

65 62194

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 50

Christina

This Indenture Witnesseth, That *ROY O. CRON & FLETA E. CRON (ADULT HUSBAND & WIFE)*

of *MARION* County, in the State of *INDIANA* Convey and Warrant to

the STATE OF INDIANA for and in consideration of *(3,750⁰⁰) Three THOUSAND*

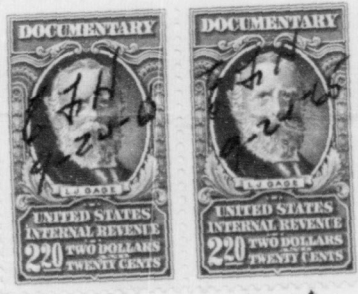
SEVEN HUNDRED AND FIFTY Dollars,

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

LOT 82 IN McCARTY'S SUBDIVISION OF THE WEST PART OF THE OUTLOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, RECORDED IN PLAT BOOK 7, PAGE 74 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.

RECEIVED FOR RECORD
1965 NOV 24 AM 9:13
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY



4.40

DULY ENTERED
FOR TAXATION

NOV 24 1965

John T. ...
COUNTY AUDITOR

*W.H.B.
9-29-65*

Paid by Warrant No. *A 70355*
A 70354

Dated *10-29-65* 19*65*

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

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

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

In Witness Whereof, the said *ROY O. CRON & FLETA E. CRON (ADULT HUSBAND & WIFE)* have hereunto set hand and seal, this *23rd* day of *Sept.* 19*65*

X *Roy O. Cron* (Seal) (Seal)
ROY O. CRON (ADULT HUSBAND) (Seal) (Seal)
X *Fleta E. Cron* (Seal) (Seal)
FLETA E. CRON (ADULT WIFE) (Seal) (Seal)

*AD
10-14-65* SDK

65 62194
This Instrument Prepared by *R. L. FIDLER* 4-22-65

[Signature]
OCT

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named.....
 Grantor..... in the above conveyance, and acknowl-
 edged the same to be..... 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

STATE OF INDIANA, Marion County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 23rd
 day of September, A. D. 1965; personally appeared the within named Rae & Crest (Adult Husband & wife)
 Grantor..... in the above conveyance, and acknowl-
 edged 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 August 2, 1968 Edwin F. Haskin Notary Public
 EDWIN F. HASKIN

STATE OF INDIANA, County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this
 day of, A. D. 19.....; personally appeared the within named.....
 Grantor..... in the above conveyance, and acknowl-
 edged the same to be..... 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

65 62194

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of....., 19.....

at..... DULY ENTERED..... m, and
 O'clock.....
 FOR TAXATION

Recorded in Book No..... page.....
 NOV 24 1965

Recorder..... County

Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor..... County

ENVELOPE

State Highway 25

Division of Land Acquisition
 Indiana State Highway Commission

A.D.

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

November 5, 1965 19

To Roy O. Cron & Fleta E. Cron
101 W. Kansas
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 70354 10-29-65 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>September 23, 1965</i>		
<i>Parcel 50</i>	3375	00

PLEASE RECEIPT AND RETURN

Received Payment: *of first 90% \$3375.00 by check*

Date: *Nov 9, 65*

*Roy O. Fleta E Cron
101 W. Kansas Indianapolis Ind.*

A. [redacted] EW

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

November 5, 1965 19

To Roy O. Cron & Fleeta E. Cron
101 W. Kansas
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A.70355 10-29-65 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>September 23, 1965</i> Parcel 50 escrow	375	00

PLEASE RECEIPT AND RETURN

Received Payment: *Roy O Cron Fleeta E Cron*
Date: *Dec. 15 - 65*
101 Kansas
Phone 63-7-7700

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(SZ)
Parcel No. 50
Road I-70
County Madison
Owner Ray B. Brown
Address 108 Kansas St.
Address of Appraised Property:
1006 So. 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. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on August 30, 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. yes
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 June 15, 1965 (Date):

(a) The fair market value of the entire property before the taking is: \$ 3,750.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b) TOTAL \$ 3,750.00

- (1) Land and/or improvements \$ 3,750.00
- (2) Damages \$ 0
- (3) Other damages and/or temp. R.O.W. \$ 0
- (4) Estimated Total Compensation \$ 3,750.00

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	9-9-65	<i>[Signature]</i>
Asst. or Chief Appr.	9/10/65	<i>[Signature]</i>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I 70-3(52) PARCEL # 50 COUNTY Marion

NAME & ADDRESS OF OWNER R. O. Crow
101 W Kansas PHONE # Me 77900

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED _____ DATE OF CONTACT _____

OFFER \$ 3250⁰⁰ TIME OF CONTACT 11 AM

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

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

REMARKS: Returned Mrs + Mrs Crow tax receipt and furnished signing the forms. and collect \$4.00 for Dead Stamp

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

Distribution Made

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

E. F. Nelson
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I 70-3(5²) PARCEL # 50 COUNTY Marion

NAME & ADDRESS OF OWNER Ray O Crow
101 W Kansas PHONE # Me 77700

NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED 9-15-65 DATE OF CONTACT 9-23-65

OFFER \$ 3750⁰⁰ TIME OF CONTACT 10 A.M.

- | YES | NO | N/A | (Circle N/A if all questions are not applicable) |
|-------------------------------------|-------------------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 1. Checked abstract with owner? Affidavit taken? () Yes () No |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 2. Showed plans, explained take, made offer, etc.? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 3. Any mortgage? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. _____?) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 4. Explained about retention of Buildings? (any being retained? () Yes, () No) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 5. Filled out RAAP Form? |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | 6. Walked over property with owner (or who? _____) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 7. Arranged for payment of taxes? (Explain how in remarks) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 8. Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 9. Explained Eminent Domain Procedures? |

REMARKS: Talked to Mr & Mrs R. O. Crow about their
home. they signed Deed & Claim Voucher. they
had not paid last installment of taxes. I'm going
to pay them for them.
Am to return Friday 9-24. 11 A.M.

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

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

E. A. Harkin
(Signature)

ABSTRACT OF TITLE

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

PREPARED BY

L. M. BROWN ABSTRACT COMPANY

INCORPORATED

321-331 Lemcke Building
INDIANAPOLIS, MARION COUNTY, INDIANA

TELEPHONE: LINcoln 8518 and 8519

Plant Established 1868

Capital Stock, \$150,000, Fully Paid

EDSON T. WOOD, Jr., Secretary
HIRAM BROWN, President
VOLNEY M. BROWN, Vice-President
CORNELIUS O. ALIG, Treasurer
RUSSELL A. FURR, Vice-Pres. and Mgr.

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 Ouatienons, were properly a part of the Miami Nation. So were also the Kickapoos, who relinquished their claims, in general terms, July 30, 1819—U. S. Statutes at Large, Vol. 7, 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.

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 Numbered Eighty-two (82) in McCarty's
Subdivision of the West part of Out Lot Numbered
120 of the Donation Lands of the City of Indiana-
polis, the plat of which is recorded in Plat Book
7 page 74 in the office of the Recorder of Marion
County, Indiana.

Prepared for:

- - --JAMES L. POWER- - - -

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

-2-

INDIANAPOLIS

CONVEYANCES.

Agent's Deed

TITLE

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.

OF

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

ABSTRACTS

Lot 116, containing 7.80 acres.
Lot 107, containing 26.25 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.

NOTE:- Above deed not acknowledged.

-3-

Nicholas McCarty died intestate May 17, 1854.

COMMON PLEAS COURT OF MARION COUNTY.

-4-

Nicholas McCarty,

Estate

June 3, 1854, Bond filed and letters of administration issued to Margaret McCarty.

July 7, 1854, Approved by the Court.

Jan. 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.

Complete Record 11, page 66.

L. M. Brown Abstract Co.,

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

-5-

INDIANAPOLIS

Henry Day,

Affidavit

Affiant says, that ever since the year 1857, he 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.

-6-

ABSTRACTS

Margaret McCarty,
vs.
Susan McCarty,
Margaret R. McCarty,
Nicholas 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.

October 13, 1854, said Commissioners file report, setting off to said Margaret McCarty, her heirs and

L. M. Brown Abstract Co.,

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

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.
Complete Record 4 page 159.

-7-

Margaret McCarty died intestate February 18, 1873.

MARION CIRCUIT COURT.

Appearance
Docket of
Estates
8, p. 283

Margaret McCarty, Estate

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

-8-

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.
In an entry of 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.
Order Book 64 page 496.
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.
Order Book 140 page 121.

Marriage Record
6, p. 659
Dec. 9, 1857
-9-

Susanna McCarty, Marriage
and
Henry Day.

Marriage Record
10, p. 30
Oct. 2, 1867

-10-

-11-

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

-12-

L. M. Brown Abstract Co.,

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Margaret R. McCarty,
and
John C. S. Harrison.

Marriage

Susanna McCarty Day died testate, August 30, 1873.

Susanna McCarty Day,

Will

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 of 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.

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, towit:-

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 hereinbefore 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.

MARION CIRCUIT COURT.

Susanna McCarty Day, Estate

Oct. 15, 1873, Bond filed and letters testamentary granted to Henry Day, Executor.

Order Book 34 page 309.

Oct. 17, 1874, Final report filed and approved. Executor discharged and estate settled and closed.

Order Book 35 page 80.

Appearance
Docket of
Estates
8, p. 248

Guardian's
Docket
3, p. 30 & 135
Order Book
34, p. 309

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Plat Book
7, p. 74
Apr. 10, 1875
Recorded
Apr. 13, 1875

-15-

Guardian's
Docket
3, pp. 30 & 135
Sale Real
Estate Docket
1, p. 235, #336
and 873

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L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE

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

OF
ABSTRACTS

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

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

MARION CIRCUIT COURT.

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 towit:- The following designated lots in McCarty's
Subdivision of the West part of Out Lot 120 in the City of
Indianapolis, according to the plat of said subdivision re-
corded in the Recorder's Office of Marion County, towit:-

Lot 82 (also 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 duly verified.)

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

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 82 appraised at \$58.00.

Total for all lots appraised at \$8863.00.

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 Lot 82 (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 \$1000.00. 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.

Nov. 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 82 (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 reappraisal 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 installments upon a credit not to exceed 5 years from date of sale, and he asks that said terms be so modified. (Duly verified).

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 82 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.

Apr. 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 3 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, towit:-

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

Lot 82 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 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.

(For full proceedings see Complete Record 27 page 228, 35 pages 90 and 116.)

Deed Record
Town Lots
152, p. 306
Apr. 18, 1882
Recorded
Apr. 24, 1882

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INDIANAPOLIS

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,

Guardian's Deed

TITLE

to
Frances J. McCarty.

The 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,
towit:-

Lot No. 82 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 said
Recorder's office.

(And other real estate.)

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

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

OF

ABSTRACTS

Deed Record
Town Lots
172, p. 403
Dec. 4, 1884
Recorded
Dec. 4, 1884

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L. M. Brown Abstract Co.,

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. 82 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 said County of Marion in Plat Book 7
page 74.

Deed Record
Town Lots
203, p. 136
July 27, 1888
Recorded
Sept. 4, 1888

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Samuel A. Cummings, and
Nellie Cummings, his wife,
to
Frederick Reisner.

Quit Claim Deed

Lot No. 82 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 said County of Marion.

Deed Record
Town Lots
203, p. 137
Aug. 11, 1888
Recorded
Sept. 4, 1888

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INDIANAPOLIS

Frederick Reisner, and
Martha A. Reisner, his wife,
to
Nicholas McCarty.

Quit Claim Deed

Lot No. 82 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 said County of Marion.

Mortgage Record
135, p. 84
Dec. 4, 1884
Recorded
Dec. 17, 1884

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TITLE

Samuel A. Cummings, and
Nellie Cummings, his wife,
to
Nicholas McCarty.

Mortgage

Lot No. 82 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 said County of Marion.

To secure the payment of 4 promissory notes of even
date each for the sum of \$112.50 payable 1, 2, 3 and 4
years after date, with 6% interest payable annually, and
with 8% interest after maturity and 5% attorney's fees.
Said notes executed for the unpaid purchase money due
upon said real estate.

OF

ABSTRACTS

Mortgage Record
135, p. 85
Dec. 5, 1884
Recorded
Dec. 17, 1884

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WAIVER.

It is agreed that, in order to enable Samuel A.
Cummings to build on the within described real estate
the lien of this mortgage shall be subject to the lien
of a mortgage executed by the said Cummings and wife to
the Industrial Saving & Loan Association of Indianapolis,
Indiana securing a loan of \$736.00 which mortgage is
dated December 5th, 1884.

Witness our hands and seals this 5th day of December
1884.

Samuel A. Cummings,
Nellie Cummings,
Nicholas McCarty.

(Duly acknowledged.)

L. M. Brown Abstract Co.,

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Mortgage Record
135, p. 245
Dec. 5, 1884
Recorded
Jan. 2, 1885

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INDIANAPOLIS

Samuel A. Cummings, and
Nellie Cummings, his wife,
to
Industrial Saving and Loan
Association of Indianapolis,
Indiana.

Mortgage

Lot No. 82 in McCarty's Subdivision of the west
part of Out Lot 120 in the City of Indianapolis.

To secure the performance of certain stipulations
and agreements as set forth in a certain bond in penalty
of \$800.00 of even date with 6% interest, together with
certain dues, fines, etc. with 10% attorney's fees.

TITLE

Mortgage Record
150, p. 335
Nov. 16, 1886
Recorded
Nov. 17, 1886

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OF

Samuel A. Cummings and
Nellie Cummings, his wife,
to
Cutler & Savidge Lumber
Company.

Mortgage

Lot No. 82 in McCarty's Subdivision of the west
part of Out Lot 120 in the City of Indianapolis.

To secure the payment of a certain promissory note
of \$1500.00 of even date, and payable 6 months after date
with 7% interest and attorney's fees.

ABSTRACTS

SUPERIOR COURT OF MARION COUNTY.

Cause No. 37624
Order Book
140, p. 664
Complete Rec.
110, p. 148

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L. M. Brown Abstract Co.,

Industrial Saving and Loan
Association of Indianapolis,
Indiana,

Foreclosure
of Mortgage

vs.

Samuel A. Cummings,
Nellie Cummings,
Nicholas McCarty,
The Cutler and Savidge Lumber
Company.

Jan, 6. 1888, complaint filed to foreclose mortgages
given by Samuel A. Cummings and Nellie Cummings, his wife
to Industrial Saving and Loan Association of Indianapolis
Indiana, and recorded in Mortgage Record 135 page 245
upon the following described real estate:-

Lot No. 82 in McCarty's Subdivision of the
West part of Out Lot No. 120 in the City of
Indianapolis.

Summons issued returnable February 6, 1888.
Sheriff's return on summons shows Nellie Cummings
served by reading and copy Jan. 7, 1888; Cutler and Savidge
Lumber Company served by reading to Horace E. Bennett,
Manager of said Company Jan. 7, 1888; Samuel A. Cummings
and Nicholas McCarty served by copy Jan. 7, 1888.

Feb. 20, 1888, Defendant, The Cutler Savidge Lumber Company files cross-complaint setting up its mortgage recorded in Mortgage Record 150 page 335. Asks foreclosure of same.

Alias summons issued on cross-complaint returnable June 23, 1888.

Sheriff's return on summons shows Nellie Cummings served by reading June 11, 1888; Samuel A. Cummings served by copy June 11, 1888.

May 25, 1888, Defendant Nicholas McCarty files cross-complaint setting up his mortgage recorded in Mortgage Record 135 page 84 and also Tax Certificates No. 22496 and 21594; asks protection for same.

Summons issued on cross-complaint returnable June 4, 1888.

Sheriff's return on summons shows Nellie Cummings served by reading May 25, 1888; Samuel A. Cummings served by copy May 25, 1888.

June 29, 1888, Plaintiff files reply in general denial to cross-complaints of The Cutler and Savidge Lumber Company and Nicholas McCarty.

June 29, 1888, Defendant The Cutler and Savidge Lumber Company files answer in general denial to plaintiff's complaint and to cross-complaint of Nicholas McCarty.

June 29, 1888, Defendants Samuel A. Cummings and Nellie Cummings his wife called and defaulted; Cause submitted. Finding for the plaintiff in the sum of \$527.45 also finding for cross-complainant Nicholas McCarty upon his tax sale certificates in the sum of \$97.17 and upon his mortgage indebtedness in the sum of \$446.98 and also finding for cross-complainant The Cutler and Savidge Lumber Company in the sum of \$1744.15 all without relief from valuation and appraisement laws and that the same is secured by mortgages on the real estate described in plaintiff's complaint and in said cross-complaints and that plaintiff and cross-complainants are entitled to have said mortgages foreclosed and the equity of redemption of the defendants and each of them be forever barred and foreclosed and further finding that the lien of cross-complainant Nicholas McCarty on account of said certificates of Tax Sale is paramount to every right, title interest or claim of each of the other parties to this action and that the equity of redemption of such other parties be and the same is hereby forever barred and foreclosed.

Judgment on finding. Decree of foreclosure and order of sale.

July 2, 1888, Certified copy of decree issued to the sheriff of Marion County, who after duly advertising said real estate for sale did on the 28th day of July 1888, first offer at public outcry the rents and profits of same (in parcels and as a whole) and receiving no bid he then in like manner offered the fee simple of the same (in parcels and as a whole) and Nicholas McCarty bid therefor the sum of \$1164.09 and no one bidding more and he being the highest and best bidder, the same was openly struck off to

INDIANAPOLIS
TITLE
OF
ABSTRACTS

L. M. Brown Abstract Co.,

him, certificate of sale issued and writ returned satisfied, except the judgment of Cutler & Savidge Lumber Co. Execution Docket 40 page 49.

Deed Record
Town Lots
212, p. 314
July 29, 1889
Recorded
Aug. 28, 1889

Isaac King, Sheriff of Marion County,
to
Mary M. Duth, and
Carrie E. Duth.

Sheriff's Deed

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Lot Number 82 in McCarty's Subdivision of the West part of Out Lot Number 120 in the City of Indianapolis, Marion County, Indiana, according to the plat of said subdivision as recorded in the Recorder's office of said County.

Sold by virtue of proceedings had in Cause No. 37624 in the Superior Court of Marion County, Indiana.
DEED RECITES:- That on the 30 day of November, 1888 the said Nicholas McCarty assigned said certificate of sale to the said Mary M. Duth and Carrie E. Duth properly endorsed thereon.

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Carrie E. Duth died testate ----.

Carrie E. Duth, Will

Will Record
JJ, p. 361
Jan. 13, 1910
Probated
May 11, 1925

LEBANON COUNTY, SS: (Seal)
By the tenor of these presents, I, H.M. Bright, Esquire, Register for the Probate of Wills and granting letters of administration in and for the County of Lebanon in the Commonwealth of Pennsylvania, to Mary M. Duth, Lebanon, Penna., do make known unto all men, that on the day of the date hereof, at Lebanon, before me, was approved and instituted the last will and Testament of Carrie E. Duth, City of Lebanon, Lebanon County, Pennsylvania, deceased, (a true copy whereof is to the presents annexed) having whilst she lived, and at the time of her death, divers goods, chattels, rights and credits, within the said Commonwealth, by reason whereof, the approbation and insinuation of the said will and testament and the committing the administration of all and singular the goods, chattels, rights and credits of the said deceased, and also the auditing of the accounts, calculating and reckoning of the said administration, and a final dismissal from the same to me, are manifestly known to belong; and that all and singular, the goods, chattels, rights and credits of the said deceased any way concerning her last will and testament, was committed to the said Mary M. Duth in the said Testament named, she having first been duly qualified well and truly to administer the goods, chattels, rights

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and credits of the said deceased, according to law. And also will diligently and faithfully regard and well and truly comply with the provisions of the law relating to collateral inheritance.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal of office at Lebanon, this 11 day of May, in the year of our Lord 1925.

H. M. Bright, Register
Per. Jos. M. Hoker, Dep.

I, Carrie E. Duth, of the City of Lebanon, County of Lebanon and State of Pennsylvania, being of sound and disposing mind, memory and understanding, do make and publish this as and for my last will and testament, hereby revoking and annulling any will or wills by me heretofore made.

FIRST. I order and direct my hereinafter named Executrix to pay my just debts and funeral and other expenses as soon as she conveniently can after my decease.

SECOND. I give and bequeath unto my niece, Mary C. Ault, the daughter of my deceased sister, Jennie K. Ault, the sum of \$1000.00 to be paid to her within one year after my decease.

THIRD. I give and bequeath unto my nephew, E. Charles Ault, the son of my deceased sister, Jennie K. Ault, the sum of \$500.00 to be paid to him within one year after my decease.

Should the said Mary C. Ault die before said sum of \$1000.00 is paid to her, leaving issue, then I direct that said sum of \$1000.00 shall be divided among said issue, share and share alike, and be paid to them accordingly. Should she die before said sum of \$1000.00 is paid to her, not leaving issue to survive her, then I direct that said sum of \$1000.00 shall revert to my estate and fall into and be disposed of as the residue of my estate shall be hereinafter disposed of. Should the said E. Charles Ault die before said sum of \$500.00 is paid to him, then I direct that said sum shall be paid to his daughter, Dorothy and her lineal heirs, and should the said Dorothy be deceased and not have any lineal heirs, her surviving, at the timesaid bequest will come into effect under the provisions of this will, then I direct said sum of \$500.00 to revert to my estate and to fall into and be disposed of as the residue of my estate shall be hereinafter disposed of.

All the rest and residue of my estate, real, personal and mixed, wherever and whatever the same may be including the sums of money which may fall into said residue under the provisions of this will, I give, bequeath and devise unto my sister, Mary M. Duth and her heirs and assigns forever, to be at and for her own absolute use and disposal.

Lastly I appoint my sister, Mary M. Duth, the sole executrix of this my last will and testament.

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

In witness whereof, I have hereunto set my hand and seal this Thirteenth day of January Anno Domini, one thousand nine hundred and ten (1910).
Carrie E. Duth, (Seal).

Signed, sealed, published and declared by the above named Carrie E. Duth, as and for her last will and testament in the presence of us who in her presence and at her request, and in the presence of each other, have hereunto subscribed our names as witnesses thereto, the words "be deceased and" in the 25 line of the first page of this will having been interlined before signing, sealing and publishing hereof.

Minnie E. Karch
Emma L. Ault.

CODICIL No. 1.

I give and bequeath to my grandniece Dorothy D. Ault, daughter of my nephew E. Charles Ault, the sum of \$1000.00. This to be held in trust till she is 21 years of age or it may be used if she so desires for the completion of her education, if it is not completed at the time of my decease.

Should the said Dorothy D. Ault die before this sum of \$1000.00 is paid this same \$1000.00 shall revert to my estate and fall into and be disposed of as the residue of my estate to be hereinafter disposed of.

Carrie E. Duth.

Dec. 31, 1918.

Minnie E. Karsh
Emma L. Ault.

LEBANON COUNTY, SS:

On the 11" day of May, A.D. 1925 before me Jos. M. Hoke, Dep. Register of Wills, etc. in and for said County personally came Mary C. Ault and C. Charles Ault who being duly affirmed according to law, do depose and say that they are well acquainted with the hand writing of Minnie E. Karch and Emma L. Ault the subscribing witnesses to the foregoing and within will and codicil and that they have frequently seen them writ and to the best of their knowledge and belief are the signatures of Minnie E. Karch and C. Charles Ault as witnesses to the said last will and testament of Minnie E. Duth deceased, and is the genuine handwriting of Minnie E. Karch and C. Charles Ault, deceased.

The said witnesses being beyond the jurisdiction of this Court.

Mary C. Ault, C. Charles Ault.

Affirmed and subscribed before me, this 11" day of May A.D. 1925.

Jos. M. Hoke, Dep. Register.

The Register of Wills for the County of Lebanon, in the Commonwealth of Pennsylvania in the matter of the

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Probate of the last Will and Testament of Carrie E. Duth, deceased.

PETITION.

The Petition of Mary M. Duth, Lebanon, Penna., respectfully showeth, that she is the Executrix named in the last Will and Testament of Carrie E. Duth, and Codicil dated 31st day Dec. 1918, and 13 day of January A.D. 1910.

That said Carrie E. Duth was a citizen of the United States, a resident of the City of Lebanon, Lebanon County, State of Pennsylvania, and departed this life in the City of Lebanon in the County of Lebanon and State of Penna. on the 6 day of May A.D. 1925, at 2:45 o'clock P.M.

The said testatrix was possessed of personal property to the value of \$600.00 and real estate to the value of \$1800.00 as near as can be ascertained, situated as follows: "36 N. 7" St. Lebanon, Pa. Since the date of said will and testament the said decedent has not married. Since the date of said will and testament the following children have been born to the decedent: None.

Therefore, the said Mary M. Duth respectfully applies for probate of the said last will and testament and for letters testamentary thereon.

Dated May 11" A.D. 1925.

STATE OF PENNSYLVANIA)
(SS:
LEBANON COUNTY)

Mary M. Duth, named in the above application, being duly affirmed according to law, did depose and say that the matters and things set forth in the foregoing petition are true to the best of her knowledge and belief. Affirmed and subscribed before me, at Lebanon May 11" A.D. 1925.
Jos. M. Hoke, Deputy Register.

STATE OF PENNSYLVANIA)
(SS:
LEBANON COUNTY)

You, Mary M. Duth, do well and truly declare and affirm that as Executrix of the last will of Carrie E. Duth of said decedent according to law, and also will diligently and faithfully regard and well and truly comply with the provisions of the laws relating to collateral and direct inheritance taxes.

Mary M. Duth
Ray G. Light, Attorney.

Affirmed and subscribed before me, at Lebanon, this 11" day of May, A.D. 1925.

Jno. M. Hoke, Deputy Register.

LETTERS TESTAMENTARY.
Commonwealth of Pennsylvania,
Lebanon County, SS: (Seal)

I certify the foregoing to be true copy of the original last will and testament of Carrie E. Duth, deceased, as well as of the probate thereof, with affidavits, letters testamentary, etc. as filed of record in the

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

Register's office for the County of Lebanon, Pr. Given under my hand and seal of office, this first day of June A.D. 1925.

Jos. M. Hoke, Dep. Reg.

I, Charles V. Henry, Pres. Judge of the 52" Judicial District, composed of the County of Lebanon do certify that Jos. M. Hoke, Dep. Register, by whom the annexed record, certificate and attestation were made and given, and who in his own proper hand writing thereto subscribed his name and affixed the seal of the Register of said County was at the time of so doing and now is Deputy Register of wills, etc. in and for said County of Lebanon in the Commonwealth of Pennsylvania, duly commissioned and qualified, to all of whose acts as such, full faith and credit are and ought to be given as well in Courts of judicature as elsewhere and that the said record, certificate and attestation are in due form of law and made by the proper officer.

Charles W. Henry, Judge.

COMMONWEALTH OF PENNSYLVANIA)

(SS:

COUNTY OF LEBANON)

I, Robert O. Boyer, Prothonotary of the Court of Common Pleas in and for the said County, do certify that the Honorable Charles V. Henry, Pres. Judge by whom the foregoing attestation was made, and who has thereunto subscribed his name was at the time of making thereof and still is Pres. Judge of the Court of Common Pleas, Orphans Court, and Court of Quarter Sessions of the Peace in and for said County, duly commissioned and qualified to all whose acts as such full faith and credits ought to be given, as well in Courts of judicature as elsewhere.

In testimony whereof, I have hereunto set my hand and affixed the seal of said Court, this first day of June A.D. 1925.

Robert O. Boyer,
Prothonotary.

(The above will also recorded January 20, 1925 in Town Lot Record 744 page 541 in the office of the Recorder of Marion County, Indiana.)

PROBATE COURT OF MARION COUNTY.

Carrie E. Duth,

Estate.

Dec. 14, 1925, Authenticated copy of will ordered filed and spread of record. Order Book 100 page 309.

Dec. 14, 1925, Petition to determine inheritance tax filed and referred to inheritance tax appraiser for investigation.

Order Book 100 page 307.

Estate Docket
73, p. 24186

-29-

-20- (over)

INDIANAPOLIS

Jan. 16, 1926, Inheritance tax determined, showing total tax of \$116.46.

Order Book 78 page 298.

Schedule of property filed in determining inheritance tax lists the real estate herein abstracted and shows the gross value of the estate to be \$8,235.00.

Deed Record
Town Lots
744, p. 544
June 20, 1925
Recorded
June 20, 1925

James L. Power,

Affidavit

TITLE

Affiant says that he is a bona fide resident of the City of Indianapolis, Indiana; that this affiant was personally acquainted with Carrie E. Duth, who died testate in Lebanon County, Penna., on the 16th day of May 1925, and also with her sister, Mary M. Duth; that said Carrie E. Duth, at the time of her death was the owner of an undivided one-half interest in the following real estate located in the City of Indianapolis, County of Marion, State of Indiana, to wit:-

OF

1. Lot No. 471 S. P. and Company's Second Woodlawn Addition.
2. Lot No. 4 in Woodlawn Addition.
3. Lots No. 44 and 45 in McCarty's First West Side Addition.
4. Lot No. 82 in McCarty's Subdivision of Out Lot No. 120.
5. Lot No. 10 Fulmer's Subdivision of Out Lots 120 and 128.
6. Lot No. 61 in L. and H. Cottage Home Addition.
7. Lots No. 27 and 28 in B. and B's First Addition.

ABSTRACTS

That under the will of said Carrie E. Duth her undivided interest in the above real estate was devised to her sister, said Mary M. Duth.

These statements are made for the purpose of causing the above real estate to be entered for taxation in the name of Mary M. Duth.

James L. Power.

L. M. Brown Abstract Co.,

-31-

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

-32-

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

-21-

ZONING

-40-

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.

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

Six Classes of Area Districts, Class A-1, 7500 square feet per family; Class A-2, 4800 square feet per family; Class A-3, 2400 square feet per family; Class A-4, 1200 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 that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

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

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

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

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

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

The period of search covered by this certificate is
from DATE OF AGENT'S DEED to and including
September 23, 1937 and covers Paragraphs No. 1 to 41

both inclusive, and Sheets No. 1
to 24 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Paul A. Linn*
Vice-President & Mgr.



BC

ESTABLISHED 1868

L. M. Brown Abstract Co.

321-331 LEMCKE BUILDING

PHONE LINCOLN 8518

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

115165

OFFICERS
 HIRAM BROWN
 PRESIDENT
 VOLNEY M. BROWN
 VICE-PRESIDENT
 CORNELIUS O. ALIG
 TREASURER
 EDSON T. WOOD, JR.
 SECRETARY
 RUSSELL A. FURR
 VICE-PRES. & MANAGER

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

UNITED STATES DISTRICT COURT

SEARCH FOR JUDGMENTS

Pending Bankruptcies and Internal Revenue Tax Liens

At the Request of

JAMES L. POWER

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

The undersigned, L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no unsatisfied judgments of record in any of the seven above named divisions of the United States District Court in Indiana, rendered within that portion of the ten years last past, prior to March 11, 1929, the date of the passage of the Indiana Conformity Act, nor any transcripts of judgments recovered in any of the United States Courts in Indiana, filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, nor are there any pending Bankruptcies, either voluntary or involuntary, nor any notice of Liens for unpaid Internal Revenue or Income Taxes of record, in any one of the above named seven divisions of the United States District Courts, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

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

This certificate covers the Indianapolis Division down to and including Sept. 23, 1937
 and all other Divisions of the State of Indiana down to and including Sept. 18, 1937

Mary M. Duth

L. M. BROWN ABSTRACT CO.

By.....*Russell A. Furr*.....
 Vice-President and Mgr.

BC

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

1.

Continuation of Abstract of Title to Lot Numbered Eighty-two (82) in McCarty's Subdivision of the West part of Out Lot Numbered 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: James L. Power, since date of September 23, 1937.

CONVEYANCES.

Deed Record
978 page 558
Oct. 7, 1937
Recorded
Oct. 18, 1937

Mary M. Duth, unmarried
to
James L. Power

Warranty Deed
No Revenue Stamps
attached.

Lot No. 82 in McCarty's Subdivision of the West part of Out Lot numbered 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.

2.

Deed Record
1075 page 247
Nov. 7, 1941
Recorded
Nov. 8, 1941

James L. Power, unmarried
to
Durward L. Power.

Warranty Deed
Revenue Stamps
attached.

Lot No. 82 in McCarty's Subdivision of the West part of Out Lot Numbered 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 taxes of 1941 payable in 1942.

3.

Deed Record
1100 page 171
June 6, 1942
Recorded
Oct. 13, 1942

Durward L. Power and
Doris Power, husband
and wife,
to

Warranty Deed
Revenue Stamps
attached

James L. Power, unmarried.

Lot No. 82 in McCarty's Subdivision of the West part of Out Lot numbered 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 taxes of 1941 payable in 1942.

4.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

5.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

6.

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

MECHANIC'S LIENS.

7.

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

JUDGMENTS.

8.

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.

Mary M. Duth, from September 23, 1937 to October 18, 1937 inclusive.
Durward L. Power, from March 29, 1933 to October 13, 1942 inclusive.
James L. Power, for 10 years last past.

(We find the following:)

CIVIL MUNICIPAL COURT OF MARION COUNTY

The Indianapolis Company
vs.
Durward Power et al.

Judgment rendered May 4, 1939 against defendant for \$330.04 and costs.

JUDGMENT SATISFIED
5-11-43
AND COSTS PAID
ATTEST. UNION TRUST CO.
BY: *[Signature]*

L. M. Brown Abstract Co.,

Cause No.
69618
Order Book
68 page 365

9.

INDIANAPOLIS

OLD AGE PENSIONS.

10.

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

TITLE

ASSESSMENTS.

11.

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

OF

TAXES.

12.

Taxes for year 1941 paid in full.

ABSTRACTS

13.

Taxes for year 1942, assessed in name of Durward L. Power, are due and payable the first Monday in May and the first Monday in November, 1943.

General Tax Duplicate No. 392296.

Indianapolis, Center Township.

Parcel No. 56788.

May installment \$13.56 Paid.

Nov. installment \$13.56 Unpaid.

by Tax Collector
SINCE PAID IN FULL
ATTY, UNION TITLE
PRESIDENT

14.

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

L. M. Brown Abstract Co.,

CERTIFICATE

15.

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

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

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

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

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

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

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

The period of search covered by this certificate is
from **September 23, 1937** to and including

March 29, 1943

and covers Paragraphs No. 1 to 15

both inclusive, and Sheets No. 1

to **-4-** both inclusive.



L. M. Brown Abstract Company

By *James A. [Signature]*
President & Mgr.

LB

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

176219

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 A. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN
RUSSELL WILLBON

UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

JAMES L. POWER

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

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

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

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

March 29, 1943

March 22, 1943

Mary M. Duth

Durward L. Power

James L. Power

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Mgr.

LB

447986

CAPTION

-1-

Continuation of Abstract of Title to Lot 82 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 March 29, 1943.

Prepared for: Manuel Belle

Misc. Record
343 page 49
Inst. #15926
May 12, 1943
Recorded
May 13, 1943

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

James L. Power being first duly sworn on oath states that he is of lawful age and resides in Marion County, Indiana. That he was acquainted with Carrie E. Duth, who died testate in Lebanon County, Pennsylvania, on May 16, 1925, and who at the time of her death was the owner of an interest in the following described real estate situated in Marion County, Indiana, to-wit:

Lot 82 in McCarty's Subdivision of the west part of Out Lot 120 of the Donation Lands of the city of Indianapolis, as recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Affiant herein further states that said Carrie E. Duth was unmarried at the time of her death and that no child or children were born to her subsequent to the execution of her Last Will and Testament on January 13, 1910 and Codicil thereto dated December 31, 1918, as recorded in Will Record JJ, page 361 of the records in the office of the Recorder of Marion County, Indiana. Affiant also states that all legacies under said Will were paid and that said estate was closed pursuant to the terms of said will.

Further affiant sayeth not.

James L. Power

Sworn to before me and subscribed in my presence this 12th day of May, 1943.

J. T. Wilson (LS)
Notary Public

My commission expires: Sept. 2, 1945.

447986

Town Lot Record
1114 page 359
Inst. #15933
May 12, 1943
Recorded
May 13, 1943

James L. Power,
unmarried,
to
Grace Abravaya,

Warranty Deed
(U. S. Revenue
Stamp Attached)

Lot 82 in McCarty's Subdivision of the West part
of Out Lot 120 of the Donation Lands of the City of
Indianapolis, as recorded in Plat Book 7, page 74 in
the office of the Recorder of Marion County, Indiana.
Subject to all unpaid taxes and assessments.
Proper citizenship clause is attached.

-3-

-4-

Grace Abravaya died intestate December --, 1946
as appears at a subsequent entry herein.

-5-

NOTE: No letters of administration issued in
the Clerk's office of Marion County, Indiana,
upon an estate of Grace Abravaya, deceased.

-6-

Morris Abravaya died intestate March 30, 1947
as appears at a subsequent entry herein.

-7-

NOTE: No letters of administration issued in
the Clerk's office of Marion County, Indiana,
upon an estate of Morris Abravaya, deceased.

447986

Misc. Record
398 page 482
Inst. 24615
May 8, 1947
Recorded
May 9, 1947

STATE OF INDIANA, COUNTY OF MARION, SS:

Buena Abravaya, being first duly sworn upon her oath, deposes and says:

That she is the daughter of Morris Abravaya, and Grace Abravaya who acquired title as tenants by the entireties by Warranty Deed dated May 3, 1940, which real estate is described as follows, to-wit:

Lot 69 in McCarty's Subdivision of the west part of Out Lot 120 in 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;

Affiant further avers that Grace Abravaya died intestate on the -- day of December, 1946, and that her marriage to Morris Abravaya was dissolved only by her death. Affiant further avers that Grace Abravaya left as her sole and only heirs at law her husband, Morris Abravaya, and her three children, namely: Buena Abravaya, Terrie Abravaya and Bonite Abravaya. Affiant further avers that all of the debts of Grace Abravaya have been paid and that there is no Inheritance or Federal Estate Tax due on the estate of Grace Abravaya. Affiant further avers that her father Morris Abravaya died intestate a resident of Marion County on the 30th day of March, 1947, and left surviving him as his sole and only heir at law, Buena Abravaya, Terrie Abravaya and Bonita Abravaya.

Further affiant sayeth not.

Buena Abravaya

Subscribed and sworn to before me this 8 day of May, 1947.

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

My commission expires Oct. 26, 1949.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE GUARDIANSHIP OF BONITA ABRAYAYA,
MINOR.

May 8, 1947. Bond filed Buena Abravaya duly appointed and qualified as Guardian of Bonita Abravaya, a minor, aged 17 years, Order Book 1 page 544.

February 15, 1951. Guardian filed final report. Approved by the court. Guardian released and discharged. Bond cancelled.

Order Book 281, page 34.

Guardians Docket
30 page 244

-9-

447986

Tax Sale Register
23 page 356
Certificate 84740
April 14, 1952

Auditor of Marion County,
Indiana,
to
A.U. Rodney.

Tax Sale

10/2/53
Redeemed by Grace Abravaya
BY _____
TOWN ABSTRACT CO., INC.
PRES. & MGR.

-10-

Lot 82 O.L. 120 sold in the name of Grace
Abravaya for the sum of \$155.00, for the non-pay-
ment of Taxes, costs and charges for the year
1951 and prior years.

Old Age Assistance
Search

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

-11-

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:

-12-

James L. Power,	from April 17, 1943 to and including May 13, 1943
Grace Abravaya	from April 17, 1942 to and including December 31, 1946
Morris Abravaya	from April 17, 1942 to and including March 30, 1947
Buena Abravaya, Guardian	from May 8, 1947 to and including February 15, 1951

and vs

Buena Abravaya
Terrie Abravaya
Bonita Abravaya
and
Bonite Abravaya

for the 10 years
last past and
against none other

447986

-13-

Taxes for the year 1952 on the real estate for which this abstract is prepared are assessed in the name of Grace Abravaya, and are due and payable on or before the first Mondays in May and November of 1953.

General Tax Duplicate No. 205178, A-B, Indianapolis, Center Township, Parcel No. 56788.

May installment \$20.38 Unpaid.

November installment \$20.38 Unpaid.

-14-

Taxes for the year 1953 now a lien.

-15-

April 13, 1953: We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

GUARANTEED CERTIFICATE

-16-

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

Dated at Indianapolis, Indiana, April 21, 1953, 8 A. M.

UNION TITLE COMPANY

by... *Albert M. Buel*
 President

-6-MK-

1

INDIANAPOLIS

Continuation of Abstract of Title to Lot Number Eighty-two (82) 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 Paul Summers, Since date of April 20, 1953.

CONVEYANCES

OF

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 Terry Abravaya and Albert Levy.

2

ABSTRACTS

Misc. Record
507 page 402
Inst. # 59226
Sept. 9, 1953
Recorded
Sept. 9, 1953

Buena Abravaya,

Affidavit

Affiant says that she and her two sister, Terrie Abravaya and Bonita Abravaya, were the owners of the property at 1006 S. Senate Avenue, Indianapolis, Indiana, more particularly described as follows:

3

L. M. Brown Abstract Co.,

Lot 82 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.

which they acquired from their Mother, Grace Abravaya's estate.

Affiant further says that her sister Terrie Abravaya was married to Albert Levy on 15th day of January, 1949 at New York, N.Y.

Affiant further says that she and her two sisters and the sister's husband Albert Levy were the grantors in a deed to Oliver Lowden dated August 28, 1953 to the above described property and in this deed her sister Terrie Levy signed her name Terry Levy.

Affiant says that Terrie Levy and Terry Levy are the one and same person.

Further affiant sayeth not.

Buena Abravaya

Misc. Record
510 page 333
Inst. # 74554
Nov. 13, 1953
Recorded
Nov. 13, 1953

4

INDIANAPOLIS

Buena Abravaya,

Affidavit

Affiant says that she and her two sisters, Terrie Abravaya and Bonita Abravaya, were the owners of the property at 1006 S. Senate Avenue, Indianapolis, Indiana, more particularly described as follows:

Lot 82 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,

which they acquired from their Mother, Grace Abravaya's estate.

TITLE

Affiant further says that she and her two sisters and her sister's husband Albert Levy were the grantors in a deed to Oliver Lowden dated August 28, 1953 to the above described real estate and in this deed her sister Bonita Abravaya signed her name Benita Abravaya.

OF

Affiant says that Bonita Abravaya and Benita Abravaya are the one and same person.

Further affiant sayeth not.

Buena Abravaya.

ABSTRACTS

Deed Record
1503 page 118
Inst. # 58920
Aug. 28, 1953
Recorded
Sept. 8, 1953

Benita Abravaya, unmarried
and Terry Levy and Albert
Levy, her husband, and
Buena Abravaya, unmarried

Warranty Deed
Revenue Stamps
Attached

to
Oliver Lowden

Lot 82 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 7, page 74 in the Office of the Recorder of Marion County, Indiana;

Deed contains citizenship clause of grantors.

5

L. M. Brown Abstract Co.,

6

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

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

447986

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: **Manuel Belle**

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

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

This certificate covers all divisions of both Districts of the State down to and including
April 15, 1953, 8 A.M.

and

The Indianapolis Division of the Southern District down to and including
April 16, 1953, 8 A.M.

James L. Power
Grace Abravaya
Morris Abravaya
Buena Abravaya, Guardian
Buena Abravaya
Terrie Abravaya
Bonita Abravaya
Bonite Abravaya

UNION TITLE CO.

BY *Albert J. Burt*
PRESIDENT

jh

97#145281

Mtg. Record
1700 page 472
Inst. # 58921
Sept. 3, 1953
Recorded
Sept. 8, 1953

7

*Released
on mortgage
T.M.*

INDIANAPOLIS
TITLE
OF
ABSTRACTS

MORTGAGE

Oliver Lowden, unmarried
to
Anchor Federal Savings
and Loan Association.

SATISFIED OF RECORD
L. M. BROWN TITLE CO. INC.
PRES.

Lot 82 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 loan evidenced by a
promissory note of even date herewith, in the principal
sum of \$1200.00 with interest as provided for in said
note from date until paid, said principal and interest
being payable in payments as provided in said note,
all of said payments to be made without relief from
valuation and appraisement laws on or before the first
day of each calendar month hereafter until the whole
of said principal sum and interest is fully paid in
compliance with all the stipulations of said note.

This mortgage shall also secure any additional
advances made to mortgagor by Association not in
excess (in the aggregate) of the above amount, at any
time within a period of 10 years from the date hereof.
With reasonable attorney's fees.

8

MEHCANICS' LIENS

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

9

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.

L. M. Brown Abstract Co.,

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

15

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:

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.

Four Classes of Height District, 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, 1,200 square feet per family; Class A-4 (corner Lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner Lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

JUDGMENTS

10

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

Buena Abravaya
Bonita Abravaya, from April 20, 1953 to September 8, 1953 inclusive;
Terrie Levy from January 15, 1949 to September 8, 1953, inclusive;
Oliver Lowden for the ten years last past.

None found unsatisfied.

ASSESSMENTS

11

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

TAXES

12

Taxes for the year 1954 paid in full.

13

Taxes for the year 1955, assessed in the name of Oliver Lowden
Parcel No. 56788
General Tax Duplicate No. 326222
Indianapolis, Center Township
are due and payable the first Monday in May and the first Monday in November, 1956.

May installment \$11.69 Paid
Nov. installment \$11.69 Unpaid

14

Taxes for the year 1956 become a lien March first and are due and payable in May and November of the year 1957.

shown of record these taxes are now
PAID
L. M. Brown Abstract Co.
EY. *[Signature]* *[Signature]*
Fees & Mgr

Computation of Lot Area.

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 A3, 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, front set-back lines shall be equal to $1/3$ of the average depth of the lot up to 50 feet, width 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 dimensions 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 dimensions 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 U-2 district.

Non-Conforming uses.

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

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

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

The 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 as shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

June 8, 1956

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.

CERTIFICATE

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

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

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

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

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

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

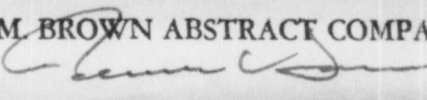
V. From the searches as above enumerated, we find no further conveyances nor unsatisfied encumbrances, as indexed, or entered up, within the period herein certified, against the real estate described in the caption hereto, except those which may be herein shown.

The period of search covered by this certificate is
 from April 20, 1953 to and including
 June 11, 1956

and covers Paragraph No. 1 to 17
 both inclusive, and Sheets No. 1

to 8 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By 
 President & Mgr.



RUSSELL A. FURR
PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
LOWELL W. MYERS
ASST. VICE-PRESIDENT
MARION DAVIS
ASST. VICE-PRESIDENT
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
CORNELIUS O. ALIG
TREASURER
RICHARD W. BIRSFIELD
ASST. TREASURER
M. L. SULLIVAN
TITLE OFFICER

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. CANNON
HOWARD W. FIEBER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. MOLDTHAN
J. ALBERT SMITH
SAMUEL B. SUTPHIN
EDSON T. WOOD
FRED H. WUELFING

392573

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Paul Summers

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, New Albany, and Lafayette.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court 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
and all other Divisions of the State of Indiana down to and including

June 11, 1956
June 5, 1956.

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.

Buena Abravaya
Bonita Abravaya

Terrie Levy
Oliver Lowden

Dated.....June 11, 1956.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By.....

President

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

1

Continuation of Abstract of Title to Lot Numbered Eighty-two (82) 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 Marie Lauck, Since date of
June 11, 1956.

2

CONVEYANCES

Oliver A. Lowden died, intestate, September 25, 1957.

Estate Docket
174 page 64684

3

PROBATE COURT OF MARION COUNTY

Oliver A. Lowden, Estate

September 30, 1957, Petition for letters filed.
September 30, 1957, Bond filed and Joseph Lowden
Appointed Administrator. Order Book 417 page 422.

October 29, 1957, Proof of publication of Notice
of appointment filed.

Pending.

Petition for letters recites decedent left surviving
him as his sole and only heirs:

Joseph Oliver Lowden,	son
Edward Lowden,	son
Ivan Lowden,	son
Bernice Weir,	daughter
Esther Lowden,	daughter
June Hoagland,	daughter

4

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

Mtg. Record
1850 page 674
Inst. # 43917
June 28, 1956
Recorded
June 28, 1956

5

*Rel on margin
Jan 29, 1960
gp.*

INDIANAPOLIS
TITLE
OF

MORTGAGES

Oliver Lowden, adult
and unmarried
to
Howard S. Aaron

SATISFIED OF RECORD
L. M. BROWN TITLE DIVISION
OF
LAWYERS TITLE INSURANCE CORP.
M. L. Smith Mortgage

Lot 82 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 when the same shall respect-
ively become due of one promissory note of even date in
the principal sum of \$1,873.09. Note bearing interest
at the rate of six per cent, per annum, payable semi-
annually, until maturity, note being dated June 28, 1956
and bearing interest at 8% per annum after maturity with
attorney's fees and without relief from valuation or
appraisement laws.

6

ABSTRACTS

MECHANICS' LIENS

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

7

OLD AGE ASSISTANCE LIENS

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.

We find none.

L. M. Brown Abstract Co.,

8

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

Individual Search has been made in the Juvenile
Court of Marion County, Indiana, as to the persons
named under the heading of Judgments, and for the
period so specified under such search for unsatisfied
judgments rendered in Paternity and Heirship proceedings,

We find none.

9

INDIANAPOLIS

TITLE

OF

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.

Oliver Lowden, from June 11, 1956 to September 25, 1957, inclusive;
Joseph Oliver Lowden,
Edward Lowden,
Ivan Lowden,
Esther Lowden,
June Hoagland,
Bernice Weir, for the 10 years last past.

We find the following:

CIVIL MUNICIPAL COURT OF MARION COUNTY

Morris Goodman, d/b/a
Goodman Jewelers

Judgment

vs.

June Hoagland

Judgment rendered July 29, 1954 against defendant for \$151.33 and costs.

Judgment satisfied. A portion of the costs paid

L. M. BROWN TITLE CO.

BY *Russell G. Fines* PRES.

Cause # M-87100
Order Book
156 page 538
Mun. Judg. Dock.
H page 366

10

Actualy 7% fee paid on cover sheet

L. M. Brown Abstract Co.,

ASSESSMENTS

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

11

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

TAXES

12

Taxes for the year 1956, paid in full.

13

Taxes for the year 1957, assessed in name of
Oliver Lowden
Parcel # 56788
General Tax Duplicate # 326259
Indianapolis, Center Township
are due and payable the 1st Monday in May & November, 1958.

May installment \$26.55 paid
Nov. installment \$26.55 unpaid

14

Taxes for the year 1958 became a lien March 1st and
are due and payable in May and November, 1959.

15

ZONING

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, from June 8, 1956, to June 27, 1958,
inclusive.

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

16

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 ordinances 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 lands:

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 Deed Record 1657 page 486.

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 June 11, 1956 to and including
 June 27, 1958

and covers Paragraph No. 1 to 17
 both inclusive, and Sheets No. 1
 to 6 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Ford*
 President & Mgr.



SS

OFFICERS

RUSSELL A. FURR
PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
LOWELL W. MYERS
ASST. VICE-PRESIDENT
MARION DAVIS
ASST. VICE-PRESIDENT
J. ALBERT SMITH
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
CORNELIUS O. ALIG
TREASURER
RICHARD W. BIRSFIELD
ASST. TREASURER
M. L. SULLIVAN
TITLE OFFICER

Established 1868

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET

Phone MEIrose 8-6401

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. GANNON
HOWARD W. FIEBER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. GOLDTHAM
J. ALBERT SMITH
SAMUEL B. SUTPHIN
FRED H. WUELFING

421388

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Marie Lauck

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, New Albany, and Lafayette.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court 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 **June 27, 1958**
and all other Divisions of the State of Indiana down to and including **June 24, 1958.**

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.

Oliver Lowden

Joseph Oliver Lowden
Edward Lowden
Ivan Lowden
Esther Lowden
June Hoagland
Bernice Weir

Dated..... **June 27, 1958**

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*

President

1.

INDIANAPOLIS, INDIANA
Continuation of Abstract of Title to Lot Numbered Eighty-two (82) in McCarty's Subdivision of the West Part of Out Lot One Hundred Twenty (120) of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Roy O. Cron
Since date of June 27, 1958

CONVEYANCES

PROBATE COURT OF MARION COUNTY

Estate Docket
174 page 64684

Oliver A. Lowden

Estate

2.

L. M. BROWN DIVISION
(Continued from former abstract)
Decedent, Oliver A. Lowden, died, intestate, September 30, 1957.
July 24, 1958 final report filed.
September 7, 1958 proof of publication of final notice filed.
September 8, 1958 final report approved and Estate closed.

Order Book 442, page 138.
Entry on final report recites that no inheritance tax assessed against said estate.

That no gross income tax assessed against said estate.
That said estate was not subject to Federal Estate Tax.
That neither decedent nor his Executor was an employer of labor as defined in the Employment Security Act.

Schedule of property filed, in determining inheritance tax, lists the real estate herein abstracted and shows the gross value of the estate to be \$3100.00

PROBATE COURT OF MARION COUNTY

In the matter of the estate of
Oliver A. Lowden

Estate Docket
174 page 64648

Estate

3.

Lauyers Title Insurance Corporation
July 2, 1958 Verified Inventory and Appraisement filed, appraising caption real estate in the amount of \$2,500.00

(Over)

INDIANA
INDIANAPOLIS
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

July 8, 1958 Petition For Authority To Sell Real Estate.

Joseph O. Lowden, as Administrator of the Estate of Oliver A. Lowden, deceased, respectfully petitions and shows the Court:

1. Decedent herein died the owner in fee simple of the following described real estate in the County of Marion in the State of Indiana, to-wit:

Lot 82 in McCarty's Subdivision of the west part of Outlot 120 of the Donation Lands of the City of Indianapolis, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

2. The appraised value of said real estate as shown by the appraisement arrived at by two disinterested suitable persons and filed herein is the sum of \$2,500.00.

3. There are no lien holders.

4. All the heirs of said decedent are:

- Joseph Oliver Lowden, son
- Edward Lowden, son
- Ivan Lowden, son
- Bernice Weir, daughter
- Esther Lowden, daughter
- June Hoagland, daughter

5. It is necessary for said Administrator to sell said real estate for the following purpose:

- (a) For the payment of the expense of administration of this estate;
- (b) For making distribution of the estate;
- (c) That such sale is in the best interests of the estate.

6. Said Administrator deems it advisable that a broker be employed to assist him in effecting a sale.

Wherefore, said Administrator prays the Court for an order fixing a time and place for the herein hearing, and after such hearing that an order be issued for the sale of said real estate, fixing the terms and notice for such sale.

Marie T. Lauck,
Attorney

Joseph O. Lowden,
Administrator of Estate
of Oliver A. Lowden,
Deceased.

July 8, 1958 Joseph Oliver Lowden, Edward Lowden, Ivan Lowden, Bernice Weir, Esther Lowden, and June Hoagland file waiver of notice and consent to the sale of real estate.

July 8, 1958 Order Authorizing Private Sale of Real Estate.

Comes now Joseph Oliver Lowden, as Administrator of the Estate of Oliver A. Lowden, deceased, and submits his verified petition herein praying for authority to sell real estate described hereinafter in the County of Marion,

(over)

INDIANAPOLIS, INDIANA
 in the State of Indiana, which petition is in the words and figures following, to-wit:

(H.I.)

INDIANAPOLIS, INDIANA
 And it appearing that Joseph Oliver Lowden, son; Edward Lowden, son; Ivan Lowden, son; Bernice Weir, daughter; Esther Lowden, daughter; and June Hoagland, daughter; are devisees of said decedent and it appearing further that each of said persons has waived issuance and service of notice upon him and her and has consented to the sale petitioned for; which said waivers and consents are in the following words and figures; towit:

(H.I.)

L. M. BROWN DIVISION
 And it further appearing that there are no other heirs or lien holders than the devisees heretofore named whose liens are to be extinguished or transferred to the proceeds of such sale.

And the Court further finds that no answer or objections have been filed to said Petition and that the same is now properly before the Court for the action thereon; and the Court being fully advised in the premises finds that the relief therein prayed for should be granted.

It Is Therefore Ordered, Adjudged, and Decreed By The Court that Joseph Oliver Lowden, as Administrator of the Estate of Oliver A. Lowden, deceased, be and he hereby is, authorized and directed to sell the parcel of real estate known as

more particularly described as follows:

L. M. BROWN DIVISION
 Lot 82 in McCarty's Subdivision of the west part of Outlot 120 of the Donation Lands of the City of Indianapolis, recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

for a total consideration of not less than \$2,500.00, being the appraised value thereof at private sale and said Administrator shall give no notice thereof.

It Is Further Ordered that said Administrator be, and he is hereby, authorized to employ a broker to find a purchaser for said real estate and to pay all necessary costs and expenses in connection with said sale.

It Is Further Ordered that said Administrator make due report of his activities in this behalf.

Order Book 438 page 39.

July 17, 1958 Report of Private Sale of Real Estate.
 Joseph O. Lowden, as Administrator of the Estate of Oliver A. Lowden, deceased, respectfully petitions and shows the Court:

1. Pursuant to the order of this Court dated July 8, 1958

(over)

(H.I.)

INDIANAPOLIS, INDIANA

And the Court, having examined said report, finds that the sale of said real estate has been at the price and terms most advantageous to the estate and was in all respects made in conformity with law and ought to be confirmed; and the Court further finds that the bond of said Administrator is adequate to cover the proceeds of said sale; and the Court further finds that payment to Hall Hottel Co., Inc., and W. A. Oates, broker, of \$125.00 as compensation for services rendered, should be allowed.

It Is Therefore Ordered, Adjudged And Decreed by the Court that the report of sale of said Administrator of said real estate be, and the same is, in all things hereby approved; and he is authorized to pay \$125.00 to Hall Hottel Co., Inc., and W. A. Oates, broker, as compensation for services rendered; and that the proposed Administrator's Deed submitted with said Report of Sale conveying said real estate to Roy D. Cron and Fleta E. Cron, husband and wife, the purchaser thereof, be, and the same is, hereby approved.

Order Book 438 page 594.

L. M. BROWN DIVISION

Deed Record 1713
Inst. #44161
July 17, 1958
Recorded
July 21, 1958

4.

Joseph O. Lowden, As Administrator of the Estate of Oliver A. Lowden, deceased, by order of the Probate Court of Marion County, Indiana, entered in order book 437 on the records of said court on page -

Administrator's
Deed, No Revenue
Stamps Attached

to
Roy O. Cron and
Fleta E. Cron,
husband and wife

Lot 82 in McCarty's Subdivision of the west part of the outlot 120 of the Donation lands of the City of Indianapolis, recorded in Plat Book 7, page 74 in the Office of the Recorder of Marion County, Indiana.

Subject to the taxes due and payable November, 1958 and taxes accruing thereafter, also subject to a mortgage held by the General Roofing and Siding Company against said real property in the sum of Fifteen Hundred Thirty Dollars and Seventy-Three Cents (\$1530.73) as of July 1, 1958, principle sum having been \$1873.09 on June 28, 1956, as recorded Mortgage Recd 1850, page 674, Recorder's Office of Marion County.

Approved in open court this 17th day of July, 1958.

Lawyers Title Insurance Corporation

Note: The mortgage shown herein above has since been satisfied of record.

Dan V. White
Judge of Probate Court
of Marion County, Ind.

L. M. BROWN TITLE DIVISION
OF
LAWYERS TITLE INSURANCE CORP.

BY M. J. Sullivan

5.

WE FIND NO FURTHER CONVEYANCES

INDIANAPOLIS, INDIANA

ENCUMBRANCES

L. M. BROWN DIVISION

MORTGAGES

6.

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

Lawyers Title Insurance Corporation

FINANCING STATEMENTS

7.

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

- INDIANA
INDIANAPOLIS
INDIANA
8. MECHANICS' LIENS
None found unsatisfied of record filed within the period of this search.
9. OLD AGE ASSISTANCE LIENS
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.
We find None.
10. SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA
Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.
We find None.
11. 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.
Joseph Oliver Lowden, Edward Lowden, Ivan Lowden, Esther Lowden, June Hoagland, Bernice Weir, from June 27, 1958 to July 21, 1958 inclusive.
Roy O. Cron and Fleta E. Cron, jointly and not individually for 10 years last past.
None found unsatisfied.
12. ASSESSMENTS
None found unsatisfied of record which became a lien within the period of this search.

TAXES

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

14. Taxes for the year 1963 assessed in the names of
Roy O. and Fleta E. Cron

ASSESSED VALUATION:

Land	\$280.00
Improvements	\$450.00
Exemption	\$ - -
Net Valuation	\$730.00

Parcel No. 101-56788
General Tax Duplicate No. 345101
Indianapolis-Center Township

were due and payable the first Monday in May and November 1964.

May installment \$32.68 paid
Nov. installment \$32.68 paid

15. Taxes for the year 1964 are due and payable in May and November 1965.

16. Taxes for the year 1965 became a lien March 1st, and will be due and payable in May and November 1966.

17. 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 from June 27, 1958 to March 12, 1965.

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

O R D I N A N C E

18. 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:

The 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 of 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.

O R D I N A N C E

19. 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.

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

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

20.

CERTIFICATE

The undersigned, LAWYERS TITLE INSURANCE 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, of the Juvenile 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 June 27, 1958 to and including
April 1, 1965, 8:00 A.M.

and covers Paragraphs No. 1 to 20
both inclusive, and Sheets No. 1
to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By



11g

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS, INDIANA 46204

470329

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Roy O. Cron

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, New Albany, and Lafayette.

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court 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 1, 1965 8a.m. and all other Divisions of the State of Indiana down to and including March 30 1965 8a.m.

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.

Joseph Oliver Lowden
Edward Lowden
Evan Lowden
Esther Lowden
June Hoagland
Bernice Weir
Roy O. Cron
Fleta E. Cron

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated April 1, 1965, 8:00 A.M. By _____

llg