

65 39510

Chase

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 9

This Indenture Witnesseth, That **HANNAH G. STUDEBAKER**
(ADULT WIDOW)

of **MARION** County, in the State of **INDIANA**

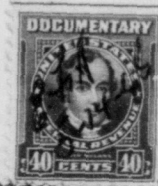
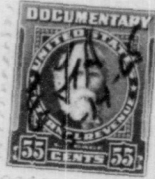
Convey and Warrant to

the STATE OF INDIANA for and in consideration of **(4,500)**

Four Thousand Five Hundred Dollars,

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

LOT 81 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



4.95

DULY ENTERED FOR TAXATION

AUG 12 1965

John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD

1965 AUG 12 AM 10:11

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. **17055294**
17055293

Dated 2-9-65 1965

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

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

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

*577-65
210*

In Witness Whereof, the said **HANNAH G. STUDEBAKER** & **JAMES W. SIDEBOTTOM**
& **ELLA MAE SIDEBOTTOM**
have hereunto set hands and seal, & this **7th** day of **MAY** 19**65**
Hannah G. Studemaker (Seal) **HANNAH G. STUDEBAKER** (Seal)
James W. Sidebottom (Seal) **JAMES W. SIDEBOTTOM (ADULT HUSBAND)** (Seal)
Ella Mae Sidebottom (Seal) **ELLA MAE SIDEBOTTOM (ADULT WIFE)** (Seal)

*Seal
6-22-65*

mch

65 39510

This Instrument Prepared by *E. W. King*

SEP 11 1965

John T. Sutton
AUG 21 1965

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of 19

at o'clock m, and

Recorded in Book No. page

Recorder County

Duly entered for taxation this

day of 19

Auditor's fee \$

Auditor County

65 39510

State Highway
Division of Land Acquisition
Indiana State Highway Commission

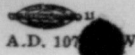
38

STATE OF INDIANA, the undersigned, a Notary Public in and for said County and State, this 10th day of May, A. D. 1965, personally appeared the within named JOHN J. MESSER (about 45 years old) Grantor in the above conveyance, and acknowledged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal. My Commission expires Aug 7, 1968. Edwin F. Haskin Notary Public

STATE OF INDIANA, the undersigned, a Notary Public in and for said County and State, this 7th day of May, A. D. 1965, personally appeared the within named HANNAN G. STADBAKER (about 40 years old) Grantor in the above conveyance, and acknowledged the same to be HER voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal. My Commission expires Aug 7, 1968. Edwin F. Haskin Notary Public

STATE OF INDIANA, the undersigned, a Notary Public in and for said County and State, this day of A. D. 19, personally appeared the within named Grantor in the above conveyance, and acknowledged the same to be voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal. My Commission expires Notary Public





INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

July 26, 1965 19

To Hannah G. Studebaker
1630 Shelby
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 055294 7-9-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>May 7, 1965</i> Parcel 9 escrow	450.00

PLEASE RECEIPT AND RETURN

Received Payment: *Hannah G. Studebaker*

Date: *5-17-65* *By J. Marquez, Secy.*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

July 26, 1965 19

To Hannah G. Studebaker & James W. Sidebottom,
Ella Mae Side Bottom
1630 Shelby
Indianapolis, Indiana
GENTLEMEN:

We enclose State Warrant No. A-055293-7-9-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated May 7, 1965 Parcel 9		4050.00

PLEASE RECEIPT AND RETURN

Received Payment: *Hannah G. Studebaker*

Date: *July 27-65*

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3-(2)
Parcel No. 9
Road I-70
County Marion
Owner Hannah G. Studebaker
Address 1630 Shelby Ave.
Address of Appraised Property:
1010 South Senate Ave.

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

1. I have personally checked all Comparables and concur in the determinations made. Yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. yes
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.F.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on Jan. 7th, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. There are none
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of Jan. 7th, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is: \$ 4,500.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ None

The total value of taking is: (a minus b) TOTAL \$ 4,500.00

(1) Land and/or improvements	<u>\$ 4,500.00</u>
(2) Damages	<u>\$ None</u>
(3) Other damages and/or temp. R.O.W.	<u>\$ None</u>
(4) Estimated Total Compensation	<u>\$ 4,500.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>1/27/65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>1/29/65</u>	<u>R. E. Nichols</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I 70-3-52 PARCEL # _____ COUNTY _____

NAME & ADDRESS OF OWNER Hanna J. Studshaker
1630 Shelby PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Jama W. Sidbottom
1012 Seneca PHONE # Me-8-995

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

DATE ASSIGNED 2-8 DATE OF CONTACT 5-10-65

OFFER \$ 4,500 TIME OF CONTACT 2 P.M.

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

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Mrs & Mrs Sidbottom signed - Had no additional questions

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

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

Edwin F. Haskin
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 3

PROJECT # I-70-3-(52) PARCEL # 9 COUNTY Marion

NAME & ADDRESS OF OWNER Hanna S. Studebaker

1012 So Senate PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

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

DATE ASSIGNED 2-8 DATE OF CONTACT 5-7

OFFER \$ \$4500 TIME OF CONTACT 11:30 A.M.

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

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA____, FHA____, FNMA____, Fed.Ld. Bk.____, Conv'l.____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Met with and had deed signed by Mrs Studebaker (fee owner) picked up Conditional Sales Contract & tax receipt and money for deed stamps. Must see Mr. Seidemann Contract buyer this afternoon for signature.

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? Mr. Seidemann Contract buyer.

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

E. H. [Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I 70-3(52) PARCEL # 9 COUNTY Marion

NAME & ADDRESS OF OWNER Haunch S. Studebaker
1630 Shelby PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED Feb 8 DATE OF CONTACT 3-29-65

OFFER \$ 4500.00 TIME OF CONTACT 1:30 P.M.

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

- 1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
- 2. () () () Showed plans, explained take, made offer, etc.?
- 3. () () () Any mortgage? (Is it VA____, FHA____, FNMA____, Fed.Ld. Bk.____, Conv'l.____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Mrs. Studebaker owner + operator of
Studebaker Realty Co. was of the opinion there was
nothing to do but wait for normal acquisition
to take place. Since Mrs. Studebaker, the Contract
buyer is up to date in his payments

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

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

E. F. Haskin
(Signature)

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

BUYERS REPORT

PROJECT I-20-3-(52) PARCEL # 9
OWNER Harold G. Studbaker PHONE # _____

(Other interested parties and relationship)

James W. Seckbottom Contract Buyer
ADDRESS OF OWNER 1014 So Senate

DATE ASSIGNED 2-8

DATE OF CONTACT 5-20

TIME OF CONTACT 10 A.M. and 2 P.M.

DATE OF PREVIOUS CONTACT 5-8

OFFER \$ 4500

DETAIL CONTACT* This parcel was secured on May 8th but was not completely needed Mrs Studbaker's and Mr. Seckbottom's to sign the Agreement for Possession of Property

ACTION TAKEN** _____

SIGNED E. S. Siskin

* Showed plans, walked over property, etc.

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

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

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

BUYERS REPORT

PROJECT I 70 - 3 - (52) PARCEL # 9
OWNER James W. Seebottom PHONE # Me 8-9795
1
(Other interested parties and relationship)

ADDRESS OF OWNER 10 10 S. Senate
DATE ASSIGNED Feb - 8 1965
DATE OF CONTACT Feb 9 1965
TIME OF CONTACT 1:30 P.M
DATE OF PREVIOUS CONTACT None

OFFER \$ 4500

DETAIL CONTACT* Mr. Seebottom feels with what he owes he would be giving the house away. as Mr. Seebottom has since buying put storm windows & roof on the house. He still owes \$4500 on the property. Even if house were paid for he would not sell for that. He feels he may not make anything but he is not going to give it away. Mr. Seebottom and his father who lives across the street will be down to the office. They ~~feel they should~~ ^{organize} because fare plan not ^{feel} ~~feel~~ house for \$4500

ACTION TAKEN** he would not sell for that. He feels he may not make anything but he is not going to give it away. Mr. Seebottom and his father who lives across the street will be down to the office. They ~~feel they should~~ ^{organize} because fare plan not ^{feel} ~~feel~~ house for \$4500

SIGNED C. H. Laskin

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

TITLE AND ENCUMBRANCE REPORT

RIGHT OF WAY DEPARTMENT

STATE HIGHWAY DEPARTMENT OF INDIANA

S. R. I70

PROJ. I70-3 (52)

COUNTY Marion

Names on Plans _____

Names in Trans Book _____

Description or Addition	Sec.	Twp.	Rge.	Acreage	Assessed Value
Lot 81 McCarty's Sub. O.L.120					

LAST OWNER OF RECORD

Deed Record _____ p. _____ Recorded _____ Dated _____ Deed

Grantor None

Grantee _____

Address of Grantee _____

MORTGAGE RECORD

Mortgage Record _____ p. _____ Amount _____ Dated _____

Mortgagor None

Mortgagee _____

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

MISCELLANECUS RECORD Yes () None () EASEMENTS Yes () None ()

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

TAXES Current Paid () Delinquent ()

CERTIFICATE

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

UNION TITLE CO.

Dated this 21 day of May 1965, Am C. Edward Blum
Abstractor PRESIDENT

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

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

65-9875A

The following is an Extension of the original search by Union Title Company under No. 64-19928A

CAPTION

-1-

Continuation of Abstract of Title to Lot 81 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.
Since August 31, 1964, 8 A.M.

Prepared For: Indiana State Highway Commission
Division of Land Acquisition

Old Age Assistance Search

-2-

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

Juvenile Court Search

-3-

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

65-9875A

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

-4-

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

-5-

Hannah G. Studebaker

from August 31, 1964,
8 A.M. to date and
against none other.

-6- Taxes for the year 1963 and prior years paid in full.

-7- Taxes for 1964 payable 1965 in name of George S. & Hannah G. Studebaker.

Duplicate No. 354314, S, Indianapolis, Center Township, Code No. 1-01, Parcel No. 17637

May Installment \$56.42 Paid

November Installment \$56.42 Paid

Assessed Valuation

Land \$280.00 Improvements \$930.00 Exemptions None.

-8- Taxes for 1965 now a lien in name of George S. & Hannah G. Studebaker.

Inheritance Tax Office, No. 77, Court House, Indianapolis

In Re-Petition to Determine Value Without
Letters of Administration

ESTATE No. 1-1862

TO THE PROBATE COURT

RE-ESTATE of Michael F. Dooley deceased

The undersigned, Inheritance Tax Appraiser for Marion County, Indiana, hereby certifies that above estate has been investigated by him, and is not subject to an Inheritance Tax.

Date 4/4 1945

Montgomery
Appraiser

FILE WITH THE PROBATE COURT

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

IN THE MARION PROBATE COURT

NO. 29-40

IN THE MATTER OF THE GUARDIANSHIP
OF GERALD W. DOODY, MICHAEL F. DOODY
AND PATRICIA M. DOODY, MINORS

ORDER AUTHORIZING GUARDIAN TO SELL
REAL ESTATE.

Comes now ~~Ruth~~ Doody, guardian and comes also Edward Woempner
and Adolf Longene appraisers heretofore appointed to appraise
the real estate in said petition described and also filed their
appraisal of said real estate (insert);

And it appearing to the court that said real estate is hereby
appraised at \$450⁰⁰ and said guardian has filed a bond in
sufficient penalty at the time that she was appointed to cover the
sale of said real estate, she is excused from filing any further
bond and now the court examines said petition and hears evidence
thereon and being sufficiently advised in the premises finds that
the averments therein contained are true and that in the interests
of said wards, the prayer thereof should be granted.

IT IS THEREFORE now ordered by the court that the real estate
of said minors in said petition set forth and described as follows
to-wit:

Lot numbered 81 in McCarty's Subdivision of the West
Part of Out Lot 120 of the Donation Lands of the city
of Indianapolis, the plat of which is recorded in Plat
Book 7, page 74, in the office of the Recorder of Marion
County, Indiana;

be sold by said guardian at private sale for not less than the
full appraised value thereof and upon the following terms and con-
ditions: cash in hand at time of sale.

And said real estate having been appraised at a sum not in
excess of \$1000.00, the court orders the same sold at private sale,
as aforesaid, without any notice of the times, terms and place of
sale and said guardian is required to make due report of her pro-
ceedings under this order and time is given.

DATED this _____ day of April, 1945.

Dan H. White
Judge of the Marion Probate Court *W*

APR 8 - 1945

Copy

no. 29-40

IN THE MARION PROBATE COURT

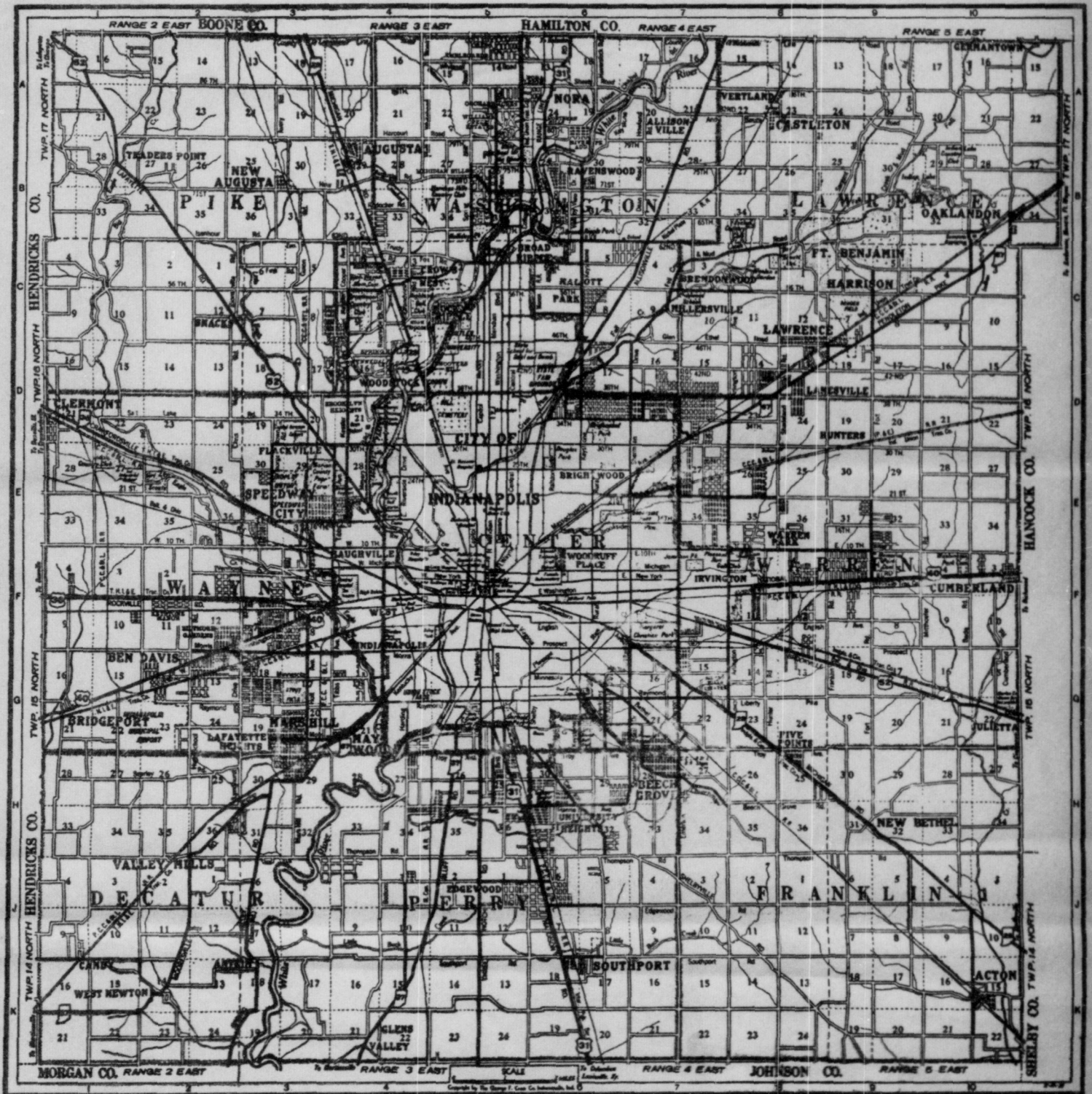
IN THE MATTER OF THE GUARDIANSHIP
OF GERALD W. DOODY, MICHAEL F.
DOODY AND PATRICIA M. DOODY,
MINORS.

ORDER APPOINTING APPRAISERS

FAUST, FAUST AND FAUST
303 Indiana Trust Bldg.
Indianapolis, Indiana

202288

MAP OF MARION COUNTY



L. M. BROWN ABSTRACT COMPANY
INDIANAPOLIS

ABSTRACT OF TITLE

To

The Real Estate more particularly described
on the following page of this Caption Sheet.

PREPARED BY

L. M. BROWN ABSTRACT COMPANY

INCORPORATED

150 East Market Street

INDIANAPOLIS, MARION COUNTY, INDIANA

TELEPHONES: Market 3448-3449

Plant Established 1868

Capital Stock, \$150,000, Fully Paid

RUSSELL A. FURR, President and Manager

EDSON T. WOOD, Jr., Secretary

VOLNEY M. BROWN, Vice-President

CORNELIUS O. ALIG, Treasurer

FRED G. APPEL, Vice-President

KARL MOHR, Assistant Manager

HISTORICAL NOTES

Showing Original Title from earliest times down to the organization
of Marion County and the location of Indianapolis, County Seat.

The land Northwest of the Ohio River was first a part of Louisiana and was governed by the officers of the French King. The French in 1763 ceded the land North of the Ohio to the British, who retained it until 1783, when they surrendered the country South of the Great Lakes to the United States, by whom the land in Marion County was purchased of the Miami Indians.

The Indians who made any claims to the lands South of the Wabash River were primarily the Miami Nation. The Delawares occupied this immediate region, and were considered as having a title by grant or permission from the Miami Nation, which was at least a title by permanent occupation.

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

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

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

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

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

American State Papers, 2 Indian Affairs, page 169.

By authority of Congress, Indiana Territory was organized May 7, 1800, and the State government, under authority of Congress superseded the territorial government in November of 1816, and Indiana was fully admitted into the Union December 11, 1816. Marion County was organized December 1821 and the boundary lines of the County were established January 7, 1824—Acts of 1824, page 52.

By clause 5 of Section 5 of the Enabling Act of Congress of April 19, 1816, four sections of land were granted to the new State of Indiana, to be selected by the legislature, "for the purpose of fixing the seat of government thereon."

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

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

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

January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government. Act of 1820, page 18.

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

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

Acts 1821, page 44.

By the original survey section one contained 658.20 acres; section 2, 611.53 acres; section 12, 640 acres, and section 11, East of White River, contained 448.20 acres, leaving 202.07 acres to be taken out of the east side of section 3.

202228

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

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

The seat of government was permanently established at Indianapolis, January 20, 1824.
R. S. 1824, page 370.

January 26, 1827, the alleys in certain squares were vacated, and the "steam mill" lot authorized.
Acts 1827, page 5.

February 9, 1831, a survey of the remaining part of the donation was authorized and a plat of such survey was filed in the Recorder's office of Marion County, July 5, 1831, embracing Out-lots numbered 41 to 184 inclusive, and Out-lots numbered 1 to 18 inclusive, west of White River.

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

Land in Townships 14, 15, 16 and 17, North of Base Line and in ranges 2, 3, 4 and 5, East of the Second Principal Meridian are within Marion County.

While the lands outside the original donation were patented by the United States to those entering the same or their assigns at the Land Offices that had been established by the General Government at Brookville, Indianapolis or Crawfordsville, the squares or out-lots within the boundaries of the donation itself were sold by the Agent of the State of the Town of Indianapolis, duly appointed by an Act of the Legislature.

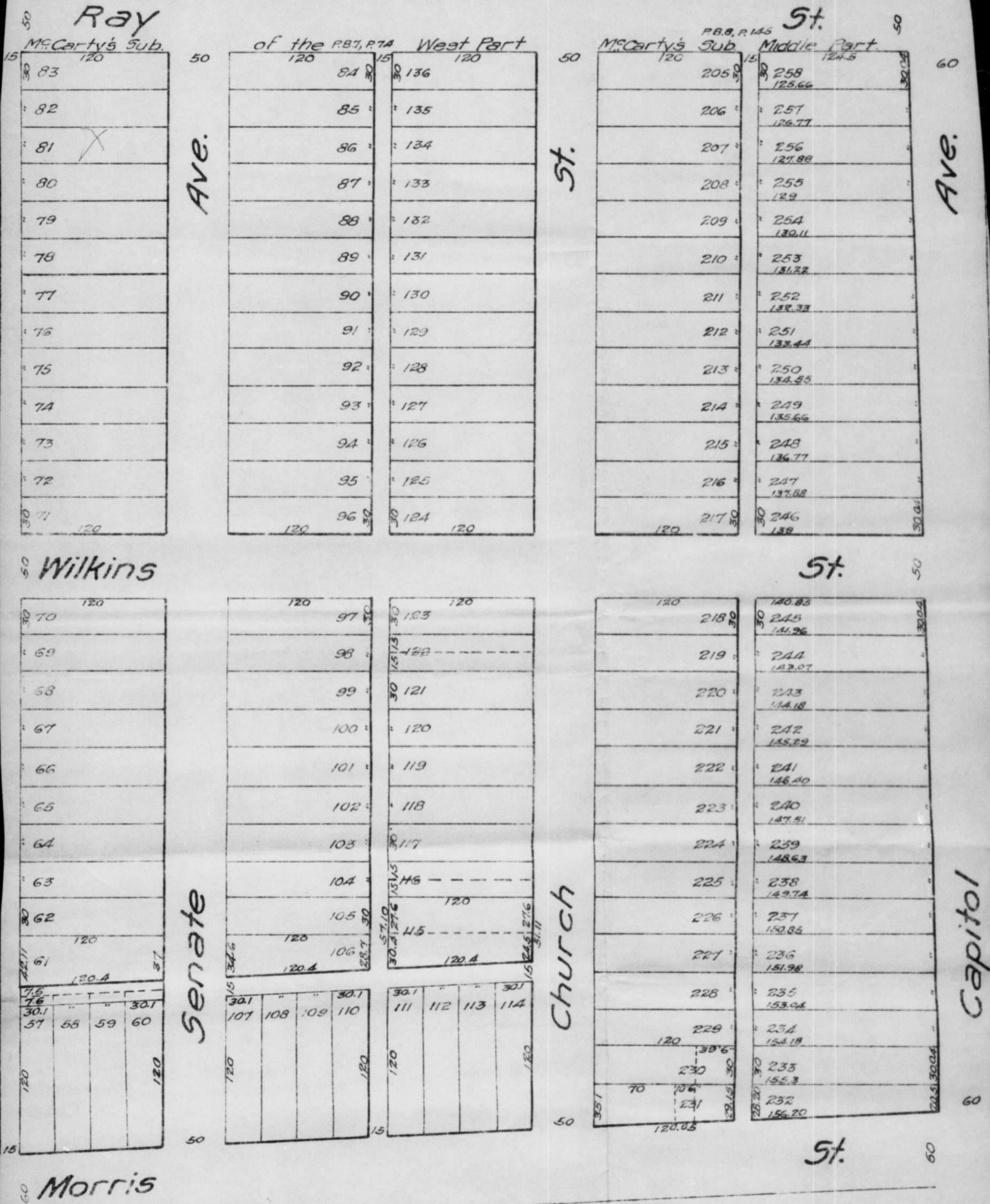
Caption Description

1. Lot Number eighty-one (81) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

PREPARED FOR:

Studebaker Realty Company

W. Pt. Out Lot No. 120.



CONVEYANCES

Deed Record
D page 535
May 2, 1834
Recorded
June 21, 1834

2.

TITILE OF ABSTRACTS
INDIANAPOLIS

Ebenezer Sharpe, Agent of the State of Indiana, for the Town of Indianapolis, for and in behalf of the State of Indiana, in pursuance of the law of Indiana, entitled "An Act appointing Commissioners to lay off a town on the site selected for the permanent seat of Government" approved January 6, 1821, and in consideration of \$1390.50 which has been paid to said State of Indiana, to
Nicholas McCarty, his heirs and assigns forever.

Agent's Deed

All the following described lots in the Town of Indianapolis, viz:

Lot 116 containing 7.80 acres,
Lot 107 containing 26.35 acres,
Lot 110 containing 3.63 acres,
Lots 7 and 10 West of White River, containing 13.54 acres,

Lot 109 containing 2.60 acres,
Lot 120 containing 52.33 acres,
Lot 111 containing 4.14 acres,
Lot 6 West of White River containing 5.85 acres,
and the North half of Lot 108, which half contains 14.56 acres, containing in the aggregate 130.60 acres.

And all the estate, right, title and interest of the said State of Indiana in and to the above described lots.
(Above deed not acknowledged).

3.

Nicholas McCarty died intestate May 17, 1854.

COMMON PLEAS COURT OF MARION COUNTY

Compl. Record
11 page 66

Nicholas McCarty

Estate

4.

June 3, 1854, Bond filed and letters of Administration issued to Margaret McCarty; approved by the court on July 7, 1854.

January 7, 1860, the estate was finally settled; distribution was made to Margaret McCarty, the widow, and to Nicholas McCarty, Junior, Margaret R. McCarty, Frances McCarty and Susanna McCarty Day, said four persons being the only children and heirs of said decedent.

L. M. Brown Abstract Co.,

Misc. Record
17 page 11
Sept. 7, 1881
Recorded
Jan. 23, 1893

5.

INDIANAPOLIS

Henry Day

Affidavit

Affiant says that ever since the year 1857 affiant was acquainted with the family of Nicholas McCarty, to whom the Agent of State deeded Out Lot 120, City of Indianapolis; that said Nicholas McCarty died previous to the fall of 1854; that he left Margaret McCarty, his widow, surviving him; that the only children he left surviving him were: Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susanna McCarty, who subsequently married affiant; that he left surviving him no grandchildren by deceased sons or daughters; that the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on Feb. 9, 1864, and said Susanna McCarty, affiant's wife, was of age on Feb. 9, 1864.

Henry Day.

TITLE

OF

COMMON PLEAS COURT OF MARION COUNTY

Compl. Record
4 page 159

6.

ABSTRACTS

Margaret McCarty,
Vs.
Susan McCarty,
Nicholas McCarty,
Margaret R. McCarty,
Francis J. McCarty.

June 23, 1854, Petition filed, reciting death of Nicholas McCarty, leaving as heirs-at-law, him surviving the petitioner, Margaret McCarty, his widow, and children Susan McCarty, Margaret R. McCarty, Nicholas McCarty, and Francis J. McCarty (said Nicholas and Francis J. being then and now infants); decedent left personal property sufficient to pay all of his debts, and died owning many tracts of land (including the homestead in Out Lot 25 of Indianapolis), and including Out Lot 120 in Indianapolis set out in the petition.

Petitioner is owner of one-third of said realty in fee simple, and said children are joint owners of the other two-thirds thereof.

Partition is asked.

All of the defendants are served by reading of summons. Susana and Margaret R. McCarty default; Lucien Barbour is appointed Guardian ad litem for Nicholas Jr. and Francis J. McCarty, who are infants, and files answer.

July 21, 1854, Interlocutory Decree entered: Court finds that matters alleged in the petition are true; partition is decreed and one-third part of all of said realty is ordered set off to said petitioner in severalty. Court appoints James Blake, Andrew Wilson and James Wood Commissioners to make partition.

L. M. Brown Abstract Co.,

(over)

INDIANAPOLIS

October 13, 1854, Said Commissioners file report, setting off to said Margaret McCarty, her heirs and assigns in severalty forever, for and in full of the one-third part of the premises, aforesaid, certain lots and tracts being a portion of the realty described in the petition, and including the homestead.

(NOTE: No portion of Out Lot 120 in Indianapolis is set off to the widow by the Commissioners).

TITLE

Margaret McCarty died intestate February 18, 1873.

MARION CIRCUIT COURT

Margaret McCarty

Estate

OF

February 23, 1885, Order of Court entered amending affidavit of death, showing that said decedent died on February 18, 1873; Order Book 69 page 542.

March 14, 1874, Bond filed and letters of Administration granted to Nicholas McCarty, Administrator. Order Book 34 page 551.

September 12, 1899, Final report approved and estate settled and closed. Order Book 140 page 121.

ABSTRACTS

In an Entry July 14, 1884, the court finds that Margaret McCarty, at the time of her death, on February 18, 1873, left as her only heirs at law, her four children, Susanna McCarty Day (wife of Rev. Henry Day), Margaret McCarty Harrison (wife of John C.S. Harrison), Nicholas McCarty and Frances J. McCarty, all then of full age.

In the Entry approving the final report, September 12, 1899, the court finds that said decedent left surviving her as her sole and only heirs at law, her children, Nicholas McCarty, Margaret McCarty Harrison, Frances J. McCarty, and her grandchildren, Henry McCarty Day and Margaret McCarty Day.

L. M. Brown Abstract Co.,

Marriage Record
6 page 659

Susanna McCarty
and

Marriage

Henry Day.
December 9, 1857.

Marriage Record
10 page 30

Margaret R. McCarty,
and

Marriage

John C. S. Harrison.
October 2, 1867.

10.

Will Record
E page 123
Aug. 21, 1873
Probated
Sept. 19, 1873

INDIANAPOLIS

Susanna McCarty Day died testate August 30, 1873.

Susanna McCarty Day

Will

11.

TITLE

I, Susanna McCarty Day, daughter of Nicholas McCarty, and Margaret McCarty, both deceased, sister of Margaret R. McCarty Harrison, Nicholas McCarty and Francis J. McCarty, wife of Rev. Henry Day and mother of Henry McCarty Day and Margaret McCarty Day of the City of Indianapolis, County of Marion and State of Indiana, of sound mind and disposing memory, though sick in body, do make this my last will and testament intending thereby to dispose of all the property of which I shall die seized or possessed.

OF

ABSTRACTS

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

I give and bequeath to my said brother Nicholas McCarty the undivided one-fourth of the real estate situate in the County of Marion and State of Indiana, described as follows, to wit:

the north half of the north west quarter of Section 22 in Township 15 North of Range 3 East, but on condition that he does not within sixty days after the probate of this my will, pay to my executor the sum of twenty five hundred dollars and execute his three promissory notes payable to my executor each in the sum of twenty five hundred dollars, with interest, without relief from valuation or appraisement laws, one one year, one two years and one three years after date, this bequest shall fail and then and thereupon, I give said described real estate, the one third to my said husband Rev. Henry Day, one third to my son Henry McCarty Day, one third to my daughter Margaret McCarty Day.

I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother Nicholas McCarty in compliance with the conditions attached to the bequests or either of them herein before

L. M. Brown Abstract Co.,

(over)

INDIANAPOLIS
TITLE
OF
ABSTRACTS

set forth and I give and bequeath all the residue of my real property of whatever description and where ever situate the one third of said moneys, notes and real property to my said husband Rev. Henry Day, the one third to my son Henry McCarty Day and the one third to my daughter Margaret McCarty Day.

I hereby appoint my said husband Rev. Henry Day Executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties. I also appoint him the Guardian of our said children Henry McCarty Day and Margaret McCarty Day, hereby revoking all wills, testament and codicils heretofore made by me.

In Witness Whereof, I, the said Susanna McCarty Day have this 21st day of August A.D. 1873, set my hand and seal.

Susanna McCarty Day.

Signed, sealed, published and declared by the said Susanna McCarty Day as her last will and testament in the presence of us, who at her request, in her sight and presence and in the presence of each other, have subscribed our names as attesting witnesses. The interlineation of the words "and growing crops" was made before signing by the testatrix. Also the interlineation in the fifteenth line of the words, "except that in the dwelling house occupied by me which I give and bequeath to my husband Rev. Henry Day-", was made before signing by the testatrix.

Margaret A. Wood,
John S. Tarkington.

L. M. Brown Abstract Co.,

MARION CIRCUIT COURT

Susanna McCarty Day Estate

October 15, 1873, Bond filed and letters testamentary granted to Henry Day, executor. Order Book 34 page 308.

October 17, 1874, Final report filed and approved, Executor discharged and estate settled and closed. Order Book 35 page 80.

MARION CIRCUIT COURT

Henry McCarty Day, aged 14 on Oct. 19, 1873, Margaret McCarty Day, aged 10 on June 16, 1874. Guardianship

October 15, 1874, Bond filed and Court appoints Henry Day Guardian.

Appearance
Docket of
Estates
8 page 248
12.

Guardian's
Docket
3 pages 30
and 135
Order Book
34 page 309
13.

(over)

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INDIANAPOLIS
TITLE
OF
ABSTRACTS

Sept. 11, 1885, Final report filed and approved and Guardian discharged. Order Book 72 page 284. Costs all paid.

Plat Book
7 page 74
April 10, 1875
Recorded
April 13, 1875
14.

McCarty's Subdivision of Part of Out Lot 120 Plat

The annexed is a plat of McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, in Marion County, in the State of Indiana, divided into 136 lots consecutively numbered and 2 blocks lettered respectively "A" and "B" and into streets and alleys; the names of the streets are designated on the plat.

The width of the streets and alleys are designated by figures in feet and width and depth of the lots are designated by figures in feet and inches and the size of Lots "A" and "B" are designated by figures in feet and inches.

Nicholas McCarty Frances J. McCarty
John C.S. Harrison, Margaret McCarty Harrison
Henry Day, for himself and as guardian of
Henry McC. Day and Margaret McC. Day.

Misc. Record
71 page 357
May 1, 1912
Recorded
May 14, 1912
15.

Nicholas McCarty Affidavit

Affiant says that he was acquainted during his lifetime with one Henry Day, who was the husband of Susanna McCarty Day, who was formerly the owner of the north half of the northwest quarter of Section 22, Township 15 Range 3 in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, and that the said Henry Day, who together with Nicholas McCarty, and others, conveyed by warranty deed the undivided 5/6 part of Lot 109 in McCarty's Subdivision of the west part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April 28th, 1875, and recorded in Town Lot Record 114 at page 234, was at that time an unmarried man and that the said Henry Day never remarried after the death of his wife, Susanna McCarty Day, but died a widower.

Further affiant sayeth not.
Nicholas McCarty.

L. M. Brown Abstract Co.,

Misc. Record
74 page 241
Nov. 22, 1912
Recorded
Nov. 23, 1912
16.

Guardian's
Docket
3 pages 30 and 135
Sale Real
Estate Docket
#1 pages 235
and 336
17.

L. M. Brown Abstract Co.

INDIANAPOLIS
TITLE

Nicholas McCarty

Affidavit

Affiant says that he is the son of Nicholas McCarty deceased, who formerly owned in his life time Out Lot 120 in the City of Indianapolis, Indiana. That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day; that affiant has never been married and his sister, Frances J. McCarty has never been married, and that Margaret R. McCarty was married on the 3d day of October 1867, to John C. S. Harrison,
Nicholas McCarty.

MARION CIRCUIT COURT

OF
ABSTRACTS

IN THE MATTER OF THE GUARDIANSHIP
OF Henry McCarty Day and
Margaret McCarty Day

May 19, 1875, Henry Day, Guardian of Henry McCarty Day and Margaret McCarty Day minor heirs of Susanna McCarty Day, deceased, respectfully represents to the court that said wards are the owners in their own right of an undivided 1/6 part of the following described real estate to wit: The following designated lots in McCartys Subdivision of the west part of Out Lot 120 in the City of Indianapolis according to the plat of said subdivision recorded in the Recorders office of Marion County, to wit: Lot 81 (and other lots) of the estimated value of about \$9,500.00.

That the personal estate of said wards amounts to about \$1600.00.

That the annual rental value of the real estate of said wards is about the sum of \$500.00.

The undersigned shows that the interest of said wards requires that the said undivided 1/6 interest in said lands should be sold and the proceeds thereof invested in improvements of their other real estate.

That the said lands are unproductive and as the wards have only an undivided interest in the lands, their interest cannot be made productive, and this application for the sale of the lands is for the purpose of a better investment. He further shows that it would be for the interest of said wards that the premises should be sold at private sale and that such parcels as shall be appraised at less than \$1000 should be sold without publication of notice of the time, terms and conditions of sale, and he prays that the lands may be sold at private sale upon such terms as the court shall direct.
(Petition fully verified).

May 20, 1875, And the court having inspected said petition and being dully advised in the premises orders said guardian to appraise said real estate.

(over)

INDIANAPOLIS
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OF
ABSTRACTS

L. M. Brown Abstract Co.,

Lawrence G. Hay and William Mansur appointed appraisers to appraise real estate; Oath of appraisers filed; The undivided 1/6 part in value of the following lots in McCarty's Sub. of the West part of Out Lot 120 in the City of Indianapolis appraised as follows: Lot 81 appraised at \$58.00; Total for all lots appraised at \$8,863.00. Additional bond filed and approved by the court in the amount of \$18,000.00.

And the court having heard the allegations of the said petition and being fully advised in the premises do order, adjudge and decree that said guardian be and he is hereby authorized and directed to sell the 1/6 interest of said lots to wit: Lot 81 (also other lots) in McCarty's Subdivision of - Out Lot 120 in the City of Indianapolis, Marion County, State of Indiana, at private sale not less than the full appraised value and it appearing to the court that it would be for the interest of the estate of said wards that the 1/6 interest in said lots should be sold, without giving notice by publication of the time, place and condition of the sale. It is therefore ordered adjudged and decreed by the court that such private sale be made without giving notice by publication of the time place and condition of the sale, whenever the amount of such sale, shall not exceed the sum of \$1000. And the court further directs that such sale shall be made upon such terms of payment and credit as will realize the greatest amount in value to said wards and that the credit shall not exceed the term of 5 years, to be secured by mortgage upon the premises, and the said guardian is ordered to report the sales he may make and the time and terms thereof to this court for approval.

Order Book 35 page 486.

November 19, 1881, Henry Day, Guardian files his verified petition for reappraisement of certain real estate heretofore by this court ordered to be sold and which remains unsold to wit: The undivided 1/12 being the interest of his said ward in Lot 81 (and other lots) in McCarty's Subdivision of the West part of Out Lot No. 120 in said City appraised and ordered to be sold May 20, 1875, on petition No. 336.

Guardian shows that by reason of the length of time since said order of sale, said Henry McCarty Day has become of full age, and that for the better information of the court and the guidance of said guardian in making sales of the interest of said Margaret being 1/12 interest under said orders, a reappraisement of said real estate is necessary also that it would be the best interest of his said ward the terms of payment of purchase money for the lots ordered to be sold which are yet unsold should be modified so that they might suit purchasers as they might desire to pay cash in hand or in instalments upon a credit not to exceed 5 years from date of sale, and he asks that said terms be so modified. (Duly verified).

(over)

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

And the court having heard and inspected the evidence given of the matters represented in said petitions and being sufficiently advised in the premises and being satisfied of the truth of the matters set forth in said petitions finds that said real estate should be sold by said Guardian and that said lots should be reappraised so as to appraise the one undivided twelfth thereof the interest of said ward therein, does now appoint William S. Hubbard and William Mansur, appraisers to appraise all the aforesaid real estate.

Oath of appraisers filed. The fair cash value of said lots are appraised as follows: Lot 81 in McCarty's Sub. of the West part of Out Lot 120 appraised at \$26.00 also other lots appraised at different values.

Guardian files additional bond and approved by the court in the sum of \$9000.00.

And the court now orders the sale of all the foregoing real estate to be for cash or upon a credit not to exceed five years from the day of sale deferred payments to be made payable in annual installments with interest from day of sale until due at the rate of 6 % interest, and the court now orders said sale of said real estate.

Order Book 58 page 268.

April 18, 1882, Proof of publication of notice and proof of posting notices filed.

Henry Day Guardian of said Margaret McCarty Day reports and shows that pursuant to and in accordance with the orders of said court, first having given three days notice of the time, place, terms and conditions of sale of the hereinafter described real estate by publication thereof in two daily newspapers printed and published in the City of Indianapolis, he did sell at private sale for the best price that could be obtained for more than the full appraised value of each lot respectively, for cash in hand paid, to Frances J. McCarty of said city the one undivided twelfth, being the interest of his said ward in, to and of the real estate, situate in the County of Marion and State of Indiana, described and for the prices of the lots respectively as follows, to wit:

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

Lot 81 for \$27.00 (also other real estate).

That all of said lots were offered and sold separately. That all the lots so sold as aforesaid, sold for the total sum of \$4484.00 that said purchase prices were the highest offered or could be obtained by said Guardian, and said guardian asks the court to approve and confirm said sales of all the lots aforesaid.

And said guardian further shows to the court that he as such guardian has made signed, sealed and acknowledged a deed of this date conveying to said Frances J. McCarty the right, title and interest of said Margaret McCarty Day, being the 1/12 of, in and to all the real estate hereinbefore described and sold as aforesaid

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

and prays the court that upon the approval of said sale of said real estate, said deed be by the court approved, confirmed and ordered to be fully executed by the delivery thereof to said Frances J. McCarty.

Henry Day, Guardian.

Subscribed and sworn to this 18th day of April 1882.
Daniel M. Ransdell, Clerk.

And the court having examined said report and being fully advised in the premises does now approve and confirm the said sale of the several lots for the respective prices to said Frances J. McCarty as aforesaid as in all things, according and pursuant to the orders of this court and for the best interest of the estate of said ward and orders said guardian to make, sign, seal and acknowledge a deed conveying to the said Frances J. McCarty all and singular the right, title and interest of the said Margaret McCarty Day, being the 1/12 of, in and to all real estate hereinbefore described and sold as aforesaid.

And said guardian now in open court reports and presents to the court a deed of the hereinbefore described real estate, so sold as aforesaid made, signed sealed and acknowledged by him of this date, conveying said 1/12 of said real estate to said Frances J. McCarty. And the court having examined said deed finds the same to be in accordance with the orders of this court, now approves and confirms the same, writes thereupon such approval and orders the same to be delivered by said Guardian to said grantee, which is now done.

Complete Record 27 page 228; 35 pages 90 & 116.

Deed Record
Town Lots
152 page 306
April 18, 1882
Recorded
April 24, 1882
18.

Henry Day, Guardian of the estate of Margaret McCarty Day, minor heir of Susanna McCarty Day, deceased, by order of the Marion Circuit Court of the State of Indiana, entered in Volume 60 of the Order Book records of said Court on page 228,
to
Frances J. McCarty.

Guardian's Deed

The one undivided twelfth being the interest of his said ward, in, to and of the real estate situated in the County of Marion, State of Indiana, described as follows, to wit:

Lot 81 in McCarty's Subdivision of the west part of Out Lot 120 in said City of Indianapolis, according to the plat of said subdivision, as recorded in said Recorders office. (Also other real estate).

This deed examined and approved in open court this April 18, 1882.

J. G. Adams,
Judge M. C. C.

Misc. Record
79 page 22
Nov. 14, 1913
Recorded
Nov. 15, 1913
19.

INDIANAPOLIS
TITLE
OF

Nicholas McCarty

Affidavit

Affiant says that he is the son of Nicholas McCarty deceased, who died intestate May 17, 1854, and who at his death was the owner of Out Lot 25 in the City of Indianapolis. That affiant is now 79 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susanna McCarty Day, that neither this affiant now his sister Frances J. McCarty, have ever been married and that his sister Margaret R. McCarty was married on the second day of October 1867, to John C. S. Harrison. That affiant was acquainted with one Henry Day, who was the husband of affiant's sister Susanna McCarty Day, that Susanna McCarty Day, died August 30th, 1873, leaving surviving her, her husband, Henry Day and two children Henry McCarty Day and Margaret McCarty Day, that both Henry Day and his son Henry McCarty Day, were unmarried men on December 29, 1883, the said Henry Day never having remarried after the death of his wife Susanna McCarty Day. Further affiant sayeth not.
Nicholas McCarty.

Deed Record
Town Lots
175 page 220
April 14, 1885
Recorded
May 1, 1885
19 1/2.

ABSTRACTS

Nicholas McCarty, unmarried,
Margaret R. McCarty Harrison and
John C. S. Harrison, her husband,
Frances J. McCarty, unmarried,
Henry Day, unmarried, and
Henry McCarty Day, unmarried,
to
Samuel A. Cummings.

Warranty Deed

Lot No. 81 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorder's office of the said County of Marion.

Deed Record
Town Lots
176 page 312
June 19, 1885
Recorded
June 19, 1885
20.

L. M. Brown Abstract Co.,

Samuel A. Cummings and
Nellie Cummings, his wife,
o
Wallace B. Kissell.

Warranty Deed

Lot 81 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis.

Deed Record
Town Lots
492 page 444
April 16, 1912
Recorded
April 25, 1912
21.

Wallace B. Kissell and
Mollie Kissell, his wife,
to
Patrick Doody and
Mary Doody,
husband and wife.

Warranty Deed

Lot 81 in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis.

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

22.

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the probate of the last will or of the grant of letters of Administration upon the estate of Mary Doody.

23.

Patrick Doody died intestate November 10, 1921.

PROBATE COURT OF MARION COUNTY

Patrick Doody

Estate

Estate Docket
61 page 19582

24.

November 15, 1921, Application for letters filed.
Bond filed and John J. Mulvihill appointed Administrator.
Order Book 73 page 140.
Dec. 9, 1921, Proof of publication of notice of appointment filed.
February 5, 1923, Final report filed.
March 14, 1923, Proof of publication of final notice filed.
March 8, 1924, Proof of posting final notice filed.
Final report approved and estate closed.
Order Book 79 page 141.
Entry on final report recites decedent left surviving him as his sole and only heirs: Nora M. Doody, Elizabeth Doody, Michael F. Doody, and Mary Ann Doody, minor children of said decedent; that no inheritance tax was assessed against said estate.

PROBATE COURT OF MARION COUNTY

Mary Ann Doody, age 12
Francis M. Doody, age 16
Elizabeth Doody, age 18
Nora Marie Doody, age 19

Guardianship

Guardian's Dec.
17 page 20

25.

Dec. 2, 1921, Application for letters filed.
Dec. 2, 1921, Bond filed and Mary Mulvihill, appointed Guardian.
Order Book 73 page 210.
June 29, 1924, Guardian files report & resignation.
Final as to Nora M. Doody & current as to others. Approved.
Guardian released and discharged as to Nora M. Doody.
Guardians resignation accepted.
Order Book 85 pages 489 and 490.
Jan. 30, 1924, Bond filed and John J. Mulvihill appointed Guardian.
Order Book 85 page 490.

(over)

3000
 Liberty Union Bank
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INDIANAPOLIS

Feb. 28, 1925, Final report as to Elizabeth and current as to others filed. Approved. Order Book 94 page 97.
 March 12, 1926, Final report as to Michael F. Doody and Current as to Mary Ann Doody filed. Approved. Order Book 102 page 5.
 Nov. 26, 1930, Final report filed. Approved. Guardian released and discharged. Guardianship closed. Order Book 130 page 648.

TITLE

John J. Mulvihill Affidavit

OF

ABSTRACTS

Affiant says that he is the John J. Mulvihill who was the administrator of the estate of Patrick Doody, deceased, whose estate was settled in the Probate Court of Marion County, Indiana, as shown by Appearance Docket 61 page 19582 in the Marion Probate Court. Affiant says that he lived for many years with the family of said Patrick Doody, deceased, and has knowledge of the facts hereinafter stated because of his long acquaintance with the family of said Patrick Doody, and because of the fact that he acted as Administrator of the estate of said Patrick Doody deceased.

Affiant says that said Patrick Doody was an unmarried man at the time of his death.

That said Patrick Doody by reason of the death of his wife, Mary Doody, on November 22, 1918, became the owner of the undivided one-third interest in and to the following described real estate in the City of Indianapolis, Marion County, State of Indiana, to wit:

25 feet off the south side of Lot 38 in McKernan and Pierces Subdivision of part of out lot 128 in the City of Indianapolis, the plat of which appears of record in Plat Book 2 page 136 in the office of the Recorder of Marion County, Indiana.

Affiant further says that said Patrick Doody left as his sole and only heirs at law his children, Nora M. Doody, Elizabeth Doody, Michael F. Doody and Mary Ann Doody. That the persons last named together with said Patrick Doody were the sole heirs at law of Mary Scanlon Doody, the deceased wife of Patrick Doody.

Affiant further says that the real estate hereinbefore described had been acquired by said Mary Scanlon Doody under the name of Mary D. Scanlon by conveyance from Beisie Finn and James F. Finn, her husband, by deed dated August 24, 1899, and recorded in town lot record 317 page 209 in the office of the Recorder of Marion County, Indiana.

Affiant further says that the Mollie Scanlon whose marriage to Patrick Doody on October 23, 1901 is shown, as appears in Marriage Record 33 page 303 in the office of the Clerk of the Circuit Court of Marion County, Indiana, is the same person as Mary Scanlon and Mary D. Scanlon hereinbefore referred to.

L. M. Brown Abstract Co.,

Misc. Record
 309 page 600
 April 15, 1940
 Recorded
 April 17, 1940
 26.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

Affiant further says that Nora Marie Doody for whom Mary Mulvihill was named as guardian as appears by Order Book 73 page 210 of the Marion Probate Court, as shown by guardian's docket 17 page 20 of said court, and Nora M. Doody named as one of the heirs at law of Patrick Doody deceased, are one and the same person.

Affiant further says that Francis M. Doody for whom said Mary Mulvihill hereinbefore referred to, was also appointed as guardian at the same time she was appointed as guardian for Nora Marie Doody and others, and Francis Doody named in the petition to sell real estate at guardian's sale filed by said Mary Mulvihill as Guardian on March 3, 1922, and Michael F. Doody named as one of the heirs at law of Patrick Doody, deceased, as herein referred to, are one and the same person.

Affiant further says that the above described real estate was returned for inheritance tax purposes by him as administrator of the estate of Patrick Doody deceased.

Further affiant saith not.

John J. Mulvihill.

27.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

28.

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

MECHANICS' LIENS

29.

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

INDIANAPOLIS

JUDGMENTS

30.

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:

Nora M. (or Nora Marie) Doody, Elizabeth Doody, Michael F. Doody, Francis M. Doody and Mary Ann Doody, for the 10 years last past.

TITLE

None found unsatisfied.

OF

ASSESSMENTS

31.

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

ABSTRACTS

TAXES

32.

Taxes for the year 1943 paid in full.

33.

Taxes for the year 1944 assessed in the names of Patrick and Mary Doody, General Tax Duplicate No. 321976 Parcel # 17637

Indianapolis, Center Township, are due and payable the first Monday in May, and the first Monday in November 1945.

May installment \$19.91 unpaid.
Nov. installment \$19.91 unpaid.

See Extension

L. M. Brown Abstract Co.,

34.

Taxes for the year 1945 became a lien March 1st, and are due and payable in May and November of the year 1946.

ZONING

35.

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

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922. Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October, 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-3 ; Height District, Class H-1 ; and Area District, Class A-4 ; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

CERTIFICATE

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 DATE OF DONATION to and including
March 27, 1945

and covers Paragraphs No. 1 to 36

both inclusive, and Sheets No. 1

to 19 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *[Signature]*
President & Mgr.

Established 1868

L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

202288

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 B. SUTPHIN

J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Studebaker Realty Company

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

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

This certificate covers the Indianapolis Division down to and including March 27, 1945 and all other Divisions of the State of Indiana, down to and including March 17, 1945

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.

Nora M. (or Nora Marie) Doody

Elizabeth Doody

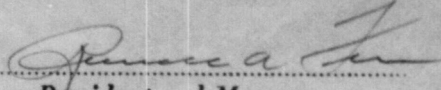
Michael F. Doody

Francis M. Doody

Mary Ann Doody

Dated March 27, 1945

L. M. BROWN ABSTRACT CO.

By 
President and Manager

203112

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

1.

Continuation of Abstract of Title to Lot number Eighty-One (81) in McCartys' Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Studebaker Realty Company, since date of March 27, 1945.

CONVEYANCES

PROBATE COURT OF MARION COUNTY

Michael F. Doody

Estate

April 4, 1945, Petition filed to determine inheritance tax without letters of administration filed and ordered referred to Inheritance Tax Appraiser for investigation. Order Book -- page --.

April 4, 1945, Inheritance Tax Appraiser reports and the court finds that said estate is not subject to inheritance tax. Order Book -- page --.

Schedule filed with Inheritance Tax Appraiser shows that said decedent left the following beneficiaries:

- Ruth Doody, widow,
- Gerald W. Doody, --
- Michael F. Doody, ---
- Patricia A. Doody, ---.

Schedule of property filed, in determining inheritance tax, lists 1/4 interest in the real estate herein abstracted and shows the gross value of the estate to be \$750.00.

Inheritance
Tax Docket
1 page 464

2.

1.

203112

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Misc. Record
366 page
Inst. # 13293
April 4, 1945
Recorded
April 12, 1945

3.

L. M. Brown Abstract Co.,

Ruth Doody

Affidavit

Affiant says; that she is the surviving widow of Michael F. Doody, who departed this life intestate on the 24 day of May, 1942 the owner of the 1/4 interest in the following described real estate:

Lot numbered 81 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana;

That he left surviving him as his sole and only heirs-at-law his widow, this affiant, Ruth Doody and his three children Gerald W. Doody, age 2 years, Michael F. Doody, age 7 years and Patricia M. Doody, age 10 years and leaving no other child nor the descendant of any deceased child him surviving.

That all of decedent's debts have been paid including the expenses of his last illness and funeral. That the sole property owned by said decedent was his interest in this real estate and that the value of his estate, including the proceeds of all life insurance was less than \$40,000.00 and his estate was, therefore, not subject to Federal Estate Tax. Further affiant sayeth not.

Ruth Doody

2.

203112

PROBATE COURT OF MARION COUNTY

Gerald W. Doody,
Michael F. Doody
Patricia Doody

Guardianship

Guardian's Docket
29 page 40

4.

April 4, 1945, Petition filed for appointment of Guardian for Patricia A. Doody, Michael F. Doody and Gerald W. Doody aged respectively 10, 7 and 2 years. Bond filed and Ruth Doody qualified as Guardian. Order Book -- page --.
(Pending).

SEE SUBSEQUENT CONTINUATION

INDIANAPOLIS
TITLE

PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE GUARDIANSHIP
OF GERALD W. DOODY, MICHAEL F. DOODY
AND PATRICIA A. DOODY, MINORS

Guardian's Docket
29 page 40
Petition filed
April 4, 1945

5.

PETITION TO SELL REAL ESTATE.
Ruth Doody, guardian under appointment of this court of said minors for petition herein respectfully shows:
That her said wards are the owners in fee simple of 1/6th interest of the following described real estate.

Lot numbered 81 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana, and that the same is of the probable value of \$400.00 and said guardian avers that in the interest of said wards, said real estate should be sold for the reason that the 3/4th interest of said real estate is owned by Nora M. Briggs, Elizabeth Dorrell and Mary Ann Crumbro and that they desire to sell said real estate and have demanded of this petitioner that she sell the interest of said wards or that they will be required to file partition proceedings. That in order to avoid a sacrifice of said real estate resulting from a legal enforcement of the of the sale of the same by partition, such sale by this guardian has become necessary.

- Said guardian further shows to the court:
1. That said wards have no personal estate of which this guardian has knowledge.
 2. That said wards have no personal estate of which this guardian has knowledge dependent upon the settlement of any estate or the execution of any trust.
 3. That said wards interest in this real estate is of the annual rental value of \$None.
 4. That no rent has been received by this guardian from said wards' real estate.

L. M. Brown Abstract Co.,

OF
ABSTRACTS

5. That upon the sale of the real estate in this petition described, this guardian intends to invest the same in bonds unless the court shall otherwise order.

6. That said wards are of the following ages: Gerald W. Doody, age 2 years, Michael F. Doody, age 7 years and Patricia A. Doody, age 10 years and reside with this guardian in the City of Indianapolis, Marion County, Indiana.

That said guardian therefore prays, upon the facts and for the reasons above set forth, that she may by order of this court be authorized to make sale of the real estate of her said wards in this petition described and upon such terms and conditions as the court may deem most advisable.

Ruth Doody, Guardian

Subscribed and sworn to before me this 4 day of April, 1945.

William H. Faust, (LS) Notary Public

My commission expires:--.

And the court having inspected said petition and finding the apparent propriety of the sale prayed for, now appoints Edward Woempner and Adolf Longere resident freeholders of Marion County, Indiana, wherein said real estate is situated, appraisers to appraise the same and they are directed after taking the oath by law required, to proceed in the discharge of their duties and make report of their proceedings during the present term of this court and a certificate of their appointment is now issued to them.

Order Book -- page ---

April 4, 1945.

The undersigned, Clerk of the Probate Court of said County, hereby certifies that Adolf Longere and Edward Woempner freeholders of said County, have been appointed by said Court to appraise the real estate of Gerald W. Doody, Michael F. Doody, and Patricia M. Doody which is about to be sold by Ruth Doody, guardian, by order of said court, to-wit: The 1/6 interest in and to the following described real estate:

Lot numbered 81 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana; \$450.00

And they are to make their report of their appraisement thereof to this court, at the present term thereof.

WITNESS the clerk and seal of said court, this 7th day of April, A. D. 1945.

A. Jack Tilson, Clerk (Seal)
By : Joe Newburg, Deputy

203112

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

STATE OF INDIANA, MARION COUNTY, SS:

Adolf Longere and Edward Woempner
the above named appraisers, being duly sworn, upon their
oaths say that they will truly, honestly and
impartially appraise the real estate described in the
above certificate of their appointment, at the fair
cash value thereof, to the best of their judgment.

Adolf Longere

Ed Woempner

Subscribed and sworn to before me, this 7th
day of April, A. D. 1945.

Evelyn Achgill, (LS)

Notary Public

My commission expires June 17, 1945.

The undersigned, selected and appointed as shown
by the within certificate, to appraise the
real estate therein set forth and described,
having been duly sworn, report that, after due
examination of the premises, we are of the opinion
that said real estate, as described in
said certificate is worth Four Hundred Fifty Dollars,
and that said amount is the fair cash value thereof.

Adolf Longere

Ed Woempner, Appraisers

Subscribed and sworn to before me this -- day of
April, A. D. 1945.

Evelyn Achgill, (LS) Notary Public

My commission expires June 17, 1945.

April 9, 1945.

ORDER authorizing guardian to sell real
estate.

Comes now Ruth Doody, guardian and comes also
Edward Woempner and Adolf Longere appraisers
heretofore appointed to appraise the real estate in
said petition described and also filed their appraisal
of said real estate (insert).

And it appearing to the court that said real
estate is hereby appraised at \$450.00 and said
Guardian has filed a bond in sufficient penalty
at the time that she was appointed to cover the
sale of said real estate, she is excused from filing
any further bond and now the court examines said
petition and hears evidence thereon and being
sufficiently advised in the premises finds that
the averments therein contained are true and that in
the interests of said wards, the prayer thereof should
be granted.

IT IS THEREFORE now ordered by the court that
the real estate of said minors in said petition
set forth and described as follows, to-wit:

Lot numbered 81 in McCarty's Subdivision of the
west part of Out Lot 120 of the Donation Lands of the
City of Indianapolis, the plat of which is recorded
in Plat Book 7 page 74, in the office of the
Recorder of Marion County, Indiana;
be sold by said guardian at private sale for not
less than the full appraised value thereof and upon

INDIANAPOLIS

the following terms and conditions; Cash in hand at time of sale.

And said real estate having been appraised at a sum not in excess of \$1,000.00, the court orders the same sold at private sale, as aforesaid, without any notice of the times, terms and place of sale and said guardian is required to make due report of her proceedings under this order and time is given.

Order Book -- page --.
(Pending).

SEE SUBSEQUENT CONTINUATION

6.

TITLE

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

MORTGAGES

7.

ABSTRACTS

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

MECHANIC'S LIENS

8.

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

JUDGMENTS

9.

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.

Nora M. (or Nora Marie) Doody,
Elizabeth Doody,
Francis M. Doody,
Mary Ann Doody from March 27, 1945 to date,
Ruth Doody, Gerald W. Doody, Michael F. Doody,
Patricia (or Patricia M.) Doody, for the 10 years
last past, ^{ORA.}
Ruth Doody, Guardian from April 4, 1945 to date.
(None found unsatisfied).

203112

INDIANAPOLIS

ASSESSMENTS

10.

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

TITLE

OF

TAXES

11.

Taxes for the year 1944 assessed in the names of Patrick and Mary Doody, General Tax Duplicate No. 321976 Parcel No. 17637 Indianapolis, Center Township are due and payable the first Monday in May and the first Monday in November 1945.

May Installment \$19.91 unpaid.

Nov. Installment \$19.91 unpaid.

ABSTRACTS

See extension of abstract

12.

Taxes for year 1945 became a lien March 1st and are due and payable in May and November of the year 1946.

L. M. Brown Abstract Co.,

CERTIFICATE

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 **March 27, 1945** to and including
April 12, 1945

and covers Paragraphs No. 1 to 13

both inclusive, and Sheets No. 1

to 8 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell & Furr*
 8. 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 4, IND.

203112

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. H. YOKE
EDSON T. WOOD, JR.
FERMOR E. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN
J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Studebaker Realty Company

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

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

This certificate covers the Indianapolis Division down to and including April 12, 1945 and all other Divisions of the State of Indiana, down to and including March 26, 1945

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.

Nora M. (or Nora Marie) Doody
Elizabeth Doody
Francis M. Doody
Mary Ann Doody
Ruth Doody
Gerald W. Doody
Michael F. Doody
Patricia (or Patricia M) Doody (or Patricia A.) Doody
Ruth Doody Guardian

Dated April 12, 1945

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

#205725

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Eighty One (81) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Prepared for Jennings Brothers, since date of April 12, 1945.

TITLE

CONVEYANCES.

Marriage Rec.
126 page 499
Dec. 19, 1925

Eleanor M. Doody
and
Virgil John Briggs.

Marriage

2.

Marriage Rec.
129 page 415
July 28, 1927

Elizabeth Doody,
and
Lester Dorrell.

Marriage

ABSTRACTS

3.

4.

ABSTRACTER'S NOTE:

A careful search in the Marriage Records in the office of the Clerk of the Marion Circuit Court, fails to disclose any record of the Marriage of Mary Ann Doody and George Crumbo.

Deed Record
1175 page 109
April 25, 1945
Recorded
May 4, 1945

Ruth Doody, unmarried,
Nora M. Briggs and
Virgil Briggs, her husband.
Elizabeth Dorrell and
Lester Dorrell, her husband.
Mary Ann Crumbo and
George Crumbo, her husband.

Warranty Deed
No Revenue Stamps
attached.

5.

to
Thomas A. Potts and
Ella Mae Potts,
husband and wife.

Lot No. 81 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Subject to the taxes for the last half of 1944 payable in November, 1945, and thereafter.

Deed contains grantors usual citizenship statement.

L. M. Brown Abstract Co.,

#205725

Guardian's Doc
29 page 40

6.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

PROBATE COURT OF MARION COUNTY.

IN THE MATTER OF THE GUARDIANSHIP
OF GERALD W. DOODY, MICHAEL F.
DOODY and PATRICIA M. DOODY, MINORS.

(Continued from former Abstract).

April 25, 1945, Ruth Doody, guardian of said minors, respectfully shows to the court that pursuant to the order of sale in this proceeding heretofore granted and at the time and in the manner required by the terms of said order, she on the 25th day of April, 1945, offered at private sale the real estate of said minors in this proceeding ordered sold and described as follows, to-wit:

The 1/6 interest in and to the following described real estate: Lot Numbered 81 in McCarty's Subdivision of the West part of Cut Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

That at such sale Thomas A. Potts and Ella Mae Potts, husband and wife, bid for said 1/6th interest in value of said real estate \$450.00 and that being the full appraisement value and the highest and best bid received therefor, the same was then and there by the guardian sold to said purchasers, subject to the approval of this court. Said purchasers complied with the terms of sale by paying the full purchase price therefor in cash. And said guardian now brings into court said cash and asks that said sale and her acts in the premises may be approved and confirmed.

Mrs. Ruth Doody, Guardian.

Subscribed and sworn to before me this 25th day of April, 1945.

William H. Faust, (LS.).
Notary Public.

My Commission expires
June 15, 1947.

April 25, 1945, And the Court having examined said report and being sufficiently advised in the premises finds that said guardian pursuant to the order of this court authorizing such sale sold the real estate of her wards heretofore in this proceeding ordered sold and in said report described at private sale to Thomas A. Potts and Ella Mae Potts, husband and wife, for the sum of \$450.00 that being the full appraised value thereof and the highest and best bid received. That said purchaser paid the full amount of the purchase price in cash and which cash said guardian brings into court.

#205725

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

And the court now in all things approves said report and ratifies and confirms said sale and the acts of said guardian as by her reported and she is ordered to execute her deed conveying said real estate to said purchasers.

And now said guardian reports the execution of such deed and the same being examined is approved by the court and ordered delivered to said purchasers. And this proceeding is adjudged fully and finally disposed of.

Dated this 25th day of April, 1945.

Order Book -- page ---

March 9, 1946. Guardian filed final report and approved April 2, 1946. Order Book 233 page 525.

Deed Record
1175 page 117
April 25, 1945
Recorded
May 4, 1945

Ruth Doody, Guardian of
Gerald W. Doody, Michael F.
Doody, and Patricia M. Doody,
minors, as such guardian by
order of the Probate Court of
Marion County, Indiana, entered
in Order Book - page --

ATTEST, UNION TITLE
Albert M. Briston
Guardian's Deed
Revenue Stamps
attached.
PRESIDENT

7.

to
Thomas A. Potts and
Ella Mae Potts,
husband and wife.

The 1/6th interest in and to the following described real estate:

Lot No. 81 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

Examined and approved in open court this 25th day of April, 1945.

Dan V. White, Judge of the
Marion Probate Court.

8.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

Mtg. Record
1352 page 350
April 25, 1945
Recorded
May 4, 1945

Thomas A. Potts and
Ella Mae Potts, husband and wife,
to
Colonial Savings and Loan Association

Lot No. 81 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City

SATISFIED OF RECORD
ATTEST, UNION TITLE CO.
BY *Albert M. Briston*
Mortgage
PRESIDENT
6-2150

9.

#205725

INDIANAPOLIS

of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain bond of \$1400.00 of even date with 6 1/2 % interest per annum, together with certain fines, dues, etc., and 10 % attorney fees.

TITLE

MECHANICS' LIENS.

10.

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

OF

JUDGMENTS.

11.

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.

Ruth Doody, Gerald W. Doody, Michael F. Doody, Patricia M. Doody, and Ruth Doody, Guardian, from April 12, 1945 to May 4, 1945, inclusive.

Eleanor M. Briggs, Elizabeth Dorrell and Mary Ann Crumbo, from June 18, 1935, to May 4, 1945, inclusive.

Mary Ann Doody, from April 12, 1945, to May 4, 1945, inclusive.

Thomas A. Potts and Ella Mae Potts, jointly, and not individually, for the ten years last past.

None found unsatisfied.

ABSTRACTS

ASSESSMENTS.

12.

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

L. M. Brown Abstract Co.,

#205725

INDIANAPOLIS
TITLE
OF
ABSTRACTS

TAXES.

13. Taxes for the year 1943, paid in full.

14. Taxes for the year 1944, assessed in the names of Patrick and Mary Doody, are due and payable the first Monday in May and the first Monday in November, 1945.

General Tax Duplicate No. 321976
Parcel No. 17637
Indianapolis, Center Township.

May installment \$19.91 paid.
Nov. installment \$19.91 unpaid.

SINGERS PAID IN FULL
ATTEST, UNION TITLE CO.
Albert M. Juster
PRESIDENT

15. Taxes for the year 1945, became delinquent March first, and are due and payable in May and November, 1946.

L. M. Brown Abstract Co.,

SEE SUBSEQUENT CONTINUATION

#205725

CERTIFICATE

16.

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 12, 1945, to and including
June 16, 1945, and covers Paragraphs No. 1 to 16,
both inclusive, and Sheets No. 1
to 6, both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Furr*

President & Mgr.

MCA.

293722

CAPTION

-1-

Continuation of Abstract of Title to Lot 81 in
McCarty's Subdivision of the West Part of Out Lot 120
of the Donation Lands of the City of Indianapolis,
as per plat thereof, recorded in Plat Book 7,
Page 74, in the Office of the Recorder of Marion
County, Indiana.
Since June 16, 1945.

Prepared for: Studebaker Realty Company

Judgment Search

-2-

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:

Thomas A. Potts
and
Ella Mae Potts
jointly and
not individually

from June 16, 1945
to date and against
none other

-3-

Taxes for the year 1945 on the real estate for which
this abstract is prepared are assessed in the name of
Patrick and Mary Doody and are due and payable on or
before the first Mondays in May and November of 1946.

General Tax Duplicate No. 322140, C-D, Indianapolis,
Center Township, Parcel No. 17637.

May Installment \$21.88 paid.

November Installment \$21.88 unpaid.

-4-

Taxes for the year 1946 now a Lien.

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *[Signature]*
PRESIDENT

293722

GUARANTEED CERTIFICATE

-5-

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 5 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 2 both inclusive.
Dated at Indianapolis, Indiana, July 12, 1946, 8 A.M.

UNION TITLE COMPANY

By

Albert M. Brist

President

-2- 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

★
293722

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: Studebaker Realty 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

July 10, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

July 11, 1946, 8 A.M.

Thomas A. Potts

Ella Mae Potts

UNION TITLE CO.

BY *Albert M. Bista*
PRESIDENT

442217

CAPTION

-1-

Continuation of Abstract of Title to Lot 81 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, Page 74, in the Office of the Recorder of Marion County, Indiana.

Since July 12, 1946, 8 A.M.

Prepared for: Studebaker Realty Company

Misc. Record
385 page 139
Inst. #43573
July 20, 1946
Recorded
July 24, 1946

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Comes now Nora M. Briggs, nee Doody, who being duly sworn upon her oath, deposes and says:

That she is the Nora M. Briggs, one of the Grantors in a Warranty Deed to Thomas A. Potts and Ella Mae Potts of Lot No: 81 in McCarty's Subdivision of the West Part of Out lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana, and said Warranty Deed recorded in Book 1175, page 109, on May 4, 1945.

That she is the same person shown in Marriage Record 126, page 499, as Eleanor M. Doody and was married to Virgil John Briggs on December 19, 1925.

That Mary Ann Doody is a sister of the affiant and that said Mary Ann Doody was legally married to George Crumbo on June 19, 1939, at Greensburg, Indiana.

That Patrick Doody was the affiant's father and that he and Mary Doody, her mother, were legally and duly joined as husband and wife, and remained husband and wife, until her death and that after the death of Mary Doody, said Patrick Doody remained unmarried and died a widower on November 10, 1921.

-1- JAA -over-

442217

That the revenue stamps in the amount of \$2.75 have been attached to the Warranty Deed referred to above as recorded in Deed Record 1175, page 109, and that the same has since been certified and made a part of the record for the Recorder of Marion County, State of Indiana.

That Michael F. Doody was the brother of the affiant who departed this life intestate on the 24th day of May, 1942, the owner of the one-quarter interest in Lot No. 81 in McCarty's Subdivision of the West part of Outlot 120 of the Donation Lands of the City of Indianapolis and that there were no other assets to the estate and that no conveyance or gift had been made by Michael F. Doody within the 10 years prior to his death and therefore said estate was not subject to Federal Gift Tax.

Further deponent saith not.

Nora M. Briggs

Subscribed and sworn to before me, this 20th day of July, 1946.

Richard G. Stewart (LS)

Notary Public

My commission expires October 24, 1949.

Town Lot Record
1225 page 515
Inst. #43574
July 20, 1946
Recorded
July 24, 1946

Thomas A. Potts,
and Ella Mae Potts,
husband and wife

Warranty Deed
(U.S. Revenue
Stamp Attached)

to
George S. Studebaker
and Hannah G. Studebaker,
husband and wife

Lot 81 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Subject to the unpaid balance of \$1211.08 of a First Mortgage Loan in the original principal amount of \$1400.00 in favor of Colonial Savings and Loan Association, Indianapolis, Indiana, as recorded in Mortgage Record 1352, page 350 in the office of the Recorder of Marion County, Indiana.

Subject to the taxes for the year 1946, payable in May and November 1947.

Proper citizenship clause is attached.

Mortgage above referred to released of record June 2, 1950.

-3-

442217

Old Age Assist-
ance 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 May 1, 1947.

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:

Thomas A. Potts
and
Ella Mae Potts
jointly and
not individually

from July 12, 1946
8 A.M. to and including
July 24, 1946

and vs

George S. Studebaker
and
Hannah G. Studebaker
jointly and
not individually

for the 10 years
last past and
against none other.

442217

-6-

Taxes for the year 1951 on the real estate for which this Abstract is prepared are assessed in the name of George S. and Hannah G. Studebaker and are due and payable on or before the first Mondays in May and November of 1952.

General Tax Duplicate No. 319464, S, Indianapolis, Center Township, Parcel No. 17637.

May Installment \$36.78 Paid.

November Installment \$36.78 Paid.

-7-

Taxes for the year 1952 now a lien.

-8-

December 22, 1952. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

442217

GUARANTEED CERTIFICATE

-9-

STATE OF INDIANA }
COUNTY OF MARION }^{ss:}

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, January 6, 1953, 8 A.M.

UNION TITLE COMPANY

by *Albert M. Bunt*
President

-5- JAA

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

442217

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: Studebaker Realty 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

January 6, 1953, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

January 6, 1953, 8 A.M.

Thomas A. Potts
Ella Mae Potts
George S. Studebaker
Hannah G. Studebaker

UNION TITLE CO.

BY *Albert M. Bunt*
PRESIDENT

JAA

335673

1.

INDIANAPOLIS

Continuation of an abstract of title to Lot Number eighty-one (81) in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the city of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Speedway Savings and Loan Association, since date of January 5, 1953.

2.

OF

WE FIND NO FURTHER CONVEYANCES

ABSTRACTS

ENCUMBRANCES

MORTGAGES

Mtg. Record
1668 page 375
Jan. 16, 1953
Recorded
Jan. 22, 1953

George S. Studebaker and
Hannah G. Studebaker,
husband and wife,

Mortgage

to
Speedway Savings and Loan
Association of Speedway, Indiana.

3.

L. M. Brown Abstract Co.,

Lot 81 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the city of Indianapolis, as per plat thereof, recorded in Plat Book 7 page 74 in the office of the Recorder of Marion County, Indiana.

To secure the payment of a promissory note of even date herewith in the principal sum of \$3500.00, payable in monthly installments of \$35.00 each, with interest and attorney's fees, as provided in said note.

CHECKED TO 8-28-64
UNION TITLE COMPANY

335763

4. INDIANAPOLIS MECHANICS' LIENS
None found unsatisfied of record filed within the period of this search.
5. TITLE OLD AGE ASSISTANCE LIENS.
Provided by the Acts concerning Public Welfare approved March 12, 1947.
Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search.
We find None.
6. ABSTRACTS JUDGMENTS.
Search is made and strictly limited for judgments which may have been entered against the following parties solely under the names as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.
George S. Studebaker and Hannah G. Studebaker, Jointly and not individually, from January 5, 1953 to date.
None found unsatisfied.
7. ASSESSMENTS
None found unsatisfied of record which became a lien within the period of this search.
8. TAXES
For taxes, see previous continuation.

L. M. Brown Abstract Co.,

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 January 5, 1953 to and including

January 29, 1953

and covers Paragraph No. 1 to 9
both inclusive, and Sheets No. 1
to 3 both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*
President & Mgr.

64-19928A

CAPTION

-1-

Continuation of Abstract of Title to Lot 81 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74 in the Office of the Recorder of Marion County, Indiana.
Since January 29, 1953.

Prepared for: Studebaker Realty Company

-2-

George S. Studebaker died testate July 4, 1955.

Will Record
A-18 page 329
Probated
July 19, 1955

-3-

LAST WILL AND TESTAMENT OF GEORGE S. STUDEBAKER,
DECEASED.

I, George S. Studebaker, of the City of Indianapolis State of Indiana, being of sound mind and disposing memory and mindful of the uncertainties of this life, do make, publish and declare this my last will and testament, hereby revoking any and all wills heretofore made by me.

ITEM I. I hereby direct my executrix, hereinafter named, to pay all my just debts as soon as possible after my death.

ITEM II. I hereby will, devise, and bequeath all the residue of my estate, real and personal property of every nature and wheresoever situate, of which I may die seized or possessed or in which I may have an interest to my wife, Hannah G. Studebaker.

64-19928A

ITEM III. In the event that my said wife, Hannah G. Studebaker, is not living at the time of my death, I hereby will, devise, and bequeath all the said residue of my estate, real and personal property of every nature and wheresoever situate, of which I may die seized or possessed or in which I may have an interest, as follows, to-wit:

(a) I hereby will and bequeath to Thomas Edward Studebaker, my son, the sum of \$10,000.00. I hereby authorize the administrator C.T.A. of my estate to advance the payment of said sum of \$10,000.00 for the support and education of my said son during the pendency of the probating of my estate in any court.

(b) I hereby will and bequeath to Thomas Edward Studebaker, my son, the 1954 Oldsmobile automobile which is now in the possession of said Thomas Edward Studebaker, if it is owned by me at the time of my death, or any other automobile which I have purchased in its place. He is to retain possession of it after the time of my death without the necessity of surrendering said automobile to the administrator C. T. A. of my estate during the pendency of the probating of my estate in any court. I also will and bequeath to said Thomas Edward Studebaker the Meridian camera and case if they are owned by me at the time of my death. If there are any liens against said automobile, such liens shall be an obligation of my estate and be paid by my administrator C.T.A.

(c) I hereby will, devise, and bequeath to James L. Rahrar, Ernest L. Dunn and Lloyd D. Emmert, my sons-in-law, and Thomas Edward Studebaker, my son, share and share alike, or the survivors or survivor of them if any of them be deceased, any and all right, title and interest which I may have at the time of my death in and to the real estate business now owned and operated by Hannah G. Studebaker, my wife, and myself, under the firm name and style of "Studebaker Realty Company", including all furniture, fixtures, equipment, files, records, and all other personal property used in the operation of said business, including the good will thereof, and the real estate and improvements thereon used in conducting such business known as 1630 Shelby Street, Indianapolis, Indiana, which real estate is situate in Indianapolis, Marion County, Indiana, and is more particularly described as follows, to-wit:

8.5 feet off the North side of Lot 33 and 14.90 feet off of the south side of Lot 32 in Leonard Barth Heirs Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 11, page 68, in the office of the Recorder of Marion County, Indiana, however excluding any and all other real estate or interest therein which may be owned by me, and

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excluding any cash or bank accounts or savings accounts in any bank or trust company in the name of my said wife and/or myself and/or said Studebaker Realty Company, and excluding any money or earnings due or payable to my said wife and/or myself and/or said Studebaker Realty Company for services rendered by my said wife and/or myself in the operation of such business prior to the time of my death. Said James L. Rahrar, Ernest L. Dunn, Lloyd D. Emmert, and Thomas Edward Studebaker shall have the right to take immediate possession of such business and such personal property herein willed and bequeathed to them, and to continue the operation of such business immediately after my death. They shall make an accounting to the administrator C.T.A. of my estate as soon as possible after my death and deliver to said administrator C.T.A. any moneys and assets of said business not willed and bequeathed to them under this sub-item III (c) of my last will and testament. I have hereby willed and bequeathed such property and business of Studebaker Realty Company to my said sons-in-law as well as my son, inasmuch as my said sons-in-law have been employed by me in the operation of such business for a number of years and have rendered valuable assistance in the building of such business.

(d) I hereby will, devise and bequeath all of the residue of my estate, real and personal property of every nature and wheresoever situate of which I may die seized or possessed or in which I may have an interest, after payment of the special bequests set out in this Item III of my said will, to Iva Mae Fox my daughter, Sylvia Faye Dunn, my daughter, Minnie M. Williams, my daughter, Opal Marie Emmert, my daughter Edna L. Rahrar, my daughter, Thomas Edward Studebaker, my son, and William Douglas Studebaker, my grandson, who is the only child of my deceased son, William Earl Studebaker, share and share alike. In the event that any of my said children or my grandson are not then living, the share to which said child or grandson would have been entitled had he or she then been living, I hereby will, devise, and bequeath to the then living issue of said deceased child or grandson, if any, or if said child or grandson has no then living issue, to the survivors of survivor of my children and grandson above named and the issue then living of such of them as shall be dead leaving issue, per stirpes.

ITEM IV. I name and appoint my wife, Hannah G. Studebaker, executrix of this, my last will and testament.

IN THE WITNESS WHEREOF, I have hereunto set my hand and seal, this 28th day of September 1954.

George S. Studebaker

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This instrument was in our presence signed, published and declared by the said George S. Studebaker to be his last will and testament, and at his request and in his presence and in the presence of each other, we, believing him to be of sound mind, have hereunto set our hands as witnesses, this 28th day of September, 1954.

Dorothy H. Cadwell
3331 Meadows Court, Pat. D-3
Indianapolis, Ind.
Walter W. Houppert
241 N. Pennsylvania St.
Indianapolis, Ind.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
166 page 61366

IN THE MATTER OF THE ESTATE OF GEORGE S. STUDEBAKER,
DECEASED.

July 19, 1955. Will probated in open court. Bond filed, and Hannah G. Studebaker duly appointed and qualified as executrix of the last will and testament of George S. Studebaker, deceased.

Order Book 364, page 189.

August 10, 1955. Proof of notice of appointment filed.

October 10, 1956. Verified final report filed.

October 29, 1956. Proof of publication of final notice filed.

November 5, 1956. Final report approved and estate closed.

Order Book 395 page 232.

Final Report Record 297 page 443.

Note: Entry on final report reads in part as follows, to-wit:

And the Court, having examined said report, finds that more than six months have elapsed since the granting of letters testamentary in said estate and the giving of notice thereof, that all of decedent's debts have been paid and discharged, and that distribution has been made in accordance with the provisions of said last will and testament to the following legatees as indicated.

Hannah G. Studebaker, widow of decedent and sole legatee, all remaining assets of estate.

That said decedent died the owner of the following described real estate situated in ----- County, Indiana,

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to-wit: None-all real estate owned as tenant by the entireties.

And the Court further finds that said estate has been fully settled and administered upon, in accordance with the provisions of said last will and testament, as shown by said report and vouchers filed therewith.

That no inheritance tax was assessed against or paid upon said estate.

That no gross income tax was assessed against or paid upon said estate.

That no United States estate tax was assessed or paid on said estate.

That the decedent was an employer of labor within the meaning of the Employment Security Act, and employment security taxes has been paid.

ABSTRACTOR'S NOTE: Schedule of property of said decedent filed with the Inheritance Tax Appraiser for Inheritance Tax Appraisal shows the gross value of said decedent's estate to be \$7,743.91.

Misc. Record
567 page 708
Inst. #72898
Oct. 15, 1956
Recorded
Oct. 18, 1956

STATE OF INDIANA, COUNTY OF MARION, SS:

Hannah G. Studebaker, of legal age, being first duly sworn on her oath, says:

That this affiant and George S. Studebaker were married in Louisville, Kentucky, on November 21, 1917, that from time to time said George S. Studebaker and this affiant acquired title to real estate in the State of Indiana; that said George S. Studebaker died testate in Marion County, Indiana, July 4, 1955; that at the time of his death said George S. Studebaker and this affiant were the owners of numerous parcels of real estate in the State of Indiana, as husband and wife, in joint tenancy; that said George S. Studebaker and this affiant remained husband and wife continuously from November 21, 1917, the date of their marriage, until the time of the death of said George S. Studebaker; that all claims and debts of said George S. Studebaker and his estate, including all expenses of his last illness and burial, have been paid in full; that this affiant, as executrix of the last will and testament of said George S. Studebaker, filed a United States Estate Tax Return and listed therein all real estate owned by said George S. Studebaker and this affiant as husband and wife, and all other assets and property and interests therein required to be listed under the laws of the United States,

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and that the estate of said George S. Studebaker was found not to be subject to the payment of any United States estate tax, and the United States Treasury Department, Internal Revenue Service, has executed its certificate releasing said estate and all real estate which was owned by said George S. Studebaker and this affiant as husband and wife, from United States estate taxes, which certificate has now been duly recorded in the office of the Recorder of Marion County, Indiana.

Hannah G. Studebaker

Subscribed and sworn to before me, the undersigned a Notary Public in and for said County and State this 15th day of October, 1956.

Ernest L. Dunn (LS)
Notary Public

My Commission expires: August 13, 1959.

CERTIFICATE

Release Record
194 page 327
Inst. #70386
Oct. 4, 1956
Recorded
Oct. 9, 1956

STATE OF INDIANA, COUNTY OF MARION, SS:

Walter W. Houppert, of legal age, being first duly sworn on his oath, says:

That he is attorney for Hannah G. Studebaker, Executrix of the Last Will and Testament of George S. Studebaker, Deceased; that a United States Estate Tax Return was filed with the Internal Revenue Service of the United States Treasury Department for the estate of George S. Studebaker, Deceased, and said Department determined that said estate was not liable for United States estate taxes; that on September 25, 1956, said United States Treasury Department, Internal Revenue Service, delivered to this affiant its Form 792, "United States Certificate Releasing Estate Tax lien," on the property described therein, which said United States Certificate Releasing Estate Tax Lien is as follows, to-wit:

UNITED STATES CERTIFICATE RELEASING ESTATE TAX LIEN
District of Indiana Date of death July 4, 1955.
Estate of George S. Studebaker
Residence at time of death Indianapolis, Indiana.

By direction of the Commissioner of Internal Revenue, and in accordance with the provisions of the laws applicable to the collection of internal revenue, I do hereby certify that the estate tax with respect

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to the above-named estate, has been fully discharged or duly provided for, wherefore and by reason whereof, I do hereby issue this certificate releasing the lien of the United States imposed by Section 6324 of the Internal Revenue Code of 1954 on the following described property:

Lot 81 in McCarty's Subdivision of the West Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

(Also other real estate.)

Gary Campbell,
District Director of
Internal Revenue

Date September 25, 1956.

That this affidavit is made for the purpose of evidencing the releasing of the lien of the United States for estate taxes on the property described in said Certificate.

Walter W. Houppert

Subscribed and sworn to before me, the undersigned, a Notary Public in and for said County and State, this 4th day of October, 1956.

Dorothy H. Cadwell, (LS)
Notary Public

My Commission expires: May 26, 1957.

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

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Juvenile Court
Search

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

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

Uniform Commercial
Code

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

Judgment Search

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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:

George S. Studebaker
and
Hannah G. Studebaker,
jointly and
not individually

from August 24, 1954
to and including
July 4, 1955

and vs.

Hannah G. Studebaker

for the 10 years
last past and
against none other

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-11- Taxes for the year 1962 and prior years paid in full.

-12- Taxes for 1963 payable 1964 in name of George S. and Hannah G. Studebaker.

Duplicate No. 438532, S, Indianapolis, Center Township, Code No. 1-01, Parcel No, 17637.

May Installment \$54.16 paid.

November Installment \$54.16 unpaid.

Assessed Valuation:

Land \$280.00 Improvements \$930.00 Exemptions None

-13- Taxes for 1964 now a lien in name of George S. and Hannah G. Studebaker.

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

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

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

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3 (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3, (corner lot) 2000 square feet per family; Class A-4, 1200 square feet per family; Class A-4, (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

Provided, that in Class AA, A1 and A2 districts one single family dwelling, and in Class A3 district one dwelling for two families may be erected on any lot that was separately owned as of December 20, 1922, or on any numbered lot in a recorded plat or replat that is on record in the office of the County Recorder.

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

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Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class **U-3** ; Height District, Class **H-1** ; and Area District, Class **A-4** ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

64-19928A

ORDINANCE

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

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

"(e) Class A4 District. In a class A4 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1700 square feet of the area of the lot.

"(f) Class A5 District. In a class A5 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 1100 square feet of the area of the lot.

"(g) Class A6 District. In a class A6 district no building shall be erected, altered or used to accomodate or make provision for more than one family for each 800 square feet of the area of the Lot."

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith

AUDITOR OF MARION COUNTY, INDIANA

AA, A-1, A-2, A-3, A-4, A-5, A-6 Amendment dated July 7, 1961.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2

64-19928A

O R D I N A N C E

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

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

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

In a class A1 or A2 District no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

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

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

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For purposes of this section, "Additional Floor area" shall include basement or other floor area (exclusive of garage area, carports and open porches, and excepting "minimum main floor area") measured within the outer face of exterior walls and under the roof of a dwelling house; provided, however, that:

- (1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and
- (2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

NOW BE IT FURTHER ORDAINED that an emergency exists for the passage of this ordinance and that the same shall be in full force and effect from and after this date.

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

ATTEST: Clem Smith By: Mary N. Darko, Deputy
AUDITOR OF MARION COUNTY, INDIANA

-15- RESOLUTION ADOPTING EXISTING MASTER PLANS AND MAKING
RECOMMENDATIONS TO THE MARION COUNTY COUNCIL

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

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

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

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

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

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

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

Effective March 28, 1957.

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

-16- August 14, 1964. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the Real Estate described in the caption hereof.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

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GUARANTEED CERTIFICATE

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STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 18 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 18 both inclusive.
Dated at Indianapolis, Indiana, August 31, 1964, 8 A.M.

UNION TITLE COMPANY

by C. Edward Blum
President

-18- SM

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME lrose 2-2361

Capital Stock \$1,000,000.00

64-19928A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Studebaker Realty 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 eight divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

August 26, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

August 27, 1964, 8 A.M.

George S. Studebaker

Hannah G. Studebaker

UNION TITLE CO.

BY C. Edward Blum
PRESIDENT

SM