

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE CIRCUIT COURT OF
MARION COUNTY, INDIANA

STATE OF INDIANA,)
)
 Plaintiff)
)
 -vs-)
)
WESLEY C. SWAILS and)
ROXIE E. SWAILS (H&W),)
)
 Defendants)

0536-204
CAUSE NO. C68-575

FILED
CC SEP 3 1968
[Handwritten signature]
CLERK

FINDING AND JUDGMENT

Comes now the plaintiff, State of Indiana, by John J. Dillon, Attorney General, and William Levy, Deputy Attorney General, and come now the defendants, Wesley C. Swails and Roxie E. Swails (H&W), by their attorney of record herein, Wesley Swails, and said defendants now withdraw their request for a jury trial, plaintiff consenting thereto and this cause is now submitted to the court upon the issues formed by the exceptions heretofore filed by the defendants.

1. That the plaintiff, State of Indiana, filed its complaint for the appropriation of the fee for highway right of way over defendants' real estate on the 17th day of June, 1968, and the defendants were properly served with notice as provided by statute prior to the hearing in this cause.

2. That on the 27th day of June, 1968, being the day set for the hearing of the cause, an order was entered upon the record of the Marion Circuit Court, signed by John Niblack, Judge, showing that the fee for highway right of way over defendants' real estate was condemned for the uses and purposes described in said complaint.

3. That by said order the court also appointed three disinterested freeholders of Marion County to assess the damages and benefits to the defendants caused by the appropriation.

4. That on the 15th day of July, 1968, said court-appointed appraisers returned their report to the court showing total damages in the sum of Six Thousand Five Hundred Dollars (\$6500.00), and the court ordered the appraisers' fees set at One Hundred Fifty Dollars (\$150.00) each.

5. That the plaintiff, State of Indiana, paid the award of the appraisers together with the fees for the services of said appraisers to the clerk of the court on the 5th day of August, 1968.

6. That the defendants, Wesley C. Swails and Roxie E. Swails (H&W), filed exceptions to the court-appointed appraisers' report on the 19th day of July, 1968.

7. That the total value of the Fee for highway right of way taken and the damages to the remaining land of the defendants is Seven Thousand Seven Hundred Dollars (\$7700.00), which sum includes any interest to which the defendants may be entitled, and that the defendants, Wesley C. Swails and Roxie E. Swails (H&W), should recover from the plaintiff, State of Indiana, total damages in the sum of Seven Thousand Seven Hundred Dollars (\$7700.00).

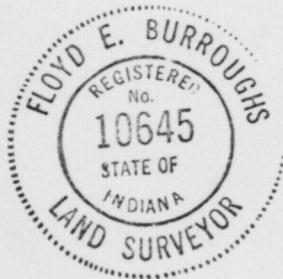
IT IS THEREFORE ORDERED, ADJUDGED AND DECREED by the Court that the order of appropriation entered herein on the 27th day of June, 1968, be, and the same is hereby confirmed and the fee for highway right of way over defendants' real estate described in plaintiff's complaint be, and the same is appropriated, said fee for highway right of way being more particularly described as follows:

Project 1-70-3(52)

Parcel 204

IN FEE - LIMITED ACCESS

Lot 22 in Brown, Ketcham and Frank's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the Recorder's Office of Marion County, Indiana.



Given under my hand and seal April 4, 1968

Floyd E. Burroughs
Floyd E. Burroughs, Registered Land
Surveyor No. 10645, State of Indiana

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the defendants, Wesley C. Swails and Roxie E. Swails (H&W), have and recover from the State of Indiana as final and total damages the sum of Seven Thousand Seven Hundred Dollars (\$7700.00), which sum includes any interest to which the defendants may be entitled, and that the Clerk of the Court pay said amount to the defendants.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED by the Court that the plaintiff, State of Indiana, pay to the Clerk of the Court the sum of One Thousand Two Hundred Dollars (\$1200.00), which amount when added to the amount of the court-appointed appraisers' award of Six Thousand Five Hundred Dollars (\$6500.00), previously paid in, equals the amount of this judgment.

Dated: SEP 3 1968

John L. Niblack
Judge of the Marion Circuit Court

Approved: *Wesley C. Swails & Roxie E. Swails*
Attorney for defendants Wesley C. Swails and
Roxie E. Swails (H&W)

William C. ...
Deputy Attorney General
Attorney for the Plaintiff, State of Indiana

FILED
CC SEP 3 1968
William C. ...
CLERK



SETTLEMENT ANALYSIS

DEPUTY W. Levy TRIAL DATE _____
 STATE VS SWAILS FILED 6-17-68
 COURT Marion Circuit CAUSE NO. C68-575
 PROJECT I 70-3 (52) PARCEL NO. 204 ROAD I-70

GENERAL DESCRIPTION AND LOCATION OF SUBJECT PROPERTY:
 1025 S. Alabama, Indianapolis, Indiana
 Residential and Law Office

IMPROVEMENTS:
 One-story frame dwelling
 5-Rooms plus bath

DESCRIPTION OF TAKE: (Attach sketch)

TOTAL TAKE

AREA OF TAKING _____ AREA OF REMAINDER _____
 OFFER PRIOR TO CONDEMNATION \$ 7,700.00 COURT AWARD \$ 6,500.00
 DEFENDANTS' ATTORNEY Wesley Swails - Attorney/Landowner
 COURT APPRAISERS' REPORT - DATE FILED 7-15-68
 EXCEPTIONS - STATE No DATE _____ DEFENDANTS Yes DATE 7-17-68
With withdrawal of
Exception 2.

REVIEW APPRAISERS:

| REVIEWERS NAME & DATE | LAND TAKEN | IMPROVEMENTS TAKEN | RESIDUE DAMAGE | OTHER DAMAGE OR BENEFITS | TOTAL COMPENSATION |
|--------------------------------|---------------|-----------------------|-------------------|-----------------------------|-----------------------|
| <u>12-22-66</u> <u>Luse</u> | | | | | <u>7,700</u> |
| | | | | | |
| | | | | | |

SUMMARY PROPOSED SETTLEMENT:

| | | |
|--|--------------------|--|
| Review Appraisers' Amount | \$ <u>7,700.00</u> | |
| Adjustments (See Memo) | \$ _____ | |
| Court Costs: (See Memo) | | REFUND DUE STATE from Deposit with Court: |
| Additional Appraisals | \$ _____ | \$ _____ |
| Witness Fees | \$ _____ | |
| Local Counsel Fees | \$ _____ | ADDITIONAL AMOUNT to Pay into Court: |
| Jury Costs | \$ _____ | \$ <u>1,200.00</u> |
| Miscellaneous Costs | \$ _____ | |
| Interest (6% or 4%) from _____ to _____ | \$ _____ | SETTLEMENT AT: |
| TOTAL | \$ <u>7,700.00</u> | \$ <u>7,700.00</u> |

RANGE OF STATE'S APPRAISALS:

| APPRAISERS NAME & DATE | LAND TAKEN | IMPROVEMENTS TAKEN | RESIDUE DAMAGE | OTHER DAMAGE OR BENEFITS | TOTAL COMPENSATION |
|---------------------------|---------------|-----------------------|-------------------|-----------------------------|-----------------------|
| 9-27-66 Bruna | 6,000.00 | 1,700.00 | | | 7,700.00 |
| | | | | | |
| | | | | | |
| | | | | | |

RANGE OF DEFENDANTS' APPRAISALS:

| | | | | | |
|--|--|--|--|--|--|
| | | | | | |
| | | | | | |
| | | | | | |

BREAKDOWN OF COURT APPRAISERS AWARD:

| | | | | | |
|--|--|--|--|--|----------|
| | | | | | 6,500.00 |
|--|--|--|--|--|----------|

COURT APPRAISERS AWARD:

Deposited (date): _____ Withdrawn: No _____ Yes & Date _____
 Amount Withdrawn \$ _____ by _____
 \$ _____ by _____

EXPLANATION - Any increase over Review Appraisers' determination including adjustments, court costs and interest, on separate memo and attach. (Use attachment 1 to P.P.M. 80-6 as a guide)
EXPLAIN FULLY.

PREPARED AND SUBMITTED BY:

William Curry Levy
 William Curry Levy
 Deputy Attorney General

DATE: 16 July 68

Reviewed and Approved:

JOHN J. DILLON
 Attorney General of Indiana

7-19-68 By *James R. Nickels*
 Title _____

I concur in above settlement:

Indiana State Highway Commission

Date: 7-19-68

By *[Signature]*
 Title Chief Div. of IIA

PARCEL 204
IN FEE - LIMITED ACCESS

LOT 22 IN BROWN, KETCHAM
AND FRANK'S SUBDIVISION OF
THE VARIOUS LOTS IN CAVEN'S
SUBDIVISION OF OUT LOTS 107
AND 108 OF THE DONATION
LANDS OF THE CITY OF INDIANAPOLIS,
AS PER PLAT THEREOF,
RECORDED IN PLAT BOOK 6, PAGE
107 IN THE RECORDER'S OFFICE
OF MARION COUNTY, INDIANA.

AREA: 4,500 S.F., MORE OR LESS

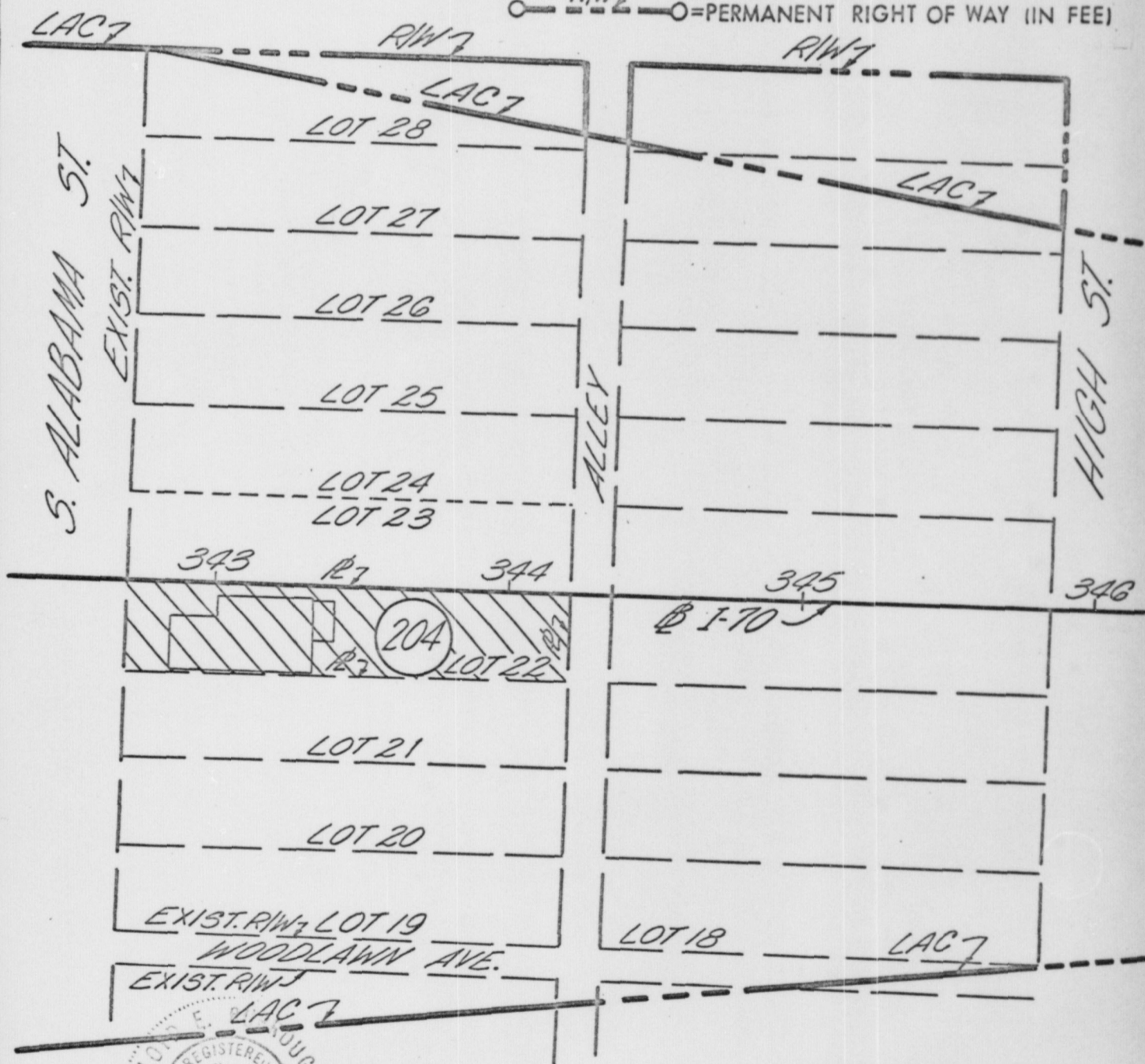
PLAN SHEET 14
SKETCH 1 OF 1
PARCEL NUMBER 204



SCALE: 1"=50'

LEGEND

- LAC7 = LIMITED ACCESS RIGHT OF WAY AND ACCESS CONTROL LINE (IN FEE)
- RW7 = PERMANENT RIGHT OF WAY (IN FEE)



April 4, 1968
Floyd E. Bridges

HATCHED AREA IS APPROXIMATE TAKING

INDIANA STATE HIGHWAY COMMISSION
PROJECT: I-70-3 (52)
ROAD I-70 MARION COUNTY
RIGHT OF WAY PLAT SHOWING LAND REQUIRED FROM
SWAILS, WESLEY ET UX.
SEC. 12 , T. 15 N. , R. 3 E.
CONTAINING 4,500 S.F. MORE OR LESS
DRAWN BY Virg Poling CHECKED BY J. BRIDGES DATE
3-28-68

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition
ROOM 1105 — 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA 46209

1-10-68 19

To Wesley Carl Swails

City

GENTLEMEN:

We enclose State Warrant No. A-188739 1-4-68
in settlement of the following vouchers: 68-370

| Description | Amount |
|---|----------|
| For <u>Relocation Expense</u> on State Road No. <u>49</u> in <u>Marion</u> County, Project <u>I-70(52)</u> Parcel No. <u>204</u> as per Grant/Warranty Deed, Dated <u>12-6-67</u> | \$235 00 |

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Wesley C Swails
Date 11-18-68

PAYEE'S NAME AND ADDRESS

Clerk, Marion Circuit Court
 City-County Building
 Indianapolis, Indiana

STATE AGENCY FILL IN. This form may be used only for claims chargeable to Purchase of Right of Way.

Account Number: 400-861.611-
 State Agency: State Highway Commission 800
 Appr. Name: Construction
 State Share: \$ 120.00
 Federal Share: \$ 1080.00
 Total Amt. of Check: \$ 1200.00

Warrant No.

DISTRIBUTION

| | | | | | | | | | | | |
|-------------------|--------|-----|------|---|--|--------------|------------|---------|--------|------------|---|
| DATE | 9 | 4 | 6 | 8 | Project Number | I | 7 | 0 | 3 | 5 | 2 |
| | Month | Day | Year | | | Prefix | Road | Section | Paren. | | |
| LOCATION CODE | | 5 | 0 | 0 | Participating or Non-Participating | Cost Account | Dr. or Cr. | Amount | | | |
| FUNCTION CODE | | | 3 | 5 | To Satisfy Judgment | | | | | | |
| OBJECT CODE | | 6 | 1 | 1 | Settlement | 47519 | | 1,200 | | 00 | |
| PARCEL NO. | | | 2 | 0 | 4 | | | | | | |
| COUNTY NAME & NO. | Marion | | 4 | 9 | State vs. Wesley Swails Cause #068-575 | | | Total | | \$1,200.00 | |

CLAIMANTS

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953, as amended:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

X C. Allen Huster
 (If a firm or corporation, give name) et

X By _____
 Personal Signature Title

X _____
 Signature if individual

X _____
 Signature if individual

X _____
 Signature if individual

X _____
 Signature if individual

Recommend Approval:
Michael Karanagh 7-1-68
 Originator Date

LIENHOLDERS

I hereby sign this claim voucher as a lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

X _____
 (If a firm or corporation, give name)

X By _____
 Personal Signature Title

Grant Approved as to Form and Parcel Abstract Checked, Excepting Real Estate Description.

Deputy Attorney General _____ Date _____

Payment Approved as to Account No. and Funds Available.
Dale J. Kinney OCT 2 1968
 Controller Date

Approved _____
 Member, Indiana State Highway Commission Date _____

Approved _____
 Vice Chairman, Indiana State Highway Commission Date _____

I certify to the foregoing indebtedness as indicated and recommend payment thereof. I also certify that to the best of my knowledge and belief the above data are correct; that the right-of-way necessary for the hereinabove described Federal-aid highway project has been acquired in the name of the State of Indiana and at the price as stated based on bona fide appraisals by appraisers duly qualified as required by the right-of-way procedures of the Bureau of Public Roads and other written justification now contained in the State's files, in accordance with procedures as submitted to and accepted by the Federal Highway Administrator.

I further state that this certification is made in my official capacity as Chief of the Division of Land Acquisition pursuant to section 1.31 of Title 23 of the Code of Federal Regulations and section 121 of Title 23, United States Code, for the purpose of securing, pursuant thereto, by the State of Indiana, Federal-aid funds in connection with the above-designated Federal-aid highway projects, and that neither I nor, to the best of my knowledge, any other officer, agent or employee of the State authorized in an official capacity to perform services in connection with the appraisal or acquisition of any of such right-of-way has any interest or contemplates any benefit from any transaction which involves the acquisition of property for right-of-way for such project, other than as herein disclosed.

Approved: James W. Townsend
 Chief, Division of Land Acquisition
 Date: SEP 24 1968

Approved: _____
 Chairman, Indiana State Hwy. Comm. Date _____

INDIANA STATE HIGHWAY COMMISSION—RIGHT OF WAY—CLAIM VOUCHER

Form A-12 R/W
(Highway Comm.)
Approved by State
Board of Accounts
February 1964

Warrant
No.

PAYEE'S NAME AND ADDRESS

CLERK OF MARION CIRCUIT COURT
CITY COUNTY BUILDING
INDIANAPOLIS, INDIANA

STATE AGENCY FILL IN. This form may be used only for claims chargeable to Purchase of Right of Way.

Account Number: 400-861.611-
State Agency: State Highway Commission 800
Appr. Name: Construction
State Share: \$ 695.00
Federal Share: \$ 6255.00
Total Amt. of Check: \$ 6950.00

DISTRIBUTION

| | | | | | | |
|-------------------|--------------------------|------------------------------------|---------------------------------------|------------|---------|--|
| DATE | 061768 Month Day Year | Project Number | I 70352 Prefix Road Section Paren. | | | |
| LOCATION CODE | 500 | Participating or Non-Participating | Cost Account | Dr. or Cr. | Amount | |
| FUNCTION CODE | 9-27-68 35 | Appraisers Award PART | 475 | DR | 6900.00 | |
| OBJECT CODE | 611 | Appraisers Fee PART | 486 | DR | 450.00 | |
| PARCEL NO. | 204 | State vs Wesley C. Swails. et. ux. | | | | |
| COUNTY NAME & NO. | Marion 49 | Cause no. C68-575 | | | | |
| | | | Total | | 6950.00 | |

CLAIMANTS

Pursuant to the provisions and penalties of Chapter 155 Acts of 1953, as amended:

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid. I also authorize payment to be made as indicated above.

X E. Allen Hunter
(If a firm or corporation, give name)

X By [Signature]
Personal Signature Title

X _____
Signature if individual

X _____
Signature if individual

X _____
Signature if individual

X _____
Signature if individual

Recommend Approval:

[Signature] 7-15-68
Originator Date

LIENHOLDERS

I hereby sign this claim voucher as a lienholder and only certify to the extent of my interest therein and authorize payment to be made as indicated above.

X _____
(If a firm or corporation, give name)

X By _____
Personal Signature Title

Conveyance Instrument Approved as to Form and Parcel Abstract Checked, Excepting Real Estate Description.

Deputy Attorney General _____ Date _____

Payment Approved as to Account No. and Funds Available.
[Signature] JUL 25 1968
Controller Date

Approved _____
Member, Indiana State Highway Commission Date _____

Approved _____
Vice Chairman, Indiana State Highway Commission Date _____

I certify to the foregoing indebtedness as indicated and recommend payment thereof. I also certify that to the best of my knowledge and belief the above data are correct; that the right-of-way necessary for the hereinabove described Federal-aid highway project has been acquired in the name of the State of Indiana and at the price as stated based on bona fide appraisals by appraisers duly qualified as required by the right-of-way procedures of the Bureau of Public Roads and other written justification now contained in the State's files, in accordance with procedures as submitted to and accepted by the Federal Highway Administrator.

I further state that this certification is made in my official capacity as Chief of the Division of Land Acquisition pursuant to section 1.31 of Title 23 of the Code of Federal Regulations and section 121 of Title 23, United States Code, for the purpose of securing, pursuant thereto, by the State of Indiana, Federal-aid funds in connection with the above-designated Federal-aid highway projects, and that neither I nor, to the best of my knowledge, any other officer, agent or employee of the State authorized in an official capacity to perform services in connection with the appraisal or acquisition of any of such right-of-way has any interest or contemplates any benefit from any transaction which involves the acquisition of property for right-of-way for such project, other than as herein disclosed.

Approved: [Signature] JUL 18 1968
Chief, Division of Land Acquisition Date

Approved: _____
Chairman, Indiana State Hwy. Comm. Date

APPRAISAL REVIEW FORM
 Division of Land Acquisition
 Indiana State Highway Commission.

Project I-70-3(52)
 Parcel No. 204
 Road I-70
 County MARION
 Owner WESLEY SWAILS
 Address 1025 S ALABAMA
 Address of Appraised Property:
SAME

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

- | | |
|--|---------------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>YES</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>ADV. ACQ</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>YES</u> |
| 4. Necessary photos are enclosed. | <u>YES</u> |
| 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. | <u>YES</u> |
| 6. Plats drawn by the appraisers are attached. | <u>YES</u> |
| 7. I have personally inspected the Plans. | <u>ADV. ACQ</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>YES 12/16/66</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>YES</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>YES</u> |

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

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

It is my opinion as of 12/16/66 :
 (Date)

Estimate of Appraisers:

| | By: <u>BRUNN</u> | By: | Approved By Reviewer |
|--|------------------------|-----|------------------------|
| (a) The fair market value of the entire property before the taking is: | \$ 7,700 ⁰⁰ | \$ | \$ 7,700 ⁰⁰ |
| (b) The fair market value of the property after the taking, assuming the completion of the improvement is: | \$ - 0 - | \$ | \$ - 0 - |
| The Total Value of Taking Is: (a minus b) TOTAL | \$ 7,700 ⁰⁰ | \$ | \$ 7,700 ⁰⁰ |
| (1) Land and/or improvements | \$ 7,700 ⁰⁰ | \$ | \$ 7,700 ⁰⁰ |
| (2) Damages | \$ - 0 - | \$ | \$ - 0 - |
| (3) Less non-compensable items | \$ - 0 - | \$ | \$ - 0 - |
| (4) Estimated Total Compensation | \$ 7,700 ⁰⁰ | \$ | \$ 7,700 ⁰⁰ |

| | | |
|---|------|------------------------|
| Approved | Date | Signed |
| Act. Rev. Appr. <u>12/21/66</u> | | <u>John S. Brun</u> |
| Rev. Appr. <u>12-21-66</u> | | <u>Phillip S. York</u> |
| Asst. or Chief Appr. <u>DEC 22 1966</u> | | <u>Jay D. Duvall</u> |

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

STATE OF INDIANA }
 COUNTY OF MARION } SS: IN THE CIRCUIT COURT
 OF MARION COUNTY, INDIANA

STATE OF INDIANA, }
 Plaintiff }
 -vs- }
 WESLEY C. SWAILS and }
 ROXIE E. SWAILS (H&W) }

CAUSE NO. C68-575

FILED
 CC JUL 15 1968
W. H. H. H.
 CLERK

REPORT OF APPRAISERS

The undersigned appraisers in the above entitled proceedings, appointed by the Hon. John L. Niblack, Judge of the Marion Circuit Court on the 27 day of June, 1968, after being duly sworn by the Clerk of the Marion Circuit Court to honestly and impartially assess the damages and the benefits, if any, that may be sustained by or result to said defendants by reason of the appropriation of the real estate described in the complaint in said proceeding, met at the office of the Marion Circuit Court, at o'clock M., on the day of , 19 , and after being duly sworn and instructed by the Court as to their duties as appraisers, proceeded in a body to view said real estate that will be affected by said appropriation and to assess and appraise the damages and the benefits sustained and resulting to each of said defendants by reason of the appropriation thereof, and said appraisers now report the damages and benefits to said defendants to be as follows:

The value of the land sought to be appropriated as described in the Court's order and warrant hereto attached, the appraisers find to be the sum of two thousand two hundred Dollars (\$ 2,200⁰⁰).

The value of improvements, if any, on the portion of said realty sought to be appropriated, we find to be the sum of four thousand three hundred Dollars (\$ 4,300⁰⁰).

The damages, if any, to the residue of the real estate of such defendant owners caused by taking out the part sought to be appropriated as above described, we find to be the sum of \$ None.

Such other damages, if any, as will result to the defendants from the construction of the improvement described in the complaint, in the manner proposed by plaintiff, we find to be \$ None.

The benefits, if any, to the residue of the real estate of said defendants, resulting by taking out the part sought to be appropriated as above described, we find to be the sum of \$ None.

The total damages we find to be the sum of \$ 6,500⁰⁰.

Dated: July 9, 1968

W. B. [Signature]
John G. Dinder
Blair Redding
Appraisers

FILED
JUL 15 1968
CLERK



Rev. 3/66

STATE OF INDIANA
COUNTY OF MARION } SS:

CIRCUIT
IN THE COURT
OF MARION COUNTY, INDIANA

STATE OF INDIANA, Plaintiff
-vs-
WESLEY C. SWAILS and
ROXIE E. SWAILS (H&W)
Defendants)

CAUSE NO. 068 575

FILED

JUN 17 1968

COMPLAINT FOR APPROPRIATION OF REAL ESTATE

E. W. H. H. H.
CLERK

NUMBER 1

The plaintiff, State of Indiana, complains of the above-named defendants, and says: That the plaintiff, acting through its legally organized and constituted Commission, known and designated as the Indiana State Highway Commission, is now engaged in the improvement of a certain public highway in Marion County, Indiana, said highway being known as Road No. I-70 Project I-70-3(52), said highway being one of and a part of the State Highway System of the State of Indiana and the same is to be improved and maintained by said Highway Commission as a part of said State Highway System. That, under the plans of said Commission, now on file in its office, said highway is to be constructed, used and maintained by plaintiff, through said Commission, as a limited access facility as defined and authorized under the Act of the General Assembly of Indiana of 1945, Chapter 245, and subject to such regulations as therein provided as to access or use or to such subsequent regulations or use as may be made, adopted or provided by law governing such highways or highways in general.

That the defendants Wesley C. Swails and Roxie E. Swails,
1025 S. Alabama Street, Indianapolis, Indiana

are the owners of certain real estate in said county in which
is included the real estate hereby sought to be
appropriated and condemned. Defendants' said real estate is
described as follows:

Lot 22 in Brown, Ketcham and Frank's Subdivision of the
various Lots in Caven's Subdivision of Out Lots 107 and 108
of the Donation Lands of the City of Indianapolis, as per
plat thereof, recorded in Plat Book 6, page 107 in the
Recorder's Office of Marion County, Indiana.

NUMBER 3

That for the purpose of improving said highway, it is necessary and proper that plaintiff take and appropriate under the powers vested in it by the General Assembly of the State of Indiana, the fee simple title to all of said tract of real estate described in Paragraph 2 herein. The part so sought to be appropriated and condemned is described as follows:

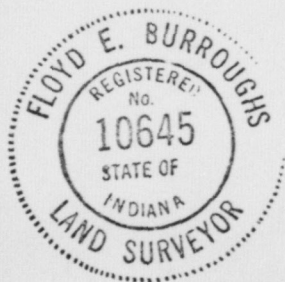
A blue-print sketch plat of the above described real estate sought to be appropriated and identified by means of cross-hatched lines is attached hereto and made a part hereof and designated as Exhibit "A".

Project 1-70-3(52)

Parcel 204

IN FEE - LIMITED ACCESS

Lot 22 in Brown, Ketcham and Frank's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the Recorder's Office of Marion County, Indiana.



Given under my hand and seal April 4, 1968

Floyd E. Burroughs
Floyd E. Burroughs, Registered Land
Surveyor No. 10645, State of Indiana

NUMBER 4

That the residue of said real estate described in Paragraph 2, and owned by the above-named defendants, will be benefited by said proposed improvement of said road as alleged herein.

NUMBER 5

That prior to the bringing of this action, the plaintiff, through the said Indiana State Highway Commission, made an effort to purchase said real estate described in Paragraph 3 from the above-named owners, but that the plaintiff and said owners have been unable to agree as to the purchase price thereof, or as to the amount of damages, if any, sustained by said defendants by reason of the appropriation of said real estate for the use hereinbefore stated.

NUMBER 6

That prior to the bringing of this action, the said Indiana State Highway Commission adopted a resolution setting forth the description of said real estate sought to be acquired by it, as above set forth, which said resolution alleged and set forth that said real estate herein sought to be condemned was necessary for the carrying out of said highway improvement project and directed that condemnation proceedings therefore be instituted by the Attorney General in the name of the State of Indiana.

NUMBER 7

~~That said highway so to be improved extends from the Indiana-Illinois boundary (west of Terre Haute) in a Northeasterly and Easterly direction through Indianapolis to the Indiana-Ohio boundary east of Richmond in Wayne County. THAT THE COURSE AND TERMINI OF THE PARTICULAR PROJECT INVOLVED IS AS FOLLOWS:~~
~~Beginning at a point approximately 900 feet North of the south line and approximately 1620 feet East of the West line of Section 11, T 15 N, R 3 E, and extending in the easterly direction for a distance of 5,354.03 feet to a point approximately 550 feet North of the south line and approximately 2,700 feet West of the East line of Section 12, T 15 N, R 3 E, all in the City of Indianapolis, Marion County.~~

in Marion County, State of Indiana, and said right of way is to be 400 feet wide, excepting where additional width

NUMBER 8

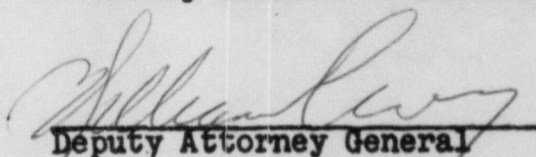
That the plaintiff, through said Indiana State Highway Commission, intends to use the real estate herein sought to be condemned for the purpose of the improvement of said highway and the widening thereof, and said real estate as herein described is necessary and proper for the carrying out of said work, and said real estate when obtained will be used for such purpose.

NUMBER 9

WHEREFORE, the plaintiff prays that three disinterested freeholders of said county be appointed to appraise the value of the real estate sought to be condemned, and to fix the amount of benefits and damages, if any; and that such appraisers be ordered to report their appraisal, as by law provided, and that all other steps be taken and all proceedings had necessary for the Indiana State Highway Commission to acquire, by the right of eminent domain, the real estate so sought to be condemned for the purpose aforesaid.

Respectfully submitted,

JOHN J. DILLON
Attorney General of Indiana


Deputy Attorney General

Attorneys for Plaintiff

Room 219
State House
Indianapolis, Indiana
633-5512

RESOLUTION

WHEREAS, the carrying out of the construction and improvement by the Indiana State Highway Commission of Project No. I-70-3(52) Sec. 3 in Marion County, Indiana requires construction, reconstruction, relocation or maintenance and repair (strike out inappropriate) of a public highway in said County, locally known as the I-70 Road, which highway forms a part of a State Highway designated in the records and files of the Indiana State Highway Commission as Road No. I-70 which extends from the Indiana-Illinois boundary (west of Terre Haute) in a Northeasterly and Easterly direction through Indianapolis to the Indiana-Ohio boundary East of Richmond in Wayne County.

the general width of the right of way for said project is 400 feet, which proposed construction project necessitates acquisition of right of way as provided in the plans of said project on file in the offices of the Indiana State Highway Commission at Indianapolis, Indiana, and which highway is to be constructed and improved as a "limited access facility", subject to regulations as proved in Chapter 245 of the Acts of the General Assembly of 1945, the general route, location and termini thereof being as follows:

Beginning at a point approximately 900 feet North of the south line and approximately 1620 feet East of the west line of Section 11, T 15 N, R 3 E, and extending in the easterly direction for a distance of 5,354.03 feet to a point approximately 550 feet North of the south line and approximately 2,700 feet West of the east line of Section 12, T 15 N, R 3 E, all in the City of Indianapolis, Marion County.

AND WHEREAS it is necessary in making said improvement to acquire a right of way as hereinafter described over the land of _____

Wesley C. Swails & Rixie E. Swails (H&W)

and,

WHEREAS, that the fee to the said land hereinafter described, is to be taken for the reason that the public interest will be best served and economy effected, and,

WHEREAS, the Indiana State Highway Commission has made an offer to said owner(s) for the purchase of said land, but has been unable to agree with said owner(s) upon purchase price, thereof, or upon the amount of damages sustained by said owner(s), by reason of the taking thereof for the purpose aforesaid, and,

WHEREAS, the failure to obtain said land for said purpose is delaying the work of said highway improvement.

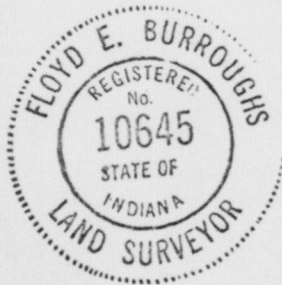
BE IT RESOLVED, that condemnation proceedings be instituted by the Attorney General in the name of the State of Indiana in a court of appropriate jurisdiction for the land hereinafter described in fee, the same being in Marion County, Indiana, and to be used as a right of way for said highway improvement as a limited access facility, and being necessary for such purposes, which land is specifically described as follows to-wit:

Project 1-70-3(52)

Parcel 204

IN FEE - LIMITED ACCESS

Lot 22 in Brown, Ketcham and Frank's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the Recorder's Office of Marion County, Indiana.



Given under my hand and seal April 4, 1968

Floyd E. Burroughs
Floyd E. Burroughs, Registered Land
Surveyor No. 10645, State of Indiana

Form CR-2
Rev. 5-61

Resolution (cont.)

and a Right of Way Plat as shown in attached exhibit and marked "Exhibit A."

WHEREAS this matter was considered and adopted by voice vote by a quorum of members of the Indiana State Highway Commission present at a regular meeting held in the office of the Indiana State Highway Commission in Indianapolis, Indiana on the 28th day of March 19 68.

BE IT FURTHER RESOLVED, that a copy of this resolution be referred to the Attorney General of Indiana.

INDIANA STATE HIGHWAY COMMISSION

Form CR-3
Rev. 12-65

Offices of the Indiana State Highway Commission of
Indiana, Indianapolis, Indiana.


This is to certify that the attached and foregoing
is a full, true and complete copy of a Resolution with
Right of Way map attached affecting the lands of _____

Wesley C. Swails & Roxie E. Swails (H&W)

1025 S. Alabama Street, Indiana

in Marion County, Indiana, as the same appears
on records in the files of said Commission in the State
Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Clyde Goen, Secretary of the
Indiana State Highway Commission of Indiana, hereto place
my hand and seal of said Commission on this 29th day
of March, 1968.



Secretary



SEAL:

PARCEL 204
IN FEE - LIMITED ACCESS

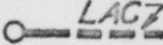
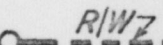
LOT 22 IN BROWN, KETCHAM AND FRANK'S SUBDIVISION OF THE VARIOUS LOTS IN CAVEN'S SUBDIVISION OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 107 IN THE RECORDER'S OFFICE OF MARION COUNTY, INDIANA.

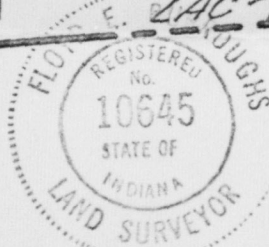
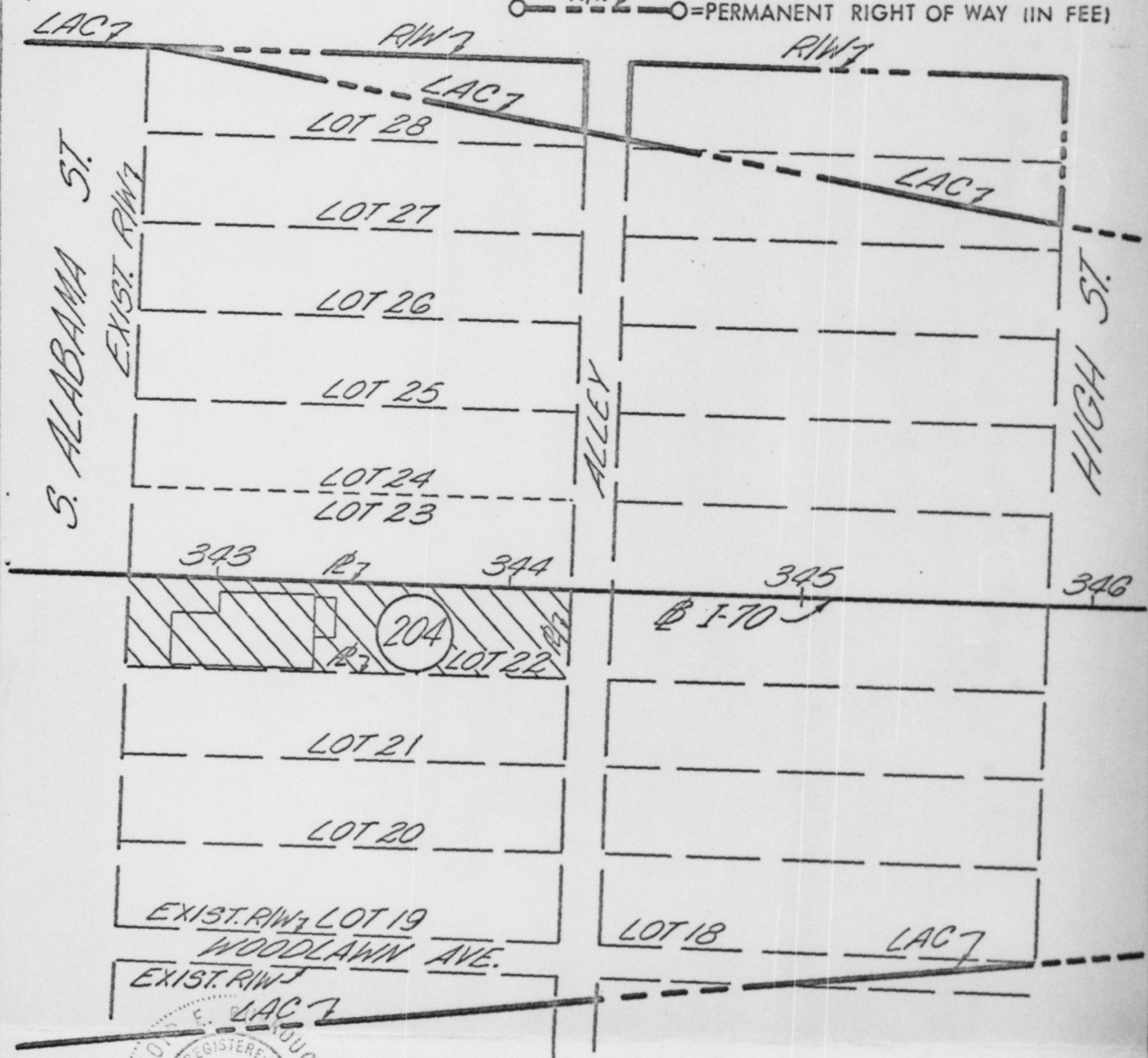
AREA: 4,500 S.F., MORE OR LESS

PLAN SHEET 14
SKETCH 1 OF 1
PARCEL NUMBER 204


SCALE: 1"=50'

LEGEND

-  LAC7 = LIMITED ACCESS RIGHT OF WAY AND ACCESS CONTROL LINE (IN FEE)
-  RIW7 = PERMANENT RIGHT OF WAY (IN FEE)



April 4, 1968
Floyd E. Burroughs

 HATCHED AREA IS APPROXIMATE TAKING

INDIANA STATE HIGHWAY COMMISSION
PROJECT: I-70-3 (52)
ROAD I-70 MARION COUNTY
RIGHT OF WAY PLAT SHOWING LAND REQUIRED FROM
SWAILS, WESLEY ET UX.
SEC. 12 , T. 15 N. , R. 3 E.
CONTAINING 4,500 S.F., MORE OR LESS
DRAWN BY *Virg Poling* CHECKED BY *J. Bridges* DATE
3-28-68

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: B COUNTY Marion

PARCEL NO. 204

NAME & ADDRESS OF OWNER Wesley Carl Swails

1025 Alabama St

PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # Same

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 12-6-67

OFFER \$ 7700⁰⁰ TIME OF CONTACT 3:00 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS:

Met with Mr Swails to fill out relocation papers and
Give 180 day letter. All necessary papers were signed
Mr Swails says he is still going to count on the offer

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

Distribution Made

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

William H. Keenan
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marrison

PARCEL NO. 204

NAME & ADDRESS OF OWNER Wesley Carl Swails

1025 So Alabama

PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # Same

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

DATE ASSIGNED 12-28-66

DATE OF CONTACT 1-20-67

OFFER \$ 7700⁰⁰

TIME OF CONTACT 10:00 AM

- | | <u>YES</u> | <u>NO</u> | <u>N/A</u> | (Circle N/A if all questions are not applicable) |
|----|---|---|------------|---|
| 1. | (<input checked="" type="checkbox"/>) | () | () | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| 2. | (<input checked="" type="checkbox"/>) | () | () | Showed plans, explained take, made offer, etc.? |
| 3. | () | (<input checked="" type="checkbox"/>) | () | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. | (<input checked="" type="checkbox"/>) | () | () | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. | () | () | () | Filled out RAAP Form? |
| 6. | (<input checked="" type="checkbox"/>) | () | () | Walked over property with owner? (or who? _____) |
| 7. | (<input checked="" type="checkbox"/>) | () | () | Arranged for payment of taxes? (Explain how in remarks) |
| 8. | () | () | () | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. | (<input checked="" type="checkbox"/>) | () | () | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Talked to Mr Swails about purchase of his home. He is not ready and still feels he is entitled to some damages for his low price. Hold for decision

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

Distribution Made

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

William G. Kerner
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

I70-3(52)

PROJECT NO. 12-14-66

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 204

NAME & ADDRESS OF OWNER Weekly Carl Swails
1025 So Alabama PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # Same

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

DATE ASSIGNED Dec 28 1966 DATE OF CONTACT Jan 3 1967

OFFER \$ 7700⁰⁰ TIME OF CONTACT 10:00 AM

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 2. Showed plans, explained take, made offer, etc.? |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3. Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 5. Filled out RAAP Form? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Walked over property with owner? (or who? _____) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 7. Arranged for payment of taxes? (Explain how in remarks) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 8. Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 9. Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Met with Mr Swails to discuss purchasing of his home, gave firm offer letter. Mr Swails feels the offer is low due to the fact that he operates his law firm out of his home. He feels it would be a big loss to his law business

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

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

633-4385 William J. Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion

PARCEL NO. 204

NAME & ADDRESS OF OWNER Wesley Carl Swails

1025 So Alabama

PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # Same

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

DATE ASSIGNED 12.28-66

DATE OF CONTACT 1-10-67

OFFER \$ 7700⁰⁰

TIME OF CONTACT 10:00 AM

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|--|-------------------------------------|--------------------------|---|
| 1. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| 2. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Showed plans, explained take, made offer, etc.? |
| 3. <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form? |
| 6. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____) |
| 7. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Arranged for payment of taxes? (Explain how in remarks) |
| 8. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Talked to Mr Swails about purchase of his home. He is not ready and still feels he is entitled to some damages for his low price. Hold for decision

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

Distribution Made

Parcel Weekly Summary
 Owner Other, Specify: _____

William D. Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 204

NAME & ADDRESS OF OWNER Wesley Carl Swails
1025 1/2 Alabama PHONE # 431-4736

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # Same

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

DATE ASSIGNED 12-17-66 DATE OF CONTACT 1-10-67

OFFER \$ 7700⁰⁰ TIME OF CONTACT 10:00 AM

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

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

REMARKS: Talked to Mr Swails about purchase of his home. He is not ready and still feels he is entitled to some damages for his land practices. Hold for decision

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

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

William S. House
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(22)
12-14-66

BUYER'S REPORT NUMBER: _____ COUNTY _____ PARCEL NO. 204

NAME & ADDRESS OF OWNER Weekly Carl Swartz
1025 So Alabama PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED _____ PHONE # _____

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

DATE ASSIGNED Dec 28 1966 DATE OF CONTACT Jan 3 1967

OFFER \$ 7700.00 TIME OF CONTACT 10:00 AM

- | | <u>YES</u> | <u>NO</u> | <u>N/A</u> | (Circle N/A if all questions are not applicable) |
|----|-------------------------------------|-------------------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Checked abstract with owner? (Affidavit taken?: Yes ___ No ___) |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Showed plans, explained take, made offer, etc.? |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form? |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____) |
| 7. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Arranged for payment of taxes? (Explain how in remarks) |
| 8. | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: met with Mr Swartz to discuss purchasing of
his home. gave firm offer letter. Mr Swartz feels
the offer is low due to the fact that he requires his
law firm out of his home. He feels it would be a big
loss to his law business.

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

Distribution Made

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

633-4385
William G. Keenan
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land, Acquisition Division

PROJECT NO. I 70-3(57)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 204

NAME & ADDRESS OF OWNER Wesley Paul Swails
1025 Alabama St PHONE # 631-4836

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # Same

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

DATE ASSIGNED 12-28-66 DATE OF CONTACT 12-6-67

OFFER \$ 7700⁰⁰ TIME OF CONTACT 3:00 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. NA Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: met with Mr Swails to fill out relocation papers and
Give 180 day letter. All necessary papers were signed
Mr Swails says he is still going to count on the offer

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

Distribution Made

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

William McKean
(Signature)

Pln 204
CHICAGO TITLE INSURANCE COMPANY

INTERIM
GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52) 77 COUNTY Marion
Names on Plans Wesley Carl & Roxie Edith Swails
CTIC # 6500-166 -S

Name of Fee Owner Wesley Carl Swails and Roxie Edith Swails, husband and wife.

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from June 2, 1966 to and including March 15, 1968 reveals no changes as to the real estate described under CTIC # 6500-166 except:

1. Taxes for 1966 payable 19 67 in name of Wesley Carl & Roxie Edith Swails
Duplicate # 7234388 Parcel # 1062424 Township Center Code # 101
May \$71.91 (paid) (~~UNPAID~~); November \$ 71.91 (paid) (~~UNPAID~~)
Taxes for 1967 payable 1968 now a lien.

Taxes for 1968, due and payable in 1969.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley
President

Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 1st day of April 1968.

Ronald R. Evans
Authorized Signatory

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3 (52) 77 (204) COUNTY Marion

Names on Plans Wesley Carl and Roxie Edith Swails

CTIC # 6500-166

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 2nd day of June, 19 66

Wesley Carl Swails and Roxie Edith Swails, husband and wife.

are the Record Owner or Owners of the property described in Schedule "A" as disclosed by a search of the Public Record for a twenty-year period immediately prior to the effective date of this Guaranty, and that said search disclosed no defects or liens or encumbrances in the title to said property except those shown in or referred to in Schedule "B".

The maximum liability of the undersigned under this Guaranty is limited to the sum of \$ 5,000.00.

IN WITNESS WHEREOF, CHICAGO TITLE INSURANCE COMPANY has caused its corporate name and seal to be hereto affixed by its duly authorized officers.

CHICAGO TITLE INSURANCE COMPANY



ATTEST:

John A. Binkley

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 9th day of June

19 66

John W. Jagg
Authorized Signatory

Original

SCHEDULE "A"

The property covered by this Guaranty is situated in the County of Marion in the State of Indiana and is described as follows:

Lot 22 in Brown, Ketcham and Frank's Subdivision of the various Lots in Caven's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107 in the Recorder's Office of Marion County, Indiana

CTIC # 6500-166

The Record Owner or Owners disclosed above acquired title by **Warranty Deed dated May 6, 1948, recorded May 7, 1948, in Deed Record, 1299, Page 48, from Clarence A. Warner and Betty M. Warner, husband and wife. (\$1.10 Federal Document Stamps Affixed.)**

SCHEDULE "B"

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

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

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

e. taxes for the year 1965, each half for \$67.12, assessed in the names of Wesley Carl and Roxie Edith Swails, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1062424, Duplicate No. 6088662) Note: The May installment has been paid. (Assessed Value-Land 330, Improvement 1,080, Exemption - None)

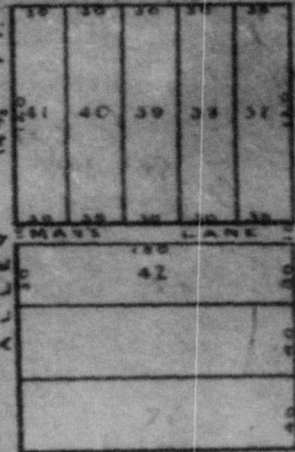
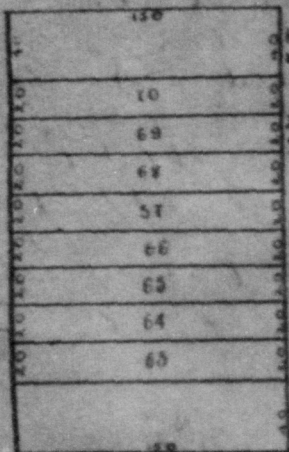
f. Taxes for the year 1966, due and payable in 1967.



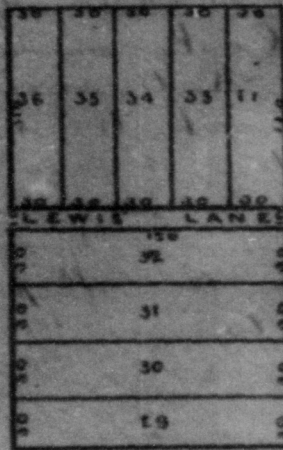
BICKING

STREET 60 FT.

DELAWARE ST 90 FT.



STREET 60 FT.

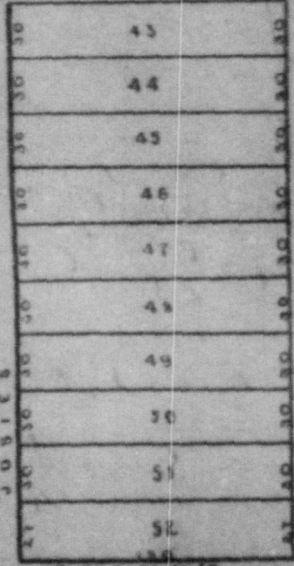
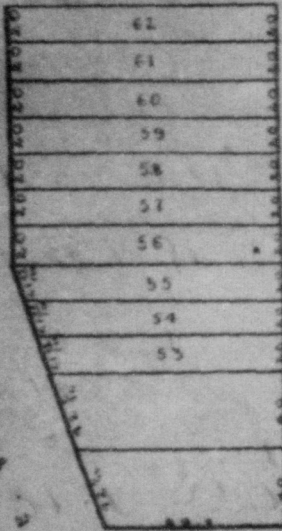


STREET 60 FT.

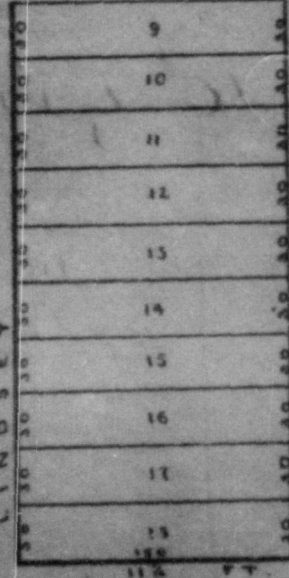
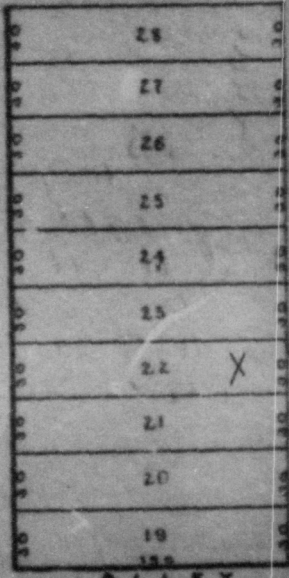
BROWN'S

ALLEY 15 FT.

ALLEY 12 FT.



DAVIS



HIGH

MADISON AVE 40 FT.

FRANK'S

ALLEY

ALLEY

X

✽Abstract of Title✽

TO

Lot 22. in Brown, Franck^{and} Ketcham's
Subdivision of a part of
Outlots 107. ^{and} 108. in

3

43. p. 427 Ella H. Emory ^{and} Warrantly deed
 Sept. 20. 1870. husband, ^{and} Mary Part of Outlots
 A. Brisbane ^{and} husband. 107. ^{and} 108.
 5 Heirs of Geo. H. Bickling
 deed (See next deed for
 to corrected description)
 John Caven.

51. p. 162. Ella H. Emory ^{and} Warrantly deed
 Aug. 10. 1871. husband, ^{and} Mary Part of Outlots
 A. Brisbane ^{and} 107. ^{and} 108.
 6 husband, Heirs of
 Geo. H. Bickling deed To correct description
 to in deed of September
 John Caven. 20. 1870.

X Beginning at the South West
 corner of Bickling ^{and} High Streets, thence
 west on Bickling Street to Delaware
 Street, thence south on Delaware St.
 394 ft. 4. in, thence South East 179 ft.
 9. in. to a point 628 ft. 10. in. west of
 High Street, thence 628 ft. 10. in. to
 High Street ^{and} north on the west line
 of High Street to the place of beginning

D. P. 535 Agent of State Agents deed
May 2. 1834. to Outlot 107. ^{and}
Nicholas McCarty the North Half of
Outlot 108.

N. P. 279 Nicholas McCarty Warranty deed
Apr. 1. 1842. ^{and} wife Outlot 107. ^{and} the
2 to North Half of
John Roset ^{and} Outlot 108.
Geo. H. Bickering.

X. P. 357 John Roset ^{and} wife Warranty deed
Apr. 25. 1850 to One undiv. $\frac{1}{2}$ of
3 Geo. M. Hollenbeck. Outlot 107. ^{and} $\frac{1}{2}$
of Outlot 108.

2. P. 338 Geo. M. Hollenbeck Quitclaim deed
Aug. 30. 1854. ^{and} wife Part of Outlot 107. ^{and}
4 to of North Half of
Geo. H. Bickering. Outlot 108.

X
Beginning on Delaware Street at intersection
of Grove Street, thence South 379 ft. $7\frac{1}{2}$ in.,
thence South Easterly on Madison Road 196 ft
11. in., thence East 621 ft. $10\frac{1}{2}$ in. to High Street,
thence North 564 ft. 3. in. ^{and} west 690 ft.
 $4\frac{1}{2}$ in. to the place of beginning.

1128

5
117

92. p. 54. Wm. S. Ketcham ^{and} wife
 July 8. 1875 ^{and} Ignatius Brown
 (unmarried)
 to
 James Frank
 Mitchell's deed
 lot 22. ^{and} others in
 Brown, Frank ^{and}
 Ketcham's Subdiv.
 of part of Outlots
 107. ^{and} 108.

103. p. 229. James Frank ^{and}
 Oct. 10. 1876. wife
 to
 Joseph Ernst.
 Warranty deed
 Same lot 22.

Joseph Ernst since owns lot 22. in Brown,
 Frank ^{and} Ketcham's Subdivision of a
 part of Outlots 107. ^{and} 108. in the City
 of Indianapolis.

Decree quieting Title

In the Superior Court of Marion County
 Joseph Ernst }
 versus } No. 21298.
 Wm B. Fatout. }

073. p. 257 Court decrees ^{and} quiets the Title to Lots
 June 27. 1879 21. ^{and} 22. in said Subdivision in Joseph
 Ernst as against defendant Hoobrook
 who is perpetually enjoined from asserting

51. p. 179
 July 28. 1871. *Arnelia C Bickring* *Quitclaim deed*
 widow of George H. *Same parts of Outlots*
 7 *Bickring deed* 107. ^{no} 108. as above
 to described.
John Caven.

Plat Book
 4. p. 198
 Jan. 5. 1872. *John Caven* filed a Plat of Subdivisions
 of the above described parts of Outlots
 107. ^{no} 108. into 52 Lots.

63. p. 187.
 Jan. 2. 1873. *John Caven* *Warranty deed*
 to *lots 7. to 11. incl., 14*
 9 *Ignatius Brown* to 20. incl. ^{no} 23. to
 James Frank ^{no} 52. incl. in Caven's
 William A. Ketcham subdivision of a
 part of Outlots 107
 ^{no} 108.

71. p. 225
 July 28. 1873. *Vacation, by the Common Council of the*
 City of Indianapolis, of the Alleys laid
 10 out by John Caven in his Subdivision.

Plat Book
 6. p. 107
 Aug. 6. 1873. *Ignatius Brown* ^{no} wife, *James Frank* ^{no} wife,
 ^{no} *William A. Ketcham* filed a Plat of their
 11 *Subdivision of part of Outlots 107. ^{no}*
 108. in the City of Indianapolis into
 71 lots, numbered 1. to 71. inclusive



or setting up my claim against the said Real Estate by virtue of a certain Judgment rendered Septbr. 11. 1876. in Cause No. 15046 in favor of said W. B. Hosbrook versus James Frank for \$ 4425.03. (See order Book 39. page 36)

O.B. 82. p. 446. Hosbrook having appealed to General Term, the Superior Court in General Term affirmed the Decree heretofore rendered as above shown.

Mortgages.

O.B. p. 400 Joseph Ernst^{no} wife Mortgage on the
Nov. 13. 1876 to said lot 22.

The Russell Avenue
Building & Lumber
Association

To secure weekly dues on 3 Shares of Stock^{no} Interest at 8% p. a. on \$ 399. payable quarterly in advance.

See below for Judgment^{no} & Decree of foreclosure of this Mortgage in Cause No. 23904. of Superior Court.

*See 21/107
Mortgages
in Cause
No. 23904*



Continuation of Abstract of Title
to lot 22. in Brown. Frank ^{no} Ketchum's
Subdivision of part of Outlots 107.^{and}
108. in the City of Indianapolis.

Prepared for Mr. Joseph Ernst, since
the date of former Abstract. March 5th.
1881.

No further conveyances ^{no} the Title
to the above described lot 22. still rests
in Joseph Ernst.

Mortgage

110. S. 416 Joseph Ernst ^{and} Catharine Mortgage
Mar. 7. 1881. Ernst, his wife

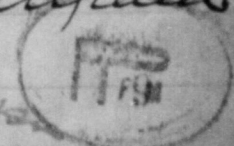
to
Felly Adela Heine

Mar. 10 1885 on the above described lot 22.

Wm. C. Murray
To secure one note of even date for
\$ 700. due 3 years after date, ^{and}
6 Interest notes of \$ 28. each, due 6. 12.
18. 24. 30. ^{and} 36 months after date, all
with 8% p. a. Interest after maturity etc

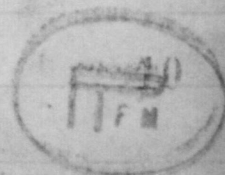
Taxes.

Taxes for 1884 ^{have} been ^{paid}



Indianapolis. Ind
March 5th 1885.

I find no further conveyances or
unsatisfied Encumbrances of Record
Searched made as to the Records of
Recorder Office, his Indenture Records and
Judgment Dockets of the Courts of Record
of this County ^{as well as} S. Courts at Indianapolis
W. B. Amerson



Continuation of Abstract of Title
to Lot 22. in Brown. Frank and
Ketchum's Subdivision of part of
Lots 107. and 108. in the City of
Indianapolis

Prepared for W. Joseph Ernst, since the
date of former continuation. March
5. 1885.

Title still rests in Joseph Ernst.

Mortgage

136. p. 288
Mar. 9. 1885

Joseph Ernst ^{and} Catharine
Ernst, his wife, ^{released}
to ^{Madison Avenue} ^{Building}
Madison Avenue Building
who an Association.

Mortgage on
said lot 22.

Entered by me
Jan 5. 1. 1888
Miss
Elizabeth

To secure one note of even date
for \$700. due on or before 2 years after
date, also 8 Interest Coupons of \$10. ⁵⁰/₁₀₀
each, due 3. 6. 9. 12. 15. 18. and 21 months
after date, all with 8% p.a. Interest
after maturity etc.

Taxes.

Taxes are paid for 1884.
Taxes 1885. are unpaid



Judgment
In the Marion Civil Circuit Court

No. 3982

73-8-190

+

Joseph Ernst et. al., Replew in Bonds
for Lewis E. Burton a S. of
C. C. Foster a number of copies

July 23, 1885. #317-

In Sate's petition as to Replew in Bonds under
Burton

Indianapolis. Ind
March 25th 1886

I find no further conveyances or
unjustified Encumbrances of Records
Search made as to Records of Records
office, his Prudens Records^{rs} Judgment
Dockets of Superior^{rs} Marion Circuit
Courts, as said Records^{rs} Dockets
are now entered up.

W. B. Anderson



We find no further Conveyances or unsatisfied encumbrances on the lot described in the caption of Abstract. Search made as to the Records in the Recorder's office. His Prudence Records of Complaints and attachments ~~in~~ Judgment Dockets in the Main Court and Superior Courts of Main County as said Records and Dockets are now made and entered up.

Examined May 28 1888.

N. 3918

For Joseph Ernst

Oteeg Rosebrock

12775 Thorpe Block

Taxes for 1888 paid

Indianapolis Ind² July 1 1889

Find no further conveyances nor unsatisfied encumbrances of record on tract as described in caption. Search made in the Recorder's office, the His Prudence Records of Complaints ^{and} attachments ^{and} Judgment Dockets of the Superior ^{and} Main Circuit Courts as said Records ^{and} Dockets are now entered up.

Theodor Stein

So. E. Market Street

Taxes 1894 7204 page 309
Soc'y & Trans

Kentucky Assure Bond #153 Record 24 page 309
Since paid about 1895



Examination of May 25, 1891 continued to date and
we find no change of title and no mortgages or
incumbrances incurred since said date except as shown
named -

July 3, 1895

Elliott Butler

Joseph Ernst wife }
To Mortgage } January 5, 1895
Mutual Home and } Record 282 page 58
Savings Association } Same lot 22 & other Real Estate

Securing \$2200⁰⁰ interest re
See foreclosure case no 59965

Taxes 1898 & 1899 not paid

We find no index of mortgages in Dan's Street

Examination of July 3, 1895 continued to date and
we find no change of title and no mortgages or
incumbrances incurred since said date except as herein named

Elliott Butler

March 20, 1900 - Examination of July 30, 1900 continued to date
and we find no additional change of title or incumbrances

Elliott Butler

We find no further Conveyances or unsatisfied encumbrances on the lot described in the Caption of Abstract. Search made as to the Records in the Recorder's office. Lis Pendens Records of Complaints and attachments ~~in~~ Judgment Dockets in the Marion Circuit and Superior Courts of Marion County as said Records and Dockets are now made and entered up.

Examined May 28 1888.

N. 3918

For Joseph Ernst

Oliver Rosebrock

12775 Thorsper Street

Taxes for 1888 paid

Indianapolis Ind^y July 1. 1889

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 as said Records and Dockets are now entered up.

Theodor Stein

So. E. Market Street

No. 3918

A Partial Abstract of Title to Lot 22 in Brown Frank and Ketcham's Subdivision of a part of Out Lot-107 & 108 in the City of Indianapolis

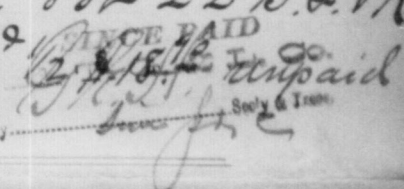
No 1 The title to Lot 22 in Brown Frank and Ketcham's Sub. of a part of Out Lot 107 & 108 &c still rests in Joseph Ernst.

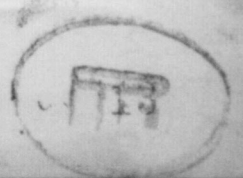
Encumbrances

MR. 145
P. 71 to 73
S. 10. 1886
S. 10. 1886
S. 10. 1886

Joe Ernst
wife Catharine
to Madison Avenue
Savings Loan Assn
Mortgage
Lot 22 in Brown Frank
& Ketcham's Sub. of parts
of Out Lots 107 & 108 in the
City of Indianapolis
To secure weekly dues
on 4 shares of stock and 6% interest on \$780.00
during said asso. Mch 31-1886. #4238 (D.F. 5-1)

Pay of 1887

No 3. Dup No 20874 Ernst Joseph Lot 22 B.F. & K.
Sub. O.F. 107 & 108. - 1st 1/2 Paid 2nd 



Continuation of Abstract of Title to lot 22. in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis.

Prepared for Joseph Ernst, Esq., since date of former continuation July 1, 1889.

There are no further conveyances.

Mortgage.

182. p. 304
July 3, 1889.

*Index
p. 28. 189
E. H. H. H. H.*

Joseph Ernst and
Katharina Ernst his wife,
to
Madison Avenue Saving and
Loan Association No. 3.

Mortgage.

Same lot 22.

To secure weekly dues, 8 shares 50¢ per share
and 6% p.a. interest on \$1581.00.

Taxes for 1890, paid.

Indianapolis, Ind., May 25, 1891.

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 Complaint and Attachments and Judgment Dockets of the Superior and Marion Circuit Courts, as said Records and Dockets are now entered up.

Thos. H. H.

#86 East Market Street.



Taxes 1894 7002 ~~paid~~ ^{PAID} ~~to~~ ^{CO.} ~~of~~ ^{Secy & Treas.} ~~the~~ ³⁰ ~~county~~

Kentucky Home Insur \$153 Record 24 page 309
since paid about ~~the~~ ~~date~~



January 3. 1895
Examination of May 25. 1891 continued to date and
we find no change of title and no unperfected in-
cumbrances incurred since said date except as above
named -
Elliott Butler

Joseph Ernst wife } January 5. 1895
 To Mortgage } Record 282 page 58
Mutual Home and }
Savings Association } Same lot 22 & other Real Estate

Securing \$2200⁰⁰ & interest re
See for closure same No 59965

Taxes 1898 & 1899 not paid

We find no Index of Mortgages in Dan Street

January 30. 1895
Examination of January 3. 1895 continued to date and
we find no change of title and no unperfected incumbrances
incurred since said date except as herein named
Elliott Butler

March 20 1900 - Examination of January 30. 1895 continued to date
and we find no additional change of title or incumbrances
Elliott Butler

++ 999 ++

Continuation of Abstract of Title to lot 22. in Brown, Frank and Ketcham's
Subdivision of part of Out Lots 107 and 108. in the City of Indianapolis.

Prepared for Mr. Joseph Ernst, since date of March 20, 1900:

In the Superior Court of Marion County.

No. 59965.
Suit filed
Feb. 2, 1900:

The Mutual Home and Savings Association,
versus
Joseph Ernst and Katharina Ernst his wife.

Judgment March 21, 1900, for \$1213.88 and costs, and
decree of foreclosure of mortgage executed by Joseph Ernst
and Katharina Ernst his wife to The Mutual Home and Savings
Association dated January 5, 1895, and recorded in Mortgage
Record 282. page 58; see Order Book 233. page 225, and full
proceedings in Complete Record -- page -- :
Execution Docket 48. page 325.

Said above described real estate was sold April 14, 1900 by
the Sheriff of Marion County to The Mutual Home and Savings
Association for \$1271.69, thereby fully satisfying Judgment
and decree.

ATTEST UNION TITLE CO.
BY *Willis N. Loyal*
PRES. & GENL. MGR.

NOTE: The Sheriff's Certificate of Sale issued in the above
cause was duly assigned by The Mutual Home and Savings Asso-
ciation to Thomas Hansen on August 11, 1900. See Lis Pendens
Sheriff's Certificate of Sale Record 9 page 21.
Taxes for 1899 not paid and now delinquent with penalty.

Taxes for 1900 now a lien.

Indianapolis, August 7, 1900:
We find no further conveyances, nor unsatisfied encumbrances of record
on lot 22. in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107
and 108. in the City of Indianapolis.

Search made in the Recorder's Office, the Lis Pendens Records of Com-
plaints and Attachments and Judgment Dockets of the Superior and Marion
Circuit Courts; also Records of Street, Alley and Sewer Improvement Assess-
ments in the City Comptroller's Office as certified to the Treasurer of
Marion County, as said Records and Dockets are now entered up.

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

INDIANA TITLE GUARANTY AND LOAN CO.

By

George C. Hume
Sec'y & Treas.

B & C.



The City of Indianapolis,

MARION COUNTY, INDIANA,

Prepared for Joseph Ernst Esq

BY

Wm. C. Anderson,

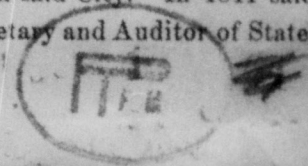
MOORE'S BLOCK, 86 E. MARKET ST.

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.



Davis Street.

50.

22.
150.

150.

alley 14²/₃ ft.

Continuation of Abstract of Title to Lot 22, in Brown, Frank and Ketcham's Sub-division of part of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat book 6, page 107, in the Recorder's Office of Marion County, Indiana.

Prepared for Fletcher Savings and Trust company, since date of former continuation, dated August 7, 1900.

328, p. 290.
Aug. 2, 1900.
Recorded
Sept. 11, 1900.

Joseph Ernst, and
Katharina Ernst, his wife.
to
Thomas Hansen.

Warranty Deed

Lots 21 and 22 in part of Out Lots 107 and 108, in Brown, Ketcham and Frank's Sub-division of Caven's Sub-division to the City of Indianapolis.

Subject to a mortgage for \$1000.00 in favor of Christina Kriebs, also subject to the unpaid principal and interest to Mutual Home and Savings Association not exceeding \$800.00.

On Margin; For deed correcting error in this deed see next page of this Book.

328, p. 291.
Aug. 11, 1900.
Recorded
Sept. 11, 1900.

Joseph Ernst, and
Katharina Ernst, his wife.
to
Thomas Hansen.

Quit Claim Deed

Lots 21 and 22, in Brown, Frank and Ketcham's Sub-division of part of Out Lots 107 and 108, in the City of Indianapolis.

Subject to the taxes of 1900, subject also to a mortgage of the principal sum of \$1000.00 with accrued interest at 7% from April 22, 1900, to Christina L. Kriebs. *Mortgage Record 326 pg 332 Satisfied of Record Dec 10, 1900*

Subject also to a *this mortgage is on lot 21 only* lien of the aggregate sum of \$1305.30 in favor of the Mutual Home and Savings Association which lien has been assigned to Thomas Hansen.

Mortgage Record 282 page 58 foreclosed in Superior Court Cause no 59966 + Judgment fully satisfied

Misc. Record
74, p. 241.
Nov. 22, 1912.
Recorded
Nov. 23, 1912.

STATE OF INDIANA, MARION COUNTY, S. S.

Nicholas McCarty, being duly sworn on his oath says that he is the son of Nicholas McCarty, deceased, who formerly owned in his life time Out Lot 220, 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 this affiant has never been married and his sister Frances J. McCarty, has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867, to John C. S. Harrison.

Nicholas McCarty.



There are no further conveyances.

Assessments.

2, p. 25.
Approved
Dec. 29, 1916.

*Ad in full
5/28*

Thomas Hansen,
to
Special Assessment for Lengthening
West Washington Street Bridge over
White River and Intersections.
Lot 22, as above for 70 cents.
Not paid.

PAID IN FULL

Assessment

*Since pd
5/28*

Taxes for the year 1916, not paid, payable in May and
November 1917.

SINCE PAID
MARION TITLE GUARANTY COMPANY

*See cert cont
5/28*

Taxes for the year 1917, now a lien, payable in May and
November 1918.

Attention called to 4th Park and Boulevard Assessment
for South Park District for which this property may be
assessed.

Indianapolis, February 19, 1917.

We find no further conveyances nor unsatisfied encumbrances of re-
cord on Lot as described in caption, since date of August 7, 1900.

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

No search made for Judgments in the United States Circuit and Dis-
trict Courts at Indianapolis.

MARION TITLE GUARANTY COMPANY

By *J. Wilson*

Continuation of an Abstract of title to Lot 22 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the recorded plat thereof as recorded in Plat Book 6, page 107 in the Recorders Office of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of former continuation, dated February 19, 1917.

Thomas Hansen departed this life testate on the 16th day of November 1917.

Will Record
"CC" p. 147
April 19, 1916
Probated
Nov. 16, 1917.

LAST WILL AND TESTAMENT OF THOMAS HANSEN, DECEASED.

I, Thomas Hansen, a resident of Indianapolis, Marion County, State of Indiana, do hereby make publish and declare this to be my last Will and Testament hereby revoking any and all former wills by me heretofore made.

Item 2: I will and direct that all my just debts funeral expenses and expenses of last illness be paid as soon after my decease as possible.

Item 2: I will, devise and bequeath to the German Evangelical Luthern Orphan Home now located on East Washington Street in the City of Indianapolis, the sum of \$1500.00.

Item 3: I will, devise and bequeath to my nephew Thomas Hansen, son of my deceased brother Carsten Hansen and who now resides in Hungerburg, Germany the sum of \$1000.00.

Item 4: I will, devise and bequeath to my nephew Jens Hansen, son of my deceased brother Carsten Hansen, and who now resides in Hungersburg, Germany, the sum of \$1000.00.

Item 5: All the rest and residue of my estate I will, devise and bequeath as follows:

To my brother Martin Hansen of the City of Indianapolis, Indiana, one sixth.

To my sister Katharine Hansen of Indianapolis, Indiana one sixth.

To my sister in law Caroline Hansen wife of my deceased brother Carsten Hansen and to her children Maria Hansen, Thora Hansen, Jony Hansen, Jens Hansen Metha Hansen and Thomas Hansen, together one sixth.

To my sister Louise Hansen of Sueder, Lue gum Germany one sixth.

To my brother Rasmus Hansen of Indianapolis, Indiana one sixth.

Item 6: I hereby constitute and appoint the Fletcher Savings and Trust Company Executor of this my last Will and Testament.

In witness whereof I have hereunto set my hand this 19th day of April 1916.

Thomas Hansen.

The foregoing instrument was signed by the testator Thomas Hansen and declared to be his last

will and Testament in our presence and at his request in his presence and in the presence of each other we sign the same as witnesses this 19th day of April 1916.

Harry K. Bonn,
N. F. Sumner.

Estate Docket
52, p. 15695

Estate of Thomas Hansen pending in the Marion Probate Court.

November 16, 1917, Fletcher Savings and Trust Company qualified as Executor of the last Will and Testament of Thomas Hansen, deceased, and oath and acceptance filed. See Order Book 44, page 197.

December 3, 1917, Proof of Publication of appointment filed.

Feb 24, 1920 Final Report filed
May 29, 1920 Final Report Approved & Estate Closed see Order Book 64 page 128

Marion Title Guaranty Company

By *J. M. Wilson* Manager

There are no further cobveyances.

Encumbrances.

707, p. 130
Feb. 27, 1917
Recorded
Feb. 28, 1917.

Thomas Hansen, unmarried,
to

Mortgage

Fletcher Savings and Trust Company
of Indianapolis, Indiana, Trustee.

Lots number 22, 46, and 47 in Brown Frank and Ketchams Subdivision of lots numbers 7 to 11 inclusive 14 to 20 inclusive and 23 to 52 inclusive in John Cavens Subdivision of the West part of the North half of Out lots numbered 107 and 108 in the City of Indianapolis, Indiana, as shown by the Plat thereof recorded in Plat Book 6, page 107 in the Recorders Office of Marion County, State of Indiana.

To secure 7 promissory notes or bonds calling for \$100.00 each, maturing as follows, one bond each in 1, 2, 3, and 4 years, and 3 bonds in 5 years from the 28th day of February 1917, also 3 promissory notes or bonds for \$500.00 each maturing in 5 years from the 28th day of February 1917, also 10 interest notes as follows; 2 for \$66.00 each, two for \$63.00 each, two for \$60.00 each, 2 for \$57.00 each, two for \$54.00 each, maturing in 6, 12, 18, 24, 30, 36, 42, 48, 54, and 60 months after date, All of said notes bear interest at 8% after maturity with 10% attorneys fees.

With privilege of paying \$100.00 or any multiple thereof at the third or any subsequent interest paying date.

Filed March 14-1919
Satisfied
By *J. M. Wilson*
Marion Title Guaranty Company
Manager



Assessments.

2, p.24
Approved
Dec. 31, 1917

Thomas Hansen
to
Special Assessment for cost
of Street Intersections for the year 1916
Lot 22 as above 45 cents.
Not paid.

Assessment

SINCE PAID
Marion Title Guaranty Company
By *[Signature]* Manager

Taxes for the year 1917, not paid, payable in
May and November 1918.

SINCE PAID
Marion Title Guaranty Company
By *[Signature]* Manager

Taxes for the year 1918, now a lien, payable in
May and November 1919.

Attention called to 4th Park and Boulevard
Assessment for South District for which this property
may be assessed.

*none
6/18*

Indianapolis, March 6, 1918.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in caption, since date of February 19, 1917.

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

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

MARION TITLE GUARANTY COMPANY
[Signature]

Continuation of Abstract of Title to Lot 22 in Brown, Frank and Ketchams Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Prepared for Fletcher Savings and Trust Company, since date of former continuation, dated March 6, 1918.

IN THE PROBATE COURT OF MARION COUNTY, INDIANA.
IN RE: ADMINISTRATION ON ESTATE OF THOMAS HANSEN,
DECEASED.

Estate Docket.
52, p. 15695.
Petition filed
March 30, 1918.

Fletcher Savings and Trust Company,
Executor of last Will and Testament
of Thomas Hansen, deceased.

Petition to Sell
Real Estate.

-vs-

✓ German Evangelical Lutheran Orphan Home, Katharine Harsen, Soren Hansen, her husband, Rasmus Hansen, Katherine Hansen, his wife, William Hansen, Lizzie Hansen, his wife, Andrew Hansen, Clara Hansen, his wife, Thora Nissen, Neil Nissen, her husband, Christina Hansen Kruse, Christian Kruse, her husband, Thermira Hansen Volrath, Charles Volrath, her husband, ✓ Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife, Jens Hansen, - Hansen, his wife, ✓ Thomas Hansen, - Hansen, his wife, Metha Hansen, Louise Nielson, Anton Nielson, her husband, Hans Hansen, Anna Hansen, his wife, A. Mitchell Palmer, Alien Property Custodian, Unknown heirs and devisees of ✓ Caroline Hansen, ✓ Maria Hansen, Thora Hansen, ✓ Jony Hansen and - Hansen, his wife, ✓ Jens Hansen, and - Hansen, his wife, ✓ Thomas Hansen, and - Hansen, his wife, ✓ Metha Hansen, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife,

Mutual Home and Savings Association.

The undersigned Fletcher Savings and Trust Company, duly qualified and acting as Executor of the last Will and Testament of Thomas Hansen, deceased, respectfully shows that said decedent died a resident of Marion County, leaving his last will and testament, a copy of which is filed herewith, marked "Exhibit A", providing for the payment of legacies of \$1500.00 to said German Evangelical



Lutheran Orphan Home, \$1000.00 to said Thomas Hansen, and \$1000.00 to said Jens Hansen and for the distribution of the rest and residue of said decedent's estate 1/6 to said Katharine Hansen, 1/6 to said Caroline, Maria, Thora, Jony, Jens, Metha and Thomas Hansen, together, 1/6 to said Louise Nielson, 1/6 to said Hans Hansen, 1/6 to said Rasmus Hansen, and 1/6 to said Martin Hansen. That on the - day of June, 1916, after the execution of said will and prior to the death of said testator, said Martin Hansen died intestate, leaving the defendants William and Andrew Hansen and Thora Nissen, Christina Kruse and Thermana Volrath, his children, and no other child or descendant of a deceased child surviving him. That said Thomas Hansen died unmarried and left no child or other descendant, no father or mother and no brother or sister or descendant of any brother or sister other than the defendants, his sisters Katharine Hansen, Louise Nielson, and his brothers Hans Hansen and Rasmus Hansen, and his nephews and nieces, William and Andrew Hansen, Thora Nissen, Christina Hansen Kruse, Thermana Hansen Volrath, children of his deceased brother Martin Hansen, and Maria, Thora, Jony, Jens, Metha and Thomas Hansen, children of his deceased brother, Carsten Hansen, who were his sole heirs at law. That the christian names of the respective wives of Jony, Jens and Thomas Hansen are unknown to this petitioner.

That in addition to the legacies bequeathed by said will the indebtedness of said estate including the funeral expenses and costs of administration amounts to \$7738.25. That no claims have been filed and allowed or are pending against said estate, and the total value of the personal estate of said decedent amounts to \$5478.11, therefore said personal estate is insufficient to pay and discharge the debts and liabilities of said estate. That at the time of his death said decedent was the owner in fee simple of the following real estate in Marion County, Indiana, to wit:

Lots 21, 22, 46 and 47 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119 in the Recorder's Office.

Lots 12 and 13 in John Roset's Subdivision of part of Out Lot 107 in the City of Indianapolis, according to plat thereof in Plat Book 1, page 275, in the Recorder's Office.

Lot 553 in Spann and Company's Second Woodlawn Addition to the City of Indianapolis, according to plat thereof in Plat Book 6, page 45, in the Recorder's Office.

Lot 210 in Bradley, Denny & Atkinson's East Washington Street Addition to the City of Indianapolis, according to the plat thereof in Plat Book 10, page 10 in the Recorder's Office.

Lots 55 and 257 in Woodcroft, a Subdivision of the East Half of the North East Quarter of Section 13, Township 16, North, Range 3 East, according to plat thereof in Plat Book 14, page 19, in the Recorder's Office.

That said real estate is liable to sale to make assets for the payment of the debts and liabilities of said estate and the probable value thereof exclusive of liens thereon is \$14500.00. That the taxes due upon said real estate accrued at decedent's death amount to \$98.00. That said Lots 22, 46 and 47 in Brown, Frank & Ketcham's Subdivision are subject to a certain mortgage in favor of the Fletcher Savings and Trust Company, Trustee, securing notes aggregating the principal sum of \$2200.00 which is a lien thereon, unpaid and unsatisfied.

That the defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen and - Hansen his wife, Jens Hansen and - Hansen his wife, Metha Hansen, Thomas Hansen and - Hansen his wife, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen his wife, and the unknown heirs and devisees of said last named defendants and the defendants Mutual Home and Savings Association and A. Mitchell Palmer, Alien Property Custodian, are non residents of the State of Indiana, and their residence on diligent inquiry is unknown.

Wherefore said Executor prays that upon the hearing of this petition an order may be granted empowering it to sell said real estate or so much thereof as may be necessary to discharge the debts and liabilities of said estate, and that the Court will grant such other and further relief in the premises as the interests of said estate may require.

Fletcher Savings and Trust Company, Executor,

By Donald S. Morris, Asst. Trust Officer.

Defendants German Evangelical Lutheran Orphan Home, William Hansen, Lizzie Hansen, Andrew Hansen, Clara Hansen, Neis Hansen and Christian Kruse, Thora Nissen, Christine Hansen Kruse, Charles Volrath, Thermana Hansen Volrath, Mutual Home and Saving Association duly served with process.

March 30, 1918.

Publication ordered as to all other defendants except Katherine Hansen, and Soren Hansen, her husband, Rasmus Hansen and Katherine Hansen, his wife, returnable June 3, 1918, see Order Book 47, page 422.

March 30, 1918.

The defendant, Rasmus Hansen, by way of cross-complaint herein says that the plaintiff and the defendant, Katherine Hansen, are the owners in fee simple as tenants in common of the real estate described in the petition filed herein in Marion County, Indiana, to wit:

Lots 21, 22, 46, and 47 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office.

And other real estate as described in Petition above.

Subject to the right of the Fletcher Savings and Trust Company as Executor of the last will and testament of Thomas Hansen, deceased, to sell a sufficient amount of said real estate required for the payment of the debts and legacies of said estate. That said lots 21, 22, 46 and 47 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of Part of Out Lots 107 and 108 in the City of Indianapolis, are of sufficient value to provide the amount necessary for the payment of all said debts and legacies.

Defendant further says that said Thomas Hansen died testate leaving his last will and testament, a copy of which is filed herewith, marked "Exhibit A", and by said will, after providing for the payment of certain legacies to persons therein named, directed the distribution of all the rest and residue of said decedent's estate 1/6 to said Katherine Hansen, 1/6 to the defendants, Caroline, Maria, Thora, Jony, Jens, Metha, and Thomas Hansen, together, 1/6 to the defendant, Louise Nielson, 1/6 to the

-3-



(over)

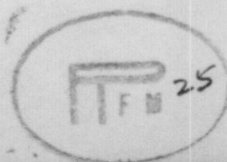
defendant, Hans Hansen, 1/6 to Martin Hansen, and 1/6 to this plaintiff. That said Martin Hansen died intestate on the - day of June 1916, prior to the death of said testator, leaving the defendants William and Andrew Hansen Thora Nissen, Christina Kruse and Thermana Volrath, his children, and no other child or descendant of a deceased child surviving him. That said defendants Caroline, Maria, Thora, Jony, Jens, Metha and Thomas Hansen, Louise Nielson and Hans Hansen resided in Germany prior to decedent's death and have not been heard from for more than 18 months last past and some or all of said defendants may have died prior to the death of said decedent as this defendant is informed and charges the fact to be. That in the event of the death of any or all of said defendants last named prior to the death of said decedent, the interest devised to them by said will insaid real estate passed to and vested in said defendant Katharine Hansen and this plaintiff. That said testator, Thomas Hansen, died unmarried and left no child or other descendant and no father or mother and no brother or sister or descendant of any deceased brother or sister other than the plaintiff and defendants herein named. That the defendants William Hansen and Lizzie Hansen, his wife, Andrew Hansen and Clara Hansen, his wife, Thora Nissen and Eiel Nissen, her husband, Christina Kruse and Christian Kruse, her husband, Thermana Volrath and Charles Volrath, her husband, and Mutual Home and Savings Association claim some lien or interest in said real estate adverse to the claims of this plaintiff and said other defendants, but that said claims are unfounded and without right. That said real estate cannot be partitioned and the interests of the owners thereof set off to them without injury to the parties.

That the christian names of the defendants, -- Hansen, wife of Jony Hansen, -- Hansen wife of Jens Hansen, -- Hansen wife of Thomas Hansen, are unknown to this complainant and cannot be ascertained.

Wherefore plaintiff prays the Court that the plaintiff and the defendant Katharine Hansen, be declared the owners of said real estate in equal shares in the event it shall be determined that all of the other residuary legatees named in said will died prior to the death of said testator; that said real estate be partitioned and the interests of the parties either be set off in severalty or said real estate sold and the proceeds thereof distributed to the owners thereof and that the interest of the other defendants therein be adjudged and finally determined by the Court and for all other proper relief.

March 30, 1918.

Affidavit for publication on cross-complaint filed as to defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen and - Hansen, his wife, Jens Hansen, and - Hansen, his wife, Thomas Hansen and - Hansen, his wife, Metha Hansen, Louise Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife, A. Mitchell Palmer, Alien Property Custodian, Unknown Heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, and - Hansen, his wife, Jens Hansen and - Hansen his wife, Thomas Hansen and - Hansen, his wife, Metha Hansen, Louise Nielson and Anton Nielson, Her Husband, Hans Hansen and Anna Hansen, his wife, Mutual Home and Savings Association, and Jonathan Edwards, Trustee, stating that said defendants are not residents of the State of Indiana, and that their residence is unknown.



April 3, 1918.

Waiver of Notice and Process filed by the following named defendants to the Petition and Cross-Complaint, viz., Rasmus Hansen, Katie Hansen, Catharine Hansen and Saren Hansen.

April 23, 1918.

Proof of publication of Notice filed as to the defendants Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife; Jens Hansen - Hansen, his wife; Thomas Hansen - Hansen, his wife; Metha Hansen, Louise Nielson, Anton Nielson, her husband; Hans Hansen, Anna Hansen, his wife, unknown heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen - Hansen, his wife, Jens Hansen, - Hansen, his wife, Thomas Hansen, - Hansen, his wife, Metha Hansen, Louise Nielson, Anton Nielson her husband, Hans Hansen and Anna Hansen, his wife, A. Mitchel Palmer, Alien Property Custodian, Mutual Home and Savings Association, disclosing publication for 3 weeks successively, the first of which was on April 3, 1918 and the last on April 17, 1918, in the Indianapolis Commercial, a newspaper of general circulation.

May 13, 1919.

Comes now Thora Nissen and Neil Nissen, her husband, Christina Hansen Kruse, and Christian Kruse, her husband, Thermina Hansen Volrath and Charles Volrath, her husband, Andrew Hansen, and Clara Hansen, his wife, William Hansen, and Lizzie Hansen, his wife, and for answer to the petition herein of the Fletcher Savings and Trust Company, Executor, of the last Will and Testament of Thomas Hansen, deceased, and to the cross-complaint of Rasmus Hansen thereto, each separately and severally, deny each and every material allegation therein contained.

May 28, 1919.

Francis P. Garvan, Alien Property Custodian, filed petition to be substituted as a party defendant to Executor's Petition to Sell Real Estate and to Cross-Complaint of Rasmus Hansen, stating that A. Mitchell Palmer, Alien Property Custodian named as a party defendant resigned and was succeeded in office by said Garvan. Petition granted.

Said Garvan, Alien Property Custodian filed answer in General Denial to the Petition to sell real estate and to the Cross-complaint of Rasmus Hansen.

May 28, 1919.

Comes now the Fletcher Savings and Trust Company, Trustee, and for answer to the petition of the Fletcher Savings and Trust Company, Executor of the Last Will and Testament of Thomas Hansen, deceased, and to the cross-petition of Rasmus Hansen herein says that the mortgage to the defendant Fletcher Savings and Trust Company, Trustee, on Lots 22, 46, and 47 in Brown, Frank and Ketcham's Subdivision has been discharged and is no longer a lien upon said real estate, the debt secured thereby having been fully paid and said mortgage has been released.

May 28, 1919.

Comes now said Executor, Fletcher Savings and Trust Company, and comes also Rasmus Hansen, cross-complainant herein, and the said defendants, Mutual Home and Savings Association, German Evangelical Lutheran Orphan Home, Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, - Hansen, his wife, Jens Hansen, - Hansen, his wife, Thomas Hansen, - Hansen, his wife, Metha Hansen, Louise Nielson, Anton Nielson, her husband, Hans Hansen, Anna Hansen, his wife, Unknown Heirs and devisees of Caroline Hansen, Maria Hansen, Thora Hansen, Jony Hansen, and - Hansen, his wife, Jens Hansen, and - Hansen his wife, Thomas Hansen, and - Hansen, his wife, Metha Hansen, Louise

Nielson and Anton Nielson, her husband, Hans Hansen and Anna Hansen, his wife, failing to appear, they are each on motion, three times loudly called but come not and herein wholly make default.

And the Court finds that to make assets for the payment of the debts and liabilities of said estate, it will be necessary to sell all of the decedent's interest in said real estate, and that the material allegations contained in the petition of said executor are true as there stated and set forth.

The Court further finds that Martin Hansen, a brother, of Thomas Hansen, testator, died intestate on the 5th day of June, 1916, prior to the death of said testator, leaving the defendants, William and Andrew Hansen, Thora Nissen, Christina Kruse and Thermana Volrath, his children, and no other child or descendant of a deceased child surviving him. That said defendants, said children of said Martin Hansen, have no interest in this estate, no provision having been made in said will of said testator for the death of said Martin Hansen before said testator. That no evidence has been introduced upon the further allegations of said cross-petition regarding said defendants, Caroline, Maria, Thora, Jonny, Jens, Metha, and Thomas Hansen, Louisa Nielson and Hans Hansen, residing in Germany prior to testator's death. Therefore the Court makes no finding regarding said defendants. But the Court finds that the allegation of said cross-petition that said real estate should be sold is true and that it will be necessary that said real estate be sold in order to pay the several legacies provided for in said testator's will.

It is therefore considered and ordered by the Court that the real estate in Marion County, Indiana, of said decedent in said petition mentioned and described as follows, to wit:

Lots 21, 22, 46, and 47 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis according to plat thereof in Plat Book 7, page 119 in the Recorder's Office.

And other real estate as described in petition above, be sold by said executor at private sale for not less than the full appraised value thereof and on the following terms and conditions; the purchase money shall be paid in cash by the purchaser or purchasers. Said real estate shall be sold free and discharged from all liens except for the taxes of 1919 payable in 1920. Said executor is required to give ten days notice of the time, terms and place of sale by publication in a public daily newspaper of general circulation, printed and published in the City of Indianapolis, County of Marion, Indiana.

And said executor is required to make due report of its proceedings under the foregoing order and time is given. Order Book 54, page 255.

Said Executor filed the following:-

INVENTORY AND APPRAISEMENT.

Lot 21 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office, \$1600.00.

Lot 22 as above described, \$1400.00.

Lot 46 as above described, \$1600.00.

Lot 47 as above described, \$1300.00.

May 28, 1919.



Part of Lots 12 and 13 in John Roset's Subdivision
 as above described, \$1250.00.
 Lot 553 in Spann & Company's Second Woodlawn Addition
 as above described, \$1400.00.
 Lot 210 in Bradley, Et al's East Washington Street
 Addition as above, \$3500.00.
 Lot 55 in Woodcroft, as above, \$800.00.
 Lot 257 in Woodcroft, as above, \$500.00.
~~REMARKS.~~ *see out Cont*

There are no further conveyances.

since Ad
588
Taxes for the year 1918, first installment paid,
 second installment unpaid,
 payable in November 1919.

Taxes for the year 1919, now a lien, payable in
 November 1920.

Indianapolis, Indiana, Aug. 11, 1919.

We find no further conveyances nor unsatisfied encumbrances of record on
 Lots as described in Caption, since date of March 6, 1918.

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

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

0.

-7-

MARION TITLE GUARANTY COMPANY

By *J. B. Williams* Manager



An Addenda to Abstract of Title to Lot 22 in Brown, Frank, and Ketcham's Subdivision of part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the recorded plat thereof in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

IN THE PROBATE COURT OF MARION COUNTY:

IN RE: ADMINISTRATION ON THE ESTATE OF THOMAS HANSEN, DECEASED:

Estate Docket
52, p, 15695.

Fletcher Savings & Trust Company,
Executor of the last Will and
Testament of Thomas Hansen,
deceased,

Petition to sell
Real Estate.

versus

German Evangelical Lutheran
Orphan Home et al.

(See preceding Continuation).

September 3, 1919, proof of publication of notice of sale of all the real estate described in the Petition, as abstracted in the preceding Continuation, filed, disclosing such notice by one insertion in The Indianapolis Commercial on May 29, 1919.

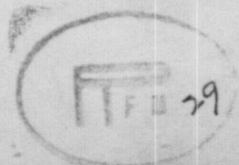
"Pending".

Respectfully,

MARION TITLE GUARANTY COMPANY

By *J. Wilkins*

Sept. 9, 1919.
H.



#114287.

Continuation of Abstract of Title to Lot 22 in Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.

Prepared for W. T. Cannon, since date of August 11, 1919.

IN THE MARION PROBATE COURT.

IN RE: ESTATE OF THOMAS HANSEN, DECEASED.
CONTINUATION OF PETITION TO SELL REAL ESTATE, FROM
PREVIOUS CONTINUATION.

Sept. 17, 1919.

The undersigned, Executor of the Estate of Thomas Hansen, deceased, reports to the Court that pursuant to an order heretofore made of this proceeding authorizing and directing the sale of the real estate therein and hereinafter described, it gave notice of the time, terms and place of such sale by the publication and in the manner required by the terms of said order, and it attaches hereto and makes a part of this record a copy of such notice, together with proof of publication thereof as aforesaid.

That on the 22nd day of July, 1919, in compliance with notice for such sale as to time, place and terms, it sold said real estate in Marion County, State of Indiana, to-wit:

Lot 21 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office, at private sale to Charles F. Roesner subject to the approval of this Court for the sum of \$1600.00, that being the highest and best bid received therefor and the full appraised value thereof.

Said purchaser complied with the terms of such sale by paying to this executor \$1600.00 in cash.

On the 22nd day of July, 1919, complying with the notice of such sale in time, place and terms, it sold said real estate in Marion County, State of Indiana, to-wit:- Lot 22 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to a plat thereof in Plat Book 7, page 119, in the Recorder's Office, at private sale to Charles F. Roesner, subject to the approval of this Court for the sum of \$1400.00, that being the highest and best bid received therefor and the full appraised value thereof.

Said purchaser complied with the terms of such sale by paying to this Executor \$1400.00 in cash.

And said Executor now brings into Court the cash payments so made and asks that said sales and its sets as herein reported may be approved and confirmed.

Fletcher Savings & Trust Company, Executor,
By Russell G. Sumner, Secretary.

Sept. 17, 1919.
Order Book
57, p. 437.

Comes now Fletcher Savings and Trust Company, Executor of the last will of said decedent and files the following verified report of sale of certain real estate in Marion County, State of Indiana, therein described as follows: (H.I.).

Lot 21 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to Plat thereof in Plat Book 7, page 119, in the Recorder's Office.

Lot 22 in Brown, Frank & Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office, heretofore in this proceeding ordered sold, together with proof of publication of notice of such sale (insert); and the Court having examined the same and being sufficiently advised finds that said Executor, after giving notice of the time, terms and place of sale as required by the order of this Court authorizing the same, sold the real estate as aforesaid described at private sale to Charles F. Roesner for the sum of Three Thousand Dollars, that being the highest and best bid therefor, and the full appraised value thereof. The Court further finds that said purchaser has in all things complied with the terms of such sale. And the Court being satisfied that in the interest of said estate said sale ought to be approved, now in all things ratifies and confirms the same, together with the acts of said executor as by it reported. And said executor is now ordered to execute its deed conveying said real estate so sold to said purchaser, the purchase money having been received by said Executor from said purchaser.

And this proceeding is adjudged finally disposed of.

613, p. 589.
Sept. 16, 1919.
Recorded
Sept. 30, 1919.

Fletcher Savings and Trust Company,
Executor of the Last Will of Thomas
Hansen, deceased, as such Executor
by order of the Marion Probate Court
of Marion County, in the State of
Indiana, entered in Order Book 57, on
said Court on page 437,
By Evans Woollen, President,
Attest: Russell G. Sumner, Secretary,
(Corp. Seal).

Executor's Deed.

to
Charles F. Roesner.

← Lot 21 in Brown, Frank and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots 107 and 108, in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's Office.

Lot 22 in Brown, Frank, and Ketcham's Subdivision of part of John Caven's Subdivision of part of Out Lots

Roesner
m.v.

107 and 108, in the City of Indianapolis, according to plat thereof in Plat Book 7, page 119, in the Recorder's office.

Examined and approved in open Court this 17th day of September, 1919.

Mahlon E. Bash,
Judge Probate Court.

There are no further conveyances.

Taxes for the year 1921, first installment paid, second installment unpaid, payable in November, 1922.

Taxes for the year 1922, now a lien, payable in May and November, 1923.

As shown of record these taxes are now FULLY PAID. BY Russell A. Fisher

Judgment.

IN THE SUPERIOR COURT OF MARION COUNTY.

Cause #90824.
Order Book
330, p. 526.

*Cause 90824
costs \$650
paid 10/22-40*

paid back

The record shows these Costs NOW PAID

John Miller, et al., vs. Charles F. Roesner.

May 1913.

Costs.



Indianapolis, Ind. May 11, 1922.

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

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

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

Marion Title Guaranty Company
By *B. Williams* Manager



1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number Twenty-two (22) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Dunlop and Holtegel, since date of May 11, 1922.

CONVEYANCES

OF

Mary C. McCambridge

Affidavit

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

ABSTRACTS

2.

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

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

Further affiant sayeth not.
Mary C. McCambridge.

L. M. Brown Abstract Co.,

Mary C. McCambridge

Affidavit

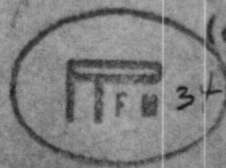
Deed Record
988 page 71
March 29, 1938
Recorded
March 29, 1938

Affiant says that she is personally acquainted with the history and heirs of George H. Bicking, deceased, grantee in a certain deed recorded in Record 2 page 338 of the records of the Recorder's office of Marion County, Indiana.

That said George H. Bicking departed this life intestate some time prior to the 20th day of September 1870, and left surviving him as his sole and only heirs, at law, his widow, Amelia C. Bicking, grantor in deed recorded in Record 51 page 197, and his children

3.

1.



(over)

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Ella H. Emory, and Margaret A. Brisbane, grantors in a deed recorded in Record 43 page 427 and left surviving no other children nor descendants of any deceased child of children him surviving.

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

Further affiant sayeth not.
Mary C. McGambridge.

4. WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

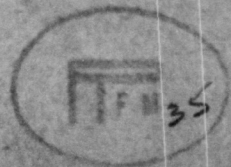
Mtg. Record
822 page 558
May 23, 1922
Recorded
May 25, 1922

Charles F. Roesener and
Christiana Roesener,
his wife,
to

The Railroadmen's Building
and Savings Association,
Lots No. 20, 21, 22 and 23
Ketcham's Subdivision of part of Out Lots 107 and
108 in the City of Indianapolis.

To secure the payment of a certain promissory note
of even date hereof payable at the office of said
association on or before ten years from date in the
principal sum of \$5500.00 with interest at the rate
of 6 1/2 % per annum until paid, together with certain
dues, fines, attorney's fees, etc.

SATISFIED OF RECORD
L. M. BROWN, ABSTRACTER
L. M. Brown
VICE PRES.



INDIANAPOLIS

TITLE

OF

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

Railroadmen's Federal
Savings and Loan Association
of Indianapolis.

Change of Name

6.

ABSTRACTS

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

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

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

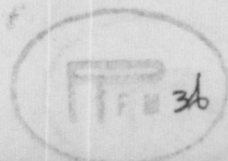
BE IT FURTHER RESOLVED: That triplicate certified copies of this resolution shall be transmitted to said Association for filing in the manner required by Section 55 of Chapter 5 of the Acts of the Indiana General Assembly of 1935 for the purpose of showing the conversion hereinabove approved.

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

H. Caulsen, (Seal)
Assistant Secretary

L. M. Brown Abstract Co.,

3.



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

7.

INDIANAPOLIS Fermor S. Cannon

Affidavit

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

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

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

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

And further affiant says not.

Fermor S. Cannon.

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

8.

ABSTRACTS Fermor S. Cannon

Affidavit

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

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

And further affiant sayeth not.

Fermor S. Cannon.

L. M. Brown Abstract Co.,



INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

MECHANICS' LIENS

9.

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

JUDGMENTS

10.

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

Charles F. Roesener, for the 10 years last past.

None found unsatisfied.

OLD AGE PENSIONS

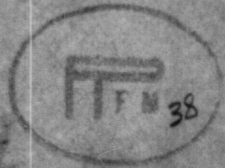
11.

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

ASSESSMENTS

12.

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



INDIANAPOLIS

TAXES

13.

Taxes for the year 1938 assessed in the name of Charles F. Roesner, General Tax Duplicate No. 92700, Indianapolis, Center Township, were due and payable the first Monday in May, and the first Monday in November 1939.

May installment paid,
Nov. installment paid.

TITLE

OF

14.

Taxes for the year 1939 assessed in the name of Charles F. Roesner, General Tax Duplicate No. 189902, Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1940.

May installment \$24.11 unpaid & delinquent,
Nov. installment \$24.11 unpaid.

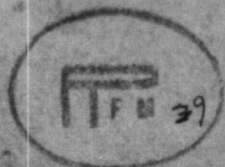
ABSTRACTS

SEE EXTENSION OF ABSTRACTS

L. M. Brown Abstract Co.,

15.

Taxes for the year 1940 became a lien March 1st, and are due and payable in May and November of the year 1941.



ZONING

16.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

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

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

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

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

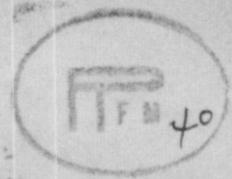
And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot height limit; H-3, 108 foot height limit; and H-4, 180 foot height limit; and

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

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

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

L. M. Brown Abstract Co.,



CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from **May 11, 1922** to and including
August 22, 1940 and covers Paragraphs No. 1 to 17

both inclusive, and Sheets No. 1

to **8** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell G. Jones*
 Vice-President & Mgr.



ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

144292

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

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

UNITED STATES DISTRICT COURT
 SEARCH FOR
 BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

Dunlop and Holtegel

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

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

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

This certificate covers the Indianapolis Division down to and including August 22, 1940
 and all other Divisions of the State of Indiana down to and including August 17, 1940

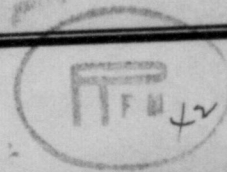
Charles F. Roesener

L. M. BROWN ABSTRACT CO.

By

Russell A. Furr
 President and Mgr.

GM



1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number Twenty-two (22) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for W. L. Densford,
since date of August 22, 1940.

CONVEYANCES

Deed Record
1043 page 477
Sept. 3, 1940
Recorded
Sept. 10, 1940

OF

Charles F. Roesener,
widower,
to
Chester L. Zechiel.

Warranty Deed
Revenue Stamp
Attached

2.

ABSTRACTS

Lots Number 21, 22 and 23 all in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Subject to first installment of 1939 taxes with penalty and costs and subject to second installment of 1939 taxes payable in November 1940 and subject to taxes for 1940 payable in 1941.

Deed Record
1046 page 436
Oct. 16, 1940
Recorded
Oct. 22, 1940

L. M. Brown Abstract Co.,

Chester L. Zechiel and
Myrtle A. Zechiel,
his wife,
to

Warranty Deed
Revenue Stamp
Attached

Otto B. Morgan.

3.

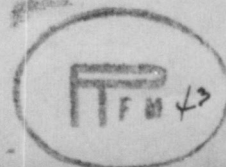
Lots No. 21 and 22 all in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

Subject to liens and encumbrances.

4.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES



146415

Mtg. Record
1237 page 160
Oct. 19, 1940
Recorded
Oct. 22, 1940

5.

82/89

OW
MB

INDIANAPOLIS

MORTGAGES

Otto B. Morgan and
Laverne E. Morgan, his wife
to
Lulu B. Ream. Mortgage

Lot No. 22 in ~~Beaman~~ ^{First National Bank and Ketchum's} Subdivision
of part of Out Lots 10, 11, and 12 of the Donation Lands
of the City of Indianapolis, the plat of which is
recorded in Plat Book ~~107~~ ¹⁰⁷ in the office of the
Recorder of Marion County, Indiana.

To secure the payment of one promissory note of
\$1200.00 of even date, with 6 % interest payable in
installments of \$12.00 per month beginning November 19th,
1940 and on the 19th day of each month thereafter to
and including September 19, 1945, all payable at The
First National Bank of Crawfordsville, Indiana, with
interest at 8 % after maturity, with attorney's fees.

TITLE
OF

MECHANICS' LIENS

6.

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

ABSTRACTS

JUDGMENTS

7.

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

Charles F. Roesener, from August 22, 1940 to
September 10, 1940 inclusive.

Chester L. Zechiel, from October 22, 1930 to October
22, 1940 inclusive.

Otto B. Morgan, for the 10 years last past.
And we find the following:

L. M. Brown Abstract Co.,

MARION CIRCUIT COURT

Tax Warrant
No. 16305

8.

State of Indiana,
Department of Treasury
Vs.
Otto B. Morgan.
Filed September 11, 1940 in the sum of \$28.77
and costs.

*Not antireleased
and costs paid
L. M. Brown Abstract Co.
J. S. L. & L. L. L.*
PRES. & MGR.

*copy released
+ last page*



INDIANAPOLIS

OLD AGE PENSIONS

9.

TITLE

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

OF

ASSESSMENTS

10.

ABSTRACTS

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

TAXES

11.

Taxes for the year 1939 assessed in the name of Charles F. Roesener, General Tax Duplicate No. 189902, Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1940.

*May 1st paid
L. M. Brown Abstract Co.
Nov 1st paid
as*

May installment \$24.11 unpaid & delinquent,
Nov. installment \$24.11 unpaid.

*As shown in Recorder's Abstract
FULLY PAID*

Russell

May 1st since paid

L. M. Brown Abstract Co.

BY *Russell a Lem* MGR.

12.

Taxes for the year 1940 became a lien March 1st, and are due and payable in May and November of the year 1941.



13.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from August 22, 1940 to and including
 October 22, 1940 and covers Paragraphs No. 1 to 13
 both inclusive, and Sheets No. 1

to 4 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By

Russell A. Linn
 Vice-President & Mgr.



GM

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

146415

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

W. L. Densford

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

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

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

This certificate covers the Indianapolis Division down to and including
and all other Divisions of the State of Indiana down to and including

October 22, 1940
October 17, 1940

Charles F. Roesener

Chester L. Zechiel

Otto B. Morgan

L. M. BROWN ABSTRACT CO.

By Russell A. Furr
President and Mgr.

GM



1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Twenty Two (22) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107, in the office of the Recorder of Marion County, Indiana.

Prepared for W. L. Densford, since date of October 22, 1940.

TITLE

CONVEYANCES

Deed Record
Town Lots
1051 page 111
Oct. 22, 1940
Recorded
Dec. 26, 1940

OF

Otto B. Morgan and
Laverne E. Morgan,
his wife,
to
Chester L. Zechiel.

Warranty Deed
Revenue Stamps
Attached

2.

ABSTRACTS

Lot No. 21 and 22 in Brown, Frank and Ketcham's Subdivision of Out Lots No. 107 and 108 of the Donation Lands of the City of Indianapolis, reference being made to the plat thereof, recorded in Plat Book 6 page 107, in the office of the Recorder of Marion County, Indiana.
Subject to all liens and incumbrances of record, including Taxes.

3.

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

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

MECHANICS' LIENS

5.

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



JUDGMENTS

6.

INDIANAPOLIS

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

Otto B. Morgan from October 22, 1940 to December 26, 1940, inclusive.

Chester L. Zechiel from October 22, 1940 to date.

None found unsatisfied.

TITLE

OLD AGE PENSIONS

7.

OF

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

ABSTRACTS

ASSESSMENTS

8.

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

TAXES

9.

Taxes for the year 1939, paid in full.

10.

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

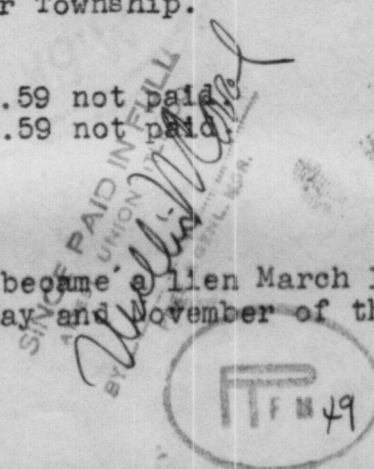
General Tax Duplicate No.191468
Indianapolis, Center Township.
Parcel No.62424

May installment \$23.59 not paid
Nov.installment \$23.59 not paid

11.

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

L. M. Brown Abstract Co.,



CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from October 22, 1940 to and including
 May 13, 1941 and covers Paragraphs No. 1 to 12

both inclusive, and Sheets No. 1

to 3 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *James A. Linn*
 President & Mgr.



ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

153234

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

W. L. DENSFORD

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

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

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

This certificate covers the Indianapolis Division down to and including
and all other Divisions of the State of Indiana down to and including

May 13, 1941
May 3, 1941

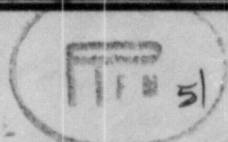
Otto B. Morgan

Chester L. Zechiel

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Mgr.

AS



240474

CAPTION

-1-

Continuation of Abstract of Title to Lot numbered Twenty Two (22) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.)
Since May 13, 1941.

Prepared for: Union Federal Savings & Loan Association

Town Lot Record
1061 page 626
Inst. #24638
May 23, 1941
Recorded
May 27, 1941

-2-

Chester L. Zechiel and
Myrtle A. Zechiel,
his wife,
to

Warranty Deed
(U.S. Revenue
Stamp Attached)

C. Frank Reed and Julia
A. Reed, husband and wife
Lot 22 in Brown, Frank and Ketcham's Subdivision
of a part of Out Lots 107 and 108 of the Donation
Lands of the City of Indianapolis, the plat of which
is recorded in Plat Book 6 page 107 in the office of
the Recorder of Marion County, Indiana.

Subject to a mortgage of \$1200.00 to Lulu B.
Ream dated October 19, 1940, and recorded October
22, 1940 in Mortgage Record 1237 page 160 in the
office of the Recorder of Marion County, Indiana.

Subject also to taxes payable in November,
1941 and to taxes payable thereafter.

Subject also to municipal assessments, if
any, not shown on abstract as of May 13, 1941.

-3-

Reference to the record of deaths in the Board
of Health of Indianapolis, Indiana, shows that
C. Frank Reed died on or about April 26, 1942.



-4-

We find no record of letters of administration having been issued in Marion County, Indiana, upon the estate of C. Frank Reed deceased.

Judgment Search

-5-

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

Chester L. Zechiel

from May 13, 1941,
to and including
May 27, 1941,

C. Frank Reed
and
Julia A. Reed
not individually,

from April 7, 1933
to and including
April 26, 1942,

and vs

Julia A. Reed

for the 10 years
last past and
against none other.

-6-

Taxes for the year 1942 on the real estate for which this abstract is prepared are assessed in the name of C. Frank & Julia A. Reed, and are due and payable on or before the first Mondays in May and November of 1943.

General Tax Duplicate No. 395974, P-Q-R, Indianapolis, Center Township, Parcel No. 62424.

see out copy
⊕

May installment, \$20.77 unpaid. *pd*

November installment \$20. *extension of Abstract* unpaid. *T2*

-7-

Taxes for the year 1943 *extension of Abstract* now a lien.



GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.
Dated at Indianapolis, Indiana, April 9, 1943, 8:00 A.M.

UNION TITLE COMPANYBy *William N. Coral*
President and General Manager

-3- WV

54

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
240474

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Union Federal Savings & Loan Association

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
April 7, 1943, 8:00 A.M. and
The Indianapolis Division of the Southern District down to and including
April 9, 1943, 8:00 A.M.

Chester L. Zechiel

C. Frank Reed

Julia A. Reed

UNION TITLE CO.

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



-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Twenty Two (22) in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Mrs. Frank Reed since date April 8, 1943.

OF

CONVEYANCES

Misc. Record
342 page 489
Apr. 28, 1943
Recorded
Apr. 30, 1943

Julia A. Reed

Affidavit

ABSTRACTS

Affiant says that she is a resident of Marion County, State of Indiana, and is of legal age. Affiant further says that C. Frank Reed who was her husband died on April 26, 1942 and that there were no children by this marriage.

Affiant further says that she has not re-married since the death of her husband C. Frank Reed.

Further affiant saith not.

Julia A. Reed.

-2-

-3-

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Julia A. Reed,
unmarried and of legal age.
to
Union Federal Savings and
Loan Association.

SATISFIED OF RECORD *10/26/45*
ATTEST, UNION TITLE CO.
Albert M. Epister
BY *Albert M. Epister*
PRESIDENT

Mtg. Record
1303 page 215
Apr. 28, 1943
Recorded
Apr. 30, 1943

-4-

Lot No. 22 in Brown, Frank and Ketcham's Sub-division of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6 page 107 in the office of the Recorder of Marion County, Indiana.

TFM 56

INDIANAPOLIS

To secure the payment of a certain promissory note of even date herewith for the principal sum of \$1000.00, payable on or before 12 years after date, with interest at the rate of 6% per annum from date until paid with attorney's fees.

MECHANICS' LIENS

-5-

TITLE

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

JUDGMENTS

-6-

OF

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

ABSTRACTS

Julia A. Reed from April 8, 1943 to date.
None found unsatisfied.

ASSESSMENTS

-7-

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

TAXES

-8-

Taxes for the year 1941 paid.

-9-

Taxes for year 1942, assessed in name of C. Frank and Julia A. Reed.
Parcel No. 62424
General Tax Duplicate No. 395974
Indianapolis Center Township
are due and payable the first Monday in May and the first Monday in November, 1943.

May installment \$20.77 paid

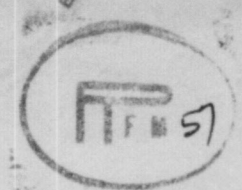
November installment \$20.77 unpaid

-10-

Taxes for the year 1943 became due on March 1st and are due and payable in May and November of the year 1944.

L. M. Brown Abstract Co.

RECEIVED PAID IN FULL
BY *Albert M. Dinkin*
PRESIDENT
UNION TITLE CO.



CERTIFICATE

-11-

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

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

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

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

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

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

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

The period of search covered by this certificate is
from April 8, 1943 to and including
September 15, 1943

and covers Paragraphs No. 1 to 11.

both inclusive, and Sheets No. 1

to 3 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *James A. Brown*
President & Mgr.



11758

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 2448

ABSTRACTS OF TITLE—TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

182016

OFFICERS

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

DIRECTORS

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

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

Mrs. Frank Reed

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

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

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

This certificate covers the Indianapolis Division down to and including September 15, 1943 and all other Divisions of the State of Indiana down to and including September 17, 1943

Julia A. Reed

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Mgr.

LF:



289612

CAPTION

-1-

Continuation of Abstract of Title to Lot 22 in Brown, Frank and Ketcham's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, Page 107, in the Office of the Recorder of Marion County, Indiana. Since September 15, 1943.

Prepared for: Verna Ensminger

Town Lot Record
1189 page 47
Inst. #37651
Sept. 25, 1945
Recorded
Sept. 25, 1945

Julia A. Reed,
unmarried, and of
legal age,
to
Verna Brooks

Warranty Deed
(U.S. Revenue
Stamp attached)

-2-

Lots Numbered 22 and 23 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107, and 108 of the Donation Lands of the City of Indianapolis as per plat thereof, recorded in Plat Book 6, page 107 in the office of the Recorder of Marion County, Indiana.

Subject to all taxes, assessments and encumbrances. Proper citizenship clause is attached.

Marriage Record
172 page 568
April 1, 1946

Verna Brooks
to
Seyboard Ensminger

Marriage

-3-



289612

Judgment Search

-4-

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

Julia A. Reed from September 15, 1943
to and including
September 25, 1945

Verna Brooks for the 10 years
last past

and vs

Verna Brooks Ensminger from April 1, 1946
to date and
against none other

-5-

Taxes for the year 1944 first half paid.
Second half unpaid.

PAID IN FULL
AT THE UNION TITLE CO.
BY *Albert M. Banta*
PRESIDENT

-6-

Taxes for the year 1945 on the real estate for which this abstract is prepared are assessed in the name of C. Frank and Julia A. Reed and are due and payable on or before the first Mondays in May and November of 1946.

General Tax Duplicate No. 395317, P-Q-R, Indianapolis, Center Township, Parcel No. 62424.

May Installment \$25.13 unpaid. *PK*

November Installment \$25.13 unpaid. *PK*

-7-

Taxes for the year 1946 now a Lien.

SEE SUBSEQUENT CONTINUATION
SEE SUBSEQUENT CONTINUATION



GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

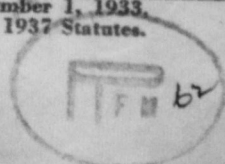
Dated at Indianapolis, Indiana,

May 18, 1946, 8 A.M.

UNION TITLE COMPANY

By *Albert M. Briston*
 President

-3- GT



UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS
155 East Market St. UNION TITLE BUILDING Market 2361-5
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
289612

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Verna Ensminger

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 May 15, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including May 16, 1946, 8 A.M.

Julia A. Reed
Verna Brooks
Verna Brooks Ensminger

UNION TITLE CO.

BY: *Albert M. Briston*
PRESIDENT

63

292336

CAPTION

-1-

Continuation of Abstract of Title to Lot 22 in Brown, Frank and Ketcham's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, Page 107, in the Office of the Recorder of Marion County, Indiana. Since May 18, 1946, 8 A.M.

Prepared for: Fletcher Trust Company.

Town Lot Record
1221 page 300
Inst. #36665
June 21, 1946
Recorded
June 21, 1946

Verna Brooks Ensminger and
Jack Ensminger,
her husband
to
Clarence A. Warner,
an unmarried adult

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lot number 22 in Brown, Frank and Ketcham's Sub of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, Plat Book 6, page 107, in the records of the Recorder of Marion County, Indiana.

Subject to the taxes for the year of 1945 due in November 1946, and thereafter.

Subject to easements and restrictions of record. (Proper citizenship clause is attached.)

Mortgage Record
1382 page 388
Inst. #36666
June 15, 1946
Recorded
June 21, 1946

Clarence A. Warner,
unmarried
to

Mortgage

Fletcher Trust Company

Lot Number 22 in Brown, Frank and Ketcham's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, State of Indiana.

To secure their promissory note bearing even date herewith, in the principal sum of \$3750.00,

-3-

on
@m

292336

with interest thereon at 4% per annum, computed monthly in advance, all in 120 monthly installments of \$37.97 each, and one on June 15, 1956, for the balance then remaining unpaid, with interest at 4% per annum after maturity until paid, with attorney's fees.

Judgment Search

-4-

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

Verna Brooks
and
Verna Brooks Ensminger

from May 18, 1946
8 A.M. to and including
June 21, 1946

and vs.

Clarence A. Warner

for the 10 years
last past and
against none other.

-5-

Taxes for the year 1945 on the Real Estate for which this Abstract is prepared are assessed in the name of C. Frank and Julia A. Reed and are due and payable on or before the first Mondays in May and November of 1946.

General Tax Duplicate No. 395317, P.Q.R., Indianapolis, Center Township, Parcel No. 62424.

May Installment \$25.13 Paid.

November Installment \$25.13 Unpaid.

-6-

Taxes for the year 1946 now a lien.

SINCE PAID FULL
ATTEST: UNION TITLE CO.
BY: *Robert M. Johnston*
PRESIDENT

GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, June 22, 1946, 8 A.M.

UNION TITLE COMPANY

By

Albert M. Bristol

President

-3-

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



292336

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Fletcher Trust 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 June 22, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

June 22, 1946, 8 A.M.

Verna Brooks

Verna Brooks Ensminger

Clarence A. Warner

UNION TITLE CO.

BY *Albert M. Bristor*
PRESIDENT

334929

CAPTION

-1-

Continuation of Abstract of Title to Lot 22 in Brown, Frank and Ketcham's Subdivision of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana. Since June 22, 1946, 8 A.M.

Prepared for: Clarence A. Warner

Town Lot Record
1270 page 297
Inst. #45936
Aug. 19, 1947
Recorded
Aug. 20, 1947

Clarence A. Warner and
Betty M. Warner,
husband and wife
to
George W. Cox,
Trustee to re-convey

Warranty Deed

-2-

Lot 22 in Brown, Frank and Ketcham's Sub. of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, Plat Book 6 page 107, in the records of the Recorder of Marion County, State of Indiana.

Subject to Easements and restrictions of record. This deed is made for the purpose reconveying this property to Clarence A. Warner and Betty M. Warner, husband and wife. Proper citizenship clause is attached.

Town Lot Record
1270 page 298
Inst. #45937
Aug. 19, 1947
Recorded
Aug. 20, 1947

George W. Cox,
Trustee to re-convey
to
Clarence A. Warner and
Betty M. Warner,
husband and wife

Warranty Deed

-3-

Lot 22 in Brown, Frank and Ketcham's Sub. of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, Plat Book 6, page 107, in the records of the Recorder of Marion County, State of Indiana.

Subject to Easements and restrictions of record.

334929

The trustee-to-reconvey herein, having fulfilled his trust, does hereby relinquish and discharge his trust herein.
Proper citizenship clause is attached.

Old Age Assistance
Search

-4-

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for 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 March 12, 1947.

We find none.

Judgment Search

-5-

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

Clarence A. Warner

from June 22, 1946
8 A.M. to and including
August 20, 1947

and vs

Clarence A. Warner
and
Betty M. Warner
jointly and
not individually

for the 10 years
last past and
against none other.

334929

-6-

Taxes for the year 1947 on the Real Estate for which this Abstract is prepared are assessed in the name of Clarence A. Warner, and are due and payable on or before the first Mondays in May and November of 1948.

General Tax Duplicate No. 424358, T-2, Indianapolis, Center Township, Parcel No. 62424.

May Installment \$14.91 Unpaid.

*Since Paid
CM*

November Installment \$14.91 Unpaid.

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

-7-

Taxes for the year 1948 now a lien.

GUARANTEED CERTIFICATE

-8-

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 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
 Dated at Indianapolis, Indiana, April 23, 1948, 8 A.M.

UNION TITLE COMPANY

By Albert M. Bristor
 President

-4- BB

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING
INDIANAPOLIS, INDIANA

Market 2361-5

Capital Stock \$1,000,000.00

★
334929

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Clarence A. Warner**

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
April 21, 1948, 8 A.M. and

The Indianapolis Division of the Southern District down to and including
April 22, 1948, 8 A.M.

Clarence A. Warner

Betty M. Warner

UNION TITLE CO.

BY *Albert M. Bristol*
PRESIDENT

BB

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Twenty-Two (22) in Brown, Frank and Ketcham's Subdivision, of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 6, page 107, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Wesley Swails, since date of April 22, 1948.

CONVEYANCES

Deed Record
1299 page 48
May 6, 1948
Recorded
May 7, 1948

OF

Clarence A. Warner, and
Betty M. Warner,
husband and wife,
to
Wesley Carl Swails, and
Roxie Edith Swails,
husband and wife

Warranty Deed
Revenue Stamps
Attached

2.

ABSTRACTS

Lot number 22, in Brown, Frank and Ketcham's Sub., of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, Plat Book 6, page 107, in the records of the Recorder of Marion County, State of Indiana.

Subject to the unpaid balance of a mortgage of the principal sum of \$3750.00 to Fletcher Trust Company, recorded in Mortgage Record 1382 page 388, Inst. #36666, June 15, 1946 in the office of the Recorder of Marion County, Indiana.

Subject to taxes for the year 1947, payable in 1948.

Subject to easements and restrictions of record.

Deed contains usual citizenship clause of above named grantors.

3.

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Mtg. Record
1547 page 254
May 6, 1948
Recorded
Apr. 13, 1950

Wesley Carl Swails, and
Roxie Edith Swails,
husband and wife,
to
Clarence A. Warner

Mortgage

Lot 22 in Brown, Frank and Ketcham's Sub of Out Lot

4.

INDIANAPOLIS

107 and 108 of the Donation Lands of the City of Indianapolis Plat Book 6, page 107, in the records of the Recorder of Marion County, State of Indiana;

Subject to easement and restrictions of record.

To secure the payment of a promissory note bearing even date herewith, made payable to Clarence A. Warner, in the sum of \$564.00 and is junior to a mortgage to Fletcher Trust Company, of June 15, 1946, in the principal sum of \$3750.00. With attorney's fees.

TITLE

MECHANIC'S LIENS

5.

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

OF

OLD AGE ASSISTANCE LIENS

6.

Provided by the Acts concerning Public Welfare, approved March 12, 1947.

Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search.

ABSTRACTS

We find none.

JUDGMENTS

7.

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

Clarence A. Warner and Betty M. Warner, jointly and not individually, from April 22, 1948 to May 7, 1948, inclusive.

Wesley Carl Swails and Roxie Edith Swails, jointly and not individually, for 10 years last past.

None found unsatisfied.

L. M. Brown Abstract Co.,

8. ASSESSMENTS
 INDIANAPOLIS
 None found unsatisfied of record which became a lien within the period of this search.
9. TAXES
 TITLE
 OF
 TAXES for 1950: in the amount of \$31.68 unpaid and delinquent. Sale for delinquent taxes started on April 9, 1951 and this real estate may be sold at any time for the payment of the above delinquent taxes.
10. TAXES for year 1951, assessed in name of Wesley Carl and Roxie Edith Swails, are due and payable the first Monday in May and the first Monday in November, 1952.
- ABSTRACTS
 General Tax Duplicate No. 319977
 Parcel No. 62424
 Indianapolis, Center Township
- May installment \$15.26 unpaid and delinquent
 Nov. installment \$15.26 unpaid
11. Taxes for year 1952 became a lien March 1st and are due and payable in May and November of the year 1953.
12. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

L. M. Brown Abstract Co.,

13.

CERTIFICATE

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

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

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

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

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

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

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

The period of search covered by this certificate is from April 22, 1948 to and including October 29, 1952

and covers Paragraph No. 1 to 13. both inclusive, and Sheets No. 1

to -4- both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

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



rw

Established 1868

OFFICERS

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

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

332228

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Wesley Swails

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

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

This certificate covers the Indianapolis Division down to and including October 29, 1952 and all other Divisions of the State of Indiana, down to and including October 22, 1952

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

Clarence A. Warner

Betty M. Warner

Wesley Carl Swails

Roxie Edith Swails

Dated.....October 29, 1952

L. M. BROWN ABSTRACT COMPANY, Inc.

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

RW