

66 18713

*Chofee*

# WARRANTY DEED

Project 1-70-3(52)  
Code 0536  
Parcel 75

This Indenture Witnesseth, That **JAMES RIZZO-VIRGINIA L. RIZZO AND WILLIAM F. VANHOY JR. - BARBARA L. VANHOY (ADULT HUSBANDS AND WIVES)**

of **MARION** County, in the State of **INDIANA** Convey and Warrant to  
the STATE OF INDIANA for and in consideration of **THREE THOUSAND ONE HUNDRED**  
-----  
**3,100.00**----- Dollars,

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

LOT 50 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF PART OF OUT LOTS 107 AND 108 OF THE  
DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE  
107, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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

APR 5 1966

*John T. Sutton*  
COUNTY AUDITOR



3.85

RECEIVED FOR RECORD  
1966 APR 15 AM 9:37  
MARCIA M. HAWTHORNE  
RECORDER OF MARION COUNTY

Paid by Warrant No. **A92629**  
Dated **4-6-1966**

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 **JAMES RIZZO-VIRGINIA L. RIZZO AND WILLIAM F. VANHOY JR. BARBARA L. VANHOY (ADULT HUSBANDS AND WIVES)**  
have hereunto set ~~THEIR~~ hands and seal, s, this **31** day of **JANUARY** 19**66**

*J. James Rizzo* (Seal) X *William F. Van Hoy Jr.* (Seal)  
**V. JAMES RIZZO (ADULT HUSBAND)** (Seal) X **WILLIAM F. VANHOY JR. (ADULT HUSBAND)** (Seal)  
*Virginia L. Rizzo* (Seal) X *Barbara L. Van Hoy* (Seal)  
**VIRGINIA L. RIZZO (ADULT WIFE)** (Seal) X **BARBARA L. VANHOY (ADULT WIFE)** (Seal)

66 18713

SKC

This Instrument Prepared by *S. W. BURRELL* 7/8/65

**WARRANTY DEED**

FROM

DULY ENTERED  
STATE OF INDIANA

APR 5 1966

Received for Record  
JOHN T. SUTTON  
COUNTY AUDITOR

day of \_\_\_\_\_, 19\_\_\_\_

at \_\_\_\_\_ o'clock \_\_\_\_\_ m, and

Recorded in Book No. \_\_\_\_\_ page \_\_\_\_\_

Recorder \_\_\_\_\_ County \_\_\_\_\_

Duly entered for taxation this \_\_\_\_\_

day of \_\_\_\_\_, 19\_\_\_\_

Auditor's fee \$ \_\_\_\_\_

Auditor \_\_\_\_\_ County \_\_\_\_\_

ENVELOPE (15)

Division of Land Acquisition  
Indiana State Highway Commission

66 18713

My Commission expires \_\_\_\_\_ Notary Public

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

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor \_\_\_\_\_ in the above conveyance, and acknowl-

edged the same to be \_\_\_\_\_

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

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

STATE OF INDIANA, \_\_\_\_\_ County, ss:

My Commission expires \_\_\_\_\_

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

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor \_\_\_\_\_ in the above conveyance, and acknowl-

edged the same to be \_\_\_\_\_

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

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

STATE OF INDIANA, \_\_\_\_\_ County, ss:

My Commission expires \_\_\_\_\_

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

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor \_\_\_\_\_ in the above conveyance, and acknowl-

edged the same to be \_\_\_\_\_

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

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

STATE OF INDIANA, \_\_\_\_\_ County, ss:

My Commission expires \_\_\_\_\_

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

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor \_\_\_\_\_ in the above conveyance, and acknowl-

edged the same to be \_\_\_\_\_

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

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

STATE OF INDIANA, \_\_\_\_\_ County, ss:

My Commission expires \_\_\_\_\_

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

voluntary act and deed, for the uses and purposes herein mentioned.

Grantor \_\_\_\_\_ in the above conveyance, and acknowl-

edged the same to be \_\_\_\_\_

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

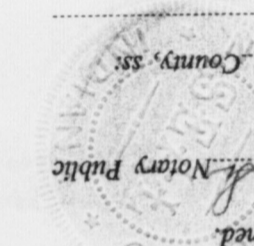
Before me, the undersigned, a Notary Public in and for said County and State, this

STATE OF INDIANA, \_\_\_\_\_ County, ss:

My Commission expires \_\_\_\_\_

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

voluntary act and deed, for the uses and purposes herein mentioned.



STATE OF INDIANA, MARION County, ss: 2  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of FEBRUARY, A. D. 1966; personally appeared the within named  
VIRGINIA A. RIZZO, WILLIAM F. VAN HORN, AND BARBARA A. VAN HORN  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be THEIR  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires OCTOBER 21, 1969  
Notary Public Frank L. Sullivan Sr.

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

STATE OF INDIANA, \_\_\_\_\_ County, ss: \_\_\_\_\_  
Before me, the undersigned, a Notary Public in and for said County and State, this  
day of \_\_\_\_\_, A. D. 19\_\_\_\_; personally appeared the within named  
Grantor \_\_\_\_\_ in the above conveyance, and acknowl-  
edged the same to be \_\_\_\_\_  
I have hereunto subscribed my name and affixed my official seal.  
My Commission expires \_\_\_\_\_  
Notary Public \_\_\_\_\_

1. I have made a determined effort to consider \_\_\_\_\_  
2. and that is documented by the appraisers, including any comments by \_\_\_\_\_  
3. along with any recent awards by condemnation juries that have been brought to my attention,  
4. that is relevant to this matter.  
5. This is to certify that I have no present or contemplated future interest in this property,  
6. nor have I entered into collusion with the property owner or an agent of the property owner.  
7. It is my opinion as of Jan. 11, 1966  
8. (Date)  
9. ( )

- REMAR
- (a) The fair market value of the entire property before the taking is:
  - (b) The fair market value of the property after the taking, assuming the completion of the improvement is:
- The Total Value of Taking Is: TOTAL  
(a minus b)
- (1) Land and/or improvements
  - (2) Damages
  - (3) Less non-compensable items
  - (4) Estimated Total Compensation

Estimate of Appraisers:		Approved By Reviewer
By:	By:	
Day		\$3,100
\$3,100	\$	\$3,100
\$ - 0 -	\$	\$ - 0 -
\$3,100	\$	\$3,100
\$3,100	\$	\$3,100
\$ - 0 -	\$	\$ - 0 -
\$ - 0 -	\$	\$ - 0 -
\$3,100	\$	\$3,100

Approved \_\_\_\_\_ Date 1-11-66 Signed \_\_\_\_\_  
Rev. Appr. 1-13-66  
Asst. or \_\_\_\_\_  
Chief Appr. JAN 17 1966

Distributi  
(1) Parcel  
( ) Owner

(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

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE  
INDIANAPOLIS, INDIANA

3-28-66

19

To V. James Rizzo & Virginia L. Rizzo &  
William F. Vanhoy, Jr. & Barbara L. Vanhoy  
5140 Madison Avenue  
Indianapolis, Indiana

## GENTLEMEN:

We enclose State Warrant No. A92629 4-6 1966  
in settlement of the following vouchers: Trans 99

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road	
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>January 31, 1966</u>	
Parcel 75	\$ 3,100 00

PLEASE RECEIPT AND RETURN

Received Payment: V. James RizzoDate: 4/16/66

Cont'd

APPRAISAL REVIEW FORM

Division of Land Acquisition  
Indiana State Highway Commission

Project I-70-3(52)  
Parcel No. 75  
Road I-70  
County Marion  
Owner R. J. Riggs & W. E. Van Hoy Jr.  
Address 546 W. Banta Road  
Address of Appraised Property:  
1030 S. Alabama St.

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Jan. 11, 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of Jan. 11, 1966 (Date):

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>3,100</u>	\$	\$ <u>3,100</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>3,100</u>	\$	\$ <u>3,100</u>
(1) Land and/or improvements	\$ <u>3,100</u>	\$	\$ <u>3,100</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>3,100</u>	\$	\$ <u>3,100</u>

Approved	Date	Signed
Rev. Appr.	<u>1-11-66</u>	<u>Phillip [Signature]</u>
Asst. or Chief Appr.	<u>1-13-66</u>	<u>[Signature]</u>
	<u>JAN 17 1966</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

BUYERS REPORT # 3

PROJECT # F-70-3 (52) PARCEL # 75 COUNTY Marion

NAME & ADDRESS OF OWNER James V. Riggo & William F. Van Hoy Jr  
1030 South Alabama PHONE # ST. 7-0861

NAME & ADDRESS OF PERSON CONTACTED James V. Riggo 5140 Madison  
Arc Duffle, Ind PHONE # \_\_\_\_\_

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

DATE ASSIGNED 1/18/66 DATE OF CONTACT 2/2/66

OFFER \$ 3,100 TIME OF CONTACT 11:00 am

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

- 1. ( ) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
- 2. ( ) ( ) ( ) Showed plans, explained take, made offer, etc.?
- 3. ( ) ( ) ( ) Any mortgage? (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 Cullinan met with Mr Riggo and  
pick up the Warranty Deed, Agreement for Possession,  
Vouchers, and key to property. Mr Cullinan left  
a copy of the Warranty Deed, Agreement for Possession,  
Receipt for Warranty Deed.

Mr Cullinan received a B-Tax Receipt to  
be returned and check for \$3.85 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:

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

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT #

2

PROJECT # I-70-3(52) PARCEL # 75 COUNTY Marion

NAME & ADDRESS OF OWNER James V. Rizzo and Mrs F. Van Hoy Jr  
1030 South Alabama St, Indpls Ind PHONE #

NAME & ADDRESS OF PERSON CONTACTED James V. Rizzo and Mrs F. Van Hoy Jr  
5140 Madison Ave Indpls, Ind PHONE # 57-9-0861

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

DATE ASSIGNED 1/18/66 DATE OF CONTACT 1/31/66

OFFER \$ 3100.<sup>00</sup> TIME OF CONTACT 10:30 A.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? (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 Sullivan went to 5140 Madison Ave to  
have Mr Rizzo and Mrs Van Hoy sign the  
Voucher, Warranty Deed and Agreement for  
Possession. These in turn must be signed  
by the wives of Mr Rizzo and Van Hoy

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

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

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

INDIANA STATE HIGHWAY COMMISSION  
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3 (52) PARCEL # 75 COUNTY Marion

NAME & ADDRESS OF OWNER James V. Riggo and Wm F. VanHoy Jr  
1030 S. Alabama PHONE #

NAME & ADDRESS OF PERSON CONTACTED James V. Riggo 5140  
Madison PHONE # 787-8217

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

DATE ASSIGNED 1/18/66 DATE OF CONTACT 1/27/66

OFFER \$ 3,100<sup>00</sup> TIME OF CONTACT 9:00 AM.

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

1. (✓) ( ) ( ) Checked abstract with owner? Affidavit taken? ( ) Yes ( ) No
2. ( ) (✓) ( ) Showed plans, explained take, made offer, etc.?
3. ( ) (✓) ( ) Any mortgage? (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 Bullman saw Mr Riggo by appointment  
and explained the Indiana State Highway  
and wished to purchase the above described  
property. Mr Bullman made an offer of  
\$3,100.00 to Mr Riggo

Mr. Riggo and Van Hoy will accept  
the offer the 1st of the week January 31, 1966

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

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

me 3-4385  
Frank L. Bullman  
(Signature)

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I-70

PROJ. I-70-3 (52)

COUNTY Marion

Names on Plans \_\_\_\_\_

Names in Trans Book \_\_\_\_\_

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
<u>Lot 50 Brown, Frank &amp; Ketcham's</u>					
<u>Sub. of Pt. of Out Lots 107 and</u>					
<u>108</u>					

LAST OWNER OF RECORD

Deed Record \_\_\_\_\_ p. \_\_\_\_\_ Recorded \_\_\_\_\_ Dated \_\_\_\_\_ Deed

Grantor None

Grantee \_\_\_\_\_

Address of Grantee \_\_\_\_\_

MORTGAGE RECORD

Mortgage Record \_\_\_\_\_ p. \_\_\_\_\_ Amount \_\_\_\_\_ Dated \_\_\_\_\_

Mortgagor None

Mortgagee \_\_\_\_\_

JUDGMENT RECORD Yes () None () LIS PENDENS RECORD Yes () None ()

Item 6

MISCELLANEOUS RECORD Yes () None () EASEMENTS Yes () None ()

If answer to any of above is yes, clarify on back of sheet or on attached sheet

TAXES Current Paid () Delinquent ()

CERTIFICATE

I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth.

Dated this 10<sup>th</sup> day of February 195 1966

PIONEER NATIONAL TITLE INS. CO.  
UNION TITLE DIVISION

Abstractor Walter W. McLean  
BY \_\_\_\_\_

VICE PRESIDENT & DIVISION MANAGER

Prel. Approval of Title \_\_\_\_\_  
Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General

Final approval of Abstract of Title \_\_\_\_\_  
Date \_\_\_\_\_

By \_\_\_\_\_  
Deputy Attorney General



66-2330A

The following is an Extension of the original search by Union Title Company under No. 65-11197A.

CAPTION

-1-

Continuation of Abstract of Title to Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.  
Since June 10, 1965, 8 A.M.

Prepared for: Indiana State Highway Commission  
Division of Land Acquisition

Old Age Assistance Search

-2-

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.

Juvenile Court Search

-3-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.  
Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

66-2330A

Uniform Commercial  
Code

-4-

Search has been made of the records in the Office of the Recorder of Marion County, Indiana, which search discloses no financing statements as required by the Uniform Commercial Code (Chapter 317, 1963 Acts of Indiana General Assembly) with respect to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except none.

Judgment Search

-5-

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

V. James Rizzo  
and  
William F. VanHoy, Jr.

from June 10, 1965,  
8 A.M. to date and  
against none other

Cause No.  
S-63-2994

-6-

Judgment for \$2,076.89 and costs in favor of Edwin F. Hauk vs. V. James Rizzo rendered February 2, 1966 in the Superior Court, Cause No. S-63-2994. Order Book S-7-4 page 556. Judgment Docket R-3 page 70.

-7-

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

-8-

Taxes for 1964 payable 1965 in name of Wally Nuessel.

Duplicate No. 323992, M-N-0, Indianapolis, Center Township, Code No. 1-01, Parcel No. 52874.

May Installment \$130.09 paid.

November Installment \$130.09 Paid.

-9-

Assessed Valuation:

Land \$430.00 Improvements \$2,360.00 Exemptions (None)

-10-

Taxes for 1965 now a lien in name of Wally Nuessel.

# ABSTRACT OF TITLE

TO

Lot 50, in Brown, Frank and Ketcham's Sub-division of a part of Out Lots 107 and 108, in the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 6, page 107, of the Recorder's Office of Marion County, Indiana.

Marion County, Indiana

Prepared for EDWARD ADOLAY.

By

**MARION TITLE GUARANTY COMPANY**

Indianapolis, Indiana

## HISTORICAL NOTES.

All the land in Marion County, Indiana, was purchased by the United States of the Miami Indians. The Indians who made any claims to the land south of the Wabash River were primarily the Miami nation. The Delawares occupied this immediate region, and were considered as having a title by grant or permission from the Miami Nation, which at least was a title to permanent occupation.

Cessions were made at St. Mary's, Ohio, in October, 1818, as follows:

By the Weas, in general terms, October 2—U. S. Statutes at Large, vol. 7, p. 186.

By the Delawares, in general terms, October 3—U. S. Statutes at Large vol. 7, p. 188.

By the Miamis, by boundaries, October 6—U. S. Statutes at Large, vol. 7, p. 189.

The Weas or Ouatienons, were properly a part of the Miami Nation. So were also the Kickapoos, who relinquished their claims, in general terms, July 30, 1819—U. S. Statutes at Large, vol. 7, p. 200. These four treaties covered all tribes having any claims to lands in Marion County. The record in the Statutes at Large is the official one, including the signatures of the parties.

American State Papers, 2 Indian Affairs, p. 169.

By clause 5 of section 5 of the enabling act of congress of April 19, 1816, four sections of land were granted to the new State of Indiana to be selected by the legislature "for the purpose of fixing the seat of the government thereon."

3 U. S. Statutes at Large, p. 290.

By the act of March 3, 1819, the Indiana legislature was authorized to select for that purpose any contiguous part of sections "not to exceed in the whole the quantity contained in the four sections."

3 U. S. Statutes at Large, p. 516.

January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government.

Act of 1820, p. 18.

January 6, 1821, the legislature approved the selection of "sections 1 and 12, east and west fractional sections numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section numbered 3, to be set off by north and south lines as will complete four entire sections, or 2560 acres of land in township 15 north and range 3 east of the second principal meridian."

Three commissioners were appointed to lay off the town site, and to offer lots for sale. The office of the agent was created to sell and convey lots and the site was named Indianapolis.

Act of 1821 p. 44.

By the original survey section one contained 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, east of White River, contains 448.20 acres, leaving 202.7 acres to be taken out of the east side of section 3.

The original survey of the city of Indianapolis, as made in the year 1821, is included within North, South, East and West Streets, embracing squares numbered 1 to 101, inclusive, which were subdivided into lots.

In pursuance of an act of 1824, out-lots numbered 1 to 10 on the north, and 11 to 20 on the south side of the city were laid off, and in 1825 an additional survey of out-lots, including 21 to 30 on the south, and 31 to 40 on the north side of the city was also authorized. "H" is a square of two acres laid out and sold for a brick yard.

The seat of government was permanently established at Indianapolis, January 20, 1824.

R. S. 1824, p. 370.

January 26, 1827, the alleys in certain squares were vacated.

Acts of 1827 p. 5.

February 9, 1831, a survey of the remaining part of the donation was authorized and a plat of such survey was filed in the Recorder's office of Marion county, July 5, 1831.

The office of Agent of State, created by the act of 1821, was continued until 1844, when it was abolished and the papers and records of the Agent were transferred to the Secretary and Auditor of State, who are at present their custodians.

## AGENTS OF STATE

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

Land Record  
"D" p. 535  
May 2, 1834  
Recorded  
June 21, 1834

-1-

Ebenezer Sharpe, Agent of the  
State of Indiana, for the Town  
of Indianapolis,  
to  
Nicholas McCarty, his heirs  
and assigns.

Out Lot 107, containing 26-25/100 Acres, the  
North Half of Out Lot 108, which 1/2 contains 14-  
56/100 Acres, and other real estate, in the Town  
of Indianapolis.

Deed.

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

-2-

Nicholas McCarty, and  
Margaret McCarty, his wife.  
to  
John Roset, and  
George Hillegas Bicking,  
their heirs and assigns.

Block 107, containing 26-25/100 Acres, and the  
North Half of Block 108, which 1/2 contains 14-46/100  
Acres, and other real estate, in the Town of Indiana-  
polis.

Warranty Deed.

Land Record  
"X" p. 357  
April 25, 1850  
Recorded  
May 11, 1850

-3-

John Roset, and  
Mary Ann Roset, his wife.  
to  
George M. Hollenback, his  
heirs and assigns.

The undivided 1/2 of Block 107, containing 26-  
25/100 Acres, and the North Half of Block 108, which  
1/2 contains 14-46/100 Acres, and other real estate,  
in the Town of Indianapolis.

Warranty Deed.

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

-4-

George M. Hollenback, and  
Sarah K. Hollenback, his wife.  
to  
George M. Bicking, his heirs  
and assigns.

All that part or parcel of Out Lot 107, of the  
Donation land in the City of Indianapolis, bounded  
by line as follows: Beginning at the North East Cor-  
ner of said Out Block 107, Corner of East and Mc-  
Carty Streets, and running 690 feet 4-1/2 inches West  
along said McCarty Street to a 60 foot street, run-  
ning North and South, called High Street, thence South  
along the East line of said High Street, 564 feet and  
3 inches to a 60 foot street, running East and West  
called Grove Street, thence East along the North  
line of said Street 690 feet 4-1/2 inches to East  
Street, thence North along the West side of said  
East Street 564 feet 3 inches to the place of be-  
ginning, also that part or parcel of ground being  
the North West part of the North 1/2 of Out Block 108,

Quit Claim  
Deed.

*C*

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

-5-

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

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

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

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

-6-

The within draft exhibits the streets laid out upon Out Lot 107, and the North 1/2 of Out Lot 108, of Donation Lands in the City of Indianapolis, Indiana, owned by the subscribers George M. Hollenback, and George H. Bicking, and by them laid out into lots as exhibited in the within draft.

-7-

We find no record of death or administration on the Estate of George H. Bicking, deceased, in Marion County, Indiana. He having died in Philadelphia County, Pennsylvania.

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

-8-

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

Warranty Deed

to

John Caven.

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

Subject to taxes of 1870.

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

-9-

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

Warranty Deed.

to

John Caven.

So much of the West part of the North 1/2 of Out Lot 108, and the South West part of Out Lot 107, of the Donation Lands in the City of Indianapolis. Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet 4 inches to a point, thence South East 179 feet 9 inches to a point, 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

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

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

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

Quit Claim  
Deed.

-10-

So much of the West part of the North 1/2 of Out Lot 108 and of the South West part of Out Lot 107, of the Donation Lands in the City of Indianapolis. Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet 4 inches to a point, thence South East 179 feet 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

IN THE MARION CIVIL CIRCUIT COURT.

Cause #4923  
Complaint filed  
Oct. 19, 1871  
Order Book  
30, p. 637

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

Petition for  
Partition.

-11-

Now comes the parties by their attorneys and this cause being called for trial, it is by their agreements submitted to the Court for trial and find upon the issue joined between them without the intervention of a Jury and the evidence being heard and being fully advised in the premises the Court does say and find for the defendant.

Defendant was duly served with process.

It is therefore considered by the Court that said plaintiffs have no interest in the real estate in said complaint described to-wit: So much of the West part of the North 1/2 of Out Lot 108, and of the South West part of Out Lot 107 of the Donation Lands of the City of Indianapolis as are embraced within the following boundaries Viz., Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet and 4 inches to a point

thence South East 179 feet and 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

And that said plaintiffs take nothing by their said suit and that said defendant recover of said plaintiffs his costs and charges in this behalf expended taxed at \$-----.

Plat Book  
4, p. 19  
-----  
Recorded  
Jan. 5, 1872

-12-

John Caven----- filed a plat of John Caven's Sub-division of the West part of the North Half of Out Lot 108, and the South West part of O.L. 107, of the Donation lands in the City of Indianapolis, Indiana, into 52 lots as shown and represented by this plat.

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

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

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

-13-

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

Warranty Deed.

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

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

-14-

STATE OF INDIANA, COUNTY OF MARION, SS.

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

Ignatius Brown.



-15-

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

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

-16-

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

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

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

This Subdivision comprises 71 lots. The dimensions of said Lots and the width of the several streets and alleys (which are hereby dedicated for public use) are marked on the plat in feet and fractions of feet.

Misc. Record  
73, p. 324.  
Sept. 10, 1912.  
Recorded  
Sept. 23, 1912.

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STATE OF INDIANA, COUNTY OF MARION, S. S.

Nicholas McCarty, being first duly sworn upon his oath says that he has been a resident of Marion County, for more than 40 years. That he was well acquainted with John Caven, who on the 5th day of June 1872, sub-divided part of Out Lots 107 and 108, as shown in Plat Book 4, page 19, and which sub-division was known as Caven's Sub-division of part of Out Lots 107 and 108. This affiant further says that to the best of his belief said John Caven, never married and on the 13th day of June 1872, when he conveyed lots 21 and 22 in said Sub-division to Augustus C. Fiel, that said John Caven, was an unmarried man, and further affiant sayeth not.

Nicholas McCarty.

99, p. 542.  
July 27, 1875.  
Recorded  
May 6, 1876.

James Frank, and  
Julia M. Frank, his wife.  
Ignatius Brown, unmarried.  
to  
Frederick A. W. Davis.

Quit Claim Deed

-18-

Lot 50, in Brown, Frank and Ketcham's Sub-  
division of a part of Out Lots 107 and 108, in the  
City of Indianapolis.

Subject however, to the payment of the undivided  
1/3 of a mortgage given by James Frank, et al., to  
John Caven, recorded in Mortgage Record 33, page  
244.

99, p. 543.  
May 4, 1876.  
Recorded  
May 6, 1876.

William A. Ketcham, and  
Flora M. Ketcham, his wife.  
to  
Frederick A. W. Davis.

Quit Claim Deed

-19-

Lot 50, in Brown, Frank and Ketcham's Sub-  
division of a part of Out Lots 107 and 108, in the  
City of Indianapolis.

Subject however, to the payment of the undivided  
1/3 of a mortgage given by James Frank et al.,  
to John Caven, recorded in Mortgage Record 33, page  
244.

Mortgage referred to above recorded in  
Mortgage Record 33, page 244 and satisfied February  
21, 1877.

162, p. 540.  
Aug. 15, 1883.  
Recorded  
Aug. 16, 1883.

Frederick A. W. Davis,  
to  
Howard Cale, Trustee.

Assignment.

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Know all men by these presents that I,  
Frederick A. W. Davis, of Indianapolis, Marion County,  
Indiana, being in embarrassed circumstances do hereby  
assign unto Howard Cale, in trust for the benefit  
of all my bona fide creditors, all my real and  
personal estate of every nature and description  
said real estate being more particularly described  
as follows, to wit:-

Lot 50, as above described and other real  
estate.

IN THE CIRCUIT COURT OF MARION COUNTY.

Appearance Docket  
of Assignments  
1, p. 106.

ASSIGNMENT OF FREDERICK A. W. DAVIS.

August 30, 1883, Copy of Deed, Oath and Bond  
filed, and Howard Cale, appointed Trustee, See  
Order Book 66, page 251.

-21-

August 31, 1883, Howard Cale, files resignation and Joseph B. Kealing, is appointed Trustee, Bond filed, and Trustee sworn. See Order Book 66, page 258.

September 26, 1883, Inventory filed. Proof of notice of appointment filed.

December 29, 1884, Comes now Joseph B. Kealing, Trustee, and files petition to sell Lot 50, as above described and other real estate, to Frederick Rand, as Receiver of Indiana Banking Company, and the Court having seen and examined the same and being fully satisfied in the premises, does say and find that it is for the best interests of the said estate that said offer of said Rand, as Receiver for the sum of \$10.00 for the interest of said Trustee, in and to said real estate described in said petition, be accepted. And it is now ordered that said Trustee do sell the said real estate to said Rand, as such Receiver at and for the sum and price of \$10.00. And thereupon said Trustee reports to the Court that he has received from said Rand, Receiver, the sum of \$10.00 and now produces in Open Court a deed to said Rand, Receiver, for said real estate, which is now examined by the Court and approved and ordered delivered. See Order Book 69, page 373.

170, p. 573.  
Dec. 27, 1884.  
Recorded  
Dec. 27, 1884.

Joseph B. Kealing, Trustee,  
of estate of Frederick A. W.  
Davis.

Quit Claim Deed

to

Frederick Rand, as Receiver of  
the Indiana Banking Company.

Lot 50, in Brown, Frank and Ketcham's Sub-  
division of a part of Out Lots 107 and 108, in the  
City of Indianapolis. And other real estate.

DEED RECITES: That whereas heretofore to wit;  
on the 30th day of August 1883, one Frederick A.  
W. Davis, executed and delivered to one Howard Cale  
his certain deed of assignment, under and in  
accordance with the assignment laws of the State of  
Indiana, whereby he conveyed to the said Cale,  
as Trustee, for his creditors all and singular  
his property, real, personal and mixed, including  
among others, the real estate hereinafter described  
and set forth, and,

WHEREAS, afterwards, said Howard Cale,  
duly resigned his trust and Joseph B. Kealing,  
was thereupon by the Circuit Court of Marion County,  
Indiana, duly appointed Trustee of the Estate of  
said Frederick A. W. Davis, and said Kealing thereupon  
duly entered upon the discharge of his duties  
as such Trustee, and qualified and gave bond and,

WHEREAS, afterwards to wit, on the 27th  
day of December 1884, said Kealing, as such  
Trustee, filed in Open Court his petition showing  
that he had received an offer from Frederick Rand,  
as Receiver of the Indiana Banking Company, of  
\$10.00 for real estate hereinafter described, and

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showing that it was for the interest of said estate to sell the same, at and for the sum and price aforesaid, and at a private sale in lieu of incurring the expense of offering the same at a public auction, and,

✓ WHEREAS, said Circuit Court after having duly examined said petition and being fully advised in the premises, approved the said petition and directed said Trustee to accept said offer of said Rand, as such Receiver, - a deed for said premises.

Approved December 27, 1884.

Alex. C. Ayres, Judge.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #31227.

Mary Morrison, Jane M. Ketcham,  
Mary Morrison, Administratrix of  
the estate of William H. Morrison,  
deceased, and John L. Ketcham.

Receivership.

-23-

vs.

William Needham, Peter Ditmars,  
Peter J. Banta, and Frederick A. W.  
Davis.

August 13, 1883, Complaint filed, asking for dissolution of partnership and appointment of Receiver for Indiana Banking Company.

August 13, 1883, Defendants file appearance and consent for appointment of Receiver. John Landers, appointed Receiver and filed Bond, for \$500000.00 with Franklin Landers, Aquilla Jones, Samuel Cutsinger, Isaac N. Patterson, Jackson Landers, and Sample Loftin, as sureties approved. Receiver ordered to take possession and to file Schedule, and authorized to institute and defend in his own name, See Order Book 110, page 594.

August 22, 1883, John Landers, removed as Receiver and Levi Ritter, appointed and qualified. Plaintiffs decline to accept and except. See Order Book 110, page 600.

September 6, 1883, Order removing John Landers, as Receiver, set aside, See Order Book 121, page 5.

September 8, 1883, Levi Ritter, acting Receiver files report. John Landers, Receiver files bond, which is approved. See Order Book 121, page 8.

October 8, 1883, John Landers, Receiver removed by Court and John C. S. Harrison, appointed and qualified as Receiver. See Order Book 121, page 23.

July 24, 1884, J. C. S. Harrison, tenders his resignation, which is taken under advisement. Receiver ordered to make report, See Order Book 121, page 162.

August 1, 1884, Receiver makes report which is found to be insufficient, See Order Book 121, page 163.

September 13, 1884, Receiver files report which is approved.

Resignation accepted, See Order Book 121, page 177.

October 18, 1884, Frederick Rand, appointed Receiver, Bond of \$150,000.00 filed and approved, See Order Book 121, page 184.

May 2, 1885, Your petitioner Elizabeth K. Davis, would respectfully represent and show to your Honor, that heretofore to wit on the 11th day of October 1884, she intermarried with one Frederick A. W. Davis, and from that time henceforth, has continued to be, and now is still his wife, and as such has an inchoate interest in whatever real estate said Davis, has acquired. That heretofore to wit, on the 16th day of August 1883, said Frederick A. W. Davis, made and executed a deed of assignment to one Howard Cale, whereby he assigned and transferred to said Howard Cale, all and singular his property real, personal and mixed for the benefit of his creditors, in accordance with the voluntary assignment laws, of the State of Indiana. That among other real estate conveyed by said Davis to said Cale, Trustee, were lots 9, 10, 24, 25, 29, 40, 49, 50, 51, 57 and 56 in Brown, Frank and Ketcham's Sub-division of part of Out Lots 107 and 108, in the City of Indianapolis, Marion County, Indiana, and other real estate.

That afterwards said Cale, resigned his trust and one Joseph B. Kealing, was appointed his successor in said trust, that afterwards said Kealing, by the direction of the Circuit Court of Marion County, sold and conveyed the undivided interest of said Frederick A. W. Davis, in and to said real estate to the Hon. Frederick Rand, Receiver, in this Cause of the assets of the Indiana Banking Company, and your petitioner shows that by virtue thereof said inchoate interest has become absolute and vested and she is the owner of the undivided one third interest in the whole of said real estate above described and is entitled to partition thereof.

Your petitioner further shows that about the same time that said Davis, executed his deed of assignment, to said Cale, one Jane M. Ketcham executed her deed of assignment, conveying to said Cale, as such Trustee, for the benefit of creditors among other pieces of real estate a strip of land 34-1/2 feet front on Merrill Street and 135 feet in depth, in said Out Lot 104, being and lying immediately West of the 12 feet hereinbefore described. That said Cale, afterwards resigned his trust and Joseph B. Kealing, was duly appointed his successor and qualified as such and entered upon the discharge of his duties. That afterwards the said Frederick Rand, Receiver as aforesaid, foreclosed a mortgage that had been heretofore executed by Jane M. Ketcham, upon said 34-1/2 feet of ground, among other properties, and became the purchaser thereof at the Sheriff's sale had thereunder. That although the year for redemption has not yet expired, yet the amount for which said real estate was purchased by said Rand, as such Receiver, is such that there is now probability whatever, that said Kealing, as such Trustee, would be justified in redeeming from said sale, and since said Kealing, as such Trustee, has released to said Rand, as such Receiver, the fee of said real estate so sold at Sheriff's sale, and since such release said

f

Receiver has platted this real estate of said Jane M. Ketcham, including said 34-1/2 feet which is now designated and known as Lot 1, in Rand, Receiver's Sub-division of part of Out Lot 104, in the City of Indianapolis.

She further shows the Court that she is desirous of acquiring the title to said 34-1/2 feet of ground in lieu and instead of an equal amount in value of the real estate which she is entitled to have set apart to her by partition, for the reason that said real estate lying immediately adjacent to her homestead is very desirable to her, and that such a disposition of said real estate is in accordance with the interest of said Receivership, and she now offers to release and quit claim to said Receiver all interest whatever of even character or description in the whole of the real estate so owned by said Frederick A. W. Davis, at the date of his assignment save and excepting Lot 9, in said Brown, Frank, and Ketcham's Sub-division as aforesaid, and to the 12 feet hereinbefore described, and in consideration thereof she asks that said Rand, as such Receiver be authorized and directed to release and quit claim to her all and singular his interest in said lot 9, and also in said 12 and said 34-1/2 feet strips hereinbefore described. Said conveyance by said Rand, as Receiver to cover the interest acquired by him in said real estate by virtue of any certificates of purchase, that he may have received upon Sheriff's sale, and also by reason of the sales and conveyances made by said Kealing, Trustee, as aforesaid.

And to cover any interest whatever in said premises to be conveyed or any portion of them of any kind, character or description.

She shows the Court that such action would be proper and equitable in the premises and she prays an order of the Court to enter the same in consideration of the foregoing facts and in lieu of and instead of any further partition of said premises, and she prays the Court for such other relief as may to the Court seem just and equitable in the premises.

Claypool, Ketcham, Attorneys for said petitioner.

And now comes Frederick Rand, Receiver, by J. M. Winters, his attorney and enters his appearance to said petition and consents that the same may be submitted to the Court for hearing and order.

And the Court having heard the evidence and being fully advised in the premises, does now approve of said petition, and does hereby direct said Receiver to receive from said Elizabeth K. Davis, and her husband a deed of conveyance for the real estate the portion to be conveyed to him as named in said petition, and that in lieu thereof said Rand, as such Receiver shall execute and deliver to said Elizabeth K. Davis, a deed of conveyance for said lot 9, and also said 46-1/2 feet lying immediately West of the strip of ground 38 by 135 feet in the North East Corner of lot 15, in Merrill's Sub-division of Out Lot 104.

And now said Elizabeth K. Davis, produces in Open Court a deed to said Frederick Rand, as such Receiver for the real estate provided herein to be conveyed to said Rand, and said Rand, as such Receiver now produces in Open Court a deed to said Elizabeth K. Davis, for the real estate herein provided to be conveyed to said Elizabeth K. Davis.

And the Court having seen and examined said deeds in all things approves and confirms the sale and does authorize and direct said Rand, as such Receiver to accept said conveyance from said Elizabeth K. Davis, and to place the same of record to be owned and otherwise disposed of as the assets of the Indiana Banking Company, and the Court does also direct said Receiver to deliver said conveyance to said Elizabeth K. Davis, for the portion of the premises hereinbefore ordered to be deeded to her which is all now done accordingly.

And it is further ordered that upon the expiration of the years for redemption respectively of the several pieces of real estate so conveyed to said Elizabeth K. Davis, and when he receives a Sheriff's Deed the said Rand, as such Receiver shall make and deliver to said Elizabeth K. Davis, another Receiver's Deed for so much of the said real estate as is now ordered to be conveyed to her.

All of which is finally ordered and adjudged, See Order Book 121, page 428.

May 11, 1886, F. Rand, Receiver, reports to the Court that he has sold subject to the approval of the Court, Lot 50, in Brown, Frank and Ketcham's Sub-division of Out Lots 107 and 108, to George Sauer.

Receiver brings into Court a deed and asks the Court to approve the sale and Deed and he asks for all proper relief.

And the Court having duly considered said report doth now approve the sale of said lots and also in Open Court approves the deed and orders the Receiver to deliver it to the purchaser.

See Order Book 134, page 46.

January 22, 1895, Receiver Rand, tenders his resignation and files a final Report which Report is approved and Receiver discharged. See Order Book 134, page 475.

February 2, 1895, Elmer E. Stevenson, appointed Receiver and files Bond, of \$1000.00 which is approved. See Order Book 134, page 483.

July 13, 1908, Final Report filed and approved and Receiver discharged and Trust finally closed. See Order Book 279, page 392.

See Complete Record 94, page 361.

126, p. 89.  
Aug. 15, 1883.  
Recorded  
Aug. 16, 1883.

Frederick A. W. Davis,  
to  
John Landers, as Receiver of  
the Indiana Banking Company,  
and as Trustee for creditors  
as herein set forth.

Mortgage

Lot 50, as above described and other real estate.

14

The purpose of this Mortgage is first to pledge said property to said John Landers, as Receiver of said Indiana Banking Company, for the payment of any and all liability of whatever character or description of the said mortgagor to the said Indiana Banking Company, and in the second place, this mortgage is designed to pledge any residue or remainder of said property after the payment of all his said indebtedness, if any, to said Indiana Banking Company, to said John Landers, as Trustee, as security for the payment first of any other individual indebtedness of said mortgagor and second for the payment of any indebtedness of the Indiana Banking Company, not paid by the assets proper of said Indiana Banking Company.

On Margin; For Credit by sale in Cause #33202 Superior Court, See Execution Docket 36, page 202, May 11, 1886.

Moses G. McLain, Clerk.

175, p. 247.  
May 2, 1885.  
Recorded  
May 5, 1885.

Elizabeth K. Davis, and  
Frederick A. W. Davis, her husband.  
to  
Frederick Rand, Receiver of the  
Indiana Banking Company.

Quit Claim Deed

-25-

Lot 50, in Brown, Frank and Ketcham's Sub-division of a part of Out Lots 107 and 108, in the City of Indianapolis, and other real estate.

This deed is made in compliance with an order of the Superior Court of Marion County, Indiana, in Cause No. 31227, Morrison, et al., vs. Needham, et al., entered in Order Book Volume 121, of said Court, upon the intervening petition of said Elizabeth K. Davis, for partition of the real estate of her said husband and in consideration of land conveyed to her under said order by the said Receiver, in lieu of her interest as the wife of said Davis, in all of his real estate heretofore conveyed by him by deed of general assignment in which she did not join as particularly set out and described in her intervening petition aforesaid.

180, p. 476.  
Jan. 20, 1886.  
Recorded  
Feb. 10, 1886.

Frederick A. W. Davis, et al.,  
By George W. Carter, Sheriff  
of Marion County, State of Indiana.  
to  
Frederick Rand, Receiver of the  
Indiana Banking Company.

Sheriff's Deed

-26-

Lot 50, in Brown, Frank and Ketcham's Sub-division of a part of Out Lots 107 and 108, in the City of Indianapolis.

On a Judgment and Decree of the Superior Court of Marion County, State of Indiana, dated December 13, 1884, Cause #33202, Order Book 116, page 436,



Complaint filed November 14, 1884, Complete Record 94, page 209, Execution Docket 36, page 202,

Frederick Rand, Receiver of Indiana Banking Company, vs. Frederick A. W. Davis, Elizabeth K. Davis, his wife, Joseph B. Kealing, Trustee, John L. Ketcham, and John Landers, Receiver of the Indiana Banking Company and Trustee.

On foreclosure of a mortgage executed by Frederick A. W. Davis, to John Landers, as Receiver of Indiana Banking Company, dated August 15, 1883, recorded August 16, 1883, Mortgage Record 126, page 89.

Summons returned endorsed as follows; Came to hand November 14, 1884, and same day I served Frederick A. W. Davis, and Joseph B. Kealing, Trustee and John L. Ketcham, by reading this writ to each of them and delivering to each a copy thereof and on November 15, 1884, I served Elizabeth K. Davis, by leaving a true copy of this writ at her last and usual place of residence and John Landers, Receiver etc., by reading this writ to him.

James W. Hess, Sheriff of Marion County.

Court finds for the defendant in the sum of \$23824.35 and costs, and further orders that said Mortgage be foreclosed and that the equity of redemption thereof be forever barred against said defendants and that said real estate be sold by the Sheriff to satisfy said Judgment etc.,

December 17, 1884, Decree issued to the Sheriff and above lot was sold on execution of same to Frederick Rand, Receiver etc., January 17, 1885.

182, p. 522.  
May 11, 1886.  
Recorded  
May 11, 1886.

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Frederick Rand, Receiver of the  
Indiana Banking Company, in  
Cause #31227, Mary Morrison, et al.,  
vs. Wm. Needham, et al., in the  
Superior Court of Marion County,  
Indiana, by virtue of an order  
of said Court in said Cause entered in  
Order Book 134, page 45.

Receiver's Deed

to  
George Sauer.

Lot 50, in Brown, Frank and Ketcham's  
Sub-division of part of Out Lots 107 and 108, in  
the City of Indianapolis.

Examined and approved this 11th day of May  
1886.

Napoleon B. Taylor, Judge.

259, p. 395.  
Oct. 4, 1893.  
Recorded  
Oct. 4, 1893.

George Sauer, and  
Barbara Sauer, his wife.  
to  
Peter Nauberger, Trustee, and  
unmarried.

Warranty Deed

-28-

Lot 50, in Brown, Frank and Ketcham's Sub-division  
of part of Out Lots 107 and 108, in the City of  
Indianapolis.

260, p. 455.  
Oct. 4, 1893.  
Recorded  
Nov. 15, 1893.

Peter Nauberger, Trustee, and  
unmarried.  
to  
Barbara Sauer.

Warranty Deed

-29-

Lot 50, in Brown, Frank and Ketcham's Sub-  
division of part of Out Lots 107 and 108, in the City  
of Indianapolis.

429, p. 306.  
March 31, 1908.  
Recorded  
April 1, 1908.

Barbara Sauer, and  
George Sauer, her husband.  
to  
William Breithaupt.

Warranty Deed

-30-

Lot 50, in Brown, Frank and Ketcham's Sub-division  
of part of Out Lots 107 and 108, in the City of  
Indianapolis, as recorded in Plat Book 6, page  
107, in the Recorder's Office of Marion County,  
Indiana.

429, p. 307.  
March 31, 1908.  
Recorded  
April 1, 1908.

William Breithaupt, and  
Caroline Breithaupt, his wife.  
to  
George Sauer, and  
Barbara Sauer, husband and wife.

Quit Claim Deed

-31-

Lot 50, in Brown, Frank and Ketcham's Sub-  
division of part of Out Lots 107 and 108, in the City  
of Indianapolis, as recorded in Plat Book 6, page  
107, in the Recorder's Office of Marion County,  
Indiana.

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We find no record of death nor administration on  
the Estate of Barbara Sauer, deceased, in Marion  
County, Indiana.

*See recitals of Aff at 51*

-33-

George Sauer, departed this life intestate on  
the 15th day of October 1915.

Estate Docket  
49, p. 14735.

-34-

Estate of George Sauer, deceased, settled in the Marion Probate Court.

October 5, 1916, George F. Sauer, was appointed and qualified as Administrator of the estate of George Sauer, Deceased, See Order Book 40, page 551.

October 23, 1916, Proof of publication of appointment filed.

December 10, 1917, Final Report filed.

January 5, 1918, Proof of posting filed. Final Report approved and estate closed. See Order Book 45, page 280.

Final Report shows that said decedent left surviving the following named heirs who are entitled to share in said estate. No wife, but the following named children.

George F. Sauer, William Sauer, Andrew Sauer,  
Anna Hess, (nee Sauer), Rosa Lyman, (nee Sauer)

and Mary Strotman, (nee Sauer) who are the sole and only heirs at law.

and that no inheritance tax was assessed against said estate

UNION TITLE CO., Inc.

W. H. ...

See 51

-35-

There are no further conveyances.

-36-

Taxes for the year 1919, 1st installment paid. 2nd installment unpaid, payable in November 1920.

SINCE PAID IN FULL  
ATTEST UNION TITLE CO.  
BY ...

-37-

Taxes for the year 1920, now a lien.

38

Indianapolis, Indiana, May 8, 1920.

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

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

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

MARION TITLE GUARANTY COMPANY

By ...

85773

-1-

Continuation of Abstract of Title to Lot 50 in Brown Frank and Ketcham's Subdivision of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana. Since May, 8, 1920.

39 ✓

40 ✓

Prepared for New Progress Building Association.

Town Lot Record  
630 page 112  
May 18, 1920  
Recorded  
June 2, 1920

George F. Sauer and Helen Sauer his wife, William Sauer and Marie Sauer, his wife; Anthony Sauer and Lizzie Sauer his wife, and Rosa Lyman and George Lyman, her husband and Anna Hess and Philip - Hess (Signed P. J. Hess and ack. Anna Hess and Philip - Hess her husband)-

Warranty Deed

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to Henry G. Strotman and Marie Strotman, husband and wife.

Lot number 50 in Brown, Frank and Ketcham's Subdivision of a Part of Out lots 107 and 108 in the City of Indianapolis, as shown by Plat Book 6 page 107 of the records of the Recorder's Office of said County.

Subject to local assessments if any.

The Grantors: George F. Sauer, William Sauer, Anthony Sauer, Rose Lyman and Anna Hess, and the grantee: Mary Strotman include all the children of George Sauer who died seized of said real estate, intestate and unmarried and leaving no other child for the decedant of any deceased child.

Said George Sauer was the survivor of the tenancy by the entirety under deed for said real estate dated March 31, 1908, recorded in - 429 page 307 of the records of the Recorder's Office of said County, his wife Barbara Sauer having died some years previous to his death.

51

5/6

Mortgage Record  
776 page 285  
May 29, 1920  
Recorded  
June 2, 1920

Henry G. Strotman and Marie Strotman, husband and wife to New Progress Building Association

SATISFIED OF RECORD  
ATTEST. UNION TITLE CO., INC.  
William N. Loral  
PRES. & GENL. MGR.

Mortgage

-3- 42 ✓

Lot number 50 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis as shown by Plat Book 6, page 107 of the records of the Recorder's Office of said county. (also other real estate.)

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 \$1600.00 with interest at the rate of 7% per annum until paid, together with certain dues, fines etc. with attorney's fees.

85773

SATISFIED OF RECORD 8/20/29  
ATTEST. UNION TITLE CO., INC.  
BY *William N. Corral*  
PRES. & GENL. MGR. Mortgage

Mortgage Record  
909 page 133  
Nov. 3, 1924  
Recorded  
Nov. 7, 1924

Henry G. Strotman and  
Marie Strotman, husband  
and wife  
to

New Progress Building Association

Lot number 50 in Brown, Frank, and Ketcham's Subdivision  
of a part of Out Lots 107 and 108 in the City of Indiana-  
polis, as shown by Plat Book 6 page 107 of the records of  
the Recorder's Office of said County.

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 \$400.00 with interest at the rate  
of 7% per annum until paid, together with certain dues,  
fines, etc. and - attorney's fees.

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43 ✓

Judgment Search

Examination made for judgments vs. George F. Sauer,  
William Sauer, Andrew ( or Anthony) Sauer, Anna Hess,  
and Rosa Lyman from May 8, 1920, to and including June 2,  
1920, Mary (or Marie) Strotman (or Strotman) individually  
from May 8, 1920 to date and vs. Henry G. Strotman and  
Marie Strotman husband and wife jointly and not individually  
for the 10 years last past and against none other.

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44 ✓

-6-

45 ✓

Taxes for the year 1927 fully paid.

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46 ✓

Taxes for the year 1928 on the Real Estate for which this  
abstract is prepared are assessed in the name of Henry F.  
G. and Marie Strotman and are due and payable in May and  
November of 1929.

May installment \$15.42 (paid)

November installment \$15.42 (unpaid)

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47 ✓

Taxes for the year 1929 now a lien

SINCE PAID IN FULL  
ATTEST. UNION TITLE CO., INC.  
BY *William N. Corral*  
PRES. & GENL. MGR.

85773

# CERTIFICATE

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STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

**SECOND** That there are no 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 9 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, June 14, 1929 8:00 A. M.

**UNION TITLE COMPANY**

INCORPORATED

By Willis H. Coval  
Vice President and General Manager

C-1955

CAPTION

-1-

Continuation of Abstract of Title to Lot 50 in Brown Frank and Ketcham's Subdivision of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana.  
Since June 14, 1929, 8:00 A.M.

49

50

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox, Trustees.

Misc. Record  
212 page 79  
Inst. #34134  
Aug. 12, 1929  
Recorded  
Aug. 19, 1929

-2-

51

STATE OF INDIANA, MARION COUNTY, SS:

Henry G. and Marie Stratman being duly sworn on their oath- say that they are this day conveying by Warranty Deed the following described real estate in Marion County and State of Indiana, to-wit:  
Lot 50 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis to Harry & Mary Urwitz and furnishing with the said warrantydeed an abstract of title to said real estate continued to date of June 1929, by Union Title Co. that the said abstract of title contains the true source from which these affiants obtained the title in and to the said real estate; that affiants have an indefeasible estate in fee simple in and to the said real estate and that there are no unsatisfied mortgages, judgments, liens or incumbrances of any kind thereon, except Mortgage to New Progress Bldg. Assn. (Affiant further states that Anthony Sauer is one and same person as Andrew Sauer; also that Mary Strotman is same person as Marie Strotman and wife of Henry Strotman). Also that Harry G. Strotman and Henry G. Strotman are one and the same person, all of which pertain to the title above described real estate. That affiants have not themselves, or by others made any conveyance of or placed any incumbrances upon said real estate or made any contract for the sale of all or any part of the said real estate, nor ha- affiant-ordered or caused any labor or materials or both to be furnished on said real estate whereby a lien may hereafter be asserted against the same.  
That there are no judgments in any of the County or United States Courts of Indiana, that is or may become a lien upon said real estate.  
That the affiant- is not now a party to any litigation now pending in any court in Indiana, nor

C-1955

is affiants now surety on any bond payable to the State of Indiana, whereby a lien may hereafter attach to said real estate; that affiant is a husband & wife and of lawful age to sell said real estate, and make all the above statements as representations to induce Harry and Mary Urwitz to buy said real estate.

Henry G. Strotman  
Mary Strotman

Subscribed and sworn to before me this 12 day of August 1929.

Edward Adolay (LS)  
Notary Public

My commission expires August 8, 1933.

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Town Lot Record  
848 page 45  
Inst. #33350  
Aug. 12, 1929  
Recorded  
Aug. 13, 1929

Henry G. Strotman and  
Marie Strotman, husband  
and wife  
to  
Harry Urwitz and  
Mary Urwitz, husband and  
wife

Warranty Deed

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Lot 50 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis, as shown by Plat Book 6 page 107 of the records of the Recorder's office of said Marion County.

Subject to the taxes for the year 1930.

Town Lot Record  
939 page 509  
Inst. #28140  
Oct. 3, 1935  
Recorded  
Nov. 2, 1935

Harry Urwitz, and  
Mary Urwitz, husband  
and wife  
to  
Celtic Saving and Loan  
Association, No. 3

Warranty Deed  
No U. S. Revenue  
Stamp Attached

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54

Lot 50 in Brown, Frank and Ketcham's Subdivision of Out Lots 107, 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 6 page 107 in the Recorder's Office of Marion County, Indiana.  
(Also other real estate.)

Subject to all unpaid taxes and municipal assessments, and mortgages to Celtic Saving and Loan Association, No. 3,



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Misc. Record  
7 page 66  
Inst. #6739  
Aug. 12, 1884  
Recorded  
Aug. 12, 1884

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ARTICLES OF ASSOCIATION OF CELTIC SAVING AND LOAN  
ASSOCIATION NO. 3 OF INDIANAPOLIS, INDIANA.

Organized July 31st, 1884.

We the undersigned persons hereby associate ourselves together under the Corporate name of "Celtic Saving and Loan Association No. 3 of Indianapolis, Indiana with a capital stock of \$100,000 divided into 500 shares of \$200 each with the object in view of providing for the benefit of the stockholders, a safe and profitable investment of their savings.

The operations are to be carried on in Indianapolis, Marion County, Indiana.

The affairs of the association for the first year shall be managed by a board of 9 directors and officers as follows:

Dr. E. J. Brennan, President,  
Jas. H. Deery, Vice President,  
John R. Welch, Secretary,  
James Renihan, Treasurer,  
John Carlon,  
D. J. Sullivan,  
John Murry  
Edw. Foster,  
Rev. D. O. Donohue

These Articles can only be amended by a vote of two thirds of the stockholders.

*G*

C-1955

In Testimony of which we have hereunto set our hands at Indianapolis this 12th day of August, 1884.

E. J. Brennan,  
James H. Deery,  
John R. Welch,  
James Ronihan,  
John Murray,  
John Carlon,  
D. J. Sullivan,  
D. O. Donayhuy,  
E. Foster,  
James M. Hugh,  
James Doherty,  
Patrick J. Kellocher  
Thomas J. Foster, Jr.

(Duly acknowledged).

For increase of capital stock from \$100,000.00 to \$1,000,000.00 see Misc. Record 8 page 202.

For increase of capital stock from \$1,000,000.00 to \$2,000,000.00 see Misc. Record 31 page 331.

NOTE: (We find no record of increase of Capital Stock from \$2,000,000.00 to \$3,000,000.00 in the Recorder's office of Marion County, Indiana.)

For increase of capital stock from \$3,000,000.00 to \$4,000,000.00 see Misc. Record 69 page 185.

For increase of capital stock from \$4,000,000.00 to \$6,000,000.00 see Misc. Record 75 page 465.

For increase of Capital Stock from \$6,000,000.00 to \$8,000,000.00 see Misc. Record 91 page 25.

NOTE: (We find no record of increase of capital stock from \$8,000,000.00 to \$10,000,000.00 in the Recorder's office of Marion County, Indiana.)

For increase of Capital Stock from \$10,000,000.00 to \$12,000,000.00 see Misc. Record 124 page 386.

For increase of Capital Stock from \$12,000,000.00 to \$15,000,000.00 see Misc. Record 146 page 351.

For increase of Capital Stock from \$15,000,000.00 to \$20,000,000.00 see Misc. Record 168 page 426.

For increase of Capital Stock from \$20,000,000.00 to \$25,000,000.00 see Misc. Record 185 page 441.

For increase of Capital Stock from \$25,000,000.00 to \$30,000,000.00 see Misc. Record 211 page 384.

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*[Large handwritten signature]*



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Town Lot Record  
949 page 258  
Inst. #14344  
April 30, 1936  
Recorded  
May 26, 1936

Celtic Saving and Loan  
Association, No. 3, (Corp. Seal)  
By Charles L. Barry, President,  
Attest: Leo F. Welch, Secretary

Trust Indenture

to  
Leo F. Welch,  
Harold R. Victor, and  
Norbert J. Fox, Trustees.

-6-

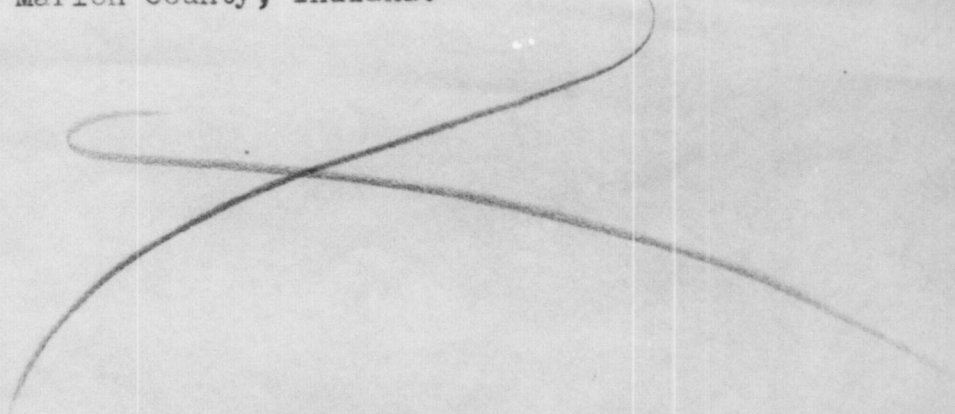
WHEREAS, a certain Plan of Reorganization and Conversion proposed by the association under date of February 20, 1936, provides that certain of the assets and property of the association which are considered by proper supervisory authority as being unacceptable security for the share liabilities of the association shall be transferred and conveyed to trustees for liquidation for the pro rata use and benefit of the investment shareholders of the association; and

WHEREAS, said Plan of Reorganization was duly approved on the 21st day of February, 1936, by The Department of Financial Institutions, State of Indiana, herein sometimes referred to as the Department, and now is effective as to all shareholders of the association by virtue of the consent thereto in writing by shareholders owning at least two thirds of the outstanding capital stock of the association as shown by the books thereof, as provided by Section 47 of The Indiana Financial Institutions Act, as amended;

NOW, THEREFORE, the said Celtic Saving and Loan Association, No. 3, by order of its Board of Directors and acting through its duly authorized officers, and in compliance with the terms and conditions of the aforesaid Plan of Reorganization, for and in consideration of the sum of \$1.00 and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, transfer, assign, release, convey, set over and confirm unto Leo F. Welch, Harold R. Victor and Norbert J. Fox, as Trustees, and to their successors and assigns, all right, title and interest of the association in and to the following described property, herein sometimes referred to collectively and separately as trust property, to wit:

57

Lot No. 50 in Brown, Frank and Ketcham's Subdivision of Out Lots 107, 108, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6 at page 107 in the Recorder's Office of Marion County, Indiana.



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(Also other real estate).  
but without any representation, recourse or warranty, the purpose being to release the association from any and all liability, contingent or otherwise, upon the property so transferred and conveyed.

TO HAVE AND TO HOLD the same unto the said Trustees, their successors and assigns, but in trust nevertheless upon the following terms and conditions and for the following uses and purposes, to wit:

1. This indenture is made and accepted subject to all the terms and conditions of the Plan of Reorganization referred to hereinabove, to the same extent and with the same force and effect as if said Plan of Reorganization were fully set forth herein.

(Note: Paragraphs 2 to 18 inclusive provide for the management, control and disposition of the assets of the trust by said Trustees, for the issuance of Participation Certificates, and for the liquidation of assets and final distribution of the proceeds among the holders of said Certificates. Paragraphs 3, 8, 9, 10, 14 and 17 read as follows:-)

3. With respect to the management, control and operation of this trust, subject to the restrictions and limitations hereinafter set out and until the termination of the trust created in this instrument, the Trustees, and their successors in trust, shall have full power and authority in their discretion to do all such acts, take all such proceedings, and exercise all such rights and privileges concerning the trust property as if they were the absolute owners thereof, including the power and authority.

58 ✓  
(a) To own, hold, manage and control the trust property hereby conveyed to them or hereafter acquired or accumulated by them hereunder; to lease or rent any realty constituting a part of the trust property, to collect and receive all rents, issues income and profits arising from the use or disposition of trust property, and out of such income or from the corpus of the trust property to pay all taxes, assessments, insurance and other just charges against said property and the costs of maintenance, repairs, alterations and improvements thereto and the costs and expenses of administering said trust;

(b) To sell, exchange or otherwise dispose of any part or all of the trust property and to convert the same into other property, in bulk or parcels, at public or private sale, for cash or upon credit, with or without notice, without the order or

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approval of any court, and without the consent of the association or of any certificate holder, at such price and upon such terms and conditions as the Trustees may deem best, and to execute any and all contracts, assignments, conveyances or other instruments necessary to pass title to said property and necessary or incident to the execution of said trust; provided, however, that the Trustees shall not sell all or substantially all of the trust property as an entirety at any one time without the approval of the Department;

(c) To compound, compromise, settle and adjust any and all claims in favor of or against said trust; to institute, prosecute and maintain in their own names as Trustees any and all suits or actions at law or in equity, or any other proceedings which may be necessary or proper for the foreclosure of mortgages and for the purpose of collecting, safeguarding, protecting or realizing upon the trust property or any part thereof; to purchase property at foreclosure sale and to take certificates and deeds in the names of the Trustees for any property purchased or otherwise acquired by them; to defend any and all actions or other proceedings as may be brought against them as such Trustees;

(d) To invest and reinvest the cash amounts constituting the corpus and income of said trust property, but only pending the distribution thereof among the holders of Participation Certificates, and for that purpose to purchase or otherwise acquire such bonds, securities or other property as constitute authorized investments for the excess funds of domestic building and loan associations under and by virtue of Section 274 of The Indiana Financial Institutions Act, as amended, or to deposit the cash funds of the trust in any depository selected by the Trustees;

(e) To retain any property transferred, conveyed or delivered to the Trustees by this indenture or constituting a part of said trust property, without being liable or accountable for any loss or depreciation in the value thereof;

(f) To vote in person or by proxy any stocks or other securities constituting a part of said trust property and to exercise any rights, options or privileges issued or arising in connection with the ownership of such property;

(g) With the approval in writing of the Department, to borrow money for the purpose of protecting property of said trust or of making a distribution to certificate holders, or for any other purpose of said trust; to pay interest on such loans and to repay the principal thereof out of the trust property, and to mortgage or pledge any property of said trust as security for the payment of any sums so borrowed;

59 ✓

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(h) To accept Participation Certificates issued by the Trustees, in payment, part payment or exchange for any property of the trust, subject to such rules and regulations and upon such conditions as the Department may prescribe;

(i) To employ all necessary agents and attorneys for the proper administration of the trust; to maintain an office, and to pay the expenses and rent therefor.

The above enumeration of specific powers of the Trustees shall not in any way derogate or limit the general and implied powers herein and hereby conferred upon them.

8. If at any time any Trustee hereunder shall die, resign, or be incapacitated, or shall fail or refuse to act as such Trustee, or be removed by the Department as hereinafter provided, the trust hereby created shall not lapse, fail or terminate, but the remaining Trustees shall, until the vacancy is filled as hereinafter provided, continue to discharge all the duties and exercise all the powers and discretion by the terms of this instrument imposed and conferred upon and allowed to the Trustees herein, precisely as if such remaining Trustees were the only Trustees named herein. Any Trustee hereunder may at any time be removed from office by the Department by an instrument in writing, executed and acknowledged in the manner in which deeds of real estate are at the time required to be executed and acknowledged by the Department under the laws of the State of Indiana, which instrument shall declare such Trustee to be so removed.

60 → 9. Any vacancy in the office of Trustee hereunder caused by death, resignation, incapacity, refusal to act, removal or otherwise, shall be filled by the Department by an instrument in writing naming a successor Trustee, which instrument likewise shall be executed and acknowledged in the manner required at the time by the laws of this state for the execution and acknowledgment of deeds of real estate by the Department. Removal of a Trustee and the appointment of a successor may be embodied in one and the same instrument. Until a vacancy is filled, the legal title to the property constituting the trust estate shall be vested in the remaining Trustees.

10. Whenever a Trustee has resigned or has been removed, the instrument of resignation or removal shall be filed forthwith for recording in the office of the Recorder of the county in which this indenture is recorded. Whenever a successor Trustee is appointed in the manner aforesaid, a copy of the instrument of appointment, endorsed with the written acceptance of such appointment, likewise shall be filed forthwith for recording in the office of

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such Recorder. Every such resignation or removal, when so made and filed for record, shall operate to divest the former Trustee and his heirs and legal representatives of any and all estate, interest and title in and to the trust property, and every such appointment shall vest the said trust property, in the appointed successor Trustee as joint tenant with the remaining Trustees, to all intents and purposes as if such successor were an original Trustee hereunder, and no formal conveyance or transfer shall be necessary to divest and vest the trust property.

14. Any act of the majority of the Trustees shall be as binding and effectual upon this trust and the certificate holders as though all Trustees had acted, and it shall not be necessary for the Trustees to hold any meetings or to adopt any written resolution in connection with the business and administration of the trust or the disposition of the trust property. The signature of a majority of the Trustees to any deed, conveyance, assignment, bill of sale, transfer, indorsement or other written instrument shall for all purposes be as binding and effectual as though all Trustees had signed the same; provided, however, that by instrument in writing duly recorded, the Trustees may authorize any one of the Trustees to release mortgages or other instruments of record.

61 ✓ 17. The association hereby agrees to execute such further and additional assignments, conveyances or other instruments, and to do such further acts and things as may be necessary and proper to carry into effect the purposes of said trust; provided, however, that all such conveyances, assignments and other transfers shall be made without representation, recourse or warranty of any kind on the part of the association.

(Approved by the Department of Financial Institutions of the State of Indiana this 25th day of May, 1936.

R. A. McKinley, Director)

*[Handwritten flourish]*

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Mortgage Record  
1052 page 370  
Inst. #33356  
Aug. 12, 1929  
Recorded  
Aug. 13, 1929

Harry Urwitz and  
Mary Urwitz, husband and wife  
to  
Celtic Saving & Loan  
Association No. 3

Mortgage  
SATISFIED OF RECORD  
ATTEST. UNION TITLE CO.

10/15/43

*[Handwritten signature]*  
BY *[Handwritten signature]*  
PRES & GENL. MGR.

Lot No. 50 in Brown, Frank and Ketcham's Sub-  
division of Out Lots 107, 108 in the City of  
Indianapolis as per plat thereof, recorded in Plat  
Book 6 at page 107 in the Recorder's Office of Marion  
County, Indiana.

-7-

To secure the performance of a certain bond of  
even date herewith in penalty of \$1800.00 and interest  
at the rate of 6-1/2 per cent per annum, together  
with certain dues, fines, etc. with 10% attorney's  
fees.

*62 ✓*

Assigned of record without recourse May 26, 1936  
to Leo F. Welch, Harold R. Victor and Norbert J.  
Fox, as Trustees see Release Record 53 page 260.

*62 1/2*

Judgment Search

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

-8-

*63*

Henry G. Strotman  
and  
Marie Strotman  
not individually

from June 14, 1929,  
8:00 A.M.  
to and including  
August 13, 1929

Harry Urwitz  
and  
Mary Urwitz  
not individually

from October 1, 1926  
to and including  
November 2, 1935

Celtic Saving and Loan  
Association, No. 3

from October 1, 1926  
to and including  
May 26, 1936

and vs.

Leo F. Welch,  
Harold R. Victor  
and  
Norbert J. Fox  
as Trustees

from April 30, 1936  
to date and against  
none other.

*[Handwritten flourish]*



C-1955

-9- 64 ✓ Taxes for the year 1931 paid.

-10- 65 ✓ Taxes for the year 1932 paid.

-11- 66 ✓ Taxes for the year 1933 paid.

-12- 67 ✓ Taxes for the year 1934 paid.

-13- Taxes for the year 1935 on the Real Estate for which this Abstract is prepared are assessed in the name of Harry and Mary Urwitz and are due and payable on or before the first Mondays in May and November of 1936. General Tax Duplicate No. 104613, T. to Z., Indianapolis, Center Township.

68 ✓ ✓ May Installment \$18.90 paid.

✓ November Installment \$18.91 unpaid.

-14- 69 ✓ Taxes for the year 1936 now a lien.

COPIES PAID BY  
UNION TRUST CO.  
BY [Signature]  
Treas. & Genl. Mgr.

C-1955

# GUARANTEED CERTIFICATE

-15-

STATE OF INDIANA }  
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 15 both inclusive and sheets water-  
marked "Union Title Company" Nos. 1 to 12 both inclusive.  
Dated at Indianapolis, Indiana, October 1, 1936, 8:00 A.M.

UNION TITLE COMPANY

By *Willis N. Lovel*  
President and General Manager

C.S.-12

# UNION TITLE COMPANY

INCORPORATED

## ABSTRACTS OF TITLE · TITLE INSURANCE · ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362  
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
C-1955

### UNITED STATES DISTRICT COURTS OF INDIANA

#### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

#### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox,  
Trustees.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including  
September 30, 1936, 8:00 A.M. and  
The Indianapolis Division of the Southern District down to and including  
October 5, 1936, 8:00 A.M.

Henry G. Strotman,  
Marie Strotman,  
Harry Urwitz,  
Mary Urwitz,  
Celtic Saving and Loan Association, No. 3,  
Leo F. Welch, Trustee,  
Harold R. Victor, Trustee,  
Norbert J. Fox, Trustee.

71  
Union Title Co.

INCORPORATED

BY *Willie J. Corral*

PRES. & GENL. MGR.

e.s. #12

206141

CAPTION

-1-

Continuation of Abstract of Title to Lot 50 in Brown, Frank and Ketcham's Subdivision of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Since October 1, 1936, 8 A.M.

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox, Trustees.

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

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

That she is personally acquainted with the history and heirs of George H. Bicking, deceased, grantee in a certain Deed Recorded in Record 2 page 338 of the records of the Recorder's office of Marion County, Indiana;

That said George H. Bicking departed this life intestate sometime prior to the 20th day of September, 1870 and left surviving him as his sole and only heirs at law, his widow, Amelia C. Bicking, grantor in deed recorded in Record 51 page 197 and his children, Ella H. Emory and Margaret A. Brisbane grantors in a Deed recorded in Record 43 page 427 and left surviving no other children nor descendants of any deceased child or children him surviving;

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

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

Further affiant sayeth not.

Mary C. McCambridge

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

William H. Faust (IS) Notary Public

My Commission expires May 11, 1939.

-1- FS

206141

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

-3-

STATE OF INDIANA, COUNTY OF MARION, SS

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

75 /  
That she is the sister of Nora T. Sullivan, deceased who departed this life intestate and unmarried on the 29th day of April, 1932; that she left surviving her asher sole and only heirs at law; this affiant, Mary C. McCambridge, sister, Margaret C. McNamara, sister, John F. Troy, half brother; Catherine Troy, niece, Edward J. Troy, nephew, Francis J. Troy, nephew, the latter three, namely Francis J. Troy, Edward J. Troy and Catherine Troy being the sole and only heirs at law of James Troy a half brother of said decedent who departed this life prior to the death of Nora T. Sullivan, deceased;

That Amelia C. Bicking, Ella H. Emory and Margaret A. Brisbane, grantors in a deed recorded in Record 43, page 427 and record 51 page 162 were the sole and only heirs at law of George H. Bicking, deceased, on dates of September 20, 1870 and August 10, 1871;

That Corneilus A. Sullivan, grantor in deed recorded in Town Lot Record 334, page 179, has been dead many years.

Further affiant sayeth not.

Mary C. McCambridge

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

William H. Faust (LS)

Notary Public

My commission expires May 11, 1939.

206141

Judgment Search

-4-

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

76 /  
Leo F. Welch,  
Harold R. Victor  
and  
Norbert J. Fox,  
as Trustees

from October 1, 1936,  
8 A.M. to date and  
against none other.

-5-

77 /  
Taxes for the year 1939 on the real estate for which this abstract is prepared are assessed in the name of Leo F. Welch, et al, Trs., and are due and payable on or before the first Mondays in May and November of 1940.

General Tax Duplicate No. 204209, T-Z,  
Indianapolis Center Township.

May installment \$22.30 paid.

November installment \$22.30 paid.

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78 /  
Taxes for the year 1940 now

SINCE PAID IN FULL  
ATTES  
BY *William N. Cool*  
PRES & GENL. MGR.

**GUARANTEED CERTIFICATE**

-7-

STATE OF INDIANA }  
COUNTY OF MARION } SS:

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

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

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

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

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

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

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

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

79 ✓  
This certificate covers entries Nos. 1 to 7 both inclusive and sheets water-  
marked "Union Title Company" Nos. 1 to 4 both inclusive.  
Dated at Indianapolis, Indiana, November 18, 1940, 8 A.M.

**UNION TITLE COMPANY**

By *Willis N. Coval*  
President and General Manager

-4-

# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
206141

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Leo F. Welch, Harold R. Victor, Norbert J. Fox,  
Trustees.

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as herein-after set out:

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

This certificate covers all divisions of both Districts of the State down to and including  
November 13, 1940, 8 A.M. and

The Indianapolis Division of the Southern District down to and including  
November 14, 1940, 8 A.M.

Leo F. Welch, Trustee  
Harold R. Victor, Trustee  
Norbert J. Fox, Trustee

80 ✓

Union Title Co.

INCORPORATED

BY: *Willis A. Laval*  
PRES. S. GENL. MGR.

FS



247700

CAPTION

-1-

81 ✓  
Continuation of Abstract of Title to Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Since November 18, 1940, 8 A. M.

82 ✓  
Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana.

Town Lot Record  
1126 page 205  
Inst. #35533  
Sept. 30, 1943  
Recorded  
Oct. 7, 1943

Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees, under Trust Indenture of Celtic Saving and Loan Association, No. 3, executed April 30, 1936, and recorded May 26, 1936, in Town Lot Record 949 at page 258, in the office of the Recorder of Marion County, Indiana, (Signed and acknowledged by Harold R. Victor, Trustee, Norbert J. Fox, Trustee)

Trustee's Deed  
(U. S. Revenue  
Stamp attached)

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83 ✓  
to  
Celtic Federal Savings and Loan Association of Indianapolis.

Lot 50 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, in the city of Indianapolis, as per plat thereof, recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

(Also other real estate.)

Subject to any and all unpaid taxes and assessments thereon.

The aforesaid grantors, as such Trustees hereby certify that they have full power, right and discretion, without the approval of any court or other supervisory authority, to convey the real estate herein described and set out and under the terms and conditions hereof, and that they have not heretofore, nor herein, nor contemporaneously herewith, conveyed all nor substantially all of the trust property as an entirety, and that this conveyance is made in full compliance with all of the terms and stipulations of said Trust Indenture.

247700

CERTIFICATE OF CHANGE OF NAME

Misc. Record  
270 page 495  
Inst. #16914  
June 15, 1936  
Recorded  
June 19, 1936

WHEREAS, Celtic Savings and Loan Association No. 3 Indianapolis, Indiana, has filed its application for conversion into a Federal Savings and Loan Association under the name and style of Celtic Federal Savings and Loan Association of Indianapolis, and,

WHEREAS, it appears that applicant has complied with the statute and rules and regulations made pursuant thereto, now, therefore,

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

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

I hereby certify that this is a resolution passed by the Federal Home Loan Bank Board on June 15, 1936.

H. Caulson, Assistant Secretary  
(Seal of Federal Home Loan Bank Board.

Approved and filed June 19, 1936.

August G. Mueller  
Secretary of State

247700

Judgment Search

-4-

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

Leo F. Welch  
Harold R. Victor  
and  
Norbert J. Fox  
as Trustees

from November 18, 1940  
8 A. M. to and including  
October 7, 1943,

85  
and vs.

Celtic Saving and  
Loan Association, No. 3  
and  
Celtic Federal Saving  
and Loan Association  
of Indianapolis

from May 26, 1936  
to date and against  
none other.

-5-

Taxes for the year 1942 on the real estate for which this abstract is prepared are assessed in the name of Leo F. Welch, etal, Trs. and are due and payable on or before the first Mondays in May and November of 1943.

86  
General Tax Duplicate No. 424366, T. - Z.  
Indianapolis, Center Township. Parcel No. 76892.

✓  
May installment \$19.21 paid.

✓  
November installment \$19.21 unpaid.

-6-

87  
Taxes for the year 1943 now a lien.

247700

# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.  
Dated at Indianapolis, Indiana, October 18, 1943, 8 A. M.

**UNION TITLE COMPANY**

By *Willis N. Coral*  
President and General Manager

-4-R.L.

# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



247700

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Celtic Federal Savings and Loan Association of  
Indianapolis, Indiana.

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

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

This certificate covers all divisions of both Districts of the State down to and including  
October 13, 1943, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

October 15, 1943, 8 A. M.

Leo F. Welch, Trustee  
Harold R. Victor, Trustee  
Norbert J. Fox, Trustee  
Celtic Saving and Loan  
Association, No. 3  
Celtic Federal Savings and  
Loan Association  
of Indianapolis

UNION TITLE CO.

BY *William H. Loyal*  
PRES. & GENL. MGR.

249438

CAPTION

-1-

90 ✓

Continuation of Abstract of Title to (Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Since October 18, 1943, 8 A. M.

91 ✓

Prepared for: Celtic Federal Savings and Loan Association of Indianapolis, Indiana.

Town Lot Record  
1131 page  
Inst. #43218  
Dec. 6, 1943  
Recorded  
Dec. 7, 1943

Celtic Federal Savings  
and Loan Association  
of Indianapolis  
(Corp. Seal)  
By Charles L. Barry,  
President,  
Leo F. Welch,  
Secretary,

Special Warranty Deed  
(U. S. Revenue  
Stamp attached)

-2-

92 ✓

to  
Clarence J. Koors, and  
Mable Koors, husband  
and wife.

Lot 50 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Subject to all unpaid taxes and municipal assessments.

Grantor, by its officers, who execute this deed, represents and states it has not been controlled by, nor has a substantial part of its shares been controlled by any foreign country or national thereof, and the said Association is not purporting to act directly or indirectly for the benefit of, or on behalf of any foreign country or national thereof. These representations are made under oath to induce the acceptance of this conveyance.

The Warranties herein are limited strictly to the acts of the Grantor.

The Officers hereby assert they are duly authorized to execute this conveyance.

*[Handwritten signature]*

249438

Mortgage Record  
1319 page 561  
Inst. #43220  
Dec. 6, 1943  
Recorded  
Dec. 7, 1943

Clarence J. Koors, and  
Mable Koors, husband  
and wife,  
to  
Celtic Federal Savings  
and Loan Association  
of Indianapolis.

Mortgage

SATISFIED OF RECORD *P-2 v-54*  
ATTEST. UNION TITLE CO.  
BY *James E. Thompson*  
PRESIDENT

-3-

Lot 50 in Brown, Frank and Ketcham's Subdivision  
of Part of Out Lots 107 and 108 in the City of  
Indianapolis, as per plat thereof, recorded in Plat  
Book 6, page 107, in the Office of the Recorder  
of Marion County, Indiana.

*93*

To secure the performance of the provisions  
hereof and the payment of a certain obligation  
evidenced by a promissory note of even date here-  
with for the principal sum of \$1150.00 payable  
on or before 134 months after date, with interest  
thereon as provided in said note, said principal  
and interest being payable in regular monthly  
installments of \$11.50 each, payable on or before  
the 6th day of each calendar month hereafter,  
and with attorney's fees.

Judgment Search

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

-4-

Celtic Saving and  
Loan Association No. 3  
and  
Celtic Federal Savings  
and Loan Association  
of Indianapolis

*94*

from October 18, 1943  
8 A. M. to and including  
December 7, 1943,

and vs.

Clarence J. Koors  
and  
Mable Koors  
jointly and  
not individually

for the 10 years  
last past and  
against none other.

*f*

249438

-5-

Taxes for the year 1942 on the real estate for which this abstract is prepared are assessed in the name of Leo F. Welch, et al, Trs. and are due and payable on or before the first Mondays in May and November of 1943.

General Tax Duplicate No. 424966, T. - Z. Indianapolis, Center Township. Parcel No. 76892.

95 ✓

✓ May installment \$19.21 paid.

✓ November installment \$19.21 paid.

X

-6-

96 ✓

Taxes for the year 1943 now a lien.

X

SEE SUBSEQUENT CONTINUATION

P



249438

# GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }  
COUNTY OF MARION } 88:

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

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

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

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

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

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

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

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

97

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.  
Dated at Indianapolis, Indiana, December 8, 1943, 8 A. M.

**UNION TITLE COMPANY**

By *Willis N. Coval*  
President and General Manager

-4-R.L.

# UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★  
249438

## UNITED STATES DISTRICT COURTS OF INDIANA

### *Southern District*

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### *Northern District*

South Bend Division  
Hammond Division  
Fort Wayne Division

### SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

*Prepared for:* Celtic Federal Savings and Loan Association of  
Indianapolis, Indiana.

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

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

This certificate covers all divisions of both Districts of the State down to and including  
December 1, 1943, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

December 3, 1943, 8 A. M.

Celtic Saving and  
Loan Association No. 3  
Celtic Federal Savings  
and Loan Association  
of Indianapolis  
Clarence J. Koors  
Mable Koors

95 ✓

UNION TITLE CO.  
WILLIS N. COVIL  
BY WILLIS N. COVIL, MGR.

734455

CAPTION

-1-

Continuation of Abstract of Title to [Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.] Since December 8, 1943, 8 A.M.

Prepared for: William F. VanHoy, Jr.

-2-

Mable Koors died as implied at a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the Clerk's Office of Marion County, Indiana, upon an estate of Mable Koors; deceased. No will of said decedent filed for probate in said County.

-4-

Clarence J. Koors died intestate August 17, 1959.

-1- dkr

734455

Estate Docket  
E59-195

-5-

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF CLARENCE J. KOORS,  
DECEASED.

August 21, 1959. Bond filed, Richard V. Koors  
duly appointed and qualified as administrator of the  
estate of Clarence J. Koors, deceased.

Order Book 469, page 234.

September 9, 1959. Proof of notice of appointment  
filed.

October 25, 1960. Verified final report filed.

November 14, 1960. Proof of publication of final  
notice filed.

November 28, 1960. Final report approved and  
estate closed.

Order Book 516, Page 114.

Final Report Record 338, page 358.

Note: Entry on final report reads in part as  
follows, towit:

That more than six months elapsed since the granting  
of letters of administration in said estate and the  
giving of notice thereof; that all of decedent's debts  
have been paid and discharged; that said decedent left  
surviving the following and only heirs, to whom dis-  
tribution has been made as indicated: Richard V. Koors, Son.

That said decedent died the owner of the following  
described real estate situated in Marion County, Indiana,  
to wit:

Lot 50 in Brown, Frank and Ketcham's Subdivision  
of part of Out Lots 107 and 108, in the City of  
Indianapolis, as per plat thereof, recorded in Plat  
Book 6, page 107, in the office of the Recorder of  
Marion County, Indiana.

That at the time of the death of said decedent,  
the title to said real estate vested in the above-  
named heirs pursuant to statute. Richard V. Koors.

And the Court further finds that said estate has  
been fully settled and administered upon, as shown by  
said report and vouchers filed therewith. That \$56.19  
inheritance tax was assessed against said estate.

That no gross income tax was payable upon said estate.  
That decedent was not an employer of labor as defined  
in the Employment Security Act.

ABSTRACTOR'S NOTE: Schedule of property of said  
decedent filed with the Inheritance Tax Appraiser for  
Inheritance Tax Appraisal and Order determining Tax,  
lists Lot 50 herein as an asset of said estate. Said  
Schedule and Order further shows the gross value of said  
decedent's estate to be \$9,956.11.

Inheritance Tax Assessed in the Amount of \$56.19  
since paid.

734455

IN THE PROBATE COURT OF MARION COUNTY

Adoption Record  
4 page 192

-6-

IN THE MATTER OF THE PETITION OF CLARENCE KOORS AND MABLE KOORS, HUSBAND AND WIFE, FOR THE ADOPTION OF RICHARD VALENTINE BECKMAN, A MINOR, AGE SIX YEARS.

January 11, 1945. Petition of Clarence Koors, Mable B. Koors, husband and wife, praying the court that they be allowed to adopt Richard Valentine Beckman as their son and heir at law and that his name be legally changed to Richard Valentine Koors.

January 11, 1945. Consent of James Orville Beckman, father of the said Richard Valentine Beckman, to the adoption of the said Richard Valentine Beckman by said petitioners, filed.

February 21, 1945. Report of investigation and recommendation of the Catholic Charities Bureau of Indianapolis to said adoption filed.

February 21, 1945. ORDER OF ADOPTION

And the Court having examined said petition and said report and consent finds that said petition should be granted.

It is therefore ordered, adjudged and decreed by this court that the said Richard Valentine Beckman be and is hereby adopted as the child and heir at law of Clarence Koors and Mable Koors, husband and wife, and hereafter shall be known by the name of Richard Valentine Koors, and shall receive by decent and otherwise all the right, title and interest in everything that he would be entitled to if he were the natural child of Clarence Koors and Mable Koors, husband and wife.

Order Book 2, page 255.

Costs Paid.

ADMINISTRATOR'S DEED

Town Lot Record  
1842 page 648  
Instr. #238  
Oct. 13, 1960  
Recorded  
Jan. 3, 1961

This Administrator's Deed, Made this 13 day of Oct., A.D. 1960, between Richard V. Koors, administrator of The Estate of Clarence J. Koors, deceased, party of the first part, and Richard V. Koors, of the County of Marion, and State of Indiana, party of the second part. WITNESSETH, THAT, WHEREAS, The Probate Court of Marion County, in the State of Indiana, at a regular term brought under the State of Indiana, wherein the said

-7-

734455

party of the second part was found to be the sole and only heir of Clarence J. Koors, deceased, and there upon entered a decree, directing party of the first part to transfer, convey, and turn over to the party of the second part, by an administrator's deed the title to the following described real estate.

AND, WHEREAS, Said party of the first part made and filed in the office of the said Court a complete report of said transfer, and the said Court on the 25 day of Oct., A.D. 1960, approved said report and confirmed said conveyance.

NOW, THEREFORE, THIS ADMINISTRATOR'S DEED WITNESSETH, That the said party of the first part in consideration of the premises and the heirship of Richard V. Koors, party of the second part is hereby acknowledged and the said party of the first part hereby grants, transfers and conveys to the party of the second part, Richard V. Koors, his heirs and assigns forever, the following described real estate, situated in the County of Marion and State of Indiana and known and described as follows, to-wit: Lot 50 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

Together with all and singular, The hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, at law or in equity, which the said Clarence J. Koors, deceased, had at the time of his death, in and to the said real estate:

TO HAVE AND TO HOLD the same unto the said party of the second part, his heirs and assigns forever as fully and effectually to all intents and purposes in law as he, the said party of the first part might, could or ought to convey the same by virtue of the said decree of the said Probate Court above referred to.

Examined and Approved in open court 1/3/61.

Joseph G. Wood, Judge  
of the Probate Court  
of Marion County, Indiana

Instrument shows name of person preparing same.

Note: We find no proceedings on file in the Probate Court of Marion County upon which above deed is predicated.

734455

Old Age Assistance  
Search

-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.

Juvenile Court  
Search

-9-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for judgments, as appear from the General Judgment Dockets of the Juvenile Court of Marion County, as said dockets are now entered up.

Note: Search has been made for the 10 years last past as to the persons listed below, irrespective of dates given.

Judgment Search

-10-

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

Clarence J. Koors  
or  
Clarence Koors  
and  
Mable Koors  
or  
Mable B. Koors,  
jointly and  
not individually

from December 21, 1953  
to and including  
August 17, 1959,

Clarence J. Koors  
and  
Clarence Koors

from December 21, 1952  
to and including  
August 17, 1959,

and vs

Richard V. Koors  
and  
Richard Valentine Koors

for the 10 years  
last past and  
against none other.

734455

-11- Taxes for the year 1961 and prior years paid in full.

-12- Taxes for the year 1962 on the real estate for which this Abstract is prepared are assessed in the name of Richard V. Koors and are due and payable on or before the first Mondays in May and November of 1963.

General Tax Duplicate No. 386607, K-L-Mc,  
Indianapolis Center Township, Code No. 1-01,  
Parcel No. 76892.

May Installment \$64.70 Paid.

November Installment \$64.70 Paid.

Assessed Valuation:

Land \$330.00    Improvements \$1070.00    Exemption (None)

-13-

Taxes for the year 1962 now a lien.

SEE SUBSEQUENT CONTINUATION



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

-14-

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:

Six 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-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 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 buildings 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.

734455

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

734455

Non-Conforming Uses.

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

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

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

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

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

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

734455

ORDINANCE

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

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

METROPOLITAN PLAN COMMISSION  
DOCKET NO. 61-A0-2

734455

ORDINANCE

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.

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

-15- Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

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

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

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

If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance,

said existing Marion County Master Plan Permanent Zoning Ordinance being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

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

Effective March 28, 1957.

Copy of above resolution recorded April 1, 1957 in Town Lot Record 1657, page 486.

-16- December 13, 1963. 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.

EXCERPTS OF THE "AIRPORT DISTRICT ORDINANCE", ADOPTED BY THE MARION COUNTY COUNCIL, SEPTEMBER 4, 1963.

BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions:

SECTION 1.01 AIRPORT DISTRICT

An AIRPORT DISTRICT, a secondary zoning district, is hereby established for Marion County, Indiana. The AIRPORT DISTRICT shall consist of two parts, the "Airport Approach Area" and the "Airport Circling Area" as each is defined in this ordinance and indicated on the Airport District Map for each public airport (which Map dated November 7, 1962 is a part of this ordinance and incorporated herein by reference).

All land so defined and indicated is hereby zoned and classified as the AIRPORT DISTRICT.

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

The following regulations shall apply to land within the Airport District. These regulations shall be in addition to all other primary or secondary zoning district regulations applicable to said land, and in case of conflict, the more restrictive regulations shall control.

1. USE

Within that part of the Airport Approach Area of the Airport District within a horizontal radius of 10,000 feet from the airport reference point, as defined in this ordinance, no building, structure or premises shall be erected, relocated or converted for use as a school, church, child caring institution, hospital, stadium, public auditorium, theater, public assembly hall, public swimming pool, picnic grounds, carnival, amusement park, penal institution or sports arena.

2. HEIGHT

a. Within the Airport Circling Area and the Airport Approach Area, of the Airport District, no projection of any building, structure, or plant growth hereafter constructed, located or grown, or of any existing building, structure, or plant growth hereafter reconstructed, relocated or enlarged shall penetrate above the approach surfaces, the runway surfaces, the transitional surfaces, the horizontal surface, or the conical surface, whichever is more restrictive.

b. Provided, however, projections may extend to a maximum height of 50 feet above the established airport elevation.

3. PERFORMANCE STANDARDS

The following performance standards shall apply within the Airport Circling Area and the Airport Approach Area, of the Airport District, except that part of the Airport Area whose horizontal distance from the airport reference point is greater than the radius of the Airport Circling Area:

Interference with Communication:

No use shall create interference with any form of communication whose primary purpose is for air navigation.

Smoke, Dust and Particulate matter

(1) No use shall create or emit smoke of a density equal to or greater than No. 2 according to the Ringelmann Scale, as now published and used by the United States Bureau of Mines.

(2) No use shall cause dust, dirt or fly-ash of any kind to escape beyond the lot lines in a manner detrimental to or endangering the visibility of air crews using the airport in landing, taking off, or maneuvering of aircraft.

NOTE: COPIES OF MAP ABOVE REFERRED TO BEING A DISTRICT MAP FOR INDIANAPOLIS (WEIR COOK) MUNICIPAL AIRPORT ARE ON FILE IN THE OFFICE OF THE METROPOLITAN PLANNING DEPARTMENT: ALSO A COPY FILED OCTOBER 7, 1963, AS INSTRUMENT #59018, IN THE MARION COUNTY RECORDER'S OFFICE.

734455

## GUARANTEED CERTIFICATE

-18-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 18 both inclusive and sheets  
watermarked "Union Title Company" Nos. 1 to 15 both inclusive.  
Dated at Indianapolis, Indiana, December 30, 1963, 8 A.M.

UNION TITLE COMPANY

by *Harold S. Stonecipher*  
President

-15- dkr



# UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

734455

## UNITED STATES DISTRICT COURTS OF INDIANA

### SOUTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### NORTHERN DISTRICT

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

SEARCH FOR  
PENDING BANKRUPTCIES  
INTERNAL REVENUE TAX LIENS

Prepared for: **William F. VanHoy, Jr.**

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

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

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

**December 26, 1963, 8 A.M. and**

The Indianapolis Division of the Southern District down to and including

**December 26, 1963, 8 A.M.**

**Clarence J. Koors**

**Clarence Koors**

**Mable Koors**

**Mable B. Koors**

**Richard V. Koors**

**Richard Valentine Koors**

UNION TITLE CO.

BY *Harold E. Konecny*  
PRESIDENT

dkr

65-11197A

CAPTION

-1-

Continuation of Abstract of Title to Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.  
Since December 30, 1963, 8 A.M.

Prepared For: William H. VanHoy

Misc. Record  
745,Inst#5361  
Dated  
Jan. 17, 1964  
Recorded  
Jan. 31, 1964

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Richard V. Koors, being first duly sworn on oath, deposes and says that he is the son and sole heir at law of Clarence J. Koors and Mable Koors, both now deceased, who on December 6, 1943, acquired title, as tenants by the entireties to the following described real estate, to-wit:

Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

That the said Clarence J. Koors and Mable Koors, remained husband and wife continuously until the date of Mable's death, about the year 1955, and that thereafter the said Clarence became the sole owner of the above described real estate by reason of survivorship. That there was no administration had in the estate of Mable Koors and that her estate was not of sufficient size to be subject to any Federal Estate Tax.

Further affiant saith not.

Richard V. Koors

SUBSCRIBED AND SWORN to before me this 17th day of January, 1964.

Robert M. Messick (LS)  
Notary Public

My commissioner expires July 25, 1965.

Instrument shows name of person preparing same.

-1- jm

65-11197A

IN THE MARION CIRCUIT COURT

Cause No. X64-14  
Verified Petition  
Filed  
Jan. 17, 1964

IN THE MATTER OF THE PETITION OF RICHARD V. KOORS AND  
ALICE JUNE KOORS.

Petitioners pray the judge of this court to give his consent to the execution of a warranty deed to Lot 50 herein to V. James Rizzo and William F. VanHoy, Jr., by Alice June Koors, a minor, to be joined with her husband, Richard V. Koors, in the execution of said warranty deed.

-3-

And the Court having heard the evidence finds that all the material allegation therein contained are true; that said petitioners are residents of Marion County, Indiana, and that said Alice June Koors is a minor of 19 years of age, and that her husband is an adult of 25 years of age, and that it is in the best interests of said husband, and wife to make said conveyance.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the Judge of the Circuit Court of Marion County, Indiana, does hereby give his consent and approve the execution of a Warranty Deed in which Alice June Koors, a minor, joins her husband in making a conveyance to V. James Rizzo and William F. VanHoy, Jr. of the said above described real estate and dated January 17, 1964, the same to be binding upon said minor wife as though she were of legal age, with full capacity to make contracts concerning real estate.

Order Book 376 page 563.  
Costs Paid.

Deed Record  
2043, Inst#3277  
Dated  
Jan. 17, 1964  
Recorded  
Jan. 21, 1964

Richard V. Koors and  
Alice June Koors,  
his wife  
to  
V. James Rizzo and  
William F. VanHoy, Jr., as  
tenants in common

Warranty Deed  
(U. S. Revenue  
Stamp Attached)

-4-

Lot 50 in Brown, Frank and Ketcham's Subdivision of Part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Subject to current taxes.

APPROVED IN OPEN COURT THIS 17TH DAY OF JANUARY, 1964.

French M. Elrod pro tem  
JUDGE

Instrument shows name of person preparing same.

65-11197A

Old Age Assistance Examination has been made, as to the persons in  
Search 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.

-5-

Juvenile Court  
Search

Examination has been made, as to the persons named  
under the heading of Judgment Search, and for the  
period so specified under said search, for judgments,  
as appear from the General Judgment Dockets of the  
Juvenile Court of Marion County, as said dockets are  
now entered up.

-6-

Note: Search has been made for the 10 years last  
past as to the persons listed below, irrespective  
of dates given.

Uniform Commercial  
Code

Search has been made of the records in the Office  
of the Recorder of Marion County, Indiana, which  
search discloses no financing statements as  
required by the Uniform Commercial Code (Chapter 317,  
1963 Acts of Indiana General Assembly) with respect  
to any Security Interest in crops or in fixtures  
containing an adequate description of real estate  
herein, except "NONE".

-7-

Judgment Search

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

-8-

Richard V. Koors  
and  
Richard Valentine Koors

from December 30, 1963,  
8 A.M. to and including  
January 21, 1964

and vs

V. James Rizzo  
and  
William F. VanHoy, Jr.

for the 10 years  
last past and  
against none other

65-11197A

-9- Taxes for the year 1962 and prior years shown paid in full.

-10- Taxes for the year 1963 Unpaid in the amount of \$135.36.

-11- Taxes for 1964 payable 1965 in name of V. James Rizzo and William F. VanHoy, Jr.,

Duplicate No. 337077, "P-Q-R", Indianapolis Center Township, Code No. 1-01, Parcel No. 76892.

May Installment \$65.28 Unpaid.

November Installment \$65.28 Unpaid.

Assessed Valution:

Land \$330.00    Improvements \$1,070.00    Exemptions None

-12- Taxes for 1965 now a lien in name of V. James Rizzo and William F. VanHoy, Jr.

## SYNOPSIS OF ZONING AND PLANNING REGULATIONS

-13-

The original comprehensive Zoning Ordinance of the City of Indianapolis, General Ordinance No. 114-1922, was repealed and reordained by General Ordinance No. 104-1950, as amended, to regulate and restrict height, area, bulk and use of buildings and to specify and regulate location of industries and commercial enterprises.

A Marion County Master Plan, Permanent Zoning Ordinance, prepared by the Marion County Plan Commission, was adopted by the Board of Commissioners Nov. 12, 1948, and a certified copy was recorded February 24, 1949, in Miscellaneous Record 430, page 384, etc., for regulating use and intensity of use of land, location of industries and commercial enterprises, prescribing minimum dwelling dimensions and lot area requirements and defining use classifications, providing subdivision controls and thoroughfare plans.

The Metropolitan Plan Commission of Marion County, by Resolution adopted by the County Council as Ordinance No. 8-1957 effective March 28, 1957, recorded April 1, 1957, in Deed Record 1657, page 486, adopted and continued all existing Master Plans then in force in Marion County and in the various Cities and Towns as a consolidated Master Plan.

An Airport District Ordinance was adopted by the Marion County Council Sept. 4, 1963 and recorded Oct. 7, 1963 as Instrument #59018 in the Recorder's Office, establishing an "Airport Approach Area" within a radius of 10,000 feet from the airport reference point, and an "Airport Circling Area", prescribing regulations as to character, use and height of structures and cleanness of air in said areas.

A Central Business District Zoning Ordinance effective April 7, 1964, was adopted for Metropolitan Indianapolis, classifying areas and permitted businesses, with regulations respecting use of buildings, parking, etc.

An Industrial Zoning Ordinance #63-AO-4 was adopted Nov. 7, 1963, incorporating the Industrial Land Use Map and Industrial Land Use Plan adopted by the Metropolitan Plan Commission for the classification, regulation and development of Industrial uses in Indianapolis and Marion County, including regulation and limitation of height, area, bulk and floor space of structures, and performance standards, standards of density, and traffic distribution therefor.

Low Rise Multiple Dwelling Zoning Districts Zoning Ordinance was adopted August 4, 1964, to provide for establishment of Multiple Dwelling Zoning Districts and regulations pertaining thereto, to be designated by Zoning District symbols D-6, etc.

Ordinances generally provide that lots platted or owned previously may be used even if sub-standard in size and legally established non-conforming use may be continued under existing conditions. Specified set-back lines and yard sizes are required in all areas.

Attached hereto is an exhibit showing the basic classifications designated in the ordinances affecting the City of Indianapolis and Marion County. The provisions of the ordinances are too voluminous to permit adequate reporting herein. More details can be furnished upon request, but for specific information, reference should be had to the complete text of the appropriate ordinance. This statement is a synopsis only and is furnished for general information.

According to the maps filed with the respective ordinances, the real estate described herein appears to lie in District designated U-2, H-1, A-4.

-14-

May 28, 1965. 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.

## SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

## CITY OF INDIANAPOLIS ZONING ORDINANCE AS AMENDED, ESTABLISHED THE FOLLOWING DISTRICTS:

Six 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-3, (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts; In addition to the six classes of Use Districts, there are two additional classes, namely U-6 or Prohibited Uses, and U-7, or Special Permit Uses.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 6,800 square feet per family; Class A-3, 6000 square feet per family; Class A-4, 1700 square feet per family; Class A-5, 1100 square feet per family; Class A-6, 800 square feet per family.

## Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

## MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

F-1 Forestry District: A-1, A-2, Agricultural District: R-1, R-2, R-3, R-4, R-5, R-6, Residential Districts: B-1, B-2, B-3, B-4, B-5, B-6, Business Districts: I-1, I-2, I-3, Industrial Districts: RT-1, RT-2, RT-3, Residential District Temporary: S, Special Uses District: RR, Railroad District; G-s, Gravel Sand District.

## Minimum requirements as follows:

## District - Lot Area - Lot Width - Dwelling Dimensions

			one-story	higher
A-1	15,000	80	900	660
A-2	15,000	80	900	660
R-1	24,000	100	1500	1000
R-2	20,000	90	1200	800
R-3	15,000	80	900	660
R-4	11,250	70	720	500
R-5	9,000	60	500	500
R-6	14,000	80	900	660

Variations of foregoing are provided for multiple dwellings.

## CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

## INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

**GUARANTEED CERTIFICATE**

-15-

STATE OF INDIANA }  
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 15 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 7 both inclusive.

Dated at Indianapolis, Indiana, June 10, 1965, 8 A.M.

**UNION TITLE COMPANY**by *C. Edward Plum*  
President

-7- jm



# UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

65-11197A

## UNITED STATES DISTRICT COURTS OF INDIANA

### SOUTHERN DISTRICT

Indianapolis Division  
Terre Haute Division  
Evansville Division  
New Albany Division

### NORTHERN DISTRICT

South Bend Division  
Hammond Division  
Fort Wayne Division  
Lafayette Division

### SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: William H. VanHoy

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

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

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

June 9, 1965, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

June 10, 1965, 8 A.M.

Richard V. Koors

Richard Valentine Koors

V. James Rizzo

William F. VanHoy, Jr.

UNION TITLE CO

BY *C. Edward Blum*  
PRESIDENT