66 18186

WARRANTY DEED

Project 1-70-3(52) Code 0536

Parcel 10

JOHN M. YOUNG & LOTTIET. YOUNG (ADULT Was BAND & Wife)

MARION

County, in the State of

INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

SIX Thousand (6,000.00)

Dollars,

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

> LOT NUMBER 80 IN MCCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS

of the Recorder of Marion County, Indiana. PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE

RECEIVED FOR RECORD







Paid by Warrant No. A. 218

2-14-66

The grantor shall clear and convey free of all leases, licenses, or other interests both legal and equitable, and all encumbrances of any kind or character on, in and under said land as conveyed.

It is understood between the parties hereto, and their successors in title, and made a covenant herein which shall run with the land, that all lands hereinbefore described (excepting any parcels specifically designated as easements or as temporary rights of way) are conveyed in fee simple and not mere'y for right of way purposes, and that no reversionary rights whatsoever are intended to remain in the grantor(s).

And further states that said grantors do hereby represent and state that they are each citizens of the United States of America, and that said citizenship has existed continuously since prior to April 8, 1940; that they have been domiciled and residing continuously within the United States since prior to April 8, 1940; that they are not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof; that there is no one other than above grantor(s) who has (have) had any proprietary right, title or interest in the above described real estate, either directly or indirectly, during grantors ownership, that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

In Witness Whereof, the said GRANTORS

day of Febauray 1966 hat hereunto se T hands and seal, (Seal) X RAND (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) (Seal) FANNY CORRELL (ADULT (Seal). Ti Young (ADULT WIFE)

meh

This Instrument Prepared by L. W. King

SEP 1 1 1964

Division of Land Acquisition Indiana State Highway Commission	ENVELOPE (9)	Auditor's fee \$County	Duly entered for accapion this day of County	book .	Received for record this day of		STATE OF INDIANA	то	FROM	WARRANTY DEED
				98781	99					'
(0/	no conveyance, an manied	d the within by the decided seed.	kur pəxillə p puo səsn əyi	Granton de de de l'or	A. D. 19	J. 9	the state of	estore.	d oi same s same io b same io b	41 pa8pa
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T VIP	ove conveyance, a	ey sesoaina	5	Granto nd deed, for my name an	\(\sigma\) \(\sigma\) \(\sigma\)	onungiay mon	Thore I		xə uoissimu	
ess 'Kn	pourbu		and State, thi	ostag : perso	in and for s		a Notar		or Indiana,	
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A.D. 107-B

INDIANA STATE HIGHWAY COMMISSION

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

4-6	1966
To John M. Young Lottie T. Young Noah C. Correll, and Fanny Correll 1014 South Senate Avenue	
GENTLEMEN: Indianapolis, Indiana	4-1 -61
We enclose State Warrant No. A 91807 in settlement of the following vouchers:	7
DESCRIPTION	AMOUNT
Purchase For the purchase of Right of Way on State Road No. 1-70 in Marion County I Project 70-3 Section (52) as per Grant dated	
February 8, 1966	
Parcel 10	\$ 5400.00
PLEASE RECEIPT AND RETU	RN
Received Payment:	of Houng

A.D. 107-B

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 · 100 NORTH SENATE AVE INDIANAPOLIS, INDIANA	D D
2/- 4	1966
To Noah C. Correll and Fanny Correll 1014 South Senate Avenue Indianapolis, Indiana	
GENTLEMEN:	
We enclose State Warrant No. A 9/808	1-1 19.66
in settlement of the following vouchers: Transmitta	1 #93
DESCRIPTION	AMOUNT
For the purchase of Right of Way on State Road No. 1-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated February 8, 1966	
Parcel 10	\$ 5600.00
PLEASE RECEIPT AND RETURN	

to DO.	. 10
Received Payment: Tonny & Car	relx
+ 115	
Date 5-2-01	

APPRAISAL REVIEW FORM

Division of Land Acquisition Indiana State Highway Commission

Project I-70-3-(9)	
Parcel No. 10	
Road I-70	
County Marion	
Owner John M. Young, M.D.	
Address 4535 Marcy Lane, Apt.	2
Address of Appreised Property:	

	Address of Appraised Property:
	Noah C. Correll, Contract Buyer 1014 S. Senate Ave.
have re	viewed this parcel and appraisal for the following items:
	I have personally checked all Comparables and concur in the deter- minations made. Yes
2.	Planning and Detail Maps were supplied appraisers. Yes
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. Yes
8.	11 invested the cite on Voc Ten 7th 1065
9.	The computations of this parcel have been checked and reviewed. Yes
10.	To the best of my knowledge, non-compensable items are not included in this appraisal. There are None
11.	The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes.
secured owner al attention	ade a determined effort to consider all competent information that I have and that is documented by the appraisers including any comments by the propert ong with any recent awards by condemnation juries, that have been brought to man, that is relevant to this matter.
This is property property	to certify that I have no present or contemplated future interest in this, nor have I entered into collusion with the property owner or an agent of the owner.
The state of the s	opinion as of Jan. 7th, 1965 (Date)
	The fair market value of the entire property before the taking is:
(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ Total Take
The tota	assuming the completion of the large that the value of taking is: (a minus b) TOTAL \$ 6,000.00
) Land and/or improvements \$ 6,000.00
	2) Damages \$ None
(3	3) Other damages and/or temp. R.O.W. \$ None
(4	Estimated Total Compensation \$ 6,000.00
	APPROVED BY:
	Approved Date Signed
	Rev. Appr. /28/65 / Juster
	Asst. or 0/2/// R & VI at 1

(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 #
PROJECT # I 70-3-(52) PARCEL # 10 COUNTY Marien
NAME & ADDRESS OF OWNER John M. Joinny.
4535 Maney In. PHONE # Cl- 19647
NAME & ADDRESS OF PERSON CONTACTED
PHONE #
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED 2-7-66 DATE OF CONTACT 2-8-66
OFFER \$ 60000000 TIME OF CONTACT 3130Rm
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: My Y Mus Yeseny, Slagued Papers and Abel and
Please note there is no martgage on this property.
1014 So Seniel
Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? Will send in tay receepts
Distribution Made (1) Parcel (1) Weekly Summary (2) Owner (1) Other, Specify:
(Signature)

INDIANA STAT HIGHWAY COMMISSION Land Acquisition Division

	BUYERS REPORT #
PROJECT # 370-3-(52)	PARCEL # 10 COUNTY Train
NAME & ADDRESS OF OWNER	Accept the second
4535 marcy In	PHONE # 18/-19647
NAME & ADDRESS OF PERSON CONTACTED	ah Clarrel (Centrait Buyan)
(List other interested parties on reverse	PHONE # 636-4659
DATE ASSIGNED 2 - 2 - 66	
	TIME OF CONTACT 10:30 A.M
	destions are not applicable)
2. () () () Showed plans, explain 3. () () () Any mortgage? (Is it 4. () () () Explained about reten 5. () () () Filled out RAAP Form? 6. () () () Walked over property 7. () () () Arranged for payment	with owner (or who?) of taxes? (Explain how in remarks) cy? Secured Driveway Permit? () Yes () No () N/A
REMARKS:	e regard to the terms
marches. Tanke is	1 15 for and Stands mes.
Parress 124 uns The	offer is to law.
Status of Parcel: () Secured, () Boug	ht, awaiting mortgage release, () Condemned
() Other, awaiting what?	de Mr. Janes
Distribution Made	
(1) Parcel (1) Weekly Summary (1) Owner (1) Other, Specify:	Carlini A Hacken
(V) Owner () other, spectry.	(Signature)

This report to be completed in triplicate on each call. On opy to be inserted in parcel - one to be forwarded to office with weekly report one copy to property owner.

BUYERS REPORT

PROJECT I 70-3-(52)	PARCEL # 10
OWNER Moah a Carall	PHONE # Me 6 4678
(Other interested parties and rel	Lationship)
10.11 0 0	,
ADDRESS OF OWNER 1014 Lo Se-	
DATE ASSIGNED 2 - 8- 1969	
DATE OF CONTACT 2 - 9 - 1965	
TIME OF CONTACT 2:30	
DATE OF PREVIOUS CONTACT Rome	
100-00-	
OFFER \$ 600000	. / /
DETAIL CONTACT * Mr Screel 2	ut in her ernoce 9 500\$ 1600
Lence y garelage despes	usel - Nepo Both Setting. It was
like up to live in ?	at to seed. Land to the ago
Mr Sheets did not me	whe to good , imprection made
This man their of Reces	ia talking about taking and how
ACTION TAKEN** much they'd be	le giren.
	SIGNED E. F. Nestin

^{*} Showed plans, walked over property, etc.

^{**} Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

INDIANA STATE HIGHWAY COMMISSION
Land Acquiston Division

BUYERS REPORT #
PROJECT # 1 70 - 3 - (52) PARCEL # 10 COUNTY Marion
NAME & ADDRESS OF OWNER John Jany
PHONE #
NAME & ADDRESS OF PERSON CONTACTED N. Correct (Contract Buyer)
1014 So Senate PHONE #
(List other interested parties on reverse side including nature of their interest)
DATE ASSIGNED 2 8 DATE OF CONTACT 4- 26
OFFER \$ 6,000 TIME OF CONTACT 10:30 A.M
YES NO N/A (Circle N/A if all questions are not applicable)
1. () () () Checked abstract with owner? Affidavit taken? () Yes () No 2. () () () Showed plans, explained take, made offer, etc.? 3. () () () Any mortgage? (Is it VA, FHA, FNMA, Fed.Ld. Bk, Conv'l?) 4. () () () Explained about retention of Buildings? (any being retained? () Yes, ()No 5. () () () Filled out RAAP Form? 6. () () () Walked over property with owner (or who?) 7. () () () Arranged for payment of taxes? (Explain how in remarks) 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A 9. () () () Explained Eminent Domain Procedures?
REMARKS: Mr. Carrell would like a Comparison of
Nes home (1014) So senate to the house the late
the Conditions of this house in Comparison with his there feel is none" the walls + floor are ratton
when as me Carrella pauce is in many good Conclition
mr Correll feels he should be paid Proso her.
Carrell con show where he has \$500 in the
pauce.
Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned () Other, awaiting what?
Distribution Made (1) Parcel (1) Weekly Summary (2) Owner (1) Other Specify:

(Signature)

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT STATE HIGHWAY DEPARTMENT OF INDIANA S. R. 170 PROJ. 170-3 (52) COUNTY Marion Names on Plans_ . Names in Trans Book_ | Sec. | Twp. Description or Addition Rge. Acreage Assessed Value Lot 80 McCarty's Sub. West part 0.L. 120 LAST CWNER OF RECORD Deed Record ____ Dated ___ Deed Grantor None Grantee_ Address of Grantee____ MORTGAGE RECORD Mortgage Record p. Amount ___Dated_ Mortgagor None Mortgagee___ $Yes(\underline{\hspace{1cm}}) None(\underline{\hspace{1cm}}X)$ JUDGMENT RECORD LIS PENDENS RECORD Yes (__) None (_X) MISCELLANECUS RECORD Yes (__) None (_X) EASEMENTS Yes(__)None(_X) If answer to any of above is yes, clarify on back of sheet or on attached sheet TAXES Current Paid (X) Delinquent (____) CERTIFICATE I, the undersigned certify that the above and the attached copies include all transfers of the above described real estate as shown by the records in the office of Recorder of the above county from the date of the earliest entry shown in this search to date, except as otherwise noted, and that all liens, judgments and other matter of record hereinbefore requested for the same period are set forth. 17 the day of February 195 1966 PIONEER NATIONAL TITLE INS. CO. By vice PRESIDENT & DIVISION

Abstractor

By Wice PRESIDENT & DIVISION MANAGER

Deputy Attorn Prel. Approval of Title_

Final approval of Abstract of Title BY

Date Deputy Attorney General

66-2653A The following is an Extension of the original search by Union Title Company under No.64-20105A. Continuation of Abstract of Title to Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7 Page 74, in the office of the Recorder of Marion County, Indiana.

Since August 28, 1964, 8 A.M. CAPTION -1-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 Continuation. Mortgage recorded in Martgage Record 1773 page 271 released of record September 17, 1964. Old Age Assistance Examination has been made, as to the persons in Search

title subsequent to May 1, 1947, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947. -1-lm

66-2653A Examination has been made, as to the persons named Juvenile Court under the heading of Judgment Search, and for the period so specified under said search, for judgments Search as appear from the General Judgment Dockets of the -4-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 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 -5containing an adequate description of real estate herein, except None. Examination made for judgments entered against the Judgment Search following named parties, the search being made and limited according to the names exactly as set forth -6herein and not otherwise: John M. Young and Lottie T. Young jointly and from August 28, 1964, 8 A.M. to date and not individually against none other. -2- lm

66-2653A Taxes for the year 1963 and prior years paid in full. -7-Taxes for 1964 payable 1965 in name of John M. and Lottie T. Young. -8-Duplicate No.370353 T-Z, Indianapolis, Center Township, Code No.1-01, Parcel No.55122. May Installment \$36.84 Paid November Installment \$36.84 Paid Assessed Valuation -9-Land \$280.00 Improvements \$510.00 Exemptions None. Taxes for 1965 now a lien in name of John M. and Lottie T. Young. -10--3- lm



CONDITIONAL SALES CONTRACT

THIS AGREEMENT made and entered into by and between ... John W. Simpson and Mildred L. Simpson Husband and Wife

hereinafter referred to as the seller, and Nesh C. Cerrell and Fanny Cerrell, Husband and Wife.

hereinafter referred to as the buyer. WITNESSETH:

Let number Eighty (80) in McCarty's Subdivision of the West part of Out Let 120 of the Denation Lands of the City of Indianspelis, as per Plat thereof, recorded in Plat Book 7, Page 74, in the effice of the Recorder of Marien County, Indiana.

	Naga
Subject to any and all conditions, utility easements, highway	es rights of way and other restrictions and limitations
of record affecting said real estate.	
As purchase price of said described real estate, said buyer he six Theusand Him Hundred and Fifty Dellar any relief from valuation or appraisement laws of the State of In	B Dollars (1. 6,950.00) without
The sum of Six Hundred	Dollars (\$ 600.00) cash
sum ofand every month hereafter until the remainder of purchase price, p	the receipt of which is hereby acknowledged, and the
and every month hereafter until the remainder of purchase price, payment shall be made on or before the 18th day of Januar	rincipal and interest, has been paid in full. The first
on or before the same day of each succeeding month.	Indianapolis, Indiana, and like payments shall be made
It is understood and agreed that the deferred payments on the	balance of said purchase price shall bear interest at the
on January 1 and July 1 upon the sum unpaid at the beginning of interest charge each six months as hereinbefore mentioned shall be ments made during the preceding six months period and the balanceredited on principal still due.	
The buyer shall have the privilege at any time of paying any support the consideration, and it is understood and agreed that no such accrual of interest on the amount so paid until the next succeeding ment is made as herein provided.	um or sums in addition to the payments herein required the prepayment, except payment in full, shall stop the semi-annual computation of interest after such pay-
It is further understood and agreed between the parties hereto	
taxes on said real estate beginning with the installment due and pay installments due and payable thereafter, and all assessments for me date, also, any taxes assessed on this instrument, and will keep impextended coverage and public liability, said insurance to be carried in a sum not less than the balance due on this contract, all policies to tinuance of this contract.	in responsible companies to be approved by the seller
That possession of said real estate shall be given the buyer on o	or before 20th
and shall continue so long a purchase price above provided and shall comply with all the other to ownership of said real estate shall remain in the seller or his assigneither legal or equitable shall pass by virtue of this agreement, until terms and conditions of this agreement fully complied with. The semerchantable or insurable title in the grantor to date, provided abstion and delivery of this instrument, in such an event no further co	ns and no right, title or interest in said real estate, said purchase price shall have been fully paid and all the eller agrees to furnish an abstract of title showing a tract was not furnished by seller at the time of executars the same of the s
It is agreed that the seller may obtain a loan upon the real est during the term of this contract, and from time to time renew the see fit, not to exceed the balance due on the unpaid balance of this estate and then fail to meet any payment of principal or interest, the or payments and deduct the same from the next payment or payme agrees to pay said mortgage when due or whenever buyer desires to	e same in such sum and for such period as seller may contract. Should seller place a mortgage on said real en the buyer shall have the right to make such payment ents due the seller under this contract. Seller, however,
That the buyer's interest in this contract shall not be sold, assi- nor in said real estate, alienated or leased; nor said real estate oc thereon, or hereafter placed thereon be changed, removed, remodell- additional improvements be placed thereon, without the written con	cupied by others, nor shall any of the improvements ed, or altered in any manner, whatsoever, nor shall any
That the buyer shall use said premises well and keep same in commit waste thereon, and in the event of any breach and reentry good condition as same are now in or may be put in, ordinary wear shall at all times use and maintain said premises in accordance we states of America, the State of Indiana, and the City of Indianapoitime to enter upon and in said premises for the purpose of inspecting	by the seller, shall deliver up premises to seller in as r and tear, ordinances and acts of God excepted. Buyer with the laws, ordinances and regulations of the United lis. The seller shall have the right at any reasonable
That as a part of the consideration, buyer expressly assumes a damage to persons or property as to himself or others, in or about all liability therefrom.	all risk and responsibility for any accident, injury or said premises and agrees to hold seller harmless from
That if any taxes, assessments or insurance premium be not pa	C4 who
or interest thereon, shall become delinquent for a period of	this agreement, the seller may at his option cancel this ye the buyer or any other person therefrom without any expressly waived; and in the event of such cancellation, the seller not as a penalty, but as liquidated damages demands of the buyer shall cease and terminate and any kind or character in or to the real estate described provided, under the terms of this agreement. Failure of any default shall not operate as a waiver of the right
It is mutually agreed by and between the parties hereto that contract, that all of the covenants and agreements herein containe executors, administrators, successors, and assigns of the respective said real estate or the sale thereof excent as in this agreement contains the sale thereof excent as in this agreement contains the sale thereof excent as in this agreement contains the sale thereof excent as in this agreement contains the sale thereof excent as in this agreement contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants and agreements herein contains the sale that all of the covenants are sale that al	ed shall extend to and be obligatory upon the heirs.
year from date the purchase price will be reduce	
IN WITNESS WHEREOF, the parties have hereto set their hands	IDUD INCOMPAR
the Hall man	pools to to orrese
John W. Simpson (Seel)	Reah Os Correll (Seal)
(Seal)	Formy Cornel (Seal)
Mitcred is Simpsen	Lema Cerrait

(Seal)

ABSTRACT OF TITLE

Lot 80. in McCartys Enddission of West Part of Out lot 120.

in

The City of Indianapolis,

MARION COUNTY, INDIANA.

Trepared for mich. Mc Carty Exte

Wm. C. Anderson,

Moore's Block, 86 East Market Street,

INDIANAPOLIS, IND.

ORIGINAL TITLE TO MARION COUNTY AND THE CITY OF INDIANAPOLIS.

The land now known as Marion County, is a part of the Territory purchased by the United States of the Delaware Indians, by treaty, at Greenville, Ohio, in 1818. By act of Congress, the United States granted to the State of Indiana four sections of land for a State Capital, subject to certain conditions, which grant and conditions were accepted, and in 1821 said four sections were located, being Sections 1, 2 and 12, and part of Sections 11 and 3, in Township 15, North, of Range 3, East, containing in all 2,560 acres, equal to four full sections.

The City of Indianapolis was then laid out into Squares and Out-Lots, and the office of Agent of State created; the duty of said officer being to sell and convey Lots in said city. In 1844 said office was discontinued, and the papers and records transferred to the Secretary and Auditor of State, who are at present custodians thereof.

1 Acord 1 D. p. 355. Segent of State Orgenie 2...
May 2,1834. Lo Sticholas McCarty.
Out lot 120. and others. Agente Deed. Nicholas Mc Carly died intestate May 17, 1854. The Estate has been fully settled and closed June 7, 1860. Dee Bomplete Record No. 11. p. 66. etc. of The Marion Common Pleas Court. Nicholas Mc Carly left surviving him his widow, Margaret Mc Barty and four McCarty, Susanna McCarty Margaret a. J. Mc Carly. In the Marion bourt of Common Cleas. 4 Octor. Term 1854. Complete Record So. 4. p. 159. elc. Partition Proceedings, wherein There are set off to the widow, Margaret Mc Carly certain parts of the Real Estate of Nicholas Mc Carty dec'a not including Outlot 120 or any part thereof, as her full share of the Ostate, leaving the four above children and Oceirs tenants in Common of Out lot 120. fee of all claims of the said widow.

1 septim 10.001 Marriage Susannah McBarly Record A. 6. Marriage Dec. 8, 1857. p. 659. Oteny Day. Marriage Margaret a. Mc Barly Record No. 10. Marriage Octor. 1, 1867. p. 30.6 John C. S. Obarrison. Susanna McCarty Day died testate August 30, 1873. Ostate has been fully settled and closed up, Octor. 9, 1874. Dee order Book 35. p. 80. of the Marion bivil Circuit Court. Will Rech Last Will and Testament of Ousanna 6. p. 123. Mcbarly Day dec'd, dated Lingust 21, 1873. Devices her Real Estate, in three equal parts, to her husband Deenry Day and to her two children, Deenry Mc Carty Day and Margaret McCarty Day. Plat Book Ficholas Mc Carty, Frances J. Mc Carty, 7. p. 74. John 6. S. Ocarrison and Margaret a. McBary Pepr. 10,1875 Carrison, his wife, and Ovening Day, for himself and as Quardian of Genry Mc Carty Day and Margaret Mc Carty Day, filed a 10 Plat of McCarty's Subdivision of the

1 100, 1 7 3. 1 0- 1001 West Part of Outlot 120. in The City of Indianapolis. Ohis Subdivision comprises 136 lots, numbered 1. to 136 incl. and 2 large lots or Blocks, lettered St. and B. 10 152. p. 306. Deenry Day, Guardian of Quardian's deed. John. 18, 1882. Margaret McBarly Day minor Steir of Dusan McCarty Day, dec'd Frances J. Mc Carty. By order of the Common Pleas Court of Marion County, order Book 60. p. 228. etc. The undivided 1/12 of lot 80. and others in McCarty's Dubdivision of the West part of Out lot 120. Ciale & could lot so vacue usto ni micholas mcCarty. Fornces J.M. Carty I margaret a. M. Courty Farrison, Henry Day notony mebarty Day. 13 mortgages Trone mis alis ficil 14 Consuls Joses 1884- Janil osciept 2. Installment vof State no Comity Forsces not zet due.

i noting A - POI Endianapolis. Enl may 3. 1885. I frid no further Convey ones or misatisfiel onembronien of Record Senreh made as to Cloves of Recours Office, lis Condens Recons to Indgment (ochets of Everts of Revul of this County n. S. Courts ort Envicuagrolis W.6. Churron

. . . 100-1 Continuation of Aboract of Cirle to lot 80. in M. Carty's Enbalions ion of Your Cart of On flot 120. ni The City of Endianapolis. Creparent for In. Robert Formp ; Frie 19 date of former Abshaet. May 1. 1805 Mr. 30.1885 Mary 4. A. M. Conty Marrison. Tvarranty dece Lot som above 18 misarty [minaricas Exercy Day. [manial] notherry me Day (mimarries Sy. madison 3. Ruffin 176. boso madison P. Rriffin Workmuty Smelg. 1885 wife me19.1885 Tvise 19 Robert Kempf. Same Lot Co. wo Industrial South gow now Aso etiple to Said tot Co. Sque 70 rests in Robert Kerrys J. 12

1 1000 1 1 mortgages. Enortage or madison Q. Ruffin Juic lot do wwife ajur.30.1885. wood nicholas me Carly Josecure four rotes of # 112.50. cach And Printerest, Esquible onmally Joriority in town of the Town of the Juriority in favor of \$ 567. mortgage of may 26. 1885 to Eridinotial eaving 3 noun association. 138.8.270 madison A. Buffing mortgage on Soull Lot do. may 26.1885 no wife Mille de de la comigna de la ser de an 60%. S. a. Enterest on \$ 567. Fail lot 80. 139. 8.114 Robert Kompf The Jame 23.1885 wife July Cardustrial Emphis So produce dues on I chare of of Stock. In criterest on \$ 159.

city ensus 1005 are borich the State no to lighty Castor 1805. are price no å first Englight Conout. Endiomapolis. Enel I fuid no further Corwagonices or misatisfice bue much on ions of Accoul. Seur ch made no to Records of the accorders office, his Gonden Records of Conflorines on Attachments, wy frie Docicets of Courts of Record of Finis County as now entered ups. W.6. aurrou

3000 3

. . .

Continuation of Abstract of Title to lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Mr. Robert Kempf, since date of former continuation, April 13, 1886.

28

There are no further conveyances.

Mortgages.

189. p, 583 Dec. 28, 1889. Robert Kempf and Emma Kempf his wife, Mortgage.

Hatistian .

South Meridian Saving and Loan Association.
Same lot 80. in McCarty's Subdivision as above.
To secure weekly dues, etc. on 4 shares and 6% p.a. interest on \$796.00.

30 00

For satisfied mortgage see Mortgage Record 145. page 406:

3/

Taxes for 1892 paid as to first installment.

32

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

33

Indianapolis, Ind., July 25, 1893.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

Search made in the Recorder's Office, the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Su perior and Marion . Circuit Courts; also Records of Street, Alley and Sewer Improvement Assessments in the City Comptroller's Office, as said Records and Dockets are now entered up.

#86 East Market Street.

34 Continuation of Abstract of Title to lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Union Saving and Loan Association No. 2. since date of former continuation, July 25, 1893.

258. p, 55 July 26, 1893. Recorded

Robert Kempf and Emma Kempf his wife, Warranty Deed.

July 27, 1893.

Union Saving and Loan Association No. 2. Lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis, and other property; subject to a mortgage favor Nicholas McCarty for \$450.00, also subject to taxes for 1893.

For Articles of Association of the Union Saving and Loan Association No. 2. dated July 5, 1888, and filed for Record July 7, 1888, see Miscellaneous Record 9. page 2:

There are no further conveyances.

Sidewalk Assessment,

P 197

Union Saying and Loan Association No. 2. Assessment.

Sidewalks of Carlos Street. Same lot 80. as above described: \$15.40.

Taxes for 1893 not paid.

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

Indianapolis, Ind., Feb. 19, 1894.

I find no further conveyances, nor unsatisfied encumbrances of record

on tract as described in caption.

Search made in the Recorder's Office, 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 City Comptroller's Office as certified to the Treasurer of Marion County, as said Records and Dockets are now entered up.

Theodor Thin

#86 East Market Street.

Continuation of Abstract of Title to lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

4 Prepared for Lewis A. E. Storch and wife since date of former continuation, February 19, 1894.

263. p, 120 Feb. 19, 1894.

Union Saving and Loan Association No. 2, by David Wechsler, President,

Warranty Deed.

Recorded

to

Feb. 21, 1894.

Lewis A. E. Storch.

Lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

290. p, 199 Nov. 13, 1896.

Lewis A. E. Storch and

Warranty Deed.

Recorded

Nov. 14, 1896.

Lizzie Belle Storch his wife,

Teresa Elizabeth Storch.

Same lot 80. as last above described.

290. p. 200 Nov. 13, 1896.

Teresa Elizabeth Storch,

Warranty Deed.

Recorded

Nov. 14, 1896.

Lewis A. E. Storch and Lizzie Belle

Storch his wife.

Lot 80. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

There are no further conveyances.

Mortgages none unsatisfied.

Assessment for Kentucky Avenue Intercepter paid: Record 25. page 247.

Taxes for 1897 paid.

Indianapolis, March 2, 1898.

I find no further conveyances, nor unsatisfied encumbrances of record

on tract as described in caption. Search made in the Recorder's Office, 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 City Comptroller's Office as certified to the Treasurer of Marion County, as said Records and Dockets are now entered up.

A Continuation of an Abstract of Title to Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis. Since March 2, 1898.

Lewis A.E. Storch, and Lizzie # March 5, 1898.

Belle Storch, his wife.

To Warranty

Labon L. Lodge.

Record 303 page 28.

Recorded March 5, 1898.

Lot 80 in McCartys Subdivision of

the West part of Cut Lot 120 in the City of Indianapolis, Indiana.

Taxes for 1903 paid, except last half.

Indianapolis Sept. 3, 1904.

Examination of March 2, 1898, Continued to date, and we find no change in Title or Incumbrances upon Lot 80 in McCarty's Subdivision of the West part of Out) Lot 120 in the City of Indianapolis, except as within shown, as appears from the Records in the Recorders Office the General Judgment Dockets of the Marion Circuit and Superior Courts the Lis Pendens Records of Complaints and Attachments, the Tax Duplie 13 cates 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.

um boral you

Room 4, 160 East Market Street.

STATE OF INDIANA,)
COUNTY OF MARION.)

Laban L. Lodge on his oath says: That he is the owner of lot number eighty (80) in McCarty's subdivision of the west part of out lot number one hundred and twenty (120) in the City of Indianapolis, Marion County, in the State of Indiana; that affiant is about to convey the same to William F. Lindemann; and affiant further says that the abstract of title dated September 3d., 1904 shows the true and correct chain ot title to said real estate, and that there are no unrecorded instruments of any kind, including any mortgage, deed or lease or any other instrument affecting the title to said real estate; and affiant further says that he has the full and complete right to convey a fee simple title of said real estate to the said William F. Lindemann; that he makes these representations for the purpose of inducing the said William F. Lindemann to purchase the same.

Laban L Lodge

Subscribed and sworn to before me this 10 - day of September, 1904.

Holph & Onihard

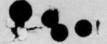
Notary Public.

OF HALL REAL

Indianapolis, September 7th., 1904.

To Mr. William F. Lindemann,

I have examined the annexed abstract of title, originally prepared by Wm. C. Anderson on April 13th., 1886, and continued from said date to March 2d., 1898 by Theodore Stein, and continued from said date to September 3d., 1904 by W. M. Coval & Son, abstracters, to real estate situated in the county of Marion, in the State of Indiana, and described as follows, to-wit; Lot number eighty (80) in McCarty's subdivision of the west part of out lot one hundred and twenty (120) to the city of Indianapolis, and from said examination I am of the opinion that Laban L. Lodge the present owner of the above described real estate has a good fee-simple title to the same as shown by said abstract. Also that the title to said real estate is free and clear of all liens and incumbrances of every kind and description; excepting the last half of the taxes for the year 1903, which are unpaid, and taxes for 1904, payable in 1905 which are now a lien.





State of Indiana))ss Marion County

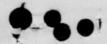
Louis A. E. Storch and Lizzie Belle Storch being each duly sworn say: that they are the owners of lot #80 in McCarty's Subdivision of the west part of Out Lot #120 in the City of Indianapolis, Marion County, in the State of Indiana: that affiants are about to convey the same to Laban L. Lodge: and affiants further say that the abstract of title dated March 2 1898 shows the true and correct chain of title to said real estate, and that there are no unrecorded instruments of any kind, including any mortgage, deed or lease of any other instrument affecting the title to said real estate: that affiants have the full and complete right to convey the entire fee simple title of said real estate to said Lodge, and they make these representations for the purpose of inducing the said Lodge to purchase the same: and affiants further say that Teresa Elizabeth Storch who conveyed the said real estate to affiants on November 13 1896, as shown in Deed Record #290 at page 200, was, on said date, an unmarried woman and over the age of twenty one years: and further affiants say not.

> Lewis a. E. Strek Lissie Belle Horch

Subscribed and sworn to before me this 5th day

of March A. D., 1898.

George Wolf Notary Public.

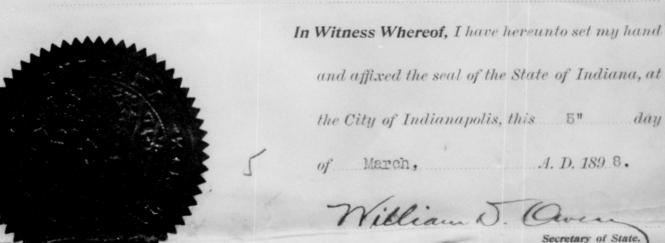


CERTIFICATE.



STATE OF INDIANA,
Office of the Secretary of State,

I, WILLIAM D. OWEN, Secretary of State of the State of Indiana, do hereby certify that "THE UNION SAVINGS AND LOAN ASSOCIATION NO 2, "of Indianapolis, filed Articles in the office of the Secretary of State, and received charter under which the said Association was duly authorized to do business in accordance with the law governing the same, on the 7" day of July, 1888.



250

184.

STATE OF INDIANA

SS:

MARION COUNTY

David Wechsler on his oath says: That he is of lawful age, that on February 19, 1894, he was then the duly elected president of the Union Saving and Loan Association # 2, that on said date he signed as president of said Association the Warranty Deed conveying to Louis A. E. Storch lot number 80 in McCarty's Subdivision of the West part of Outlot 120 in the City of Indianapolis. Affiant further says: That he was duly authorized through resolutions passed by the Board of Directors of said Association to convey said lot 80 to the said Storch as president of the Union Saving and Loan Association #2.

Subscribed and sworn to before me this 5th day of March, 1898.

George Wolf Notary Public. No. 516836

ABSTRACT OF TITLE

TO

-1-

Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

Prepared for_

SIMPSON AND COMPANY

OFFICERS

VERN E. BUNDRIDGE PRESIDENT

HIRAM E. STONECIPHER VICE-PRES. AND SEC.

C. EDWARD BLUM VICE-PRESIDENT

R. W. STOCKWELL VICE-PRESIDENT

G. W. THOMPSON TREASURER BY

UNION TITLE COMPANY

INCORPORATED

CAPITAL STOCK \$1,000,000.00

ABSTRACTS OF TITLE, TITLE INSURANCE, ESCROWS
155 EAST MARKET STREET - MELROSE 2-2361

Indianapolis, Indiana

DIRECTORS

C. EDWARD BLUM
ALBERT F. BROMLEY
VERN E. BUNDRIDGE
FRANK P. HUSE
PAUL E. JONES
CARL C. KOEPPER
JOHN K. PARRY
GEORGE SADLIER
GEORGE W. SNYDER
H. E. STONECIPHER
G. W. THOMPSON
LEO F. WELCH

HISTORICAL NOTES. The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of cession were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim on lands in Marion County, was accepted by Congress March 1, 1784.

(OVER)

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 186, 188, 189, and 200.

TERRITORIAL GOVERNMENT. The maintenance of a government, in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1815. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 289. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 52.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, p. 33. By act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "Any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 516. By Act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 18'9, p. 18. Commissioners reported, June 7, 1820, 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 a North and South line as will complete 4 entire sections, or 2,560 acres in Township 15 North, Range 3 East of the Second Principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 658.20, section 2, 611.53, section 12, 640 acres, and section 11, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The Act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots, the appointment of agents and authorized the execution of certificates and deeds by said agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into in-lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and sold as a brick yard and designated "H" on the map. By act, approved January 20, 1824, Indianapolis was adopted and established as the permanent seat of Government, upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 5. Within the surveys, including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30-foot alleys; where they abut on 15-foot alleys, they are 65 feet in front and 202 feet and 6 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and Its Environs" as originally drawn by B. F. Morris, surveyor, was filed by E. Sharpe, Agent, July 5, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

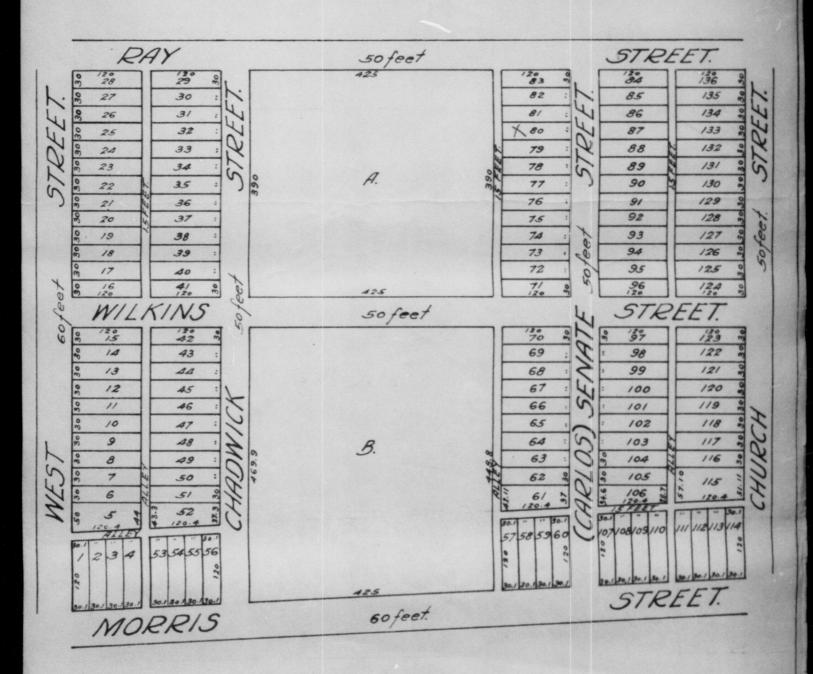
In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the true Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys, Washington street is continued west to the River and east with the National Road, to the Boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuation of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois streets, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex officio Agent of State, and made such officer custodian of all books and papers of every description, relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 15, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided: "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1924, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the Legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said state. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds were provided, by the Acts of 1829, 1831, 1843, 1852 and 1865. R. S. 1824, p. 379; Acts 1829, p. 120; S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1865, p. 16.



MECARTY'S SUBDIVISION OF PART OF OUT LOT 120.

PLAT BOOKT PAGE TA. =



8

UNION TITLE COMPANY
UNION TITLE BUILDING
155 EAST MAY STREET
TODIAN

516836 Ebenezer Sharpe, Agent of the State of Indiana, for the Town of Indianapolis, Land Record Agent's Deed D page 535 May 2, 1834 Recorded to June 21, 1834 Nicholas McCarty, to have and to hold to said McCarty, -2his heirs and assigns. The following described lots in the Town of Indianapolis, described as follows: Lot 120 containing 52.33 acres and other real estate. Deed made in pursuance of the law of Indiana entitled "An Act appointing Commissioners to lay off a Town on the site selected for the permanent seat of Government". Approved January 6, 1821. -3-Nicholas McCarty died intestate, May 17, 1854. IN THE COMMON PLEAS COURT OF MARION COUNTY. IN THE MATTER OF THE ESTATE OF NICHOLAS MCCARTY, DECEASED. Complete Record June 3, 1854. Margaret McCarty appointed and quali-11 page 66 fied as Administratrix of the estate of Nicholas McCarty, -4deceased. Order Book 7, page 463.

January 7, 1860. Estate settled.

Order Book 9, page 83. -5-It appears from reference to the proceedings in the settlement of the estate of Nicholas McCarty, deceased, Complete Record 11, page 66, Common Pleas Court, that said decedent left surviving him, Margaret McCarty, his widow, Nicholas McCarty, Margaret R. McCarty, Susanna McCarty and Frances J. McCarty, his children. -2- la

516836 Misc. Record STATE OF INDIANA, MARION COUNTY, SS: I, Henry Day, the undersigned being duly sworn 17 page 11 according to law says, that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the agent of the State deeded Out Lot 120 in the City of Indianapolis, Indiana, on the 2nd day of May, 1835, which deed is recorded on page 535, of Marion County, Deed Record D. That said Nicholas McCarty died previous to the fall of 185h, that he Sept. 7, 1881 Recorded Jan. 23, 1893 -6-McCarty died previous to the fall of 1854, that he left Margaret McCarty, his widow surviving him; that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant, that he left surviving him no grand children by deceased sons or daughters. That the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty, affiant's wife, was of age on the 9th day of February, 1864. Henry Day Subscribed and sworn to before me, this 7th day of September, 1881. William Watson Woollen Notary Public. IN THE COMMON PLEAS COURT OF MARION COUNTY. Filed Margaret McCarty June 23, 1854 VS. Susanna McCarty -7-Margaret R. McCarty Nicholas McCarty and Frances J. McCarty. Your petitioner, Margaret McCarty would respectfully represent, that one Nicholas McCarty died leaving as his heirs at law him surviving, your petitioner, Margaret McCarty, his widow and children, Susanna McCarty, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty, the said Nicholas and Frances J. being infants, that decedent died seized of the following real estate: Out Lot 120 in the City of Indianapolis, (and other real estate not certified to herein). That one third of said real estate be set off in severalty to your petitioner. All defendants served by reading: Lucian Barbour appointed guardian ad litem for defendants, Nicholas McCarty and Frances J. McCarty, infants, Partition ordered and James Blake and Andrew Wilson and James Wood appointed commissioners to make same. -3- la -over-

516836 Report of commissioners filed in open Court, October 13, 1854. Commissioners set off and assigned to Margaret McCarty, other real estate than certified to herein. Report approved and confirmed by the Court. Complete Record 4, page 159. Susannah McCarty Marriage Record Marriage 6 page 659 Dec. 9, 1857 Henry Day. -8-By Plat dated January 27, 1863, and recorded January 26, 1863, in Plat Book 2, page 86, the following described Real Estate was subdivided and is now known -9as McCartys Subdivision of the East Part of Out Lot 120 in the City of - of - County of Marion and State of Indiana. We hereby lay out and subdivide the east part of Out Lot 120 into 161 lots. The lots from 2 to 25 both inclusive are each 123 feet 6 inches deep by 30 feet Lot 26 being 46 feet and 3 inches wide on the east line, 51 feet 6 inches on the west line and 123 feet and 6 inches on the North line. Lots 28 to 52 both inclusive are each 30 feet wide by 120 feet deep; Lot 27 is 22 feet wide on the east line, 27 feet 6 inches on the West line and 120 feet long on the North line. Lots from 55 to 70 both inclusive are inches on the West line and 120 feet long on the North line; Lots from 55 to 79 both inclusive are each 30 feet wide by 102 feet long; Lot 80 is 29 feet 10 inches wide on the East line and 34 feet and 5 inches wide on the West line and 102 feet long on the North line, Lots 82 to 106 both inclusive are each 30 feet wide and 90 feet deep. Lot 81 is 35 feet deep on the East line, 39 feet on the West line and 90 feet long on the North line, Lots 109 to 133 both inclusive are each 30 feet wide and 90 feet long, Lots 134 is 41 feet wide on the east line, 45 feet wide on the west line and 90 feet on the north line. Lots from 136 to 160 both inclusive are each 30 feet wide and 90 feet long; Lot 135 is 45 are each 30 feet wide and 90 feet long; Lot 135 is 45 feet and 6 inches on the East line, 50 feet on the West line and 90 feet long on the North line. Lots 1 and 53 are each 42 feet wide and 123 feet 6 inches long; Lot 54 is 42 feet wide and 104 feet long; Lots 107, 108 and 161 each 42 feet wide and 90 feet deep. -4- la -over-

516836 The streets and alleys are as laid out on the annexed plat. Tennessee Street South of Ray Street is 58 feet wide, that part of Tennessee North of Ray Street being 60 feet wide. Maple Street is 40 feet wide, Illinois is 50 feet wide. All of the above streets run North and South.

The following streets run east and west, viz:
Ray Street is 50 feet wide, Williams Street is
50 feet wide; Morris Street is 25 feet wide. The
alley between Illinois Street and Bluff Road South of Ray Street is 15 1/2 feet wide. The alley between 1 and 53 is 12 feet wide. The alley between Illinois Street and Maple Street south of Ray Street is 12 feet wide, the alley between Lots 54 and 107 being 10 feet wide. The alley between Maple Street and Tennessee Street South of Ray Street is 12 feet wide and the alley between Lots 108 and 161 being 10 feet wide. Said subdivision is made subject to any right the State of Indiana, has for the use of the Central Canal along Tennessee Street of any present right of way that the grantees of the State may legally have along said Street. Witness our hands and seal, this 27th day of January, 1863. Henry Day Susannah McCarty Day Margaret R. McCarty Nicholas McCarty Frances J. McCarty

Acknowledged January 27, 1863, by Henry Day,
Susannah McCarty Day, Margaret R. McCarty, Nicholas
McCarty and Frances J. McCarty. Marriage Record Margaret R. McCarty Marriage 10 page 36 Oct. 2, 1867 to John C. S. Harrison. -10--5- la

516836 Margaret McCarty, widow of Nicholas McCarty, deceased, died intestate, February 18, 1873, see Order Book, Marion Circuit Court 69, page 542, for corrected affidavit of death executed by Nicholas McCarty, which contained the statement that Margaret McCarty died intestate, February 18, 1874, when in fact, she died February 18, 1873, leaving her surviving as her sole and only heirs at law, Nicholas McCarty, Susannah McCarty Day, Margaret R. McCarty Harrison and Frances J. McCarty. -11-J. McCarty. IN THE MARION CIRCUIT COURT. Estate Docket IN THE MATTER OF THE ESTATE OF MARGARET MCCARTY, DE-8 page 283 CEASED. March 14, 1874. Nicholas McCarty was appointed and qualified as Administrator of the Estate of Margaret -12-McCarty, deceased. See Order Book 34, page 551.
September 12, 1899. The estate of Margaret McCarty, deceased, was finally settled and closed.
See Order Book 140, page 121, of the Marion Circuit -13-Susanna McCarty Day, died testate, August 30, 1873. LAST WILL AND TESTAMENT OF SUSANNA MCCARTY DAY, DE-Will Record E page 123 Aug. 21, 1873 Recorded CEASED. I, Susanna McCarty Day, daughter of Nicholas McCarty and Margaret McCarty, both deceased, sister of Margaret R. McCarty Harrison, Nicholas McCarty and Francis J. McCarty, wife of Rev. Henry Day and mother of Henry McCarty Day and Margaret McCarty Day of the City of Indianapolis, County of Marion and State of Indiana Sept. 19, 1873 -14-Indiana, of sound mind and disposing memory though sick of body do make this my last will and testament intending thereby to dispose of all the property of which I shall die seised or possessed. I give and bequeath to my brother, Nicholas McCarty, all my personal property -6- la -over-

516836 (except that in the dwelling house occupied by me give and bequeath to my husband, Rev. Henry Day and the crops growing upon my lands at the time of my death but on condition that he within sixty days after the probate of this my will does not pay his two promissory notes payable to my executor with interest without relief from valuation or appraisement laws. Each in the sum of seven thousand five hundred dollars, one on or before one year after date and one on or before two years after date, then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any thereof disposed of by said Nicholas in the meantime the one third thereof to my said husband, Rev. Henry Day, one third to my son, Henry McCarty Day and the one third to my Daughter, Margaret McCarty Day, I give and bequeath to my said brother, Nicholas McCarty the undivided one fourth of the real estate

the one third to my said husband, Rev. Henry Day, one third to my son, Henry McCarty Day and one third to my daughter, Margaret McCarty Day. I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother, Nicholas McCarty, in compliance with the condition attached to the bequests or either of them hereinbefore set forth and I give and bequeath all the residue of my real property of whatever description and wherever situate the one third of said moneys, notes and real property to my said husband, Rev. Henry Day, the one third thereof to my son, Henry McCarty Day and the one third to my daughter, Margaret McCarty Day.

situate in the County of Marion and State of Indiana, described as follows, towit: The north half of the Northwest Quarter of Section 22, in Township 15 North

of Range 3 East, but on condition that - does not with-in 60 days after the Probate of this my will pay to my executor the sum of \$2500.00, and execute his 3 promis-

sory notes payable to my executor, each in the sum of \$2500.00 with interest without relief from valuation or

appraisement laws one year after date, I two years and I three years after date this bequest shall fail and then and thereupon I give said described real estate,

I hereby appoint my said husband, Rev. Henry Day, executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties, I also appoint him the guardian of our said children, Henry McCarty Day and Margaret McCarty Day.

Hereby revoking all wills, testament and codicils

heretofore made by me. In Witness Whereof, I, the said Susanna McCarty Day, have this 21st day of Aug., 1873,

set my hand and seal.

Susanna McCarty Day Signed, sealed, published and declared by the said Susanna McCarty Day as her last will and testament in the presence of us, who at her request in her sight and presence and in the presence of each other have subscribed our names as attesting witnesses.

516836 The interlineation of the words "and growing crops" was made before signing by the testatrix; Also the interlineation in the fifteenth line of the words "Except that in the dwelling house occupied by me which I give and bequeath to my husband, Rev. Henry Day", was made before signing by the testatrix.

Margaret A. Wood

John S. Tarkington. IN THE MARION CIRCUIT COURT. Estate Docket IN THE MATTER OF THE ESTATE OF SUSANNA MCCARTY DAY, 7 page 248 DECEASED. October 15, 1873. Henry Day appointed and qualified as executor of the last will and testament of Susanna McCarty Day, Deceased.
Order Book 34, page 309.
October 19, 1874. Final report filed, approved, -15and estate closed. Order Book 34, page 80. IN THE MARION CIRCUIT COURT. IN THE MATTER OF THE GUARDIANSHIP OF HENRY McCARTY DAY
AND MARGARET McCARTY DAY.

Henry Day appointed Guardian, October 15, 1873,
of Henry McCarty Day (aged 14 years, October 19, 1873)
and Margaret McCarty Day (Aged 10 years, 1874).

Order Book 34, page 309.

Said Henry McCarty Day arrived at full age October
19, 1880, and Guardian discharged as to said Henry
McCarty Day, February 22, 1881.

Order Book 56, page 227.

Margaret McCarty Day arrived at full age, June 16,
1885, and final report Guardianship settled and guardian Guardian's Docket 3 pages 30 and 135 -16and final report Guardianship settled and guardian discharged, September 11, 1885. Order Book 72, page 284. -8- la

516836 McCARTY'S SUBDIVISION OF PART OF OUT LOT 120.

The annexed is a plat of McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, in Marion County, in the State of Indiana, divided into 136 lots consecutively numbered and into Plat Book 7 page 74 Apr. 10, 1875 Recorded Apr. 13, 1875 2 blocks lettered respectively A and B and into streets -17and alleys the names of the streets are designated on the plat. The width of the streets and alleys are designated by figures in feet. The width and depth of the lots are designated by figures in feet and inches and the size of Lots A and B are designated by figures in feet and inches. Nicholas McCarty Frances J. McCarty Henry Day for himself and as Guardian of Henry McC. Day and Margaret McC. Day John C. S. Harrison Margaret McCarty Harrison (Acknowledged April 10, 1875.) IN THE MARION CIRCUIT COURT. IN THE MATTER OF THE GUARDIANSHIP OF MARGARET McCARTY DAY, HENRY McCARTY DAY, HENRY DAY, GUARDIAN.

PETITION FOR SALE OF REAL ESTATE Sale of Real Estate Docket 1 page 235 2 page 12 #216 336 October 16, 1873. Petition filed for sale of real estate. and 873 William S. Hubbard and William Mansur appointed appraisers. See Order Book 34, page 310. October 16, 1873. Appraisement filed, bond filed -18and approved, sale ordered at private sale, for not less than appraised value without notice. Order Book 34, page 310.

November 19, 1881. Guardian files verified petition for the re-appraisement of certain real estate heretofore by this Court ordered to be sold and which remains unsold, towit: The one undivided twelfth part being the interest of his ward, Margaret McCarty Day, minor heir of Susanna McCarty Day, deceased, in Lots 1 to 59 inclusive, 63 to 76, 78 to 82, 84 to 99, 103 to 106 and 108 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, appraised and ordered to be sold May 20, 1875, on petition No. 336 (also other property) and for the modification of the terms of sale prescribed in the order of sale of the foregoing lots so that said Guardian should be authorized to sell said lots on said terms or cash in hand and for the modification of the -9- la -over-

516836 terms of sale prescribed in the order of this court for the sale of lots in McCarty's Second West Side Addition and upon his petition No. 873 so that said Guardian should be authorized to the same upon a credit not to exceed 5 years from date of sales. Henry Day, Guardian of said minors shows to the court that heretofore, towit: On the 16th day of October A. D. 1873, by Order of the Court in the matter of the petition of said Guardian in this court pending No. 216 the interest being the two undivided twelfths of his then two wards said Margaret and her brother, Harry, which latter named has since become of full age, to and of certain real estate in Marion County, said State, towit: Lots numbered 65, 70, 71, 73, 74, 77, 78, 125, 127, 137, 138, 139, 140, 141 to 145 inclusive, 151 to 157 inclusive in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, was appraised and ordered sold on certain terms. And also in the matter of a like petition in this court pending No. 336 on the 20th day of May, 1875, the interest aforesaid of said wards in, to and of certain other real estate situate in said County and State, towit: Lots numbered 1 to 19, 21 to 59 inclusive, 63 to 71 inclusive, 74 to 82 inclusive, 84 to 99 inclusive, 103 to 106 inclusive, 108 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, was appraised and ordered to be sold on certain terms. And also in the matter of a like petition in this court pending No. 216, on the 16th day of October, 1873, the interest aforeseid of said wards, in to and certain other real estate situate in said County and State, towit: Lots numbered 24, 31, 34, 61, 75, 76, 85, 86, 87, 98, 99, 100, 101, 103, 105 to 111, 113, 114, 119, 120 in McCartys South Addition to the City of Indianapolis, was appraised and ordered to be sold on certain terms. That all above real estate remains unsold, that by reason of the length of time since said appraisements were made, for the better information of the court and the guidance of said Guardian in making sales of the interest of said Margaret, one undivided twelfth under said orders, a re-appraisement of said real estate is necessary and as often as such real estate may be sold, as readily for cash as upon said terms of sale as to credit mentioned in said several orders, said guardian asks that all said real estate be reappraised and that the several orders as to terms of sale be changed and modified so that he may sell for cash or on the terms aforesaid. That therefore, towit: On the - day of -, 1881, in the matter of the petition in this court pending No. 873, the Court ordered the sale of lots in McCarty's Second West Side Addition to the City of Indianapolis, to be in effect for cash only. That it would be the best interest of his ward that the terms of payment of purchase money for the lots ordered to be sold, which are yet unsold in the matters of the petition Nos. 216, -10- la -over-

516836 236 and 873, should be modified so that they might suit purchasers as they might desire to pay cash in hand or in installments upon a credit not to exceed 5 years from date of sale and he asks that said terms be so modified. Henry Day, Guardian The court finds that the matters set forth in petition are true and that it would be to the advantage and best interest of the estate of said wards that the items 1st and 2nd described should be sold by said Guardian and that said lots numbered as aforesaid should be re-appraised so as to appraise one twelfth thereof, the interest of said wards therein, does now appoint Wm. S. Hubbard and William Mansur, two free-holders of said County, disinterested and competent persons to appraise all the real estate aforesaid and report their appraisement in writing at the present term of this court upon a certificate of their appointment issued by the Clerk of this Court. Oath of appraisers and appraisement filed showing that said appraisers appraised the undivided 1/12 interest in Lot 80 herein at \$26.00. (Also other real estate.) Guardian files bond in the sum of \$9000.00, bond approved and the court orders the sale of all the foregoing described real estate to be for cash or upon credit not to exceed 5 years from the day of sale, deferred payments to be made payable in annual installments with interest from date of sale until due at the rate of 6% without relief to be evidenced by the promissory note of the purchasers secured by mortgage of the real estate sold and that the orders for the sale of real estate in said Nos. 216, 336 and 873, be modified accordingly. Order Book 60, page 188. April 10, 1882. Guardian filed petition for modification of orders of sale heretofore made granting him to make said sales on three days notice instead of ten as in said orders specified. Petition granted. April 18, 1882. Proofs of publication of notice of sale of real estate filed showing that said notices were published in the Indianapolis Daily Sentinel for three days successively, the first of which was on April 13th and the last on April 15, 1882, and in the Indianapolis Daily Journal for five days successively, the first of which was on April 11, 1882, and the last on April 15, 1882.
April 18, 1882. Report of sale filed as follows: Henry Day, Guardian of said Margaret McCarty Day reports and shows: That pursuant to and in accordance with the orders of said court, first having given three days notice of the time, place, terms and conditions of sale of the hereinafter described real estate by publication thereof in two daily newspapers printed and published in the City of Indianapolis, County of Marion and State of Indiana, towit: The Indianapolis -11- 1a -over-

Journal and The Indianapolis Sentinel Journal and The Indianapolis Sentinel, on the 13th, 14th and 15th days of April A. D. 1882, proofs of which publications in said Journal and in said Sentinel which publications in said Journal and in said Sentinel are herewith filed, he did, pursuant to said notices on the 17th day of April A. D. 1882, between the hours of ten o'clock A.M. and four o'clock P.M. of said day at the law office of John S. Tarkington, Room No. 16 in Fletcher and Sharpe's Block in said City, sell at private sale, for the best price that could be obtained for more than the full approvised value of each let for more than the full appraised value of each Lot respectively, for cash in hand paid to Frances J. McCarty, of said City, the one undivided twelfth, being the interest of his said ward in, to and of the real estate situate in the County of Marion and State of Indiana, described and for the prices of the Lots respectively as follows, towit:

Lots in McCarty's Subdivision of the West part of Out Lot 120 in said City, according to the plat of said Subdivision as recorded in said office numbered and for the prices respectively following, towit:

Lot 80 for \$27.00.

(Also other real estate.)

That all said lots were offered and sold separately: that all the lots so sold as aforesaid, sold for the total sum of Forty four hundred & eight four dollars, that the prices for which the lots aforesaid were sold were the highest offered or could be obtained by said Guardian.

And said Guardian asks the Court to approve and confirm said sales of all the lots aforesaid, of which

sales he has given a certificate.

And said Guardian further shows to the court that he as such Guardian, has made, signed, sealed and ack-nowledged a deed of this date conveying to said Frances J. McCarty, the right, title and interest of said
Margaret McCarty Day, being the one undivided twelfth,
of, in and to all the real estate hereinbefore described
and sold as aforesaid, and prays the court that upon the approval of said sale of said real estate said deed be by the court approved, confirmed and ordered to be fully executed by the delivery thereof to said Frances J. McCarty.

Henry Day, Guardian And the Court having examined said report and the said Guardian touching the matters therein represented, having duly considered said matters and being fully advised in the premises does now approve and confirm the said sale of the several lots for the respective prices to said Frances J. McCarty as aforesaid as in all things according and pursuant to the orders of this court and for the best interest of the estate of said ward, and orders said Guardian to make, sign, seal and acknowledge a deed conveying to the said Frances J. McCarty all and singular the right, title and interest of the said Margaret McCarty Day being the one undivided twelfth, of in & to all the real estate hereinbefore described and sold as aforesaid.

516836 And said Guardian now in Open Court reports and presents to the court a deed of the hereinbefore described real estate so sold as aforesaid made, signed, sealed and acknowledged by him of this date conveying said one undivided twelfth of said real estate to said Frances J. McCarty. And the Court having examined said deed finds the same to be in accordance with the orders of this court now approves and confirms the same, writes thereupon such approval and orders the same to be delivered by said Guardian to said Grantee which is now done. Order Book 60, page 228. Henry Day, Guardian of the Estate of Margaret McCarty Day, minor heir of Susanna McCarty Town Lot Record Guardian's Deed 152 page 306 Apr. 18, 1882 Day, deceased, of Marion County, State of Indiana, by order of the Marion Circuit Court of the State of Indiana, entered in Volume #60 of the Order Book records of said Court, on page 228, Recorded Apr. 24, 1882 -19to Frances J. McCarty.

The undivided 1/12 being the interest of his said ward in, to and of the real estate situate in the County of Marion, State of Indiana, described as follows, towit: Lot 80 (also other lots) in McCarty's Subdivision of the West part of Out Lot 120 in said City of Indianapolis, according to the plat of said Subdivision, as recorded in said Recorder's Office (also other real estate). This deed examined and approved in open court, this April 18, 1882. J. G. Adams, Judge, M. C. C. -13- la

516836 Town Lot Record Nicholas McCarty (unmarried) Warranty Deed Margaret R. McCarty Harrison and John C. S. Harrison, 175 page 592 Apr. 30, 1885 Recorded her husband, Frances J. McCarty (unmarried) Henry Day (unmarried) and May 27, 1885 -20-Henry McCarty Day (unmarried), Madison A. Ruffin. Lot 80 in McCarty's Subdivision of the West part of Out lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's Office of the said County of Marion. Town Lot Record Madison A. Ruffin (signed Warranty Deed 176 page 300 June 19, 1885 M. A. Ruffin) and Mary I. Ruffin, his wife, Recorded to Robert Kempt. June 19, 1885 Lot 80 in McCarty's Subdivision of the West Part -21of Out Lot 120 in the City of Indianapolis. Town Lot Record Robert Kempf and Warranty Deed 258 page 55 July 26, 1893 Emma Kempf, his wife, to Recorded Union Saving and Loan July 27, 1893 Association No. 2.
Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according -22to the Plat thereof (also other real estate). -14- la

516836 ARTICLES OF ASSOCIATION OF THE UNION SAVING AND LOAN ASSOCIATION NO. 2.
Under an "Act for the incorporation of Building, Misc. Record 10 page 21 July 5, 1888 Recorded Loan Fund and Savings Associations" of the State of July 7, 1888 Indiana. The name of this Association shall be "The Union -23-Saving and Loan Association No. 2". The object of the Association is to accumulate a capital by weekly payments of the members and to increase the same by investing the sums accumulated in loans either to the members, or if not required by them to others.

The amount of capital stock for this corporation is fixed at one hundred thousand dollars to be divided into five hundred shares of two hundred dollars each. Union Saving and Loan Association Warranty Deed No. 2 (Corp. Seal)
By David Wechsler, President, Town Lot Record 263 page 120 Feb. 19, 1894 Recorded to Lewis A. E. Storch.

Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat thereof, as recorded in the Marion County Recorder's Office in Plat Book 7, on page 74. Feb. 21, 1894 -24-Town Lot Record Lewis A. E. Storch and Lizzie Belle Storch, Warranty Deed 290 page 199 Nov. 13, 1896 Recorded his wife, to Nov. 14, 1896 Teresa Elizabeth Storch.
Lot 80 in McCarty's Subdivision of the west part of out lot 120 in the City of Indianapolis. -25--15- la

516836 Town Lot Record 290 page 200 Nov. 13, 1896 Recorded Teresa Elizabeth Storch -Warranty Deed to Lewis A. E. Storch and Lizzie Belle Storch, husband and wife.

Lot 80 in McCarty's subdivision of the west part of out lot 120 in the City of Indianapolis. Nov. 14, 1896 -26-Lewis A. E. Storch and Lizzie Belle Storch, Town Lot Record Warranty Deed 303 page 28 Mar. 5, 1898 his wife, Recorded to Laban L. Lodge.

Lot 80 in McCarty's Subdivision of of the west part of Out Lot 120 in the City of Indianapolis, Mar. 5, 1898 -27-Indiana. -16- la

GUARANTEED CERTIFICATE

-28-

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STATE OF INDIANA COUNTY OF MARION

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.

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.

That there are no wills, estates, nor guardianships affecting the SECOND 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.

That according to the current tax duplicates, moratorium duplicates, THIRD 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

That there are no liens for unpaid unemployment compensation FOURTH 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 28 both inclusive and sheets 1 to 17 both inclusive.

watermarked "Union Title Company" Nos. 1 to 17 both inclusive Dated at Indianapolis, Indiana, December 22, 1955, 7 A.M. The Period of Search covered by this examination is from date of Agent's Deed down to and UNION TITLE COMPANY including September 3, 1904.

by Vem E. Bund

Examination of the Title, from September 3, 1904, to December 14, 1909, to Lot numbered Eighty (80) in McCarty's Subdivision of the West part of Out Lot numbered One Hundred Twenty (120) of the Donation lands of the City of Indianapolis; as per plat thereof in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

For William F. Lindemann, Esq.

59 conveyances.

T.L.Record 375 page 392 Recorded Sep.10, 1904 Laban L. Lodge and Allie L. Lodge, his wife,

to

William F. Lindemann

Warranty Deed. \$1275.00

Dated September 3, 1904.

Same Lot 80 described in caption hereof.

Subject to taxes for the year 1904 and the second installment of taxes for the year 1903.

60 2.

Here the Title rests.

Encumbrances.

Mortgages.

None filed within this period.

Judgments.

None found unsatisfied.

Taxes.

5. Taxes for 1908 are paid.

Taxes for 1909 are not payable until 1910.

Municipal Assessments.

6. None approved within this period.

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination on Lot 80 in McCarty's Subdivision of the West part of Out Lot 120, more fully described in caption hereof.

Search made in the Recorder's office of Marion County,

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 14, 1909. 325 Lemoke Building.

Examination of the Title, from December 14, 1909, to
March 20, 1917, to Lot numbered Eighty (80) in
McCarty's Subdivision of the West part of Out Lot
One Hundred Twenty (120) of the Donation lands of the
City of Indianapolis, the plat of which appears of
record in the office of the Recorder of Marion County,
Indiana, in Plat Book 7 at page 74 thereof.

67

66

For William F. Lindemann, Esq.

Conveyances.

1.

None filed within this period.

Misc. Record of 74 page 341 Recorded Nov. 23, 1912

Nicholas McCarty

Affidavit. November 23, 1913.

181

"That he is the son of Nicholas McCarty, deceased,
who formerly owned in his life time Out Lot 130 in the
City of Indianapolis, Indiana. That this affiant is
now 78 years of age and that he is the brother of
Margaret R. McCarty, Frances J. McCarty and
Susannah McCarty Day; that affiant has never been
married and his sister, Frances J. McCarty has never
been married, and that Margaret R. McCarty was
married on the 3d day of October 1867 to
John C. S. Harrison."

M.Brown.

Encumbrances. Mortgages. William F. Lindemann (signature Wm. F. Lindemann) and Marie Lindemann, his wife, Record Mtg. Recold 538 page 150 to Dec.31, 1909 Turner Building and Savings Association of Indianapolis Marion County Indiana Mortgage.
Dated December 31, 1909. Lot 80 in McCartys subdivision of the west part of Out Lot 120 of the Donation lands of the City of Indianapolis, plat book 7 page 74.

Securing the performance of a certain contract of even date whereby mortgagor promised to repay to said association a loan of \$700.00 on or before five years after date with certain interest dues etc. date with certain interest, dues, etc. Judgments. None entered within this period. Taxes. Taxes for 1916 are not bal Taxes for 1917 are not/payable until 1918.

M.B.Rown.

Municipal Assessments.

Municipal assessments, duly entered as paid in full, appear in "Park" Duplicates: 8 page 8; 16 page 208; 20 page 191; "Special" Duplicate 3 page 161.

Special"
Duplicate
page 340

In the name of Wm. F. Bindeman lot 80 is assessed 63 cents for street intersections improved in the year 1915 and is also assessed 7 cents for extension of approach to bridge over White River.

(Unpaid)

74

8.

I find no further conveyances or unsatisfied encumbrances filed within the period embraced in this examination upon Lot 80 in McCarty's Subdivision of the West part of Out Lot 120, 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, March 20, 1917. 325 Lemake Building.

stracts

M.B.Rown,

1. 6

A Continuation of an Abstract of title to lot so in McCartys
Subdivision of the west part of out lot 120 in the City of Indianapolis
The Recorder of Marion County, Indiana, Since March 20,1917.

26

Taxes for 1917 fully paid.

32 7

Taxes for 1918 fully paid.

428

Taxes for 1919 payable in 1920 non a lien.

Indianapolis Indiana, November 21,1919.

Examination of Warch 20,1917 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

um_

204-205-208 City Trust Bldg.



CAPTION

-1-

Continuation of Abstract of Title to Lot 80 in McCartys Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

Prepared for: Simpson and Company

Since November 21, 1919.

Town Lot Record 620 page 388 Dec. 10, 1919 Recorded Dec. 11, 1919

-2-

William F. Lindemann, unmarried to

William F. Paugh and
Alma H. Paugh,
husband and wife
Lot 80 in McCarty's Subdivision of the West part
of Out Lot 120 of the Donation Lands of the city of Indianapolis, in accordance with the plat thereof as recorded in Plat Book 7 at page 74 of the records in the office of the Recorder of Marion County, Indiana.

Warranty Deed

Search

-3-

Old Age Assistance Examination has been made, as to the persons named examination has been made, as to the persons hamed 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.

-1- sr

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4871.22

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:

William F. Paugh and Alma H. Paugh jointly and not individually

for the 10 years last past and against none other.

-5-

Taxes for the year 1953 on the real estate for which this Abstract is prepared are assessed in the name of William F. and Alma H. Paugh and are due and payable on or before the first Mondays in May and November of 1954.

General Tax Duplicate No. 295947, P-Q-R, Indianapolis, Center Township, Parcel No. 55122.

May Installment \$28.63 Paid.

November Installment \$28.63 Paid.

-6-

Taxes for the year 1954 now a lien.

SEE SUBSEQUENT CONTINUATION

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

-7-

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended, being the establishment of the City Plan Commission, and except the District Zone Pap, as amended, which were adopted, continued and are now in full force

The purpose of the "Municipal Code of Indianapolis 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to be come a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City of Indianapolis, into the following districts:

Five classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Tusiness Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

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

Modifications of said height restrictions are

Modifications of said height restrictions are provided, depending upon position of building on lot, generally allowing 2 feet additional height in Classes H1 and #2 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-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3 (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, 1200 square feet per family; Class A-4 (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5, 600 square feet per family; Class A-5, 600 square feet per family; Class A-5, A1 and A2 districts one single family dwelling, and in Class A3 district

one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of Fecember 20, 1922,. or on any numbered lot in a recorded plat or replat that is on record in the office of the County Recorder.

Regulations are construed to determine number of families permitted to occupy residential building in area district. No building shall be erected or used for dwelling on lot having area of less than 4800 square feet, unless such lot was separately owned or was a numbered lot of full original size on recorded plat prior to effective date of General Ordinance No. 4-1954.

-3- sr

487122 Computation of Lot Areas. In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot, a depth of only three times such width shall be used. In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line. Restrictions on Reduction of Lot Areas. The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other building.
Restrictions of Floor Areas in Dwelling Houses. (General Ordinance No. 113, 1952) No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet; In Class Al district 1200 square feet; In Class A2 district 900 square feet; In Class A-3, A4, A5 or A6 district 720 square feet, Building line and Yard Restrictions in Ul and U2 districts. Where front yard lines are established by recorded plat, such lines shall apply as minimum requirements, or lines may be established by average distance of existing houses. Where no such lines are established, from set-back line shall be equal to 1/3 of the average depth of the lot up to 50 feet, with minimum of 20 feet. At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet. In case of apartment house, or in case of any building more than 2 1/2 stories high, such least dimension shall be not less than 1/6 of height of building. At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimension of rear yard shall be not less than 1/2 of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot. Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards and areas conforming to requirements. Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in Ul district, or 500 square feet in U2 district. 28 -4- sr

487122 Non-Conforming Uses. Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date of later ordinance but not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall

not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

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

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

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

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

> November 22, 1954. 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.

-8-





GUARANTEED CERTIFICATE

-9-

cales

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 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 6 both inclusive.

Dated at Indianapolis, Indiana, December 9, 1954, 8 A.M.

UNION TITLE COMPANY

by . L. Bundridge
President

-6- ar





UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000.000.00

487122

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

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: Simpson and Company

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

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

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

December 8, 1954, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

December 9, 1954, 8 A.M.

William F. Paugh

Alma H. Paugh

UNION TITLE CO.

BY JUNE BUNGRINGE

sr

CAPTION

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Continuation of Abstract of Title to Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the Office of the Recorder of Marion County, Indiana.
Since December 9, 1954, 8 A.M.

Prepared for: Simpson and Company

William F. Paugh died December 6, 1946 as appears at a subsequent entry herein.

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

Misc. Record 533 page 306 Inst. #10427 Feb. 8, 1955 Recorded Feb. 11, 1955

-4-

Alma H. Paugh, being duly sworn upon her oath deposes and says that she along with her husband William H. Paugh were grantees in a deed dated --- to the following described real estate.

Lot number 80 in McCarty's Subdivision of the West part of Out Let 120 of the Donation Lands of the Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74 in the office of the Recorder of Marion County, Indiana.

515416 Affiant further says that she and her husband William E. Paugh lived together as husband and wife until the date of his death December 6, 1946 and that his estate did not exceed \$60,000.00 and therefore was not subject-to Federal Estate Tax. Affiant further sayth not.
Alma H. Paugh Subscribed and sworn to before me this 8th day of February, 1955. Amelia Cook (LS) Notary Public My commission expires March 15, 1956. Alma H. Paugh, unmarried widow of William F. Paugh, Warranty Deed Town Lot Record (U.S.Revenue 1561 page 478 Inst. #10436 Dec. 18, 1954 Recorded Stamp Attached) deceased to John W. Simpson and Mildred L. Simpson, Feb. 11, 1955 husband and wife Lot number 80 in McCarty's Subdivision of the West -5part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74 in the office of the Recorder of Marion County, Indiana. Subject to the 1954 taxes due and payable in 1955 and all taxes thereafter. Proper citizenship clause is attached. John W. Simpson and Mildred L. Simpson, Mortgage Mortgage Record 1773 page 271 Inst. #10454 Feb. 7, 1955 Recorded husband and wife to First Federal Savings and Loan
Association of Indianapolis
Lot 80 in McCartys Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page
74, in the Office of the Recorder of Marion County, Indiana. Feb. 11, 1955 -6--2- cr (over) 33

515416 To secure the performance of the provisions hereof and the payment of a certain promissory note of even date herewith for the principal sum of \$2,200.00 payable on or before 12 years from date, with interest and attorneys fees as provided in said note, said principal and interest being payable in amounts as provided in said note, which note is hereby made a part hereof by reference as if fully copied herein. That this mortgage shall also secure such additional sums, the total of such sums not to exceed \$1500.00 which the mortgagee may at its option loan to the Mortgagors at any time for any purpose, and all instruments evidencing the same. CHECKED TO 8-27-67 UNION TITLE COMPANY Old Age Assist-Examination has been made, as to the persons named ance Search 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 -7by the Acts concerning Public Welfare, approved May 1, 1947. 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 -8herein and not otherwise: Alma H. Paugh from November 19, 1945, to and including February 11, 1955 and vs John W. Simpson and Mildred L. Simpson. jointly and for the 10 years not individually last past and against none other. 34 -3- cr

Taxes for the year 1954 on the Real Estate for which this Abstract is prepared are assessed in the name of William F. & Alma H. Paugh and are due and payable on or before the first Mondays in May and November of 1955.

General Tax Duplicate No. 295950, PQR, Indianapolis, Center Township, Parcel No. 55122.

May Installment \$28.35 paid.

November Installment \$28.35 paid.

Taxes for the year 1955 now a lien.

November 14, 1955. 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.

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-11-

GUARANTEED CERTIFICATE

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-12-

STATE OF INDIANA COUNTY OF MARION 883

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, November 21, 1955, 7 A.M.

UNION TITLE COMPANY

President

-5- cr

64-20105A CAPTION Continuation of Abstract of Title to Lot 80 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indiana--1polis, as per plat thereof, recorded in Plat Book 7, Page 74, in the Office of the Recorder of Marion County, Indiana. Since November 21,1955, 7 A.M. Prepared for: Doctor Young Town Lot Record John W. Simpson and Warranty Deed 1599, Inst. #92532 (U. S. Revenue Mildred L. Simpson, Dec. 13, 1955 husband and wife Stamp Attached) Recorded to Dec. 13, 1955 John M. Young and Lottie T. Young, -2-Husband and Wife Lot number 80 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the office of the Recorder of Marion County, Indiana. Subject to the unpaid balance of a certain mortgage in favor of First Federal Savings and Loan Association, executed February 7, 1955 in the principal sum of \$2,200.00 and recorded February 11, 1955 in Mortgage Record 1773, page 271 in the office of the Recorder of Marion County, Indiana.

Proper Citizenship Clause is attached. Old Age Assistance Examination has been made, as to the persons in title subsequent to May 1, 1947, for liens shown Search by notices of Old Age Assistance, filed in the -3-Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, effective May 1, 1947. -1- cb

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME Irose 2-2361

Capital Stock \$1,000,000.00

515416

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

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for:

Simpson and Company

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

November 16, 1955, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

November 17, 1955, 7 A.M.

Alma H. Paugh

John W. Simpson

Mildred L. Simpson

WHON TITLE COR.

64-20105A Examination has been made, as to the persons named under the heading of Judgment Search, and for the Juvenile Court Search 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 -4now 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 Search has been made of the records in the Office Code 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 -5to any Security Interest in crops or in fixtures containing an adequate description of real estate herein, except None 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 -6herein and not otherwise: John W. Simpson and Mildred L. Simpson jointly and from November 21, 1955, 7 A.M. to and including not individually December 13, 1955 and vs John M. Young and Lottie T. Young jointly and for the 10 years last past and not individually against none other -2- cb

64-20105A Taxes for the year 1962 and prior years paid in full. Taxes for 1963 payable 1964 in name of John M. and Lottie T. Young. Duplicate No. 454563 T-Z, Indianapolis Center Township, Code No. 1-01, Parcel No. 55122. May Installment \$35.36 Paid November Installment \$35.36 Unpaid Assessed Valuation: Land \$280.00 Improvements \$510.00 Exemptions None Taxes for 1964 now a lien in name of John M. and Lottie T. Young. -3- cb

-7-

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64-20105A

METROPOLITAN PLAN COMMISSION DOCKET NO. 61-A0-2

ORDINANCE

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

That Sub-Section (j) of Section 11-118 of Chapter 1 of Title 11 of the Municipal Code of the City of Indianapolis (said Chapter 1 of Title 11 thereof having been adopted as part of Ordinance No. 8-1957 by The Marion County Council on March 28, 1957, and subsequently amended, pursuant to Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended) be amended to read as follows:

(j) Restrictions of Floor Areas in Dwelling Houses, In a Class AA District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 1,500 square feet for each family, or 1,000 square feet for each family if additional floor area of at least 500 square feet per family is provided on any floor or floors.

In a class Al or A2 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a class A3, A4, A5, or A6 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

-over-

64-20105A For purposes of this section, "Additional Floor Area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided, however, that: At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for (1) such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area". (2) NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date. John A. Kitley Albert L. Steinmeier Josephine K. Bicket Frank J. Billeter John D. Hardin THE MARION COUNTY COUNCIL DATED · July 7, 1961 Clem Smith By: Mary N. Darko, Deputy AUDITOR OF MARION COUNTY, INDIANA ATTEST: -6- cb

64-20105A RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING RECOMMENDATIONS TO THE MARION COUNTY COUNCIL -12-Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

And to the end that adequate light, air, convenience of access and safety from fire, flood, and other danger may be secured, that congestion in the public streets may be lessened or avoided, that property values may be preserved, and that the public health, safety, comfort, morals, convenience and general public welfare may be promoted, be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that it recommends to The Marion County Council the adoption by it without amendment of all existing zoning and Subdivision control ordinances now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana. And be it further resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in case any lands within Marion County, Indiana, are not zoned by existing Zoning Ordinances, The Metropolitan Plan Commission of Marion County, Indiana, recommends that the resolution to be adopted by the Marion County Council pursuant to Section 5 of Chapter 184 of the Acts of 1957, set forth the following residential or agricultural zoning classifications for such unzoned land. If such lands lie inside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, and If such lands lie outside the corporate limits of any incorporated City or Town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above resolution passed by The Metropolitan Plan Commission of Marion County, at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957. Effective March 28, 1957. Copy of above resolution recorded April 1, 1957 in Town Lot Record 1657, page 486. -13- August 14, 1964. 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. -7- cb

64-20105A EXCERPTS OF THE "AIRPORT DISTRICT ORDINANCE", ADOPTED BY THE MARION COUNTY COUNCIL, SEPTEMBER 4, 1963.
BE IT ORDAINED by The Marion County Council of Marion -74-County, Indiana, that Marion County Council Ordinance No. 8-1957, adopted by The Marion County Council on March 28, 1957, and subsequently amended pursuant to Section 85 of Chapter 283 of the Acts of the Indiana General Assembly for 1955, as amended, and all zoning ordinances adopted as parts thereof be amended by the addition of the following provisions: SECTION 1.01 AIRPORT DISTRICT An AIRPORT DISTRICT, a secondary zoning district, hereby established for Marion County, Indiana. The AIRPORT DISTRICT shall consist of two parts, the "Airport Approach Area" and the "Airport Circling Area" as each is defined in this ordinance and indicated on the Airport District Map for each public airport (which Map dated November 7, 1962 is a part of this ordinance and incorporated herein by reference). All land so defined and indicated is hereby zoned and classified as the AIRPORT DISTRICT. SECTION 2.01 AIRPORT DISTRICT REGULATIONS The following regulations shall apply to land within the Airport District. These regulations shall be in addition to all other primary or secondary zoning district regulations applicable to said land, and in case of conflict, the more restrictive regulations shall control. Within that part of the Airport Approach Area of the Airport District within a horizontal radius of 10,000 feet from the airport reference point, as defined in this ordinance, no building, structure or premises shall be erected, relocated or converted for use as a school, church, child caring institution, hospital, stadium, public auditorium, theater, public assembly hall, public swimming pool, picnic grounds, carnival, amusement park, penal institution or sports arena. HEIGHT Within the Airport Circling Area and the Airport Approach a. Area, of the Airport District, no projection of any building, structure, or plant growth hereafter constructed, located or grown, or of any existing building, structure, or plant growth hereafter reconstructed, relocated or enlarged shall penetrate above the approach surfaces, the runway surfaces, the transitional surfaces, the horizontal surface, or the conical surface, whichever is more restrictive.

b. Provided, however, projections may extend to a maximum height of 50 feet above the established airport elevation. PERFORMANCE STANDARDS The following performance standards shall apply within the Airport Circling Area and the Airport Approach Area, of the Airport District, except that part of the Airport Area whose horizontal distance from the airport reference point is greater than the radius of the Airport Circling Area: Interference with Communication
No use shall create interference with any form of communication whose primary purpose is for air navigation. Smoke, Dust and Particulate matter
(1) No use shall create or emit smoke of a density equal to or greater than No. 2 according to the Ringelmann Scale, as now published and used by the United States Bureau of Mines. (2) No use shall cause dust, dirt or fly-ash of any kind to escape beyond the lot lines in a manner detrimental to or endangering the visibility of air crews using the airport in landing, taking off, or maneuvering of aircraft.

NOTE: COPIES OF MAP ABOVE REFERRED TO BEING A DISTRICT MAP FOR INDIANAPOLIS (WEIR COOK) MUNICIPAL AIRPORT ARE ON FILE IN THE OFFICE OF THE METROPOLITAN PLANNING DEPARTMENT: ALSO A COPY FILED OCTOBER 7, 1963, AS INSTRUMENT #59018, IN THE MARION COUNTY RECORDER'S OFFICE. -8- cb

64-20105A

GUARANTEED CERTIFICATE

-15-

NEW

STATE OF INDIANA COUNTY OF MARION $\}$ ss:

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

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

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

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

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

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

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

Caption of Judgment Search entered within the periods

designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 15 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 9 both inclusive.

Dated at Indianapolis, Indiana, August 28, 1964, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum

President

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UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building
ME Irose 2-2361

Indianapolis 4, Indiana

Capital Stock \$1.000,000.00

64-20105A

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: Doctor Young

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 August 19, 1964, 8 A.M.

The Indianapolis Division of the Southern District down to and including

August 20, 1964, 8 A.M.

John W. Simpson

Mildred L. Simpson

John M. Young
and
Lottie T. Young
jointly and
not individually

UNION TITLE CO.
BY C. Edward Blue

cb