria Siter, his wife,
to
Nicholas McCarty, heirs and assigns forever.

Warranty Deed

Out Lots 118 and 119, and other property, in the
City of Indianapolis.

5

l. p, 191
June 6, 1853
Recorded
Sept. 26, 1853

John Siter and Maria Siter, his wife,
to
Nicholas McCarty.

Warranty Deed

Same Out Lots 118 and 119, and other property.
This deed is made to correct error in deed of November
30, 1852 from same parties to same parties.

6

7

Nicholas McCarty died intestate May 17, 1854, leaving him
surviving as his sole and only heirs at law, his widow,
Margaret McCarty and four children, to-wit:- Nicholas
McCarty, Margaret R. McCarty, Susannah McCarty and Frances
J. McCarty; see Complete Record 11. page 66 of the Marion
Common Pleas Court.

8

The estate of Nicholas McCarty, deceased, was finally settled and closed June 7, 1860; see full proceedings in Complete Record 11. page 66 of the Court of Common Pleas of Marion County.

IN THE COMMON PLEAS COURT OF MARION COUNTY,
OCTOBER TERM, 1854.

Margaret McCarty,
versus

Partition.

9

Susan McCarty, Margaret R. McCarty, Frances J. McCarty, and Nicholas McCarty.

Complaint recites that Nicholas McCarty died intestate leaving plaintiff, his widow and defendants, his children, and only heirs at law, etc.

Commissioners assign and set off to Margaret McCarty, the widow of Nicholas McCarty, deceased, Out Lots 118 and 119 in the City of Indianapolis, in fee, free of all claims of the other heirs.

See full proceedings in Complete Record 4. page 159.

Plat Book

1. p, 253
Dec. 20, 1854
Recorded
Dec. 21, 1854

Margaret McCarty filed a plat of her Subdivision of Out Lot 119 and the West part of Out Lot 118 in the City of Indianapolis, into 65 lots, numbered from 1 to 65, both inclusive.

10

18. p, 139
Apl. 21, 1863
Recorded
June 1, 1863

Margaret McCarty,
to
John Hillman.

Warranty Deed

lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's Office of said County of Marion.

For affidavit that Margaret McCarty was unmarried before 1863 see affid at front

11

12

John Hillman died testate August 20, 1892.

Will Record

L. p, 127
Feb. 9, 1888.

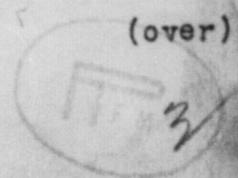
Last will and testament of John Hillman, deceased, probated August 29, 1892.

I, John Hillman, of the City of Indianapolis, County of Marion and State of Indiana, do make this my last will and testament and hereby revoke any and all former wills by me made.

13

I give, bequeath and devise to my beloved wife, Frederica Hillman, all my personal and real property of every description wherever located, to have and to hold for her own free use and benefit without any let or hindrance during the time she shall remain my widow. If my widow does not remarry, then at her death, I give and devise to my children Sophia A. Hillman Fournace, William F. Hillman, Frederick

(over)



W. Hillman and Charles T. Hillman, all my estate remaining to be divided among them share and share alike. But if my widow shall re-marry, in that event, I give, bequeath and devise to her one third of all my estate both personal and real in fee simple, but the remaining two-thirds, I give, bequeath and devise to my children aforesaid, share and share alike, to themselves and their heirs.

IN WITNESS WHEREOF, and in presence of the attesting witnesses have signed and declared this my last will and testament this 9th day of February A.D. 1888.

(Signed) John Hillman.

The foregoing instrument was signed by John Hillman in our presence and declared by him to be his last will and testament and in his presence, we, at the request of the testator, have signed our names as witnesses hereto.

(Signed) Bennett F. Witt, Lucius B. Swift.

Estate Docket
17. p, 1931

14

Frederick Hillman was appointed and qualified as administrator of the estate of John Hillman, deceased, August 29, 1892, see Order Book 96, pages 560 and 564.

The estate of John Hillman, deceased, was finally settled and closed October 27, 1899; see Order Book 140, page 212.

There are no further conveyances.

15

For Transcript of proceedings had by Common Council in the matter of vacating 5 feet on the East and West side of Union Street, South of Ray Street, to the corporation line, dated October 19, 1865 and recorded October 21, 1865, see Town Lot Record 26, page 251.

16

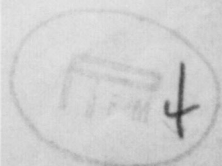
Taxes for 1904 paid.

17

Taxes for 1905 now a lien.

*Directed
J.W.*

Judgments examined versus Frederica Hillman, Sophia A. Hillman Fournace, William F. Hillman, Frederick W. Hillman and Charles T. Hillman, and we find none.



Indianapolis, October 12, 1905.

From a search of the Records in the Recorder's Office, Tax Sale Records in the Auditor's Office, Tax Duplicates and the Records of Street, Alley and Sewer Improvement Assessments in the Treasurer's Office, as certified by the City Comptroller and the Lis Pendens Records of Complaints and Attachment and Judgment Dockets of the Superior and Marion Circuit Courts, as said Records and Dockets are now entered up, we find no further conveyances nor unsatisfied encumbrances of Record on tract described in caption.

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

INDIANA TITLE GUARANTY AND LOAN CO.

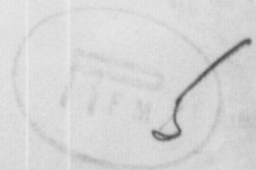
By

George E. Hume

Sec'y & Treas.

F & C

John B. Fournelle



THE FOLLOWING DEEDS AND MORTGAGE HAVE BEEN FILED FOR RECORD.

393. p,
Nov. 9, 1905
Recorded
Nov. 15, 1905

Sophia A. Hillman Fournace and
John B. Fournace, her husband,
to
Robert F. Catterson.

Warranty Deed

Lots 23 and 24 in Margaret McCarty's Subdivision
of Out Lot 119 and the West part of Out Lot 118 in the
City of Indianapolis, Marion County, Indiana.

393. p,
Nov. 9, 1905
Recorded
Nov. 15, 1905

Robert F. Catterson, unmarried,
to
John B. Fournace.

Quit Claim Deed

Lots 23 and 24 in Margaret McCarty's Subdivision of
Out Lot 119 and the West part of Out Lot 118. in the
City of Indianapolis, Marion County, Indiana.

393. p,
Nov. 9, 1905
Recorded
Nov. 15, 1905

Frederica Hillman, unmarried,
Charles T. Hillman and Lena Sophie
Hillman, his wife, Frederick W. Hill-
man and Sophia Hillman, his wife,
William F. Hillman and Katherine
M. Hillman, his wife,
to
John B. Fournace.

Warranty Deed

Lots 23 and 24 in Margaret McCarty's Subdivision
of Out Lot 119 and the West part of Out Lot 118 in the
City of Indianapolis, Marion County, Indiana.

Subject to the taxes for the year 1905 and subject,
also, to all street, sewer and municipal assessments.

The above grantors Frederica Hillman is the widow of
John Hillman, deceased, and Charles T. Hillman, Frederick
W. Hillman, William F. Hillman, together with Sophia A.
Hillman Fournace, are the same persons named in the will
of said John Hillman, deceased, which said Will is recorded
in Will Record "L" page 127 in the Clerk's Office of Marion
County, Indiana, and are the heirs, only heirs, and all the
heirs of John Hillman, deceased.

MORTGAGE.

468. p,
Nov. 14, 1905
Recorded
Nov. 15, 1905

John B. Fournace and
Sophia A. Fournace, his wife,
to

The Union Trust Company of Indianapolis,
Indiana, Trustee.

Lots 23 and 24 in Margaret McCarty's Subdivision of
Out Lot 119. and of the West part of Out Lot 118 in the
City of Indianapolis, as per Plat thereof in Plat Book 1. at
page 253 in the Recorder's Office of Marion County, Indiana.

To secure one principal note of \$1500.00 payable 5 years
(over)

fully satisfied of record
Apr 13-08
INDIANA TITLE GUARANTEE & LOAN CO.
[Signature]

Apr 13-08
Satisfied ①

1176

after date and 10 coupon or interest notes of \$45.00 each payable in 6, 12, 18, 24, 30, 36, 42, 48, 54 and 60 months respectively after date.

Also, one principal note of \$1000.00 payable one year after date. Also, 2 coupon or interest notes of \$30.00 each, payable in 6 and 12 months respectively after date. All dated November 14, 1905, bearing interest at 8% per annum after maturity with 5% attorney's fees.

Privilege granted of prepayment on principal in sums of \$100.00 or multiple thereof on the 4th or subsequent interest periods by giving 30 days written notice.

Respectfully,

INDIANA TITLE GUARANTY AND LOAN CO.

By

George E. Hume

Indianapolis, Nov. 15, 1905.

F & W

1

Continuation of Abstract of Title to Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 in the City of Indianapolis.

Prepared for G. C. Harness, since date of former continuation, October 12, 1905.

393, p 251.
Nov. 9, 1905
Recorded
Nov 15, 1905.

Sophia A. Hillman Fournace,
and John B. Fournace her husband,
to

Warranty Deed

Robert F. Catterson.
Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 in the City of Indianapolis, Marion County, Indiana.

393, p 250
Nov. 9, 1905
Recorded
Nov. 15, 1905.

Robert F. Catterson, unmarried,
to
John B. Fournace.

Quit Claim Deed

Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118, in the City of Indianapolis, Marion County, Indiana.

393 p, 252
Nov. 9, 1905.
Recorded
Nov. 15, 1905

Frederica Hillman, unmarried,
Charles T. Hillman, and Lena Sophie Hillman, his wife, Frederick W. Hillman and Sophia Hillman, his wife, William F. Hillman and Katherine M. Hillman, his wife,
to

Warranty Deed

John B. Fournace.
Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 in the City of Indianapolis, Marion County, Indiana.

Subject to the taxes for the year 1905 and subject, also, to all street, sewer and municipal assessments.

The above grantors Frederica Hillman is the widow of John Hillman, deceased, and Charles T. Hillman Frederick W. Hillman, William F. Hillman, together with Sophia A. Hillman, Fournace, are the same persons named in the will of said John Hillman, deceased, which said Will is recorded in Will Record "L" page 127 in the Clerk's office of Marion County, Indiana, and are the heirs, only heirs, and all the heirs of John Hillman, deceased.

John B. Fournace died intestate July 19, 1918.

Estate Docket
53, p 16334

Final report filed
3/30/20. Pending
Attest W.M. Coval
Sons.
by *[Signature]*

July 25, 1918 Bond filed and Sophia A. Fournace appointed Administratrix, Order Book 53, page 234.
August 20, 1918 Proof of publication of appointment filed
December 7, 1918, Inheritance Tax determined, Order Book 48, page 375.
March 9, 1919 Sophia A. Fournace died.
March 13, 1919 Bond filed and Ethel Haerle appointed Administratrix, de-bonis-non, Order Book 56, page 90.

su. Adanda

1118

Sophia A. Fournace died intestate March 9, 1919.

Estate Docket,
55, p/16990.

March 13, 1919 application for Letters filed, showing that said decedent left surviving her as her sole and only heirs the following:

Mary Helen Warner, Daughter.
Ethel Haerle, "
John Fournace, Son
Louis Fournace, "
Joseph Fournace, "
Susie Fournace, Daughter.
Abram Fournace, Son
Ebert Fournace, "

Bond filed and Ethel Haerle appointed Administratrix, Order Book 56, page 91.

April 5, 1919 Proof of publication of appointment filed.
October 4, 1919 Inheritance Tax determined Order Book 48, page 552.

Final report filed 4/28/20 Pending.

see addenda

Attest W.M. Coval & Sons.

by 

IN THE PROBATE COURT OF MARION COUNTY.

#1280

Complaint filed
Oct. 16, 1919.

Ethel Haerle, Mary Helen Warner,
versus

Partition.

John A. Fournace
Louis Fournace,
Joseph J. Fournace,
Susie Fournace,
Abram Fournace,
Ebert Fournace,
Otis H. Warner,
John W. Haerle,
Minnie Lee Fournace,
Grace Fournace,
Grace E. Fournace,
Edna May Fournace,
Ethel Haerle, Administratrix
of the estate of Sophia A.
Fournace, deceased,
The Union Trust Company of Indianapolis, Indiana,
Trustee.

Ethel Haerle and Mary Helen Warner, plaintiffs herein, complain of the defendants, John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace, Ebert Fournace, Otis H. Warner, John W. Haerle, Minnie Lee Fournace, Grace Fournace, Grace E. Fournace, Edna May Fournace, Ethel Haerle, administratrix of the estate of Sophia A. Fournace, deceased, and The Union Trust Company of Indianapolis, Indiana, Trustee, and for cause of action against said defendants, and each of them, and by way of petition herein, respectfully represent and show to the court that they, and the defendants John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are the owners in fee simple, as tenants in common, of the following described real estate, located in the City of Indianapolis, Marion County, Indiana, to wit:-
PARCEL NO. 1.

Lot number six (6), in Commissioner's Subdivision of the West Half of Lot number twenty-six (26) in Henderson's Addition to the city of Indianapolis, Indiana.
PARCEL NO. 2.

Forty-five (45) feet by parallel lines off of the South end of lots numbered eight (8), nine (9), ten (10) and eleven (11), except 12 feet off of the East end of lot numbered eight (8) reserved for an alley, in Gustavus Schurmann's Subdivision of a part of the North half of the East Half of the North East Quarter of Section 35, Township 26, North, Range 3 East, in the city of Indianapolis, Indiana.

PARCEL NO. 3.

Lots number three (3) and four (4) in Simon Yande's Sub-division of lot number nineteen (19) of Eckert Heirs Sub-division of Out Lot one hundred thirty one (131) to the City of Indianapolis, Indiana.

PARCEL NO. 4

Lot number twelve (12) in Simon Yande's Sub-division of Lot number nineteen (19) of Eckert Heirs Sub-division of Out Lot one hundred thirty-one (131) to the city of Indianapolis, Indiana.

PARCEL NO. 5

Lots number twenty-three (23) and twenty four (24) in Margaret McCarty's Sub-division of Out Lot one hundred nineteen (119), and the west part of Out Lot one hundred eighteen (118) to the City of Indianapolis, Indiana.

PARCEL NO. 6

Lot number one hundred twenty (120) in McCarty's Sub-division of the West part of Out Lot one hundred twenty (120) to the city of Indianapolis, Indiana.

PARCEL NO. 7.

That part of lot 12 in Square 73 to the city of Indianapolis, Indiana, described as follows, to wit:-

Commencing at the South-east corner of lot number eleven (11) in Square No. 73 in the city of Indianapolis, Indiana, on the North and West line of Kentucky Avenue, that point being the South East corner of the lands now owned by said John B. Fournace, and the South West corner of the lands formerly owned by said John F. Ramsey; running thence North-east along the North and West line of Kentucky Avenue five (5) feet to a point; thence North-west parallel to the line dividing said lot eleven (11) from lot twelve (12) in said square seventy-three (73) to the West line of lot number Twelve (12); thence South on said West line of said lot twelve (12) to the line dividing said lot twelve (12) from said lot eleven (11); thence South-east along the line dividing said lot twelve (12) from said lot eleven (11), to the place of beginning:-

Also all of lot number eleven (11), in Square number seventy-three (73), in the city of Indianapolis, Indiana, except the following part thereof:-

Beginning on Kentucky Avenue at a point 35 feet North East of the South-west corner of said lot eleven (11) and running North-west at right angles to Kentucky Avenue 29 feet 9 inches; thence North-west parallel to Kentucky Avenue 4 feet; thence North-west at right angles to Kentucky Avenue 17 feet 9 inches; thence North-westerly 27 feet 9 inches to the West line of said lot eleven (11), at a point 102 feet and 10 inches South of the North-West corner of said lot eleven (11); thence South along the West line of said lot eleven (11) sixty feet and 9 inches to a point; thence South-east parallel with the North-east line of said lot eleven (11), 32 feet to a point in Kentucky Avenue, the same being the South-west corner of said lot eleven (11); thence North-east along Kentucky Avenue 35 feet to the place of beginning.

That the interests of these plaintiffs and said defendants in and to said real estate are as follows:-

That the plaintiffs, Ethel Haerle, and Mary Helen Warner are each the owners of an undivided one-eighth thereof.

That the defendants John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are each the owners of an undivided one-eighth thereof.

That the defendant, Otis H. Warner, is the husband of the plaintiff, Mary Helen Warner; that the defendant, John W. Haerle, is the husband of the plaintiff Ethel Haerle; that the defendant, Minnie Lee Fournace, is the wife of the defendant Louis Fournace; that the defendant, Grace Fournace, is the wife of the defendant, Joseph J. Fournace; that the defendant, Grace E. Fournace, is the wife of the

defendant, Abram Fournace; that the defendant, Edna May Fournace, is the wife of the defendant Ebert Fournace. That said defendants Otis H. Warner, John W. Haerle, Minnie Lee Fournace, Grace Fournace, Grace E. Fournace and Edna May Fournace are each made party defendants to this cause of action to answer as to any interest they may have in said real estate.

That said defendant, Otis H. Warner, appears of record to hold a mortgage lien upon the undivided interest of the defendant Ebert Fournace in and to said real estate in the principal sum of \$1100.00, bearing date of October 1, 1919; that said defendant, Otis H. Warner, also appears of record to hold a mortgage lien upon the undivided interest of the defendant, Abram W. Fournace, in and to said real estate in the sum of \$3200.00, bearing date of September 24, 1919; and that said defendant Otis H. Warner also appears of record to hold a mortgage lien upon the undivided interest of the defendant, Joseph J. Fournace, in and to said real estate, in the principal sum of \$1500.00, and bearing date of September 24, 1919.

That the defendant, The Union Trust Company of Indianapolis, Indiana, Trustee, appears of record to hold a mortgage lien upon parcel No. 7 of said real estate in the principal sum of \$1500.00, bearing date of June 26-1916.

Plaintiffs further allege that said defendants Otis H. Warner, Louis Fournace, Minnie Lee Fournace, Joseph J. Fournace, Grace Fournace and Susie Fournace, are each and all non-residents of the State of Indiana, and that they are necessary parties to this cause of action.

Plaintiffs further allege that said defendant, Ethel Haerle, administratrix of the estate of Sophia A. Fournace deceased, is the duly qualified and acting administratrix of the estate of said Sophia A. Fournace, deceased, under appointment of this court; that said Sophia A. Fournace at the time of her death, was the owner of an undivided one-third interest in and to all of said real estate, which she inherited from her husband, John B. Fournace, deceased.

Plaintiffs further allege that said administratrix does not have a sufficient sum of money, in her possession, to enable her to pay all of the just debts, funeral expenses and expenses of administration of the estate of Sophia A. Fournace, deceased, and plaintiffs, therefore, request the court to order and direct the commissioner hereinafter appointed, to turn over to said administratrix, sufficient sum of money to enable her to pay all of said debts, funeral expenses, and expenses of administration of the estate of Sophia A. Fournace, deceased, before any distribution of the funds derived from the sale of said real estate is made to the heirs at law of said Sophia A. Fournace, deceased.

And these plaintiffs aver that they, and each of them, are entitled to the possession of and are desirous of holding their respective interests in and to said real estate in severalty.

Plaintiffs further allege that said real estate is not susceptible of partition, or division, among the respective owners thereof, without damage to the interests of the owners thereof, and that said real estate should be sold by a commissioner appointed by this court for that purpose, and the proceeds derived from the sale thereof divided among these plaintiffs and said defendants, in the proportion above mentioned.

WHEREFORE, plaintiffs pray the court that partition may be awarded and adjudged of said real estate, in accordance with the rights of the parties therein, as above set forth, and that said real estate be ordered sold by a commissioner appointed for that purpose, by this court, and the proceeds derived from the sale thereof distributed among these plaintiffs and said defendants in the proportion to which they shall be found entitled.

And plaintiffs pray the court for all other proper relief in the premises.

(over)

October 16, 1919, Affidavit of non-residence filed as to defendants Otis H. Warner, Louis Fournace, Minnie Lee Fournace, Joseph J. Fournace, Grace Fournace and Susie Fournace.

October 16, 1919., Publication of notice ordered to within named non-resident defendants, Same to be returnable December 15, 1919, Order Book 58 page 33.

January 21, 1920, Defendants, Louis Fournace, John W. Haerle, John A. Fournace, Abram Fournace, Grace E. Fournace, Ebert Fournace, Edna May Fournace and Ethel Haerle, administratrix of the estate of Sophia Fournace, deceased, Joseph J. Fournace, Grace Fournace, Otis H. Warner and Susie Fournace, file answer in General Denial. The Union Trust Company files answer stating that it holds a first mortgage on parcel No. 7 of the real estate in said complaint described, in the sum of \$8000.00 on which said mortgage \$1000.00 is unpaid, and that the interest due and unpaid on said mortgage on January 20, 1920 was \$5.00 and that the total amount due and unpaid on said mortgage in principal and interest on January 20, 1920 was \$1005.00. And the undersigned defendant hereby requests the court that in any orders and judgments made and entered in relating to the sale of said real estate that the interests of this defendant be fully protected. Proof of publication filed.

January 21, 1920, Said defendant, Minnie Lee Fournace failing to appear, she is now on motion three times loudly called in open court, but comes not and herein wholly makes default.

And the issues in this cause having been thus joined the same are now submitted to the court for trial and determination, a jury by agreement of all the parties being waived.

And the court having heard the evidence and being fully advised in the premises finds, as alleged in plaintiff's complaint, that said plaintiffs and the defendants, John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are the owners as tenants in common, of the following described real estate, located in the City of Indianapolis, Marion County Indiana, as set out in above proceedings.

That said parties so own said real estate in the following proportions:-

That the plaintiffs, Ethel Haerle and Mary Helen Warner, are each the owners of an undivided one-eighth thereof.

That the defendants, John A. Fournace, Louis Fournace, Joseph J. Fournace, Susie Fournace, Abram Fournace and Ebert Fournace are each the owners of an undivided one eighth thereof.

The court further finds that said parties are entitled to have their said interests in said real estate set off and assigned to them in severalty.

And the court further finds from the evidence that said real estate can not be divided, as aforesaid, without damage to the owners thereof, and that a sale of all of said real estate should be made and the proceeds of such sale distributed in accordance with the rights and interests of the parties in and to said property, as the same are herein found and determined.

It is, therefore, hereby considered and decreed by the court that the parties above mentioned, are the owners of, and have interests, as above found and set forth, in and to said real estate, or to the proceeds derived from its sale, and that said real estate is not susceptible of partition without damage to the said owners thereof.

WHEREFORE, it is by the court further ordered, adjudged and decreed that said real estate, after being duly appraised, as provided by law, shall be sold by commissioner appointed for that purpose, at private sale, for not less than the full appraised value thereof and for cash.

(over)

Notice of the time, terms and place of such sale shall be given by two consecutive publications thereof in the Indianapolis News, a daily newspaper of general circulation printed and published in the City of Indianapolis, Indiana, the last of which said notices shall be so published, at least five days prior to the time fixed for such sale, and upon such sale being made and confirmed all claim or title in and to said real estate held by any of the owners thereof, including the inchoate right or interest therein of the defendant, Otis H. Warner, as the husband of the plaintiff, Mary Helen Warner, the defendant John W. Hearle, as the husband of the plaintiff, Ethel Haerle, the defendant, Minnie Lee Fournace, as the wife of the defendant, Louis Fournace, the defendant Grace Fournace as the wife of the defendant Joseph J. Fournace, the defendant Grace E. Fournace as the wife of the defendant Abram Fournace, and the defendant Edna May Fournace, as the wife of the defendant Ebert Fournace, shall be as effectually barred as if said parties had themselves executed a conveyance thereof to the purchaser.

It is by the court further ordered and adjudged that upon such sale being made the mortgage lien held by the Union Trust Company of Indianapolis, Indiana, upon parcel number seven (7) of said real estate, in the principal sum of \$1005.00 together with all accrued interest thereon shall be transferred therefrom and attach to the funds derived from the sale thereof, and said real estate shall be held by the purchaser thereof free and discharged from such lien.

It is further ordered, adjudged and decreed by the court that the mortgage held by the defendant Otis H. Warner, in the sum of \$1100.00, on the undivided interest of the defendant, Ebert Fournace, in said real estate, also the mortgage held by said defendant, Otis H. Warner, in the sum of \$3200.00 on the undivided interest of the defendant, Abram W. Fournace, in said real estate, and also the mortgage held by said defendant, Otis H. Warner, in the sum of \$1500.00 on the undivided interest of the defendant, Joseph J. Fournace, in said real estate shall be transferred to the fund derived from the sale of said real estate & shall be sold free and discharged from the lien of all of said above described mortgages.

And the court now appoints George C. Harness commissioner thereof, to make sale of said real estate in accordance with the foregoing order, and requests him to execute bond in the penalty of \$60,000.00 conditioned for the faithful discharge of his duties and with surety thereon to the approval of the court.

And comes now said George C. Harness, and accepts said trust and now tenders his bond, as such commissioner, in the penalty and condition as aforesaid with London & Lancashire Indemnity Company of America, as surety thereon, which said bond is now approved by the court and is as follows, to-wit:- (Here Insert).

Said commissioner is directed to have an appraisal made of said real estate, and thereupon proceed with the execution of the foregoing order for the sale thereof and make due report of his proceedings to this court.

All of which is ordered, adjudged and decreed by the court. Order Book 62, page 4.

(See Subsequent Case)

13

There are no further conveyances.

VACATION.

For transcript of proceedings had by the Board of Public Works of the City of Indianapolis in the matter of Vacation of a part of Wilkins Street from the east line of Meridian Street to the West line of Chesnut Street.

Beginning at a point in the intersection of the east line of Meridian Street, with the North line of Wilkins Street; thence East with the North line of Wilkins Street to the West line of Chestnut Street; thence South with the West line of Chestnut Street 10 feet; thence West parallel with and 10 feet distant from the first described line to the east line of Meridian Street; thence North with the east line of Meridian Street 10 feet to the place of beginning, excepting so much of the above described strip of land that is occupied by Charles Street, Union Street and Mulberry Street, dated August 28, 1907, recorded October 1, 1907, in Town Lot Record 423 page 42. (Vacates 10 feet on North side of Wilkins Street opposite lots in caption, which are on the South side of Wilkins Street.)

MORTGAGE.

753.p.471
Sept.--1917
Acknowledged
Oct.4, 1919
Recorded
Oct.6, 1919.

Abram W. Fournace, and
Grace Elizabeth Fournace, his wife,
to
Otis H. Warner.

Lot 23 in Out Lots 118 and 119 in Mc Carty's Subdivision to the city of Indianapolis, Indiana., Also Lot 24 in Out Lots 118 and 119 in McCarty's Subdivision to the city of Indianapolis, Indiana.

(Also other property not in this abstract).

To secure the payment of one promissory note of \$2500.00 dated April 7, 1919, and becoming due and payable on or before 2 years after date; also one promissory note of \$500.00, dated June 12, 1919, and becoming due and payable one year after date; and also one promissory note of \$200.00 dated January 8, 1919, due and payable 6 months after date; All of said notes draw 8% interest from date until paid. Also one promissory note of \$500.00 at same rate, dated October 4, 1919, due and payable one year after date.

753 p 470
Sept 24, 1919
Recorded
Oct 6, 1919

MORTGAGE.
Joseph J. Fournace and Grace
Fournace, his wife,
to
Otis H. Warner.

Lot 23 in Out Lots 118 and 119 in McCarty's Subdivision to the city of Indianapolis, also Lot 24 in Out Lots 118 and 119 in McCarty's Subdivision to the City of Indianapolis (Also other property not in this abstract).

To secure the payment of one promissory note of \$1000.00 dated May 10, 1919 and becoming due and payable on or before one year after date, with 8% interest from date.

SATISFIED OF RECORD
FIRST UNION TITLE CO. INC.
Mortgage
BY _____
V. PRES. & GENL. MGR.

SATISFIED OF RECORD
Mortgage
BY _____

on
HM
rat
Sept 8/21
Tues

on
HM
rat. Sept
10/20
J.H.H.

14

753 p 472
Oct 1, 1919
Recorded
Oct 6, 1919

MORTGAGE.

Ebert Fournace and Edna
May Fournace his wife,
to
Otis H. Warner.

Lot 23 in Out Lots 118 and 119 in McCarty's Subdivision to the city of Indianapolis, Indiana; also Lot 24 in Out Lots 118 and 119 in McCarty's Subdivision to the city of Indianapolis, Indiana.

(Also other property not in this abstract).

To secure the payment of one promissory note of \$1100.00 dated October 1, 1919, due on or before one year after date, bearing 8% interest from date until paid.

Mortgage left 10/19/20
SATISFIED OF RECORD
UNION TITLE CO. INC.

on
HM
Pat.
Sept 10/20
Foot

Taxes for the year 1918 paid.

Taxes for the year 1919 now due.

Taxes for the year 1920 a lien.

SINCE PAID IN FULL
BY UNION TITLE CO. INC.
BY _____
V. P. & GENL. MGR.

JUDGMENTS.

IN THE MARION CIRCUIT COURT.

#25815
Order Book
206.p.323.

Abram W. Fournace versus Genevieve E. Fournace.
October 25, 1916 Costs.
Costs paid March 13, 1920, but entry docket shows no disposal of above cause.

IN THE SUPERIOR COURT OF MARION COUNTY.

#105570
Order Book
376.p.109

Benevieve Fournace versus Abram Fournace
June 15, 1917 Costs.
Divorce granted plaintiff, defendant ordered to pay \$3.50 per week for child's support, beginning Saturday, June 16, 1917, and also the sum of \$25.00 for plaintiff's attorneys fees. Judgment versus defendant for costs.
Costs paid March 13, 1920.

Judgments examined versus Mary Helen Warner, Ethel Haerle, John B. Fournace, Sophia A. Fournace, John Fournace, Louis Fournace, Joseph Fournace, Susie Fournace, Abram Fournace, Ebert Fournace.

15

Indianapolis, Indiana. March 19, 1920.

From a search of the Records in the Recorder's office, tax sale records in the Auditor's office, current tax duplicates, and the record of street, alley, park and sewer improvement assessments in the Treasurer's office, as certified by the City Comptroller, and the Lis Pendens Records of complaints and attachments and judgment dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in Caption

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

"W & T"
Compared with "M"

INDIANA TITLE GUARANTY & LOAN CO.

Ed. Jones

Geo. & Irons

16

1. [A Continuation of an Abstract of Title to Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and west part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 page 253 in the Office of the Recorder of Marion County, Indiana, Since March 19, 1920.]

2. Ethel Haerle, etal # Marion Circuit Court.
Vs. # Cause No. 1280.
John A. Fournace, etal. # Continued from former
examination.
#

April 1, 1920. Commissioners report of sale filed, showing that on Feby. 2, 1920 he sold Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the west part of Out Lot 118 to the City of Indianapolis, Indiana, to Moses A. Rabb for the sum of \$6250.00, said sum being more than the full appraised value thereof. That said purchaser has complied with the terms of said sale by paying to commissioner all of said sum of \$6250.00 in cash.

And the Court being sufficiently advised in the premises now in all things approves said report and ratifies and confirms said sale and said commissioner is hereby ordered to execute to said Moses A. Rabb a deed for said real estate.

And now said Commissioner reports such deed and the same being examined, is approved by the Court, and delivered to said purchaser

It is further ordered adjudged and decreed by the Court that the mortgage held by the defendant Otis H. Warner, in the sum of \$1100.00 on the undivided interest of the defendant, Ebert Fournace, in said real estate, also the mortgage held by the defendant Otis H. Warner in the sum of \$3200.00 on the undivided interest of the defendant, Abram W. Fournace, in said real estate and also the mortgage held

by the defendant Otis H. Warner, in the sum of \$1500.00 on the undivided interest of the defendant, Joseph J. Fournace, in said real estate shall be transferred to the fund derived from the sale of said real estate, and that said real estate shall be sold free and discharged from the lien of all of said above described mortgages.

All of which is ordered, adjudged and decreed by the Court.

George C. Harness, Commissioner,
 appointed by the Probate Court of
 Marion County, in the State of
 Indiana, in a case pending therein
 entitled Ethel Haerles et al against
 John A. Fournace et al and numbered
 1280 upon the dockets thereof, pursu-
 ant to the order of said Court in said
 Cause made and entered on page -- of
 Order Book -- of the records thereof,
 as such commissioner,
 To Deed
 Moses A. Rabb.

March 31, 1920.
 #
 # Record 625 page 224.
 #
 # Recorded April 3, 1920.
 #
 # Parcel No. 5, lots numbered
 # 23 and 24 in Margaret Mc-
 # Carty's Subdivision of Out
 # Lot 119 and the west part
 # of Out Lot 118 in the

City of Indianapolis, Indiana. Examined and approved in open Court this 1st day of April 1920.

{signed} W. O. Dunlavy, Judge, pro tem of the Probate
 Court of Marion County, Indiana.

4. In Re Petition of Moses Avigdur
 Rabinowitz, for change of name.

May 6, 1919.
 #
 # Marion Circuit Court.
 #
 # Cause No. In re 2009.
 #
 # Order Book 216 page 87.

Petition filed by Moses Avigdur Rabinowitz asking that his name be changed to that of Moses Avigdur Rabb, July 1, 1919 Order entered.

It is ordered, adjudged and decreed by the Court that the name of said petitioner be, and the same hereby is changed from Moses Avigdur

Rabinowitz to Moses Avigdur Rabb. Ordered that petitioner pay costs.

2 P.

Costs not paid.

COPIES PAID
 BY *[Signature]*
 2-21-20

BY

V. PRES & GENL

Moses A. Rabb and Pauline
Rabb, his wife,

Mar. 31, 1920.

Record 770 page 477.

5. To Mortgage
Railroadmens Building and
Savings Association.

Recorded April 3, 1920.

Lots 23 and 24 in Margaret
McCartys Subdivision of Out
Lot 119 and the west part

*John
June 8/20
JCN*

of Our Lot 118 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 \$4000.00 with interest at
the rate of 6, 1/2 % per annum until paid with certain dues, fines etc.
and 10 % attorneys fees.

INDEXED OF RECORD
ATTORNEY UNION TITLE CO. INC.
BY *[Signature]* PRES. MAR.

6. Judgments examined against Moses A. Rabinowitz and Moses A. Rabb and
against none other.

7. Attention is hereby called to Resolution # 9570 Resurfacing Morris St.
from E.P.L. West St. to W.P.L. Madison Ave. Adopted April 12, 1920.

8. Taxes for 1918 fully paid.

9. Taxes for 1919 first half paid second half
unpaid.

10. Taxes for 1920 payable ~~2~~ 1921 now a lien.

SINCE PAID IN FULL
BY *[Signature]* UNION TITLE CO. INC.
BY *[Signature]* PRES. MAR.

19

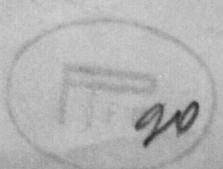
Indianapolis, Indiana, May 4, 1920.

11.

Examination of March 19, 1920 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said records and Dockets are now entered up.

W. M. COYNE & SONS

BY *W. M. Coyne*
204-205-206 City Trust Bldg.
156 EAST MARKET STREET



1. Addendum to an Abstract of title prepared for lots 23 and 24 in Margaret McCartys subdivision of Out lot 119 and west part of Out lot 118 in the City of Indianapolis, as per plat thereof recorded in plat Book 1 page 253 in the Office of the Recorder of Marion County, Indiana.

2. In the Matter of the Cause of Genevieve Fournace Vs. Abram W. Fournace Cause #105570 Marion Superior Court. Petition to modify decree etc. filed May 6, 1920. Entry filed May 15, 1920. Come now the parties in this cause in person and by their attorneys and the plaintiff having heretofore filed her verified petition alleging that the defendant had failed to perform the order of the Court heretofore made by failing to pay \$3.50 each week for the support of said child and also alleging that \$3.50 per week was insufficient to support said child and asking that defendant show cause why he should not be punished for contempt for such failure, and also asking that said decree be modified by increasing the amount of the weekly allowance for the support of said child and asking that defendant be ordered to appear May 15, 1920 to show cause why such relief should not be granted, said Cause is now submitted to the Court and the evidence heard. The Court being duly advised finds that defendant is behind in said weekly payments in the sum of \$125.00 and that he should pay the sum of \$5.00 per week dating from May 15, 1920 for the support of said child. Defendant is therefore ordered to pay \$25.00 to the Clerk of this Court on the 15th day of May and the sum of \$10.00 per week on each Saturday, until all delinquent payments are fully paid.

It is further considered adjudged and decreed that the decree heretofore made in this Cause be modified requiring defendant to pay

1.B

(over)



\$5.00 per week for the support of said child and defendant is hereby ordered to pay beginning May 15, 1920 to the Clerk of this Court for the support of said child the sum of \$5.00 per week until further order of the Court. It is further ordered that this order and decree in the amounts named shall not be a lien against defendants real estate or any interest therein, but that the same may be collected by attachment. Order Book 399 page 550.

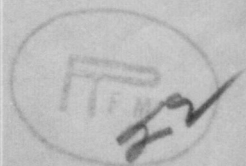
3. We hereby certify the foregoing to be true and correct.

W. M. COVAL & SONS



204-205-206 City Trust Bldg.
155 EAST MARKET STREET

Indianapolis Indiana, May 18, 1920.



-1- Continuation of Abstract of Title to Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and west part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 page 253 in the office of the Recorder of Marion County, Indiana. Also 6 feet lying South of and adjacent to said lot 23, the same being the North half of the alley heretofore vacated. Since May 4, 1920.

Prepared for Jacob Wides.

629 p. 302
May 21, 1920
Recorded
May 28, 1920

Moses A. Rabb, and
Pauline Rabb, his wife
to
Jacob Wides

Warranty Deed

-2-

Lot 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's Office of said County of Marion.

VACATION.

645 p. 295
Mar. 21, 1921
Recorded
Apr. 15, 1921

Transcript of proceedings had by the Board of Public Works in the City of Indianapolis. In the matter of the vacation of the 1st alley south of Wilkins Street from the east property line of Charles Street to the west property line of Union Street.

-3-

The proposed vacation being more particularly described as follows:

Beginning at the intersection of the north property line of the First alley south of Wilkins Street with the west property line of Union Street; running thence west along the north property line of the 1st alley south of Wilkins Street to the east property line of Charles Street; thence south to the intersection of the east property line of Charles Street with the south property line of said alley; thence east along the south property line of said alley to the west property line of Union Street; thence north to the place of beginning.

The property injuriously or beneficially affected by the proposed vacation being the abutting property.

By the above proceedings a strip of ground 6 feet wide was added to said lot 23 on the South.

129 p. 427
Feb. 24, 1922
Recorded
Aug. 31, 1922

Jacob Wides (herein called
the Lessor)
to

Lease

Charles Ford (doing business under
the firm name of Charles Ford Motion
Picture Co.) (hereinafter called
the Lessee).

-4-

The lessor hereby demises and leases to the lessee, the concrete block building owned by the lessor and located on the south east corner of Wilkins and Charles Streets in the City of Indianapolis, Indiana together

with all the rights and privileges and appurtenances thereunto belonging. This lease shall be for a period of 18 months beginning on the 24th day of February 1922, and ending with the 24th day of July, 1923, the lessee to have the privilege of 18 additional months under the same conditions and terms herein.

The lessee hereby agrees to pay as rent for said premises the total sum of \$3150 payable in monthly installments of \$175.00 each, the first installment to be paid at the time of the execution of this agreement and the remaining installments of \$175.00 each, to be payable on the 24th of each month hereafter, monthly in advance. The lessee further agrees to provide a promissory note to be held in trust in the sum of \$300.00 endorsed by F. J. Rembusch, to assure the rent will not be defaulted.

(For further particulars see instrument.)

179 p. 469
Jan. 28, 1927
Recorded
Jan. 28, 1927

*Act
7/26/27
W. J. Jones*

Jno. Jones and Sons
By V. C. Jones

to
Jacob Wides

Known as 1102 Union St. Lot 23 and 24 in McCarty's
Out Lot 119 for the sum of \$17.80.

SATISFIED OF RECORD
ATTEST UNION TITLE CO. INC.
W. J. Jones
GENL. MGR.

Mechanic's Lien

-5-

Judgment Search

-6-

Examination made for judgments against Moses A. Rabb from May 4, 1920 to and including May 28, 1920 and Jacob Wides within the ten years last past and against none other.

-7-

Taxes for 1925, fully paid.

-8-

Taxes for 1926, 1st 1/2 paid.
2nd 1/2 not paid.

-9-

Taxes for 1927, now a lien.

SEE ENTRY NO. ... SUBSEQUENT CONVEYANCE

24

CERTIFICATE



-10-

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 **10** both inclusive and sheets water-marked "Union Title Company" Nos. **1** to **3** both inclusive.
 Dated at Indianapolis, Indiana, **June 24**, 1927.

UNION TITLE COMPANY

INCORPORATED

By

William Wood
 Vice President and General Manager

-1-

Addenda to an abstract of Title to Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and West part of Out Lot 118 in the City of Indianapolis as per plat thereof, recorded in Plat Book 1 page 253 in the office of the Recorder of Marion County, Indiana. Also 6 feet lying south of and adjacent to said lot 23, the same being the north half of the alley heretofore vacated.

Prepared for Fletcher Savings and Trust Company

Estate Docket
53 page 16334

IN THE MATTER OF THE ESTATE OF JOHN B. FOURNACE, DECEASED.
(Continued from a preceding continuation.)
Inheritance Tax Paid.

-2-

June 14, 1920. Final Report. Approved Estate Closed
Order Book 64 page 150.

Estate Docket
55 page 16990

IN THE MATTER OF THE ESTATE OF SOPHIA A. FOURNACE, DECEASED.
(Continued from a preceding continuation)
Inheritance Tax Paid.

-3-

June 14, 1920 Final report approved Estate closed.
Order Book 64 page 146.

We hereby certify the foregoing to be true and correct.

Indianapolis, Indiana.
July 1, 1927.

Indiana Title Co.

INCORPORATED
BY *W. L. Wood*
V. PRES & GENL. MGR.

- Continuation of Abstract of Title to Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and west part of Out Lot 118 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1 page 253 in the office of the Recorder of Marion County, Indiana. Also 6 feet lying South of and adjacent to said lot 23, the same being the North half of the alley heretofore vacated. Since June 24, 1927.

Prepared for Fletcher Savings and Trust Company.

185 page -
 Inst #29329
 June 29, 1927
 Recorded
 July 6, 1927

STATE OF INDIANA, COUNTY OF MARION, SS:

Personally appeared before me, the undersigned a Notary Public in and for said County and State this 29 day of June 1927 Abram W. Fournace, of lawful age, who after being duly sworn on his oath deposes and saith that he was well acquainted with John B. Fournace, who was at one time the owner of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 in the City of Indianapolis, Indiana; that said John B. Fournace died intestate July 19, 1918, leaving him surviving his widow, Sophia A. Fournace and his children Mary Helen Warner, Ethel Haerle, John Fournace Louis Fournace; Joseph Fournace, Susie Fournace; Abram Fournace and Ebert Fournace; and that said John B. Fournace left no other child or descendant of a child deceased him surviving.

That said Sophia A. Fournace above mentioned died intestate and unmarried on March 9, 1919 and left surviving her the children of herself and John B. Fournace above mentioned and left no other child nor descendant of a child deceased her surviving.

Further affiant saith not.

Abram W. Fournace

Subscribed and sworn to before me this 29 day of June 1927.

Sam Wides (LS)
Notary Public

Witness my hand and Notarial Seal.

My Notarial Commission expires Jan. 29, 1929.

994 page 531
 July 5, 1927
 Recorded
 July 6, 1927

Jacob Wides and Rebecca
 Wides, his wife,
 to

Fletcher Savings and Trust
 Company of Indianapolis, Indiana
 Trustee.

Lot number 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 in the City of Indianapolis, as shown by the plat thereof recorded in Plat Book 1 page 253 in the office of the Recorder of Marion County, State of Indiana. Also 6 feet lying South of and adjacent to said Lot 23 the same being the North Half of the alley heretofore vacated.

To secure the payment of 2 principal promissory notes or bonds calling for the sum of \$4,000.00 each, maturing in 2 years from the 5th day of July, 1927, and 8 coupon interest notes calling for \$120.00 each, maturing 2 notes

Ret on Margin
RE
on
RE

INDEXED OF RECORD
 M. BROWN ABSTRACT CO.
Wills
 MORTGAGE

each in 6, 12, 18 and 24 months from the 5th day of July 1927 without preference, priority or distinction as to lien or otherwise of one note or bond over another; all of said notes are dated on the 5th day of July A.D. 1927 bearing interest at the rate of 8% per annum after maturity until paid with 10% attorney's fees.

The said makers have the privilege of paying \$100.00 or any multiple thereof, upon said principal indebtedness at any interest paying date by giving the mortgagee 30 days previous written notice.

Judgment Search

4.

Examination made for judgments against Jacob Wides from June 24, 1927 to date and against none other.

5.

Taxes for 1925 fully paid.

6.

Taxes for 1926 1st half paid,
2nd half not paid.

7.

Taxes for 1927 now a lien

As shown of record filed by me now
FULLY PAID.
M. BRQWN ABSTRACT CO.
BY *[Signature]* MGR.

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 **3** both inclusive.

Dated at Indianapolis, Indiana, **July 8**, 1927.

UNION TITLE COMPANY

INCORPORATED

By

Willis N. Conroy
Vice President and General Manager

1.

INDIANAPOLIS

A Continuation of an Abstract of Title to Lots numbered Twenty Three (23), and Twenty Four (24), in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118, of the Donation lands of the City of Indianapolis, the plat of which appears of record in the office of the Recorder of Marion County, Indiana, in Plat Book 1 at page 253 and 254 thereof,

Also, a strip of ground 6 feet in width lying South of and adjacent to said lot 23, being the North 1/2 of an alley heretofore vacated.

TITLE

Prepared for Fletcher Savings and Trust Company, since date of July 8, 1927.

2.

OF

We find no further conveyances.

ABSTRACTS

ENCUMBRANCES.

MORTGAGES.

3.

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

MECHANIC'S LIENS.

4.

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

JUDGMENTS.

5.

Search is made as to judgments which may have been entered against Jacob Wides from July 8, 1927, to date.

(None found unsatisfied).

L. M. Brown Abstract Co.,

Barrett Book
423 page 9

6.

*3/10 Paid
May 1931*

*Payroll
RC
7*

TITLE INDIANAPOLIS

ASSESSMENTS.

Jacob Wides,
to

Grading & Paving Charles St.
from Wilkins St. to Morris St.

1/2 of alley S of & adjacent to Lot 23 assessed \$21.35 and Lots 25 and 24 assessed \$149.45 each, in installments under the Barrett Act, approved by the Board of Public Works of the City of Indianapolis, on December 7, 1928.

1/10th paid to and including May 1929 installment.

*Record shows this assessment 3/10
paid in March 1931 installment
L.M. BROWN ABSTRACT CO.
L. M. Brown & Son*

RESOLUTION.

No. 13928

7.

162-59

see sub com

OF ABSTRACTS

Attention is directed to Resolution No. 13928 for grading and paving Wilkins St., from E. P. L. of Meridian St. to W. P. L. of Pennsylvania St, except the intersection of Union Street, Contract awarded December 7, 1928.

SEE CONTINUATION

No. 13995

8.

162-82

see sub com

Attention is directed to Resolution No. 13995 for walks in Charles Street, from S. line of South walk in Wilkins St. (west side), south property line of Wilkins St. (east side), to N. P. line of Morris St., Contract awarded October 26, 1928.

SEE CONTINUATION

TAXES.

9.

Taxes for year 1928 assessed in name of Jacob Wides, General Tax Duplicate No. 94106, Center Township, Indianapolis, are due and payable the first Monday in May and the first Monday in November of year 1929.

May installment Paid
Nov. installment Unpaid

Note: We do not set out the exact amount of taxes, as this real estate is carried on the Tax Duplicate with other property.

10.

Taxes for year 1929 became a lien March first and are due and payable in May and November of year 1930.

L. M. Brown Abstract Co.,

June 10, 1929.

CERTIFICATE

11.

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

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 and 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, and of the Civil Municipal Courts of Marion County, 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 July 8, 1927, to June 10, 1929, and covers Paragraphs No. 1 to 11 both inclusive and sheets No. 1 to 3, both inclusive.

L. M. Brown Abstract Co.,



L. M. BROWN ABSTRACT COMPANY.

By *Russell J. ...*

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

1.

Continuation of Abstract of Title to Lots Numbered Twenty Three (23) and Twenty Four (24) in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 at pages 253 and 254 in the Office of the Recorder of Marion County, Indiana.

Also a strip of ground 6 feet in width lying South of and adjacent to said lot 23, being the North 1/2 of an alley heretofore vacated.

Prepared for Fletcher Trust Company, since date of June 10, 1929.

2.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

3.

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

MECHANIC'S LIENS.

4.

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

JUDGMENTS.

5.

Search is made, and strictly limited, for Judgments which may have been entered against the following party, solely under the name as herein written, and not otherwise.

Jacob Wides, from June 10, 1929 to date.

(None found unsatisfied).

INDIANAPOLIS
TITLE
OF
ABSTRACTS

ASSESSMENTS.

Barrett Book
435 page 137

6. *Payroll
RC*

Jacob Wides,
to
Pavement of Wilkins Street
from Meridian Street to
Pennsylvania Street.

Approved by the Board of Public Works of the City
of Indianapolis, on July 15, 1929.

Lot 24 herein assessed \$617.59 payable in install-
ments under the Barrett Act.
2/10ths paid to and including May 1931 installment.

As shown on record this assessment now
FULLY PAID.
ASSESSMENT
L. M. BROWN ABSTRACT CO.
James J. ... MGR.

Barrett Book
435 page 290.

7. *Payroll
RC*

Jacob Wides,
to
Walks of Charles Street from
Wilkins Street to Morris Street.

Approved by the Board of Public Works of the
City of Indianapolis, on August 5, 1929.

Lots 23 and 24 herein assessed \$37.38 each payable
in installments under the Barrett Act.
2/10ths paid to and including May 1931 installment.

As shown on record this assessment now
FULLY PAID.
ASSESSMENT
L. M. BROWN ABSTRACT CO.
James J. ... MGR.

TAXES.

8.

Taxes for the year 1929, assessed in the name of
Jacob Wides, were due and payable the First Monday in
May and the First Monday in November, 1930.

General Tax Duplicate No. 96251.
Indianapolis, Center Township.

May installment \$364.65 paid.
Nov. installment \$364.65 paid.

James J. ...

9.

Taxes for the year 1930, assessed in the name of
Jacob Wides, are due and payable the First Monday in May
and the First Monday in November, 1931.

General Tax Duplicate No. 98015.
Indianapolis, Center Township.

May installment \$344.30 paid.
Nov. installment \$344.30 unpaid.

L. M. Brown Abstract Co.,

10.

Taxes for the year 1931, became a lien March First,
and are due and payable in May and November, 1932.

As shown on record this assessment now
FULLY PAID.
ASSESSMENT
L. M. BROWN ABSTRACT CO.
James J. ...

JUNE 13, 1931.

CERTIFICATE.

INDIANAPOLIS

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:

TITLE

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.

OF

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.

ABSTRACTS

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicate for unpaid taxes and 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.

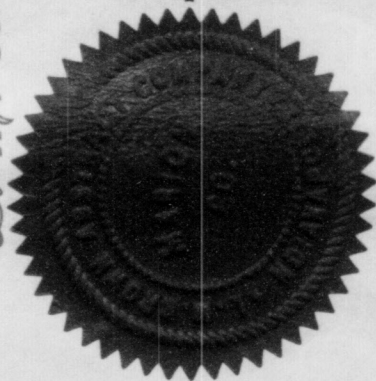
V. From the searches as above enumerated, we find no further conveyances, nor unsatisfied encumbrances as indexed or entered up, within the period embraced in the examination here certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this Certificate is from JUNE 10, 1929, to and including JUNE 13, 1931, and covers Paragraphs No. 1 to 11 both inclusive, and Sheets No. 1 to 3, both inclusive.

L. M. BROWN ABSTRACT COMPANY.

By *Russell A. Furr*

L. M. Brown Abstract Co.,



-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lots number Twenty Three (23) and Twenty Four (24) in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 at pages 253 and 254, in the Office of the Recorder of Marion County, Indiana.

Also a strip of ground 6 feet in width lying South of and adjacent to said lot 23, being the North 1/2 of an alley heretofore vacated.

TITLE

Prepared for Fletcher Trust Company, since date of June 13, 1931.

-2-

OF

WE FIND NO FURTHER CONVEYANCES.

ABSTRACTS

ENCUMBRANCES.

MORTGAGES.

-3-

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

L. M. Brown Abstract Co.,

AGREEMENTS.

Misc. Record
251 page 472,
Aug. 18, 1931,
Recorded
Dec. 27, 1933.

Jacob Wides,
and
Rebecca Wides.

This Agreement entered into this 18th day of August, 1931, between Jacob Wides and his wife Rebecca Wides, as follows:

-4-

In consideration of Rebecca Wides investing to Jacob Wides \$2000.00 to reduce their mortgage loans on their real estate properties on Union and Meridian Streets in the City of Indianapolis, Jacob Wides grants to Rebecca Wides 1/3 of gross rent income of all these properties, and from this 1/3 rent income Rebecca Wides is to pay 1/3 of all costs toward up-keep and expenses of these properties, such as taxes, principal payments, interest, insurance, coal, water, and repairs, and other expenses of which Jacob Wides pays 2/3 for his part, and what amount is left from

INDIANAPOLIS
 TITLE
 OF
 ABSTRACTS

Rebecca Wides third rent income after deducting her third of above mentioned costs, is to be used for our household upkeep, also Jacob Wides agrees to give Rebecca Wides \$10.00 a week besides the rental income for expenses in the household and whatever is then left Mrs. Wides may save in her account;

It is further understood that the mortgages on these properties now total about \$15,000.00, and that after paying this aforesaid \$2000.00 that will reduce the loans to about \$13000.00 thus leaving Jacob Wides owing about \$10,000.00 on his share and Rebecca Wides about \$3,000.00 owing on her third.

In case we sell any or all of these properties, first the banks are to be paid off, Jacob Wides will then receive 2/3 and Rebecca Wides will receive 1/3 of the balance.

It is further understood between us that this agreement is not to be recorded and that this shall not make any interference against the banks to whom we owe on these properties.

After we have paid out our properties in full, I, Jacob Wides give my wife Rebecca Wides full right to her third in these properties to will to our children.

MECHANICS' 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 party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

Jacob Wides for 10 years last past.

And we find the following.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

Cause No. 72214,
Order Book
66 page 494.

*Since paid
07*

CIVIL MUNICIPAL COURT OF MARION COUNTY.

Jacob Wides Judgment.
vs.
Bates Motor Transfort Lines Inc.
Judgment rendered January 31, 1939, against
plaintiff.
For costs.

*The record shows
Costs PAID
L. M. Brown Abstract
BY [Signature]*

OLD AGE PENSIONS.

-8-

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

ASSESSMENTS.

-9-

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

TAXES.

-10-

Taxes for year 1939, paid in full.

156558.

INDIANAPOLIS

-11-

Taxes for year 1940, assessed in name of Jacob Wides, are due and payable the first Monday in May and the first Monday in November, 1941.

TITLE

General Tax Duplicate No. 207944-45.
Parcel Nos. 85310-11,
Indianapolis, Center Township.

OF

May 1941 paid
May 1942 paid

Lot 23 and Part adj.
May installment \$40.44 unpaid and delinquent, *May 1941 paid*
Nov. installment \$40.44 unpaid, *Nov 1941 paid*

Lot 24.
May installment \$164.52 unpaid and delinquent, *May 1941 paid*
Nov. installment \$164.52 unpaid, *Nov 1941 paid*

L. M. Brown Abstract Co.,

L. M. Brown Abstract Co.

James A. ...
PRES. & MGR.

-12-

Taxes for year 1941 became a lien March 1st and are due and payable in May and November of the year 1942.

-4-

ZONING

-13-

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

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

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

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

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

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

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

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

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

CERTIFICATE

-14-

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

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

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

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

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

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

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

The period of search covered by this certificate is
from June 13, 1931 to and including
August 5, 1941 and covers Paragraphs No. 1 to 14

both inclusive, and Sheets No. 1
to 6 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *James A. Lee*
President & Mgr.



MLB.

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

156558

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

FLETCHER TRUST COMPANY

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

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

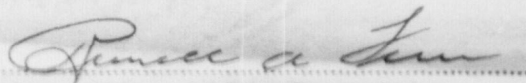
Search is made and limited as to the parties named below, solely under the name or names as herein written.

This certificate covers the Indianapolis Division down to and including August 5, 1941
and all other Divisions of the State of Indiana down to and including July 29, 1941

Jacob Wides.

L. M. BROWN ABSTRACT CO.

By



President and Mgr.

MLB

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lots Number Twenty Three (23) and Twenty Four (24) in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 at pages 253 and 254 in the office of the Recorder of Marion County, Indiana.

Also a strip of ground 6 feet in width lying South of and adjacent to said lot 23, being the North 1/2 of an alley heretofore vacated.

TITLE

Prepared for Railroadmen's Federal Savings and Loan Association of Indianapolis, since date of August 5, 1941.

2.

OF

WE FIND NO FURTHER CONVEYANCES.

ABSTRACTS

ENCUMBRANCES.

MORTGAGES.

3.

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

MECHANIC'S LIENS.

4.

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

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.

We find none.

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

JUDGMENTS.

6.

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.

Jacob Wides from August 5, 1941 to date.

AND WE FIND THE FOLLOWING.

CIVIL MUNICIPAL COURT OF MARION COUNTY.

Cause #M24257
Order Book
107 page 130

Jacob Wides

Judgment

vs.

Max Levy

Judgment rendered April 3, 1947 against plaintiff for costs.

The record shows these
NOW PAID
L. M. BROWN ABSTRACT CO., INC.
Russell A. Jones
PRES & MGR.

7.

C. J. Paid
11-2-51

ASSESSMENTS.

8.

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

TAXES.

9.

Taxes for the year 1946 paid in full.

10.

Capital Realty
Lien Paid
11-2-51

Taxes for year 1947 assessed in name of Jacob Wides are due and payable the first Monday in May and the first Monday in November, 1948.

General Tax Duplicate Nos. 426184 and 426185
Parcel Nos. 85310 and 85311
Indianapolis, Center Township

May installment \$257.31 paid
Nov. installment \$257.31 unpaid

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

11.

Taxes for year 1948 became a lien March 1st and are due and payable in May and November of the year 1949.

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 August 5, 1941 to and including
 July 26, 1948
 and covers Paragraphs No. 1 to 12
 both inclusive, and Sheets No. 1
 to 3 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Jones*
 President & Mgr.

mo

Established 1868

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.

260316

DIRECTORS
 CHAS. R. YORR
 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 S. 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 July 26, 1948
and all other Divisions of the State of Indiana, down to and including July 22, 1948

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.

Jacob Wides

Dated July 26, 1948

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

mo

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lots Number Twenty-three (23) and Twenty Four (24) in Margaret McCarty's Subdivision of Out Lot 119 and of the West part of Out Lot 118 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 1 at pages 253 and 254 in the office of the Recorder of Marion County, Indiana.

Also a strip of ground 6 feet in width lying South of and adjacent to said lot 23, being the North 1/2 of an alley heretofore vacated.

TITLE

Except: Part of Lot 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

OF

Beginning at the Northeast corner of said Lot, thence West upon and along the North line of said Lot, 88 feet, thence south 35 feet; thence east parallel with the North line of said Lot, 89.17 feet to the East line of said Lot, thence north upon and along the East line of said Lot, 35 feet to the place of beginning. Also except,

ABSTRACTS

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

L. M. Brown Abstract Co.,

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Prepared for Wides Construction Co., since date of July 26, 1948.

CONVEYANCES.

The following deed conveys no portion of the realty embraced in the caption of this abstract. Deed is here shown to assist in establishing boundaries.

Deed Record
1440 page 140
Dec. 26, 1951
Recorded
Dec. 26, 1951

INDIANAPOLIS

Jacob Wides and
Rebecca Wides (signs by Mark)
his wife
to
Esther Sarfaty

Warranty Deed
Revenue Stamps
Attached

2.

TITLE

OF

ABSTRACTS

Part of Lot 24 in Margaret McCarty's
Subdivision of Out Lot 119 and the West part of Out
Lot 118 of the Donation Lands in the City of Indianapolis,
as per plat thereof, recorded in Plat Book 1, pages 253
and 254 in the office of the Recorder of Marion County,
Indiana, more particularly described as follows, to-wit:

Beginning at the Northeast corner of said Lot,
thence West upon and along the North line of
said Lot, 88 feet, thence south 35 feet; thence
east parallel with the North line of said Lot,
89.17 feet to the East line of said Lot, thence
north upon and along the East line of said Lot,
35 feet to the place of beginning.

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

Subject to taxes for year 1951 payable in
1952.

Deed contains usual citizenship clause by grantors.

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

The following deed conveys no portion of the realty embraced in the caption of this Abstract. Deed is here shown to assist in establishing boundaries.

OF

Deed Record
1435 page 281
Nov. 1, 1951
Recorded
Nov. 2, 1951

Jacob Wides and
Rebecca Wides, (Signs by mark)
his wife
to
Sam Sham and
Esther Sham,
husband and wife

Warranty Deed
Revenue Stamps
Attached

3.

ABSTRACTS

Part of Lots 23 and 24 in Margaret McCarty's Subdivision of Out Lot 119 and the West Part of Out Lot 118 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 1, pages 253 and 254 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point on the East line of said Lot 24, 35 feet south of the Northeast corner of said Lot 24, thence west parallel to and 35 feet south of the North line of said Lot 24, 89.17 feet, thence south 23.4 feet, thence east parallel to the North line of said Lot 24, 90 feet to a point in the East line of said Lot 23, 58.4 feet south of the Northeast corner of said Lot 24, thence north upon and along the East lines of said Lots 23 and 24, 23.4 feet to the place of beginning.

Also 5 feet east of and adjoining said above described Part of Lots 23 and 24 being a portion of Union Street heretofore vacated as shown in Town Lot Record 26 page 251.

Subject to 1951 taxes payable in 1952.

Deed contains usual citizenship by grantors.

L. M. Brown Abstract Co.,

4.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

5.

TITLE

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

MECHANIC'S LIENS.

6.

OF

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

OLD AGE ASSISTANCE LIENS.

7.

ABSTRACTS

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.

8.

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

Jacob Wides from July 26, 1948 to date.

None found unsatisfied.

ASSESSMENTS.

9.

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

L. M. Brown Abstract Co.,

INDIANAPOLIS

TAXES.

10.

TITLE

Taxes for the year 1950 paid in full.

11.

OF

Taxes for year 1951 assessed in name of Jacob Wides are due and payable the first Monday in May and the first Monday in November, 1952.

ABSTRACTS

General Tax Duplicate Nos. 332114 and 332115
Part of Parcel Nos. 85310 and 85311
Indianapolis, Center Township

May installment paid
Nov. installment paid

NOTE: We do not set out the exact amount of taxes as this real estate is carried on the Tax Duplicate with other property.

As shown of record these taxes are NOW FULLY PAID.
L. M. Brown Abstracts
PRES. & MGR.

12.

L. M. Brown Abstract Co.,

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

13.

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.

14.

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 July 26, 1948 to and including November 26, 1952

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

to 6 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

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



mo

Established 1868

OFFICERS

RUSSELL A. FURR
PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
GEO. R. SWINFORD
MANAGER

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.

333474

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Wides Construction Co.

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 November 26, 1952 and all other Divisions of the State of Indiana, down to and including November 20, 1952

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

Jacob Wides

Dated..... November 26, 1952

L. M. BROWN ABSTRACT COMPANY, Inc.

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

mo

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Continuation of Abstract of Title to (Part of lot numbered Twenty-three (23) and the North half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in plat book 1, page 253 in the office of the Recorder, Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the East line of said lot 23, distant south 16.4 feet from the Northeast corner of lot 23 in said subdivision; running thence south in and along the East line thereof, 31.6 feet to the center of the vacated alley adjacent thereto on the south; running thence west in and along the centerline of said vacated alley 112 feet; running thence north 22 feet; running thence east parallel to the center line of said alley, 18 feet; running thence northeasterly 10.2 feet to a point which is 90 feet west of the east line of said lot and 16.4 feet south of the north line of lot 23, in said subdivision; running thence east 90 feet to the place of beginning.

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

Prepared for Dorothy Ross Blanchett, since date of November 26, 1952.

CONVEYANCES

Jacob Wides, and
Rebecca Wides,
his wife,
to

Warranty Deed
Revenue Stamps
Attached

Dorothy Ross Overley.

Part of lot 23, and the North Half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in Plat Book 1 page 253, in the office of the Recorder, Marion County, Indiana, more particularly described as follows, to-wit: Beginning at a point in the East line of said Lot 23, distant south 16.4 feet from the Northeast corner of lot 23 in said subdivision; running thence south in and along the East line thereof, 31.6 feet to the center of the vacated alley adjacent thereto on the south; running thence west in and along the centerline of said vacated alley 112 feet; running thence north 22 feet; running thence east over

Deed Record
1474 page 271
Instr. #82478
Dec. 9, 1952
Recorded
Dec. 11, 1952

L. M. Brown Abstract Co.,

INDIANAPOLIS

parallel to the center line of said alley, 18 feet; running thence Northeasterly 10.2 feet to a point which is 90 feet west of the east line of said lot and 16.4 feet south of the north line of lot 23, in said subdivision; running thence east 90 feet to the place of beginning.

ALSO,

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

Subject to the taxes for the year 1952, payable in 1953.

Deed contains usual citizenship clause.

TITLE

OF

ABSTRACTS

Dorothy H. Overley.

Affidavit

Affiant says, that she is one and the same person as the Dorothy H. Ross who on the 8th day of June, 1951, was the grantee of an undivided one-half (1/2) interest in a warranty deed from Toner M. Overley to the following described real estate located in Indianapolis, Marion County, State of Indiana:

Lot No. 6 in Ruben's Wildwood Park Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 14, page 139 in the office of the Recorder of Marion County, Indiana, except that part of said lot lying north of a line drawn from a point, on the east line of said lot, distant 11.97 feet south of the north east corner of said lot, to a point on the west line of said lot, distant 8.07 feet south of the north west corner of said lot, which excepted part is now a part of Fall Creek Boulevard.

That on said date the affiant was of legal age and unmarried.

That thereafter on the 19th day of June, 1951, the affiant married said Toner M. Overley and has remained and is now the wife of said Toner M. Overley.

That the affiant from her own separate funds purchased an undivided one-half (1/2) interest in the above described real estate, and her interest therein is in no way or manner the result of a gift as defined by the Gift Tax Laws of the United States or any regulations thereunder.

Further affiant sayeth not.

Dorothy H. Overley.

L. M. Brown Abstract Co.,

Misc. Record
489 page 145
Instr. #58946
Sept. 5, 1952
Recorded
Sept. 5, 1952

-3-

INDIANAPOLIS

Marriage Record
191 page 504
Dated
June 19, 1951

Dorothy H. Ross,
and
Toner M. Overley.

Marriage

TITLE

Deed Record
1581 page 159
Instr.#53582
July 21, 1955
Recorded
July 22, 1955

Dorothy Ross Blanchett.

Affidavit

OF

Affiant says, that she is the owner of the following described real estate situated in Marion County, State of Indiana, to wit:

ABSTRACTS

Parcel 1.

Lot numbered 133 in Allen and Root's North Addition to the City of Indianapolis, as per plat thereof recorded in Plat Book 3 page 129 in the office of the Recorder of Marion County, Indiana.

Parcel 11.

Part of lot 23 and the North half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in Plat Book 1, page 253 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to wit:

Beginning at a point in the East line of said lot 23, distant south 16.4 feet from the Northeast corner of lot 23 in said Subdivision; running thence south in and along the east line thereof 31.6 feet to the center of the vacated alley adjacent thereto on the south; running thence west in and along the centerline of said vacated alley 112 feet; running thence north 22 feet; running thence east parallel to the center line of said alley, 18 feet; running thence northeasterly 10.2 feet to a point which is 90 feet west of the east line of said lot and 16.4 feet south of the north line of lot 23 in said subdivision; running thence east 90 feet to the place of beginning, having acquired title to said Parcel 1 by deed recorded in Town Lot Record 1482, Instrument No. 15408, and having acquired title to Parcel II by deed recorded in Town Lot Record 1474, Instrument No. 82478 in the office of the Recorder of Marion County, Indiana.

Affiant further says that she acquired title to each of said properties under the name of DOROTHY ROSS OVERLEY; that subsequent to her acquisition of said real estate she was duly divorced from Toner M. Overley, her former husband, on or about May 17, 1953, by virtue of proceedings in the Circuit Court of Marion County, Indiana; that subsequent thereto on the 23rd day of October, 1953, she married Harold

over

L. M. Brown Abstract Co.,

INDIANAPOLIS

Edward Blanchett, and that her legal name is now DOROTHY ROSS BLANCHETT.

This affidavit is made for the purpose of inducing the Auditor of Marion County, Indiana, to transfer the title to the real estate above described, for tax purposes, to this affiant.

Dorothy Ross Blanchett

TITLE

Cause No.
B97024
Filed
Mar. 20, 1953

SUPERIOR COURT OF MARION COUNTY

OF

Dorothy Ross Overley,

Divorce

vs

Toner M. Overley.

-6-

Complaint for divorce filed.

ABSTRACTS

(No papers on file, the following is taken from order book entry.)

May 22, 1953. Plaintiff in person and by counsel, defendant in person. Cause submitted, evidenced heard, settlement agreement approved, divorce granted plaintiff and maiden name of Dorothy H. Ross restored to plaintiff. Costs vs defendant.

Order Book 804-560.

Costs paid.

-7-

L. M. Brown Abstract Co.,

ABSTRACTER'S NOTE

A careful search in the Marriage Records in the office of the Clerk of the Marion Circuit Court, fails to disclose any record of the marriage of Dorothy Ross Overly and Howard Edward Blanchett.

-8-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

- INDIANAPOLIS
- 9- MORTGAGES
None found unsatisfied of record filed within the period of this search.
- TITLE
- 10- MECHANICS' LIENS
None found unsatisfied of record filed within the period of this search.
- OF
- ABSTRACTS
- 11- OLD AGE ASSISTANCE LIENS
Provided by the Acts concerning Public Welfare, approved March 12, 1947.
Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following Judgment Search.
We find none.
- SEARCH IN THE JUVENILE COURT
OF MARION COUNTY, INDIANA.
- 12- 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 specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings, and we find none.

L. M. Brown Abstract Co.,

-13-

INDIANAPOLIS

JUDGMENTS

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

Jacob Wides from November 26, 1952 to December 11, 1952 inclusive.

Dorothy H. Ross from September 24, 1946 to June 19, 1951 inclusive.

Dorothy Ross Overley for 10 years last past.

Dorothy H. Ross from May 22, 1953 to date.

Dorothy Ross Blanchett from October 23, 1953 to date.

We find the following:

TITLE OF

ABSTRACTS

CIVIL MUNICIPAL COURT OF MARION COUNTY

Edward W. Sheridan, et al,
vs

Judgment

Dorothy Ross et al.

Judgment rendered March 31, 1950 against defendants. For \$40.88 and costs.

Cause No.
M-45101
Order Book 123
page 343
Mun. Jdg. Doc.
R-2 Series 5
page 26

-14-

See sub con

L. M. Brown Abstract Co.,

ASSESSMENTS

-15-

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

INDIANAPOLIS

TAXES

-16-

Taxes for year 1954 paid in full.

TITLE

-17-

Taxes for year 1955, assessed in name of Dorothy Ross Overley, are due and payable the first Monday in May and the first Monday in November, 1956.

OF

General Tax Duplicate No. 343830.
Parcel No. 85310.
Indianapolis, Center township.

ABSTRACTS

May installment \$37.70 paid.
Nov. installment \$37.70 unpaid.

SEE EXTENSION OF ABSTRACT

-18-

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

SEE EXTENSION OF ABSTRACT

L. M. Brown Abstract Co.,

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

-19-

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 Area.

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 dimensions 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 dimensions of rear yard shall be not less than $\frac{1}{2}$ of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

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

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

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date or 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.

The 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 zone 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.

ZONING

-20-

September 14, 1956. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis affecting the use of the real estate described in the caption hereof.

CERTIFICATE

-21-

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 November 26, 1952 to and including
September 24, 1956

and covers Paragraph No. 1 to 21
both inclusive, and Sheets No. 1

to 11 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By

[Signature]
President & Mgr.

em



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.

150½ EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

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. BUTHPIN
EDSON T. WOOD
FRED H. WUELFING

397538

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

DOROTHY ROSS BLANCHETT

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

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

This certificate covers the Indianapolis Division down to and including September 24, 1956 and all other Divisions of the State of Indiana down to and including September 21, 1956

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

JACOB WIDES

DOROTHY H. ROSS

DOROTHY ROSS OVERLEY

DOROTHY ROSS BLANCHETT

Dated..... September 24, 1956.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....


President

1.

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

Continuation of Abstract of Title to Part of Lot Numbered Twenty-Three (23) and the North Half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in Plat Book 1, page 253 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the East line of said Lot 23, distant south 16.4 feet from the Northeast corner of Lot 23 in said subdivision; running thence south in and along the East line thereof, 31.6 feet to the center of the vacated alley adjacent thereto on the south; running thence west in and along the centerline of said vacated alley 112 feet; running thence north 22 feet; running thence east parallel to the center line of said alley, 18 feet; running thence northeasterly 10.2 feet to a point which is 90 feet west of the east line of said lot and 16.4 feet south of the north line of lot 23, in said subdivision; running thence east 90 feet to the place of beginning.

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

Prepared for John E. Moore
Since date of September 24, 1956

CONVEYANCES

Misc. Record
567
Inst #72289
Oct. 16, 1956
Recorded
Oct. 17, 1956

Dorothy Ross Blanchett

Affidavit

Affiant says that she is the owner of the following described real estate located in Marion County, Indiana, to-wit:

Part of Lot Numbered 23 and the North half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in Plat Book 1, page 253 in the office of the Recorder of Marion County, Indiana, and 5 feet east of and adjoining the above real estate being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251. The above real estate is also known as No. 1108 Union Street, Indianapolis, Indiana.

2.

(over)

INDIANAPOLIS, INDIANA

That on October 23, 1953 she married Harold Edward Blanchett.

That there appears of record in Marion County, Indiana, a certain judgment against the name of Dorothy Ross et al, which judgment is more particularly described as follows:

Cause No. M-45101
Order Book 123 page 343
Mun. Jdg. Doc. R-2
Series 5, page 26

CIVIL MUNICIPAL COURT OF
MARION COUNTY
Edward W. Sheridan, et al
vs
Dorothy Ross et al

Judgment rendered March 31, 1950 against the defendants for \$40.88 and costs.

The affiant states upon her oath that said judgment is not against the affiant but against another person having a name similar to that of her own.

That she makes this affidavit to induce John E. Moore and Gertrude M. Moore, husband and wife to purchase the above described real estate.

Further the affiant sayeth not.

Dorothy Ross Blanchett

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Deed Record
1638
Inst #72290
Oct. 16, 1956
Recorded
Oct. 17, 1956

Dorothy Ross Blanchett and
Harold Edward Blanchett,
her husband

Warranty Deed
Revenue Stamps
Attached

to
John E. Moore and
Gertrude M. Moore,
husband and wife

3.

A part of Lot Numbered 23 and the North half of a vacated alley adjacent thereto in McCarty's Subdivision of Out Lots 118 and 119 of the Original Donation Lands of the City of Indianapolis, recorded in Plat Book 1, page 253 in the office of the Recorder of Marion County, Indiana, more particularly described as follows, to-wit:

Beginning at a point in the East line of said lot 23, a distance south 16.4 feet from the Northeast corner of lot 23 in said subdivision; running thence south in and along the East line thereof, 31.6 feet to the center of the vacated alley adjacent thereto on the south; running thence west in and along the center line of said vacated alley 112 feet; running thence north 22 feet; running thence east parallel to the center line of said alley, 18 feet; running thence northeasterly 10.2 feet to a point which is 90 feet west of the east line of said lot and 16.4 feet south of the north line of lot 23, in said subdivision

(over)

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

running thence east 90 feet to the place of beginning. Also, 5 feet east of and adjoining the above described realty being a portion of Union Street heretofore vacated as shown in Town Lot Record 26, page 251.

Subject to taxes for the year 1956 due and payable in 1957.

Deed contains usual citizenship clause of grantors.

clause H-3

S.W. Barnes
5-20-65

4. WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

FINANCING STATEMENTS

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

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

MECHANICS' LIENS

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

OLD AGE ASSISTANCE LIENS

8. 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

9. 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

10. 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.

Dorothy Ross Overley, Dorothy H. Ross, Dorothy Ross Blanchett from September 24, 1956 to October 17, 1956 inclusive.

John E. Moore and Gertrude M. Moore, jointly and not individually for the 10 years last past.

None found unsatisfied.

ASSESSMENTS

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

LAWYERS TITLE INSURANCE CORPORATION
 L. M. BROWN DIVISION
 INDIANAPOLIS, INDIANA

TAXES

12. Taxes for the year 1963 and prior years paid in full.

13. Taxes for the year 1964 assessed in the name of
 John E. and Gertrude M. Moore

ASSESSED VALUATION:

Land	\$ 300
Improvements	\$1250
Exemption	\$ -
Net Valuation	\$1550

Parcel No. 101-85310
 General Tax Duplicate No. 321806
 Indianapolis-Center Township

are due and payable the first Monday in May and November 1965.

May installment	\$72.28 unpaid
Nov. installment	\$72.28 unpaid

14. Taxes for the year 1965 became a lien March 1st and are due and payable in May and November 1966.

15. 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 September 14, 1956 to March 26, 1965.

O R D I N A N C E

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

That Sub-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 OF THE MARION COUNTY COUNCIL.

18. 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.

19.

CERTIFICATE

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 September 24, 1956 to and including
May 6, 1965, 8:00 A.M.

and covers Paragraphs No. 1 to 19
both inclusive, and Sheets No. 1
to 9 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By

M L Sullivan



1g

O R D I N A N C E

16. 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.

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

470838

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

John E. Moore

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 May 6, 1965 8a.m. and all other Divisions of the State of Indiana down to and including April 29, 1965 8a.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.

Dorothy Ross Overley
Dorothy H. Ross
Dorothy Ross Blanchett
John E. Moore
Gertrude M. Moore

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated May 6, 1965, 8:00 A.M.

By

M. J. Sullivan