

66 15519
WARRANTY DEED

Project 170-3(52)77
Code 0536
Parcel 61

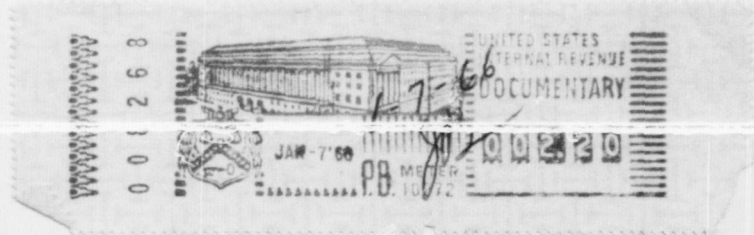
This Indenture Witnesseth, That *ETHEL GOOCH NORRIS (ADULT-WIFE) AND RALPH EMMETT NORRIS (ADULT-HUSBAND)*

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

TWO THOUSAND DOLLARS AND $\frac{NO}{100}$ --- --- (\$2,000.00) --- --- Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *MARION*
County in the State of Indiana, to wit:

LOT 16 IN JOHN ROSET'S -- SUBDIVISION OF PARTS OF OUTLOTS 107 AND 108 IN THE CITY OF
INDIANAPOLIS, AS SHOWN BY PLAT BOOK No. 2, PAGE 80 IN THE RECORDS 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.



RECEIVED FOR RECORD
1966 MAR 29 AM 11:21
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

MAR 29 1966

John T. Sutton
COUNTY AUDITOR

W.H.B.
1-6-66

2.20

Paid by Warrant No. *a. 87123*

Dated *2/25/66* 19---

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 *ETHEL GOOCH NORRIS & RALPH EMMETT NORRIS (ADULT HUSBAND & WIFE)*
have hereunto set *THEIR* hands' and seal, this *6th* day of *JANUARY* 1966

(Seal) _____ (Seal)
(Seal) *Ethel Gooch Norris* (Seal)
_____ *ETHEL GOOCH NORRIS (ADULT-WIFE)* _____ (Seal)
(Seal) _____ (Seal)
(Seal) *Ralph Emmett Norris* (Seal)
_____ *RALPH EMMETT NORRIS (ADULT-HUSBAND)* _____ (Seal)
(Seal) _____ (Seal)

SKC

66 15519

This Instrument Prepared by *S. W. BURRESS 6/18/65*

M. W. Burress
JAN 2 1966

WARRANTY DEED

FROM

TO
STATE OF INDIANA

Received for record this
day of _____, 19____
at _____ o'clock _____ m, and
Recorded in Book No. _____ page _____

DULY ENTERED
Recorder FOR TAXATION _____ County

Duly entered for taxation this
MAR 29 1966
day of _____, 19____

John T. Sutton
Auditor _____ County
Auditor _____ County

ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

66 15519

My Commission expires _____

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

edged the same to be _____

voluntary act and deed, for the uses and purposes herein mentioned,
Grantor's _____ in the above conveyance, and acknowl-
ETHEL GEORGE NOKSIS & RALPH ERNEST NOKSIS (HUSBAND & WIFE)

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.

edged the same to be _____

voluntary act and deed, for the uses and purposes herein mentioned,
Grantor _____ in the above conveyance, and acknowl-

day of _____, A. D. 19____, personally appeared the within named
Before me, the undersigned, a Notary Public in and for said County and State, this _____

STATE OF INDIANA, _____
County, ss: _____

My Commission expires _____

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

edged the same to be _____

voluntary act and deed, for the uses and purposes herein mentioned,
Grantor _____ in the above conveyance, and acknowl-

day of _____, A. D. 19____, personally appeared the within named
Before me, the undersigned, a Notary Public in and for said County and State, this _____

STATE OF INDIANA, _____
County, ss: _____



INDIANA STATE HIGHWAY COMMISSION
 Division of Land Acquisition
 ROOM 1105 • 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA

B

3-9-66 19

To Ethel Gooch Norris & Ralph Emmett Norris
 Merchants National Bank & Trust Company
 1028 South New Jersey St.
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 87123 2-25-66 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated January 6, 1966 Parcel 61	\$ 2,000 00

PLEASE RECEIPT AND RETURN

Received Payment: *Ralph Emmett Norris*
 Date: 3-23-66

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 61
Road I-70
County Marion
Owner Ethel Norris
Address 823 Elm St.
Address of Appraised Property:
1022-24 S. New Jersey

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Req.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Req.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Dec. 28, 1965
- 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 Dec. 28, 1965 :
(Date)

Estimate of Appraisers:

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

Approved	Date	Signed
Rev. Appr.	12-28-65	<u>Phillip S. York</u>
Asst. or Chief Appr.	12-30-65	<u>[Signature]</u>
	12/31/65	<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 # 2

PROJECT # I-70-3 (52) PARCEL # 61 COUNTY MARION

NAME & ADDRESS OF OWNER ETHEL GOOCH NORRIS

1028 So. New Jersey ST., INDIANAPOLIS, IND. PHONE # 631-9311

NAME & ADDRESS OF PERSON CONTACTED MRS. ETHEL GOOCH NORRIS & HER HUSBAND

RALPH EMMETT NORRIS PHONE # same

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

DATE ASSIGNED JAN 3, 1966 DATE OF CONTACT 1-6-66

OFFER \$ 2,000.00 TIME OF CONTACT 10:45 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:

#3 SAID ASSIGNMENT TO MERCHANTS NATIONAL BANK & TRUST COMPANY IS PAID

#4 NO

#7 HAS 65B TAX Receipt

Told them I would see about the Release from Bank.

Rec'd 65B TAX Receipt - ZERO & RETURN

Rec'd \$2.70 in Used Stamp Money

House Vacant and has no keys - Windows & Doors are all
nailed up.

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned

() Other, awaiting what? _____

Distribution Made

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

James B. Reynolds
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3 (52) PARCEL # 61 COUNTY MARION
NAME & ADDRESS OF OWNER ETHEL GOOCH NORRIS
823 ELM ST, INDIANAPOLIS, IND PHONE # 631-9311
NAME & ADDRESS OF PERSON CONTACTED same as above PHONE # _____

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

DATE ASSIGNED JAN 3, 1966 DATE OF CONTACT 1-5-66

OFFER \$ _____ TIME OF CONTACT 8:55 AM

- | YES | NO | <u>N/A</u> | (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: Called and made appointment at 10:00 AM 1-6-66

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned

() Other, awaiting what? Appointment

Distribution Made

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

Gene B. Beaman
(Signature)

66-562A

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 16 Roset's O L 107-108					

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 ()

MISCELLANECUS 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 herebefore requested in the same period are set forth.

Dated this 12 day of JAN 1966 BY [Signature]
ABSTRACT & DIVISION MANAGER

Prel. Approval of Title _____ Date _____ By _____ Deputy Attorney General

Final approval of Abstract of Title _____ Date _____ BY _____ Deputy Attorney General

66-562A

The following is an Extension of the original search by Union Title Company under No. 65-9146A

CAPTION

-1-

Continuation of Abstract of Title to Lot 16 in Roset's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat book 2, page 80, in the Office of the Recorder of Marion County, Indiana.
Since May 20, 1965, 8 A.M.

Prepared for: Indiana State Highway Commission
Division of Land Acquisition

-2-

The following is a report on encumbrances shown in abstract prior to the date of beginning this Special Search.

(A) Assignment of Rents recorded October 22, 1962, in Misc. Record 716 page 211 Inst. #98045, released of record October 18, 1965.

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

-3-

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.

66-562A

Juvenile Court
Search

-4-

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.

Uniform Commercial
Code

-5-

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

-6-

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

Ethel Gooch Norris

from May 20, 1965,
8 A.M. to date and
against none other

66-562A

-7- Taxes for the year 1963 and prior years paid in full.

-8- Taxes for 1964 payable 1965 in name of Ethel Gooch Norris.

Duplicate No. 324619, M-N-O, Indianapolis, Center,
Township, Code No. 1-01, Parcel No. 17093.

May Installment \$55.02 Paid

November Installment \$55.02 Paid

-9- Assessed Valuation:

Land \$460.00 Improvements \$720.00 Exemptions None

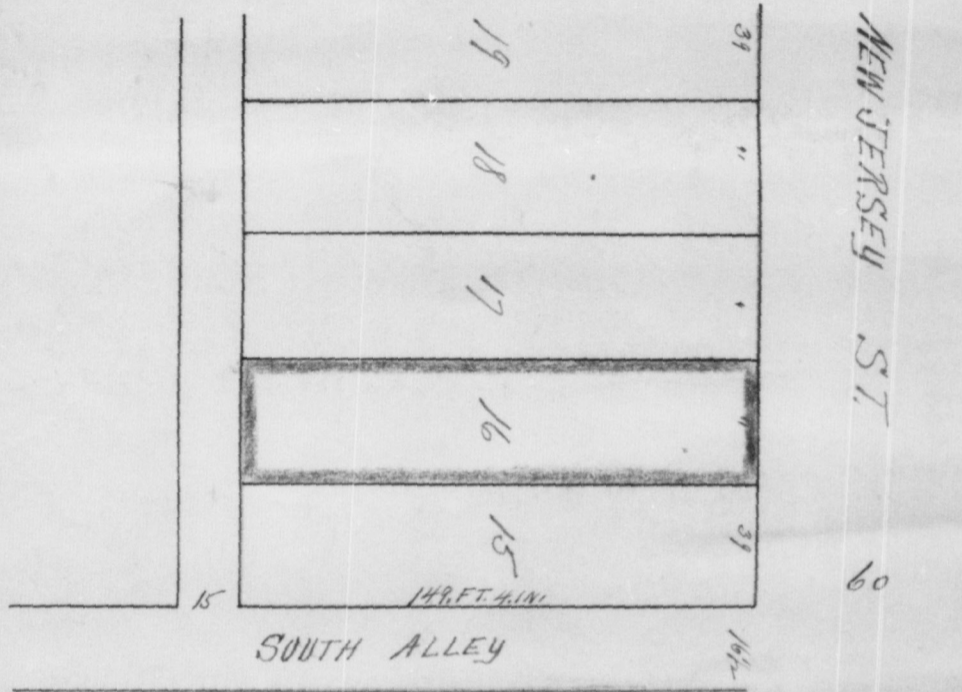
-10- Taxes for 1965 now a lien in name of Ethel Gooch Norris.

#23279.

ABSTRACT OF TITLE

TO

Lot 16, in John Roset's Second Sub-division of a part of Out lots 107 and 108, in the city of Indianapolis.



Marion County Indiana

Prepared for JAMES S. CRUSE.

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 claim to the lands 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. 183.
 By the Miamis, by boundaries, October 6—U. S. Statutes at Large, vol. 7, p. 183.
 The Weas, or Ouatienons, were properly a part of the Miami Nation. So also were 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, 1818, 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 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 parts 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 2,560 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.
 Acts 1821, p. 44.
 By the original surveyed section 1 contains 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, east of White river, contains 448.20 acres, leaving 202.07 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 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 MILROD, appointed September, 1822.
3. BETHUEL F. MORRIS, appointed December 1822.
4. BENJAMIN L. LYTHER, appointed February 1825.
5. EBENEZER SHARPE, appointed April 1828.
6. JOHN G. BROOKS, appointed September 1835.
7. THOMAS H. SHARPE, appointed February, 1836.

This Company the Most Complete Title Plant in Indiana, Embracing the Records of Elliott & Butler, Wm. C. [redacted] and Theodore Stein

INDIANAPOLIS

Oct. 3, 1916

A. F. Lauck

To INDIANA TITLE GUARANTY & LOAN COMPANY Dr.

CAPITAL STOCK

- \$150,000

TELEPHONES 3005

129 EAST MARKET STREET

INDIANA TITLE GUARANTY & LOAN CO

Edith Miller

48282

Lot 16 in John Roset's Sub.

4 25

BROWN & BROWN

ATTORNEYS AT LAW

ROOMS 201-203 INDIANA TRUST BUILDING
117 EAST WASHINGTON STREET

INDIANAPOLIS

ERNEST T. BROWN
FRANK T. BROWN

NEW PHONE 3138
RESIDENCE PHONE NEW ALTON
OLD PHONE MAIN 3340

December 12th., 1910.

Indiana Trust Co.,

Gentlemen:-

We have examined ^{annexed} an abstract of title to lot 16, in John Roset's (2nd) sub-division of part of out lots 107 and 108, of the donation lands of the city of Indianapolis, according to Plat Book 2, page 80, continued to date of December 7th., 1910, and we are of the opinion therefrom, that John H. Scholle is the owner of a good estate in fee simple in and to said real estate, subject to the following:-

1. Taxes 1910, payable in 1911.
2. Assessment now pending in South Park District.
3. Walk improvement assessment in New Jersey St., now under contract.
4. Mortgage of \$700.00 recorded in Mortgage Record 519, page 215 of Records of Marion County, Indiana.
5. Subject to any debts of H. F. C. Tiemann, or Mary L. Tiemann, the latter of whom died intestate, May 3rd., 1896, upon whose estates no administration were held.
6. No examination has been made of the records of the U. S. Circuit or District Courts as to any possible judgment against John H. Scholle, during past ten years.
7. We call your attention to judgment against John J. Scholl for costs in cause No. 69,250 Marion Superior Court.

BROWN & BROWN
ATTORNEYS AT LAW
ROOMS 201-203 INDIANA TRUST BUILDING
117 EAST WASHINGTON STREET
INDIANAPOLIS

ERNEST T. BROWN
FRANK T. BROWN

NEW PHONE 3128
RESIDENCE PHONE NEW ACTION
OLD PHONE MAIN 3340

8. It might be well to have Caroline L. and Charles F. Vetter, wife and husband, to execute a new release of the mortgage recorded in Mortgage Record 487, page 405, to correct mistake of naming September 22nd., instead of December 22nd., 1906, in former release as the date of said mortgage.

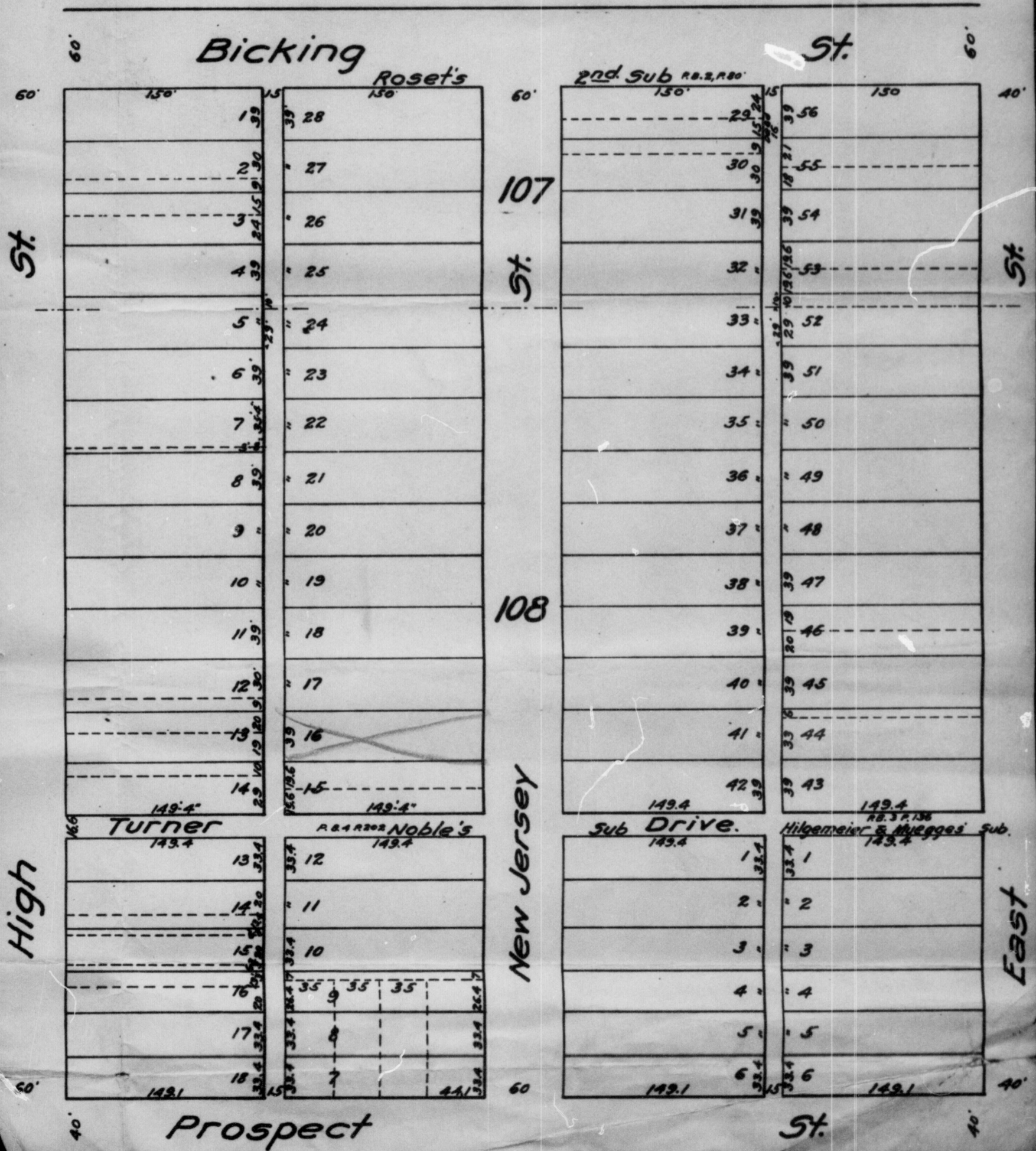
However, we do not consider this mistake vital, as the book and page number of the mortgage, in said release, is correct.

Yours respectfully,

FTB-RMJ.

Brown & Brown

Pt. Out Lots N^o 107 & 108.



#23279.

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

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

Deed.

to
Nicholas McCarty, his
heirs and assigns.

-1-

--- Lot 107, containing 26-25/100 Acres, and
the North $\frac{1}{2}$ of -- Lot 108, which half contains
14-56/100 Acres, and other real estate.

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

Nicholas McCarty, and
Margaret McCarty, his wife.

Warranty Deed.

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

-2-

All the following described lots in the Town
of Indianapolis, -- Block 107 containing 26-25/
Acres, and the North $\frac{1}{2}$ of -- Block 108, which
contains 14-46 /100 Acres, and other real estate.

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

John Roset, and
Mary Ann Roset, his wife.

Warranty Deed.

to
George M. Hollenback, his
heirs and assigns.

-3-

The undivided $\frac{1}{2}$ of --- Block 107, containing
26-25/100 Acres and the North $\frac{1}{2}$ of --- Block 108,
which half contains 14-46/100 Acres, and other real
estate.

-4-

By deed dated August 30, 1854, and recorded September
8, 1854, in Town Lot Record 2, page 338, George M.
Hollenback, and Sarah K. Hollenback, his wife, con-
veyed by Quit Claim Deed to George H. Bicking, 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 Corner of
said Out Block 107, Corner of East and McCarty Streets
and running 690 feet $4\frac{1}{2}$ inches West along said McCarty
Street to a 60 foot street running North and South
called High Street thence south along the East line
of said High Street 564 feet and 3 inches to a
60 foot Street running East and West called Grove
Street, thence East along the North line of said
Street 690 feet $4\frac{1}{2}$ inches to East Street, thence North
along the west side of said East Street 564 feet 3
inches to the place of beginning, also that part or
parcel of ground being the North West part of the
North $\frac{1}{2}$ of Out Block 108, and the South West part of
said Out Block 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 $7\frac{1}{2}$ inches to a point thence
in a Southeasterly direction on the East side of the

out
X
out
Z

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.

out

2, p. 341.
Aug. 30, 1854.
Recorded

George H. Bicking,
to
George H. Hollenback, his heirs
and assigns.

Quit. Claim
Deed

-5-

All his right, title and interest in and to all that portion or parcel of land being the North West part of out Block 107, of the donation lands in the city of Indianapolis, contained in the following boundaries: Beginning at the North West Corner of said Out Block 107, Corner of McCarty and Delaware Streets and running South along the East line of Delaware 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 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 bounded as follows: 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, in the City of Indianapolis.

(B)

A

B

On Margin: See Assignment on page 343.

See Misc. Record 1 page 436 for Transcript of the proceedings showing that George H. Bicking was an unincorporated man.

2, p. 343.
Aug. 31, 1854.
Recorded
Sept. 11, 1854.

George M. Hollenbeck, and
Sarah K. Hollenbeck, his wife.
to
John Roset, his heirs and
assigns.

Deed.

-6-

Know all men by these presents that we, George M. Hollenback, of the Bor ough of Wilkesbarre, County of Luzerna, and State of Pennsylvania, and Sarah K. his wife, in consideration of the sum of \$1.00 to them in hand paid by John Roset, of the City of Philadelphia, Pennsylvania, the receipt whereof they do hereby acknowledge have granted, bargained, sold assigned, transferred and set over and by these presents do grant, bargain, sell, assign, transfer and set over to the said John Roset, and to his heirs and assigns forever all our right, title

(over)

interest, estate, claim and demand both at law and equity as well as in possession as in expectancy of in and to all the premises described in the within deed of George H. Bicking, to George H. Hollenback, with all and singular the hereditaments and appurtenances thereto belonging to have and to hold the said within described lands, tenants, hereditaments and appurtenances unto the said John Roset, his heirs and assigns to and for the only use behoof of the said John Roset, his heirs and assigns forever.

19, p. 502 .
April 13, 1864.
R e c o r d e d
April 19, 1864.

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

Warranty Deed.

-7-

All that portion or parcel of land being the North West part of Out Lot 107 of the Donation Lands of the City of Indianapolis, contained in the following boundaries: Beginning at the North West Corner of said Out Block 107, Corner of McCarty and Delaware Streets and running South along the past 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 $4\frac{1}{2}$ 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 $4\frac{1}{2}$ inches to the place of beginning, also that part or portion of ground being the South East portion of said Out Block 107 and the North East part of the North $\frac{1}{2}$ of Out Block 108 in said City bounded as follows: 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 $4\frac{1}{2}$ 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 $4\frac{1}{2}$ inches to East Street thence North along said East Street 564 feet 3 inches to the place of beginning, and other real estate. The said real estate having been on August 31, 1854, sold to said John Roset of said Hollenback, and whereas doubts have arisen as to the sufficiency of said deed for conveyance of a legal title in and to said real estate to said John Roset as a deed of bargain and sale and in order to confirm and perfect the legal title of said real estate in and to said John Roset, his heirs and assigns the said George M. Hollenback, and Sarah K. Hollenback his wife have agreed to execute these presents.

Plat Book
2, p 80.

Recorded
Dec. 6, 1862.

-8-

John Roset, filed a plat of Roset's Sub-division of Part of Out Lots 107 and 108 in the City of Indianapolis.

The annexed Plat of 56 lots laid off by John Roset, consists of parts of Out Lots 107 and 108 in the South part of the City of Indianapolis. Said plat of lots is bounded on the North by Grove Street on the East by East Street on the West by High Street and on the South by South alley which is a part of said Plat. Grove street, High Street, and Roset Street which runs North and South through the center of said plat are each 60 feet wide, the South alley is 16½ feet wide and the 2 alleys running North and South are each 15 feet wide. The lots are each 39 feet in width and of equal width through out. The length of the lots on the North line No. 1, 28, 29 and 56 are each 150 feet in length and the lots No. 14, 15, 42 and 43 on the South line thereof are each 149 feet and 4 inches in length. The length of all intermediate being in the proper proportion to the above measurements.

18, p. 559.
Sept. 21, 1863.
Recorded
Sept. 28, 1863.

-9-

John Roset, and
Mary Ann Roset, his wife.
(Signs M. A. Roset)

Warranty Deed.

to
John Gruenwald.

Lot 16, in Out Lots 107 and 108 in the City of Indianapolis, according to the Sub-division thereof made by John Roset recorded in Plat Book 2, page 80, of the Records of Marion County and State of Indiana.

Subject to taxes of 1863 and after.

44, p. 573.
Aug. 2, 1870.
Recorded
Aug. 3, 1870.

-10-

John Gruenwald, unmarried,
to
Henry Fred Charles Tiemann.

Warranty Deed.

Lot 16, in John Roset's Sub-division of Out Lots 107 and 108 in the City of Indianapolis. Subject to the taxes of 1870.

-11-

Henry Fred Charles Tiemann, died intestate October 23, 1873.

-12-

We find no record of administration on the Estate of Henry Fred Charles Tiemann, deceased, in Marion County, Indiana.

Guardian's Docket
3, p. 38.

-13-

January 30, 1874, Mary L. Tiemann, was appointed and qualified as Guardian of Mary H. Tiemann, aged 5 years, on May 21, 1874, and Vatharine Louisa Tiemann, aged 3 years, September 19, 1874. See Order Book 34, page 500.

September 21, 1892, Final report filed, approved Guardian discharged. See Order Book 100, page 145.

-14-

Mary L. Tiemen, or Tiemann, died intestate May 3, 1896.

-15-

We find no record of Administration on the Estate of Mary L. Tiemann, deceased, in Marion County Indiana.

Town Lot Record
375, p. 383.
Sept. 9, 1904.
Recorded
Sept. 10, 1904.

-16-

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

We, Mary Rafert and Caroline L. Vetter, formerly Mary Tiemen, and Caroline L. Tiemen, of legal age, and the only surviving heirs of H. F. C. Tiemen, who died October 23, 1873, and of Mary L. Tiemen, who died May 3, 1896, and who was the owner of Lot #16, Out Lot 108, in the City of Indianapolis, declare that the said H. F. C. Tiemen, died October 23, 1873, and that Mary L. Tiemen, Guardian died May 3, 1896.

We make this affidavit so as to induce the Auditor of Marion County to place said lot on record in our names for taxation.

Further affiants saith not.

Mary Rafert. Caroline L. Vetter.

-17-

There are no further conveyances.

-18-

Taxes for the year 1905, paid in full.

-19-

Taxes for the year 1906, now paid in full.

SINCE PAID IN FULL
Attest: *[Signature]*
By: *[Signature]*

no ✓

Indianapolis, November 26, 1906.

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, the Tax Duplicates in the Treasurer's Office, and the Lis Pendens records of Complaints and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts; also Records of Street, Alley and Sewer Improvement Assessments in the 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 GUARANTEE COMPANY

Arthur Leopold

21
Examination of the Title, from November 26, 1906, to December 7, 1910, to Lot numbered Sixteen (16) in John Roset's (2d) Subdivision of a portion of Out Lots numbered One Hundred Seven (107) and One Hundred Eight (108) of the Donation lands of the City of Indianapolis; as per plat thereof in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana.

For John H. Scholle, Esq.

Conveyances.

1.
T.L. Record
411 page 49
Recorded
Dec. 24, 1906

Mary Rafert (formerly Mary Tiemann) and Louis Rafert, her husband, Caroline L. Vetter (formerly Caroline L. Tiemann) and Charles Vetter, her husband, only heirs at law of Henry Fred Charles Tiemann and Mary L. Tiemann, deceased,

to

103
John H. Scholle

Warranty Deed.

\$1900.00

Dated December 11, 1906.

Lot 16 in John Rosets Subdivision of Out Lots 107 and 108 in the City of Indianapolis; Plat Book 2 page 80. Subject to the taxes of the year 1906.

2.
Here the Title rests.

8

s.
pages.

3.5
Mtg. Record
519 page 215
Recorded
Dec. 24, 1908

John H. Scholle and Lena Scholle, his wife,
to
Caroline L. Vetter

Mortgage.
Dated December 24, 1908.

Lot 16 in John Rosets Subdivision of Out Lots 107 and 108 in the City of Indianapolis; Plat Book 2 page 80. Securing payment of one promissory note of even date herewith for \$700.00, due on or before 2 years after date, 6% interest per annum from date until paid and atty. fees; payable at Peoples Saving and Trust Company, Columbus, Indiana.

Fully satisfied of record.
Dec 22 - 1910
INDIAN TITLE GUARANTY & LOAN CO.
Sec'y & Treas.

Sub Dec 23/10
J. J. Scholl

24.6
Haynie

A mortgage, dated December 22, 1906, recorded on December 27, 1906, in Mortgage Record 487 page 405, by John H. Scholle and Lena Scholle, his wife, to Caroline L. Vetter and Charles F. Vetter, wife and husband, was satisfied on February 13, 1909, by a release filed February 15, 1909, but the release states that the mortgage was dated September 22, 1906 instead of December 22, 1906.

Judgments.

5.7
In Marion
Superior Court
#69250

John J. Scholl
vs.
Lillian L. Masters et al

Judgment, June 8, 1906, against plaintiff for costs of suit: Order Book 265 page 363.

9904

INDIANAPOLIS
L. M. L.

28
29

Taxes for 1909 are paid.

Taxes for 1910 are not payable until 1911.

SINCE PAID IN FULL
L. M. BIRNBAUM & CO.
RECORDERS & T. CO.
INDIANAPOLIS, IND.

Municipal Assessments.

30

This realty will be assessed for the improvement of the walks of New Jersey street, now under contract but not yet completed.

31

This realty will be assessed for Park and Boulevard purposes in South Park District, assessment now pending.

32

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination on Lot 16 in Roset's (2d) Subdivision in Out Lots 107 and 108, more fully described in caption hereof.

Search made in the Recorder's office of Marion County, the Lis Pendens records of complaints and attachments, and the general Judgment dockets of the Marion Circuit Court, of the Marion Superior Courts and of the Probate Court of Marion County, as said records and dockets are now entered up; the Auditor's indexes of tax sales; the current tax duplicates and the duplicates of unpaid municipal assessments, as same now appear in the hands of the Treasurer of Marion County for collection. Indianapolis, December 7, 1910. 325 Lemcke Building.

[Signature]

10

33 Continuation of Abstract of Title to Lot 16 in John Roset's Subdivision of a portion of Out Lots 107 and 108 of the Donation lands of the City of Indianapolis, as per Plat Book 2, page 80.

34 Prepared for A. F. Lauck since date of December 7, 1910.

35 ✓ There are no further conveyances.

MORTGAGE.

627, P. 213
Dec. 16, 1913
Recorded
Dec. 16, 1913

John H. Scholle, and
Lena Scholle, his wife,
to
Frank W. Scholle and
Emma R. Scholle, his wife.

Satisfied of Record
Mortgage.
[Handwritten signature]

Lot number 16 in John Roset's Second Subdivision of a portion of Out Lots 107 and 108 in the City of Indianapolis. To secure one certain note for \$500.00 due on or before five years after date, bearing interest at 6% per annum, payable semi-annually until maturity, bearing interest at 8% after maturity and attorney fees.

36
Satisfied
Sept 10, 1918
[Handwritten initials]

TAXES AND MUNICIPAL ASSESSMENTS.

159, P. 154
Approved
June 30, 1911

John H. Scholle,
to
Sidewalks in New Jersey Street from
McCarty to Prospect.

SINCE PAID IN FULL
Assessment.
[Handwritten signature]

Lot 16 as above for \$76.77 in ten annual installments with interest payable semi-annually. 1/10 of said principal sum being payable in November of each year and the interest payable in April and November of each year. Said payments beginning with November 1911.

All installments paid up to and including April 1916.

PA -
full
[Handwritten initials]

38 ✓ Taxes for the year 1915 1st installment paid. 2nd installment unpaid.

39 ✓ Taxes for the year 1916 now a lien.

SINCE PAID IN FULL
[Handwritten signature]

40 ✓ NOTICE:- The Park Commissioners have divided the City into four Park Districts, North, East, South and West. This property lies within the South District and may be assessed for Park and Boulevard purposes.
South Park Assessment #1 approved March 6, 1911, paid.
South Park Assessment #2 approved June 23, 1913, paid.
South Park Assessment #3 approved May 27, 1915, paid.

[Handwritten initials]

41

Indianapolis, Ind. October 3, 1916.

From a search of the records in the recorder's office, tax sale records in the auditor's office, tax duplicates and the records of street, alley, park and sewer improvement assessments in the Treasurer's office, as certified by the City Comptroller and the lis pendens records of complaints and attachments and judgment dockets of the Marion Superior, Circuit and Probate Courts as said records and dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances on tract as described in caption.

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

W & G.
Compared with N.

INDIANA TITLE GUARANTY & LOAN CO.

[Handwritten Signature]

Sec'y & Treas.

899
12

1.2 A Continuation of an Abstract of title to lot 16 in John Rosets
Subdivision of parts of Out lots 107 and 108 of the City of Indiana-
polis, as per plat thereof recorded in plat Book 2 page 80 in the
Office of the Recorder of Marion County, Indiana, Since October 3, 1916.

John H. Scholle

September 27, 1916.

2/3 vs.

Marion Probate Court.

Frank W. Scholle, guardian of

Cause #1029

Lena Scholle.

Order Book 39 page 330.

John H. Scholle shows to the

Court that he is the owner in fee simple and desires to sell and by
proper deed convey to David Herman, the following described real
estate towit:- Lot 16 in Rosets Second (2nd) subdivision of Out lot
108 in the City of Indianapolis, Indiana, and Marion County, Indiana.

That Lena Scholle the wife of this petitioner is insane and such
insanity is probably permanent. And he now prays that upon executing
bond in a penalty and with surety to the approval of the Court conditioned
to keep his said wife from becoming a public charge and to account to
her should she recover from such insanity and so desire it, for one
third of the proceeds of such sale, that the Court will authorize him
to sell said real estate and convey the same by deed of warranty or
otherwise without the assent of his said wife.

That there is a mortgage against the property amounting to \$500.00.
Petition verified. Served by copy Frank W. Scholle guardian. Amended
petition filed.

John H. Scholle shows to the Court that he is the owner in fee simple
and desires to sell and by proper deed convey to David Herman the
following described real estate towit:- Lot sixteen in John Rosets
Second subdivision of Out lots 107 and 108 in the City of Indiana-
polis Marion County in the State of Indiana as per plat Book 2 page 80
(over)

in the Recorders Office of Marion County. That Lena Scholle the wife of this petitioner is insane and such insanity is probably permanent.

And he now prays that upon executing bond in a penalty and with surety to the approval of the Court conditioned to keep his said wife from becoming a County charge, and to account to her should she recover from such insanity and so desire it for one third of the proceeds of such sale, that the Court will authorize him to sell said real estate and convey same by deed of warranty or otherwise, without the assent of his said wife.

44
Petitioner also says that the fair cash value of said real estate is \$1250. and that David Herman offers to purchase same for that price. John H. Scholle says that while Lena Scholle his wife was sane he and she executed a mortgage for the sum of \$500.00 which is still a lien and incumbrances against this property. Petitioner says that this real estate is in his own name and that his equity is worth \$750.00. Petition verified. Served Lena Scholle by reading and copy to Dr. Geo. F. Edenharter Superintendent of the Central Hospital for the Insane, Orville R. Aldrich appointed guardian ad litem for Lena Scholle insane and filed answer. Entry filed Oct. 13, 1916. And the Court having heard the evidence and being sufficiently advised finds that the averments in said petition contained are true and that as therein alleged said Lena Scholle wife of said petitioner is insane and that such insanity is probably permanent. It is therefore ordered and adjudged by the Court that said petitioner John H. Scholle as prayed for in his petition be and he is hereby authorized and empowered to sell and by deed of warranty or otherwise convey to David Herman without the assent of his said wife the real estate by him owned and described as follows:- Lot 16 in John Rosets Second subdivision of Out lots 107 and 108 in the City of Indianapolis, Marion County, in the State of Indiana as per plat Book 2 page 80 in the Recorders Office of
(over)

Marion County. And such conveyance when made shall have the same force and effect as if his said wife had been at the time of making the same of sound mind and had joined in the execution thereof. It is further ordered by the Court that said petitioner before making such sale or conveyance shall execute bond in the penalty of \$250.00 with sufficient surety thereon conditioned that he will keep his said wife from becoming a County charge and upon her recovery from such insanity account to her if she so desires it, for one third of the purchase price of said real estate. And now comes said petitioner and tenders his bond in the penalty and conditioned as aforesaid with the American Surety Company of New York as surety thereon, which bond is examined and approved by the Court and ordered filed and preserved by the Clerk thereof. And comes now the plaintiff and submits his deed conveying title to said real estate which deed is now examined and approved by the Court and ordered delivered to the purchaser. And the costs of this proceeding are adjudged against said petitioner.

Petition for restoration to sanity filed Oct. 1, 1919.

45 John H. Scholle petitioner would represent and show to said Court that his wife Lena Scholle was on the 13th day of October 1916 declared insane and that said insanity would probably be permanent. That on said day this petitioner was the owner of real estate situated in the above named County and State described as follows:- Lot 16 in John Rosets 2nd subdivision of Out lots 107 and 108 in the City of Indianapolis.

That on the 13th day of October 1916 said petitioner prayed authority without the assent of his wife to sell said real estate to one David Herman. That this petitioner on said date was authorized and empowered by this Court to sell said real estate to the said David Herman. That the said real estate was sold to said David Herman for the sum of \$750.00 subject to a mortgage thereon in the sum of \$500.00 which said sale was approved by this Court.

That before making said sale and conveyance to said David Herman

this petitioner and the American Surety Company of New York as surety executed their bond in the penal sum of \$250.00 which said sum was to be paid to said Lena Scholle upon her recovery from insanity if she so desired it.

That the sum of two hundred and fifty dollars of the purchase price was retained and is now held by the said American Surety Company of New York as collateral security. Petitioner asks that the American Surety Company of New York be made a party hereto to answer as to any interest that they may have in said bond. Petitioner would further represent and show that said Lena Scholle has again become of sound mind. Wherefore petitioner asks that the question of Lena Scholle's sanity may be judicially determined and for an order directing American Surety Company of New York to pay into the Clerk of this Court the sum of two hundred and fifty dollars for the use and benefit of the said Lena Scholle .

Entry filed Oct. 1, 1919.

46
Comes now John H. Scholle and asks that the petition by him herein filed alleging that his wife Lena Scholle is again a person of sound mind may now be heard by the Court. And it is shown to the Court that the American Surety Company of New York waive the issue and of any notice thereof. And upon proof heard the Court finds that the averments in said petition contained are true, and that as therein alleged, said Lena Scholle is sane. And that the American Surety Company of New York now holds two hundred and fifty dollars belonging to the said Lena Scholle. And it is ordered by the Court that the American Surety Company of New York be and it is hereby ordered to pay over to the Clerk of this Court two hundred and fifty dollars belonging to said Lena Scholle, and for her benefit. And on payment of the said two hundred and fifty dollars to the Clerk of this Court by the American Surety Company of New York all liability on the bond executed by them and John H. Scholle for the benefit of Lena Scholle shall cease and be of no force and effect.

And said Clerk is now ordered to retain \$8.45 to cover Court costs herein and pay the balance thereof to said Lena Scholle.

Costs paid, Oct. 1, 1919. Received of American Surety Co. \$241.55 in trust for Lena Scholle, Richard V. Sipe Clerk.

47
Oct. 1, 1919, Received of Clerk Sipe \$241.55. Lena Scholle By A. F. Lauck, Atty.
(Morgage above referred to recorded in Mtg. record 627 page 213.
Entered satisfied of record Sept. 10, 1918.)

3/5
John H. Scholle *OK*

To Warranty

David Herman.

October 16, 1916.

Record 566 page 342.

Recorded October 19, 1916.

Lot 16 in John Rosets 2nd subdivi-

sion of Out lots 107 and 108 in the City of Indianapolis, Marion County in the State of Indiana, as per plat book 2 page 80 in the Recorders Office of Marion County, Indiana. This conveyance is executed without the assent thereto of Lena Scholle wife of said grantor by reason of her insanity and by virtue of an order of the Probate Court of Marion County, Indiana, entered at page 329 of order Book 39 of records thereof. Examined and approved in open Court this 16th day of October 1916. M. E. Bash, Judge Probate Court.

49
David Herman, unmarried.

To Warranty

Sophia Herman.

Nov. 20, 1916.

Record 569 page 296.

Recorded November 27, 1916.

Lot 16 in John Rosets 2nd subdivi-

vision of Out lots 107 and 108 in the City of Indianapolis, Marion County, in the State of Indiana, as per plat book 2 page 80 in the Recorders Office of Marion County, Indiana. (Also other real estate.)

Sophia Herman-

November 4, 1913.

5.50

To Warranty

Record 599 page 11.

David Herman, her son.

Recorded November 29, 1918.

Lot No. 16 in John Rosets 2nd

Subdivision of Out lots 107 and 108 in the City of Indianapolis, Marion County in the State of Indiana, as per plat book 2 page 80 in the Recorders Office of Marion County. (Also other real estate.)

5

Judgments examined Vs. John H. Scholle, David Herman and Sophia Herman and against none other.

75

Taxes for 1918 fully paid.

853

Taxes for 1919 1st half paid 2nd half unpaid.

95

Receipt

Taxes for 1920 payable in 1921 now a lien.

105

Indianapolis Indiana, May 22, 1920.
Examination of October 3, 1916 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office, all in Marion County, Indiana, as said records and Dockets are now entered up.

W. M. COVAL & SONS
W. M. Coval
204-205-206 City Trust Bldg.
156 EAST MARKET STREET

8 2 24
18

56

Continuation of Abstract of Title to Lot 16 in John Roset's Subdivision of a portion of Out Lots 107 and 108 of the Donation lands of the City of Indianapolis, reference being made to the Recorded Plat thereof as Recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.

57

Prepared for Fletcher Savings & Trust Company, since date of former continuation, dated May 22, 1920.

58

There are no further conveyances.

Encumbrances.

59

776, p. 776
Inst. #18002,
June 4, 1920,
Recorded
June 7, 1920.

David Herman and Selma Herman, his wife, to Fletcher Savings and Trust Company of Indianapolis, Indiana. Mortgage.

Lot 16 in John Roset's Second Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, Indiana, as shown by plat thereof recorded in Plat Book 2, page 80, in the Office of the Recorder of Marion County, Indiana.

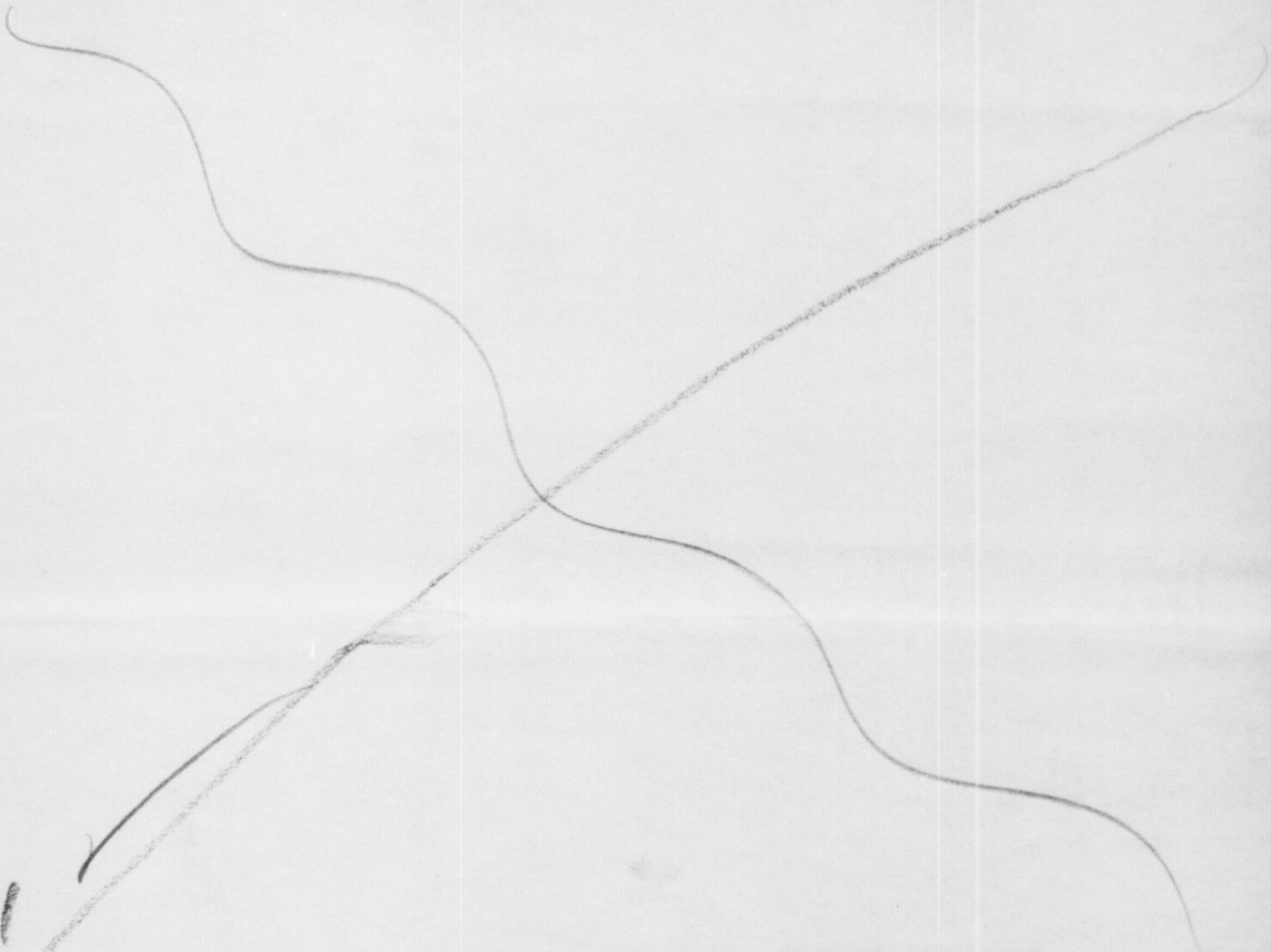
To secure the payment First: Of one certain prior lien note for the principal sum of \$700.00, payable 5 years after date, the right to payment of both principal and interest of which shall be senior and prior to any other obligation secured hereby and Second: Of one certain installment note for the principal sum of \$300.00 payable on or before 5 years after date in monthly installments, the right to payment of both principal and interest of which shall be junior and subsequent to the payment of said prior lien note. Both of said notes are dated June 4, 1920, and bear interest at the rate of 6-1/2% per annum from date to maturity, due semi-annually on the last days of April and October of each year and 8% per annum after maturity until paid with 10% attorney's fees.

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

Satisfied
June 20, 1924
586

60 ✓

Taxes same as previous continuation.



61

Indianapolis, Indiana, June 10, 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 GUARANTEE COMPANY
BY *William*
MARION

#137922

62
Continuation of Abstract of Title to Lot 16 in John Roset's Subdivision of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 of the Recorder's Office of Marion County, Indiana.

63
Prepared for W. T. Cannon, since date of June 10, 1920.

699, p. 561.
Sept. 17, 1923
Recorded
Sept. 18, 1923.

David Herman and
Selma Herman, his wife.
to

Warranty Deed

64
Jacob Morgan, Trustee, for the purpose of re-conveying to David Herman and Selma Herman, husband and wife.

Lot 16 in John Roset's Second Subdivision of Out Lots 107 and 108 in the City of Indianapolis, Marion County, in the State of Indiana, as per plat book 2 page 80 in the Recorder's Office of Marion County, and other real estate.

Subject to all existing mortgages, liens, encumbrances and taxes.

699, p. 562
Sept. 17, 1923
Recorded
Sept. 18, 1923.

Jacob Morgan, Trustee,
unmarried.
to

Warranty Deed

65
David Herman and
Selma Herman, husband and wife.

Lot 16 in John Roset's Second Subdivision of Out Lots 107 and 108 in the City of Indianapolis, Marion County, in the State of Indiana, as per plat book 2 page 80 in the Recorder's Office of Marion County, and other real estate.

Subject to all existing mortgages, liens, encumbrances and taxes.

The grantees by the acceptance of this deed admit that all the terms of the trust imposed in Jacob Morgan, Trustee, have been fully complied with.

66
There are no further conveyances.

67
Assessment.

301, p. 197
Approved
Nov. 14, 1923.

David Herman et al.

Pavement in New Jersey Street

Let 16 as above described assessed for \$134.64 in ten annual installments with 6% interest per annum payable semi-annually. 1/10 of said principal sum being payable annually and the interest payable in May and November of each year. First installment due May, 1924, now delinquent with penalty.

Assessment
UNION TITLE COMPANY
INCORPORATED

68
Now 2/10 Pd. Just
May 1925
5 to paid Nov. 1924

10 Paid installments to and including
to delinquency
with penalty
Attest: Union Title Company
BY: [Signature]

May 1924
Paid installments to and including
BY: [Signature]
V. PRES. & GENERAL

69

Taxes for the year 1923, PAID IN FULL

Attest: UNION TITLE COMPANY
BY: [Signature]
V. PRES. & GENERAL

Once Pd
688

70

Taxes for the year 1924, now a lien, payable in May and November, 1925.

See out Court
688

71

Indianapolis, June 4, 1924.

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 Indexes in the Auditor's Office, the 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, Alley, Park 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 as to pending improvements in the Office of the Board of Public Works or Park Board.

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

Marion Title Guaranty Company

[Signature]

10730

172

Continuation of Abstract of Title to Lot 16 in John Roset's Subdivision of parts of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the Office of the Recorder of Marion County, Indiana. Since June 4, 1924 .

73

Prepared for John R. Welch

895 P. 241
June 13, 1924
Recorded
June 16, 1924.

David Herman
and Selma Herman
his wife.

to
The Railroadmen's Building
and Savings Association.

Lot 16 in John Roset's Subdivision of
Out Lots 107 and 108 in the City of Indianapolis.

To secure the payment of a certain
promissory note of even date herewith, payable
on or before 10 years from date in the sum of
\$1900.00. With interest at the rate of 6-1/2%
per annum, together with certain fines, dues,
etc and 10% attorney's fees.

SATISFIED OF RECORD
ATTEST. UNION TITLE CO. INC.
BY *Willis H. Welch*
V. PRES. & GENL. MGR.

274
Lot
aug 4, 1925
WR

375

Examination made for judgments vs David Herman and Selma Herman as husband and wife jointly and not individually from June 4, 1924 to date and against none other.

76

Taxes for the year 1924, 1st installment paid, 2nd installment not paid.

Paid
WR

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

77

Taxes for the year 1925, payable in 1926, a lien.

10730

Indianapolis, Indiana. May 28, 1925.

75
6 From a search of the records in the Recorder's Office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments, and the General Judgment Dockets of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up; we find no further conveyances, nor unsatisfied encumbrances of record, on the tract described in the Caption.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

Union Title Company
Incorporated

By *Wm. J. G. oval*
V. PRES. & GENERAL MANAGER

- 1. A Continuation of an Abstract of Title to Lot 16 in Roset's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the Office of the Recorder of Marion County, Indiana, since May 28, 1925.

79
80

Prepared for John R. Welch.

Mortgage Record
928 page 609
July 24, 1925
Recorded
July 25, 1925.

David Herman and
Selma Herman,
husband and wife
to
Celtic Savings & Loan
Association No. 3.

Mortgage RECORD 9-25-37
SATISFIED UNION TITLE CO.
ATTEST. UNION TITLE CO.
BY Albert M. Bristor
PRESIDENT

- 2. Lot 16 in John Roset's Subdivision of parts of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, at page 80, in the Recorder's office of Marion County, Indiana.

81

To secure the performance of a certain bond of even date herewith in penalty of \$2500.00 and interest at the rate of 6-1/2% per annum, together with certain dues, fines, etc. with 10% attorney's fees.

- 3. Judgment Search. Examination made for judgments against David Herman and Selma Herman, husband and wife, jointly from May 28, 1925, to date, and against none other.

82

- 4. Taxes for the year 1926 fully paid.

83

- 5. Taxes for the year 1927 on the real estate for which this Abstract is prepared are assessed in the name of David & Selma Herman and are due and payable in May and November of 1928.

84

May Installment paid.

Nov. Installment paid.

- 6. Taxes for the year 1928 now due and unpaid.

85

SINCE PAID IN FULL
UNION TITLE COMPANY
INCORPORATED
BY Albert M. Bristor
PRESIDENT

CERTIFICATE



7.

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

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

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

SECOND That there are no wills, estates, nor guardianships affecting the title to the tract described in the caption hereof, except as shown herein.
That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, Superior and Probate Courts, and the Civil Municipal Courts of Marion County, 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 7 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 2 both inclusive.
Dated at Indianapolis, Indiana, February 2, 1929, 8:00 A.M.

86 ✓

UNION TITLE COMPANY
INCORPORATED

By Willis N. Law
President and General Manager

CAPTION

-1-

87

Continuation of Abstract of Title to Lot 16 in Roset's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since February 2, 1929, 8:00 A.M.

88

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

IN THE MARION CIRCUIT COURT

Cause #4161
Petition filed
May 21, 1936
Order Book
262 page 344

-2-

89

IN THE MATTER OF CELTIC SAVING AND LOAN ASSOCIATION NO. 3 FOR ASSIGNMENT OF SECURITIES.

Petition for authority to assign mortgages filed by Celtic Saving and Loan Association No. 3 showing adoption of a Plan of Reorganization, under which certain assets of said association were to be transferred to trustees for liquidation, which plan had been approved by the Department of Financial Institutions of the State of Indiana. Exhibit C attached to said petition is a schedule of mortgages to be assigned to said trustees, and includes the mortgages referred to in the following assignment.

May 23, 1936. It is ordered, adjudged and decreed that Celtic Saving and Loan Association No. 3 be authorized and directed to assign to Leo F. Welch, Harold R. Victor and Norbert J. Fox, Trustees, all the bonds and/or notes and mortgages described in said Exhibit C together with the shares of stock of said association pledged to secure said indebtedness, in accordance with the Plan of Reorganization and Trust Indenture.

ASSIGNMENT

Release Record
53 page 260
Inst. #14345
April 30, 1936
Recorded
May 26, 1936

-3-

90

THIS IS TO CERTIFY, that the Celtic Saving and Loan Association No. 3, of Indianapolis, and of the County of Marion and State of Indiana, in consideration of the sum of One Dollar in hand paid and of other valuable considerations, does hereby sell, set over, transfer and assign, without recourse, to Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees under Trust Indenture of Celtic Saving and Loan Association No. 3, under date of April 30, 1936, all of its right, title and interest in and to the following described mortgages executed, to it by the mortgagors therein named upon the dates set out and upon the several parcels of real estate therein described, all said real estate being situated in the County of Marion, State of Indiana, to secure the payment of the sums therein evidenced by the bonds therein referred to, which said bonds have been sold and assigned by said Association to said Trustees for said consideration, as above set out. Said mortgages being the following, to-wit:-

Mortgage for \$2,500.00 executed by David Herman and Selma Herman on July 24, 1925, recorded in Mortgage Record 928 page 609.

(Also various other mortgages affecting real estate other than herein abstracted).

IN WITNESS WHEREOF, the said Celtic Saving and Loan Association No. 3, has hereunto caused this assignment to be executed by Charles L. Barry, its President and Leo F. Welch, its Secretary, and its corporate seal hereto attached, as of the 30th day of April, 1936.

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

(Duly acknowledged).

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

R.A. McKinley, Director)

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

-4-

Trust Indenture filed by which Celtic Saving and Loan Association No. 3 "does hereby grant, bargain, sell, transfer, assign, release, convey, set over and confirm unto" Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for the purpose of liquidation, certain assets of said Association including the mortgages referred to in the Assignment above. Said instrument provides for the management and disposition of said assets by the trustees, authorizing and empowering them to perform any acts necessary for the fulfillment of the purposes of said trust.

Paragraph 14 of said Indenture reads in part as follows:

91 ✓
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.

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

R. A. McKinley, Director)

POWER OF ATTORNEY

Misc. Record
270 page
Inst. #15929
May 29, 1936
Recorded
June 9, 1936

-5-

92 ✓
KNOW ALL MEN BY THESE PRESENTS, That Leo F. Welch, Harold R. Victor, and Norbert J. Fox, Trustees for Celtic Saving and Loan Association No. 3, under Trust Indenture of April 30, 1936, as recorded May 26, 1936, in Town Lot Record 949 page -- Instrument No. 14344, as such Trustees have made, constituted and appointed, and by these presents do make, constitute and appoint Leo F. Welch, Trustee, Harold R. Victor, Trustee and Norbert J. Fox, Trustee, or any one or either of them, separately and severally, as and for their true and lawful attorney-in-fact for and in their name, place and stead, and under the provisions terms and conditions of said Trust Indenture, to release and satisfy of record any or all mortgages, and/or any other instruments of record heretofore vested in said Association and by it assigned, transferred and set over to said Trustees, or at any time thereafter acquired by said Trustees, hereby giving and granting unto each or either of said Trustees, acting alone as such attorney-in-fact for all of said Trustees, full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises and pertaining to the release of such mortgages or other instruments,

as fully to all intents and purposes as might or could be done by all said Trustees acting together and personally present, hereby ratifying and confirming all that either of said Trustees acting as said Attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 29th day of May, in the year one thousand nine hundred and thirty-six.

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

(Duly acknowledged).

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause A-87012
Complaint filed
March 21, 1936

James S. Farr
vs.
David Herman
Selma Herman, his wife,
Celtic Saving and Loan
Association No. 3

-6-

92
Cause Dismissed
083 592 P. 228 x 10/3/36
COSTS PAID
ATTORNEY UNION TITLE CO. INC.
BY *W. H. ...*
FEB. 3 1936

Suit instituted to foreclose improvement lien for asphalt pavement in New Jersey Street under Resolution No. 10995 wherein Lot 16 herein was assessed in the sum of \$184.84 as shown in Barrett Law Record 301 at page 197 thereof.

Summons issued and returned showing that defendant, Celtic Saving and Loan Association No. 3, by Leo Welch, Secretary, was served by reading and copy March 23, 1936.
(Pending.)

Judgment Search

-7-

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:

94 ✓

David Herman
and
Selma Herman
not individually,

from February 2, 1929,
8:00 A.M. to date and
against none other.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A-67639
Dec. 16, 1932
Order Book
539 page 270

The Indiana Trust
Company, Trustee,
vs.
David Herman
Selma Herman

COSTS PAID
ATTEST: UNION TITLE CO. INC.
BY: Willis N. Coval
PRES. & GEN. MGR.

-8-

10-28
Released
95
costs unpaid
11/27/36
on

Judgment rendered vs. defendant for \$2558.70⁰⁰
and costs.

June 18, 1936. Execution issued.

October 28, 1936, Judgment released. Costs unpaid.

ATTEST: UNION TITLE CO. INC.
BY: Willis N. Coval
PRES. & GEN. MGR.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A-69398
Dec. 17, 1932
Order Book
553 page 377

The Indiana Trust
Company, Trustee
vs.
David Herman
Selma Herman

COSTS PAID
ATTEST: UNION TITLE CO. INC.
BY: Willis N. Coval
PRES. & GEN. MGR.

-9-

10-28-36
Judgment
Released
into mail
96

Judgment rendered vs. defendant for \$2230.86
and costs.

December 22, 1933. Execution issued. Returned
partly satisfied.

See Execution Docket 75 page

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A-69314
Dec. 19, 1932
Order Book
539 page 286

The Indiana Trust
Company, Trustee,
vs.
David Herman
Selma Herman

-10-

Judgment rendered vs defendant for \$4592.91
and costs.

January 30, 1933. Execution issued. Returned
partly satisfied. See Execution Docket 74 page 234.

97
10-28-36
Judgment released +
costs paid
JHS

1137
COSTS PAID
ATTEST: UNION TITLE CO., INC.
BY: *Willis H. Coral*
PRES. & GEN. MGR.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A-69196
Jan. 11, 1933
Order Book
516 page 425

The Indiana Trust
Company, Trustee
vs.
David Herman
Selma Herman

-11-

Judgment rendered vs. defendant for \$4646.94
and costs.

January 30, 1933. Execution issued. Returned
partly satisfied. See Execution Docket 74 page 263.

98
10-28-36
Judgment released +
costs paid
JHS

1137
COSTS PAID
ATTEST: UNION TITLE CO., INC.
BY: *Willis H. Coral*
PRES. & GEN. MGR.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #A-75430
June 13, 1934
Order Book
565 page 277

The Indiana Trust
Company, Trustee
vs.
David Herman
Selma Herman

-12-

Judgment rendered vs defendant for \$1555.27
and costs.

September 11, 1934. Execution issued. Returned
partly satisfied. See Execution Docket 77 page 4.

99
10-28-36
Judgment released +
costs paid
JHS

1137
COSTS PAID
ATTEST: UNION TITLE CO., INC.
BY: *Willis H. Coral*
PRES. & GEN. MGR.

IN THE MARION CIRCUIT COURT.

Transcript
June 29, 1934
Order Book
-- page --

The Indiana Trust Company,
Trustee
vs.
David Herman
Selma Herman

-13-

Judgment rendered vs. defendant for \$3326.71
and costs.

Filed here September 18, 1935, from Boone Circuit
Court.

October 28, 1936, Judgment released.

100
10-28-36
Judgment released
costs paid
9/15/34
om

COSTS PAID
ATTEST: UNION TITLE CO., INC.
BY: *Willis H. Coral*
PRES. & GEN. MGR.

-14- 101 ✓ Taxes for the year 1929 unpaid.

-15- 102 ✓ Taxes for the year 1930 unpaid.

-16- 103 ✓ Taxes for the year 1931 unpaid.

-17- 104 ✓ Taxes for the year 1932 unpaid.

-18- 105 ✓ Taxes for the year 1933 unpaid.

-19- 106 ✓ Taxes for the year 1934 unpaid.

-20- Taxes for the year 1935 on the Real Estate for which this abstract is prepared are assessed in the name of David and Selma Herman and are due and payable on or before the first Mondays in May and November of 1936.

107 ✓ General Tax Duplicate No. 80523 H-I-J, Indianapolis, Center Township.

May installment \$33.50 unpaid.

Nov. installment \$33.50 unpaid.

-21- 108 ✓ Taxes for the year 1936 now a lien.

GUARANTEED CERTIFICATE



-22-

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 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.

109 ✓
This certificate covers entries Nos. 1 to 22 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 8 both inclusive.
Dated at Indianapolis, Indiana, August 4, 1936, 8:00 A.M.

UNION TITLE COMPANY

By W. H. Coval
President and General Manager

-8-M

M-5

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



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 August 5, 1936, 8:00 A.M. and

The Indianapolis Division of the Southern District down to and including August 6, 1936, 8:00 A.M.

David Herman
Selma Herman

110

Union Title Company
INCORPORATED
BY *William N. Coval*
PRES. & GENERAL MANAGER

M-5

162618

CAPTION

-1-

111

Continuation of Abstract of Title to Lot 16 in Roset's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since August 4, 1936, 8 A.M.

112

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

Town Lot Record
957 page 369
Inst. #30332
Oct. 15, 1936
Recorded
Oct. 30, 1936
-2-

David Herman and
Selma Herman,
husband and wife
to

Warranty Deed
U. S. Revenue
Stamp Attached

113

Leo F. Welch,
Harold R. Victor and
Norbert J. Fox,
Trustees pursuant to Trust
Indenture of Celtic Saving
and Loan Association, No 3
under date of April 30, 1936,
recorded May 26, 1936, in
Town Lot Record 949 page
258 Instrument No. 14344,
in the office of the Re-
corder of Marion County,
Indiana.

Lot 16 in John Roset's Subdivision of parts of Out Lots 107 and 108 of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, at page 80, in the office of the Recorder of Marion County, Indiana.

Subject to any and all encumbrances thereon.

162618

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

-3-

Celtic Saving and Loan
Association, No. 3, (Corp. Seal)
By Charles L. Barry, President,
Attest: Leo F. Welch, Secretary
to
Leo F. Welch,
Harold R. Victor, and
Norbert J. Fox, Trustees.

Trust Indenture

114

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:

(Real Estate herein abstracted not listed.)

(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.

115
 (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

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;

116 (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;

(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.

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

162618

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.

118

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)



162618

-4-

119 ✓
Examination has been made, as to the persons named below in the judgment search, for liens shown by notices of Old Age Assistance filed in the Office of the Recorder of Marion County, as provided by the Act concerning Public Welfare, since approval of the Act, March 18, 1936.
We find none.

Judgment Search
-5-

120 ✓
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:

David Herman
and
Selma Herman,
not individually,

from August 4, 1936, 8 A.M.
to and including October
30, 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.

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, 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 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.

130 ✓
 This certificate covers entries Nos. 1 to 15 both inclusive and sheets water-
 marked "Union Title Company" Nos. 1 to 9 both inclusive.
 Dated at Indianapolis, Indiana, August 20, 1937, 8 A.M.

UNION TITLE COMPANY

By *W. V. Coval*
 President and General Manager

-9-AS

AS-18

Certificate Form adopted by Union Title Company, June 1, 1929. Modified September 1, 1933, and October 1, 1936, to include matters required by 1933 and 1936 Statutes.

MW-#25

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

★
162618

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 August 18, 1937, 8:00 A.M. and
The Indianapolis Division of the Southern District down to and including August 20, 1937, 8:00 A.M.

David Herman

Selma Herman

Leo F. Welch, Trustee

Harold R. Victor, Trustee

Norbert J. Fox, Trustee

131 ✓
Union Title Co.

INCORPORATED

BY *William H. Coval*

PRES. & GENL. MGR.

MW-#25

430438

CAPTION

-1-

Continuation of Abstract of Title to Lot 16 in Roset's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since August 20, 1937, 8 A.M.

Prepared for: Lily Dichner

Town Lot Record
976 page 508
Inst. #28293
Sept. 13, 1937
Recorded
Sept. 14, 1937

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)
to
Jacob Dichner and
Lily Dichner,
husband and wife

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

-2-

Lot 16 in John Roset's Subdivision of parts of Out Lots 107 and 108 of the city of Indianapolis, as per plat thereof, recorded in Plat Book 2 at page 80 in the office of the Recorder of Marion County, Indiana.

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.

430438

IN THE SUPERIOR COURT OF MARION COUNTY

Cause No. A-98918
Complaint filed
April 13, 1938

Lily Dichner
vs
Jacob Dichner

Suit instituted for divorce.

June 21, 1938 Affidavit for change of venue filed.

June 23, 1938 Change of venue granted by the Court
and case sent to Shelby County Circuit Court.

Order Book 598 page 24.

-3-

Town Lot Record
995 page 525
Inst. #24236
July 30, 1938
Recorded
Aug. 1, 1938

Jacob Dichner and
Lily Dichner,
husband and wife
to
Milton Siegel, Trustee
for the purpose of conveyance

Warranty Deed
(No U.S. Revenue
Stamp Attached)
(\$1.00 and other
valuable considerations)

Lot 16 in John Roset's Subdivision of parts of Out
Lots 107 and 108 in the city of Indianapolis, as shown by
Plat Book No. 2 page 80 in the records in the office of
the Recorder of Marion County, Indiana.

Subject to a 1st mortgage in favor of Celtic Federal
Savings & Loan Association.

Also other real estate.

Mortgage above referred to recorded in
Mortgage Record 1173 page 555 released of record
October 20, 1944.

-4-

Town Lot Record
995 page 526
Inst. #24237
July 30, 1938
Recorded
Aug. 1, 1938

Milton Siegel, Trustee
for the purpose of con-
veyance
(Signed Milton Siegel-----)
to
Lily Dichner

Warranty Deed
(No U.S. Revenue
Stamp Attached)
(\$1.00 and other
valuable considerations)

Lot 16 in John Roset's Subdivision of parts of Out Lots
107 and 108 in the city of Indianapolis, as shown by Plat
Book No. 2 page 80 in the records in the office of the
Recorder of Marion County, Indiana.

Subject to a 1st mortgage in favor of Celtic Federal
Savings & Loan Association.

Also other real estate.

Mortgage above referred to recorded in
Mortgage Record 1173 page 555 released of record
October 20, 1944.

-5-

430438

Old Age Assistance
Search

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

-6-

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:

-7-

Lily Dichner

for the 10 years
last past and
against none other.

-8-

Taxes for the year 1951 on the Real Estate for which this Abstract is prepared are assessed in the name of Lily Dichner and are due and payable on or before the first Mondays in May and November of 1952.

General Tax Duplicate No. 227997, C-D, Indianapolis, Center Township, Parcel No. 17093.

May Installment \$34.01 Paid.

November Installment \$34.01 Unpaid.

-9-

Taxes for the year 1952 now a lien.

SINCE PAID IN FULL
BY UNION TITLE CO.
BY *G. W. [Signature]*

ZONING

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

General Ordinance #99, 1951, an ordinance amending and supplementing General Ordinance #104, 1950, as amended, Council Proceedings of 1951, page 578, introduced August 6, 1951, and signed and approved by the Mayor, September 5, 1951, effective date September 14, 1951.

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

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-2; Height District, Class H-1; and Area District, Class A-4; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts. **June 9, 1952. 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.**

GUARANTEED CERTIFICATE

-12-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 12 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, June 19, 1952, 7 A.M.

UNION TITLE COMPANY

by *Albert M. Bristor*
 President

-5- v1

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

430438

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: Lily Dichner

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
June 18, 1952, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

June 19, 1952, 7 A.M.

Lily Dichner

UNION TITLE CO.

BY *Albert M. Bristol*
PRESIDENT

v1

65-9146A

CAPTION

-1-

Continuation of Abstract of Title to Lot 16 in Roset's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since June 19, 1952, 7 A.M.

Prepared For: Ethel Norris

Deed Record
1534, Inst.#42188
Dated
June 29, 1954
Recorded
June 29, 1954

Lilly Dichner --
to
Ethel Gooch Norris

Warranty Deed
(U. S. Revenue
Stamp Attached)

Lot 16 in John Roset's -- Subdivision of Parts of Outlots 107 and 108 in the City of Indianapolis, as shown by Plat Book No. 2, Page 80 in the records in the office of the Recorder of Marion County, Indiana.

In Witness Whereof, the said Lilly Dichner -- has hereunto set her hand and seal, this 29 day of June, 1954.

Lily Dichner

STATE OF INDIANA, MARION COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 29 day of June, A.D. 1954, personally appeared the within named Lilly Dichner --, Grantor in the above conveyance, and acknowledged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.

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

Mary McCloud (LS)
Notary Public

My commission expires 8-20-56.

Above instrument irregular by reason of signature and no marital status.

-2-

65-9146A

ASSIGNMENT OF RENTS, ISSUES AND PROFITS OF REAL ESTATE

Misc. Record
716, Instr. #98045
Dated
Aug. 6, 1962
Recorded
Oct. 22, 1962

This instrument witnesseth that the undersigned Ralph Emmett Norris and Ethel Gooch Norris of 1028 South New Jersey, Indianapolis, Indiana, being the owners of said property legally described as follows: Lot #16 Out Lot #107 J. Roset's -- Sub. a part of the city of Indianapolis as recorded in the office of the Recorder of Marion County, Indiana, and in consideration of the Merchants National Bank & Trust Company lending to the aforesaid owners the sum of \$1399.80 and in consideration of the premises herein, the undersigned, Ralph Emmett Norris and Ethel Gooch Norris does hereby sell, assign, transfer unto the Merchants National Bank & Trust Company, Indianapolis, Indiana, all the rents, issues, profits and income as the same shall become due and payable from and on account of the real estate property and improvements thereon as previously described in this document.

-3-

Said assignee shall be and is hereby granted the right to have and collect the same, to institute and prosecute suit therefore in the names of the undersigned or otherwise as the true and lawful owner thereof.

This Assignment is made to secure the due payment in accord with its or their tenor and effect of any note, notes, or other evidences of indebtedness, accounts, and any and all other sums due or hereafter to be contracted and to become due with interest thereon, by the undersigned, each, any and all of them whether jointly or severally, to said assignee, all without relief from valuation and appraisal laws, and of notice and demand.

If the undersigned shall well and truly pay and discharge any and all indebtedness to said assignee, this assignment shall thereupon become void and of no further effect, otherwise the same shall be and remain in full force and effect and at the election of said assignee, may be resorted to and availed of at any time.

In Witness Whereof said Assignors have hereunto set their hands and seal this 6th, August, 1962.

Signed: Ralph E. Norris
Typewritten: Ralph Emmett Norris
Ethel Gooch Norris

STATE OF INDIANA, COUNTY OF MARION, SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 6th August, 1962, personally appeared Ralph E. Norris, Ethel Gooch Norris and acknowledged the execution of the foregoing instrument.

Witness my hand and Notarial Seal.

George M. Freyer (LS)
Notary Public

My Commission expires 2-21-63.

Instrument shows name of person preparing same.

Old Age Assistance
Search

-4-

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

-5-

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.

Uniform Commercial
Code

-6-

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

-7-

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:

Ethel Gooch Norris

for the 10 years
last past and
against none other

65-9146A

-8- Taxes for the year 1963 and prior years paid in full.

-9- Taxes for 1964 payable 1965 in name of Ethel Gooch Norris.

Duplicate No. 324619, M-N-0, Indianapolis, Center
Township, Code No. 1-01, Parcel No. 17093.

May Installment \$55.02 Unpaid.

November Installment \$55.02 Unpaid.

Assessed Valuation:

Land \$460.00 Improvements \$720.00 Exemptions (None)

-10- Taxes for 1965 now a lien in name of Ethel Gooch Norris.

SYNOPSIS OF ZONING AND PLANNING REGULATIONS

-11-

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.

-12-

May 14, 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

-13-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

That there are no notices of Lis Pendens filed in the Lis Pendens Records of Complaints and Attachments, and no judgments against, nor any Recognizance or Replevin Bail signed by any of the parties named above under the caption of judgment search which are now liens upon the real estate described in the caption hereof, as appears from the General Judgment Dockets of the Criminal, Circuit, 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 13 both inclusive and sheets
 watermarked "Union Title Company" Nos. 1 to 7 both inclusive.
 Dated at Indianapolis, Indiana, May 20, 1965, 8 A.M.

UNION TITLE COMPANY

by L. Edward Blum
 President

-7- mg

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

65-9146A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

NORTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Ethel Norris**

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

May 12, 1965, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

May 13, 1965, 8 A.M.

Ethel Gooch Norris

UNION TITLE CO.

BY

L. Edward Blum
President

mg