

67-11356

WARRANTY DEED

Project 1-70-3(51)
Code 0574
Parcel 25

This Indenture Witnesseth, That *Georgia Ann Turner (unmarried adult)*

of *Marion* County, in the State of *Indiana*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

Eight Thousand Five Hundred Dollars - - - (\$8500.00) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in *Marion* County in the State of Indiana, to wit:

LOT NUMBERED 9 IN BYBEE AND PRATT'S FIRST WEST SIDE ADDITION TO THE CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 8, PAGE 200 IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

RECEIVED FOR RECORD

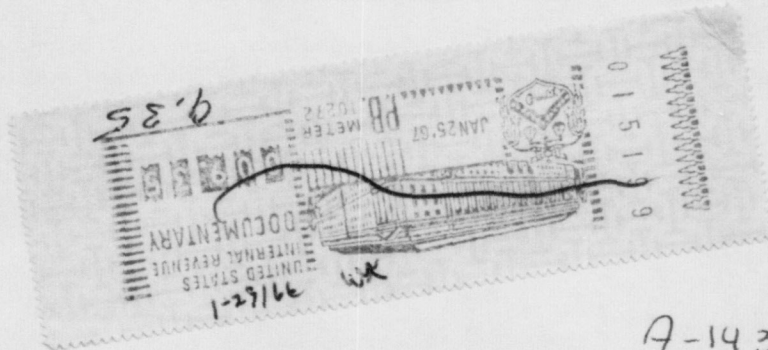
1967 MAR 22 AM 9:27

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

MAR 22 1967

John T. Sutton
COUNTY AUDITOR



71154

Paid by Warrant No. *A-143079*

Dated *3-8 1967*

Land and improvements \$ *8500.00*; Damages \$ *— 0 —*; Total consideration \$ *8500.00*

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 GRANTOR

has hereunto set her hand and seal, this *23rd* day of *January* 19*67*
Georgia Ann Turner (Seal) (Seal)
GEORGIA ANN TURNER (UNMARRIED ADULT) (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

John T. Sutton
FEB 20 1967

STATE OF INDIANA, _____ County,
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, _____ 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 January, A. D. 1967; personally appeared the within named _____

Georgia Ann Jones Grantor _____ in the above conveyance, and acknowl-
edged the same to be Her voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires June 28 1970 _____ Notary Public
William G. Kramer
WILLIAM G. KRAMER

The undersigned, owner of a mortgage and/or lien on the land herein conveyed, hereby releases from said mortgage
and/or lien said conveyed land, and does hereby consent to the payment of the consideration therefor as directed in this trans-
action, this _____ day of 67 11356, 19_____

_____(Seal) _____(Seal)
_____(Seal) _____(Seal)

State of _____ }
County of _____ } ss:

Personally appeared before me _____
_____ above named and duly acknowledged the execution of the above release
the _____ day of _____, 19_____

Witness my hand and official seal.
My Commission expires _____ Notary Public

WARRANTY DEED
FROM _____
TO _____
STATE OF INDIANA
Received for record this _____ day of _____, 19____, at _____ o'clock _____ m, and _____ Recorded in Book No. _____ page _____ Recorder _____ County _____
Endorsed NOT TAXABLE this _____ day of _____, 19____, Auditor _____ County _____
ENVELOPE
Division of Land Acquisition
Indiana State Highway Commission

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

December 14, 19 67 19

To John & Norma Turner
 112 S Johnson Avenue
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 185357 12/11/67 19
 in settlement of the following vouchers: 68-290

Description	Amount
For <u>relocation expense</u> on State Road <u>49</u> <u>Marion</u> No. _____ in _____ County, Project <u>I-70-3(51)</u> Parcel No. <u>25</u> as per Grant/Warranty Deed, Dated <u>Oct 31, 1967</u>	235. 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Norma Turner
 Date 12-15-67.

INDIANA STATE HIGHWAY COMMISSION ✓

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

[Handwritten signature]

March 16, 19⁶⁷

To Georgia Ann Turner
339 Stop 8 Road
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143079 3-8 19 67
in settlement of the following vouchers: Transmittal 67-279

Description	Amount
For <u>Purchases</u> on State Road No. <u>25</u> in <u>Marion</u> County, Project <u>1-70-3(51)</u> Parcel No. <u>25</u> as per Grant/Warranty Deed, Dated <u>January 23, 1967</u>	\$8,000.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Georgia Ann Turner
Date 3/18/67

INDIANA STATE HIGHWAY COMMISSION

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

March 16, 19 67

To Georgia Ann Turner
 339 Stop 8 Road
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143080 3-8 19 67
 in settlement of the following vouchers: Transmittal 67-279

Description	Amount
For <u>Purchases</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(51)</u> Parcel No. <u>25</u> as per Grant/Warranty Deed, Dated <u>January 23, 1967</u> Esq.	\$500.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Georgia Turner

Date May 19, 1967

Control

APPRAISAL REVIEW FORM
Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(51)
Parcel No. 25
Road I-70
County Marion
Owner Georgia Ann Turner
Address 1438 Maynard Dr.
Address of Appraised Property:
1048 River Ave.

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

1. I have personally checked all comparables and concur in the determinations made. No - see attachment
2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Adv. Acq.
8. I have personally inspected the site and familiarized myself with the parcel on... 8-11-66
9. The computations of this parcel have been checked and reviewed. Yes
10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of August 11, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>R. York</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ <u>9,000</u>	\$	\$ <u>8,500</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
The Total Value of Taking Is: (a minus b) TOTAL	\$ <u>9,000</u>	\$	\$ <u>8,500</u>
(1) Land and/or improvements	\$ <u>9,000</u>	\$	\$ <u>8,500</u>
(2) Damages	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(3) Less non-compensable items	\$ <u>-0-</u>	\$	\$ <u>-0-</u>
(4) Estimated Total Compensation	\$ <u>9,000</u>	\$	\$ <u>8,500</u>

Approved	Date	Signed
Rev. Appr.	<u>8-11-66</u>	<u>Phillip G. York</u>
Asst. or Chief Appr.	<u>8-18-66</u>	<u>Thos. H. Haught</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(51)

BUYER'S REPORT NUMBER: # COUNTY Marion PARCEL NO. 25

NAME & ADDRESS OF OWNER Georgia Turner
1048 River Ave PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # Same

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

DATE ASSIGNED 8-19-66 DATE OF CONTACT 11/14/66

OFFER \$ 8500⁰⁰ TIME OF CONTACT 9:00 AM

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

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

REMARKS: Contacted Mrs Turner. She wants to hold off until
after the legislature meets. She thinks she will get moving
money. Gave firm offer letter

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

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

633-4385 William G. Kame
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(51)

BUYER'S REPORT NUMBER: 2 COUNTY Marion

PARCEL NO. 25

NAME & ADDRESS OF OWNER Georgia Turner

339 St Road 8 Rm 1048 River Ave. PHONE # 574-2932

NAME & ADDRESS OF PERSON CONTACTED Georgia Turner

Same PHONE # Same

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

DATE ASSIGNED 8/19/66

DATE OF CONTACT 10/13/66

OFFER \$ 8500⁰⁰

TIME OF CONTACT 2:30 PM

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

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

REMARKS: Talked to Mrs Turner in regards to sale of her home
at 1048 River Ave. She has accepted the offer and will
sign necessary paper 10/24/66

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

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

633-4385 William G. Kowse
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. T.70-3(51)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 25

NAME & ADDRESS OF OWNER Georgia Turner
339 Stop 8 Road PHONE # ST42932

NAME & ADDRESS OF PERSON CONTACTED Same
Re 1048 River Ave PHONE # Same

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

DATE ASSIGNED 8-19-66 DATE OF CONTACT 1-19-67

OFFER \$ 8500⁰⁰ TIME OF CONTACT 1:00 PM

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

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

REMARKS: met with Mrs Turner in regards to selling her home
at 1048 River Ave. she has decided to sell. Will meet and
sign papers for 23 at her home

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

Distribution Made

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

633-4385' William G Kramer
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(51)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 25

NAME & ADDRESS OF OWNER Georgia Ann Turner
339 Step 8 Road. PHONE # 514 2932

NAME & ADDRESS OF PERSON CONTACTED Same
Re 1048 River Ave PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 8-19-66 DATE OF CONTACT 1-23-67

OFFER \$ 8500⁰⁰ TIME OF CONTACT 12:00 N

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

REMARKS: Met with Mrs Turner and bought her home at 1048 River
All necessary papers were signed. Mrs Turner rents her home for
35⁰⁰ per month. Picked up 66B Tax receipt to be verified and
returned. Collected \$9³⁵ for Federal Documentary Stamp

Voucher #1 \$8000⁰⁰ payable in 8 to 10 weeks
Voucher #2 500⁰⁰ payable on possession

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

Distribution Made

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

633-4385 William H. Kramer
(Signature)

PIONEER NATIONAL TITLE INSURANCE COMPANY
UNION TITLE DIVISION

CERTIFICATE OF TITLE

Parcel #25

S.R. I70 PROJ. I70-3 (51) COUNTY Marion

Names on Plans Georgia Turner

PNTIC # 66-473-0

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 20th day of January, 19 66, 8 A.M.

Georgia Ann Turner

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

This certificate is issued for the use and benefit of the State of Indiana.

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Richard H. Howlett
Secretary

George B. Garber
President

Countersigned and validated as of the 27 day of January, 19 66

James I. Wright
Authorized Signatory
James I. Wright

SCHEDULE "A"

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

Lot Numbered 9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200 in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Administrator's Deed from Leo T. Brown, Administrator with the Will annexed of the Estate of Dolph G. Smith, deceased, dated March 31, 1964, and recorded March 31, 1964, as Instrument #64-15580.
U.S.R. \$6.05

Parcel 25

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (51)	Marion	66-473-S

Name on Plans Georgia Turner

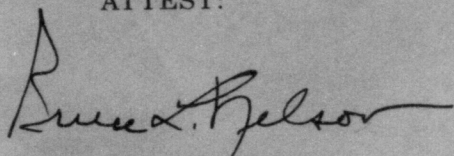
Name of Fee Owner Georgia Ann Turner

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from January 20, 1966, 8 A.M. to and including January 26, 1967, 8 A.M. reveals no changes as to the real estate described under PNTIC # 66-473-0 except:

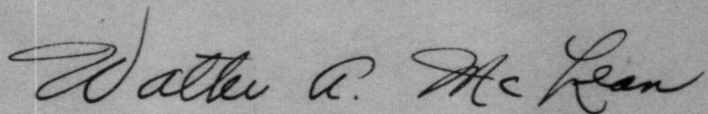
- Taxes for 1965 payable 1966 in name of Georgia Ann Turner
 Duplicate # 6092544 Parcel # 1071530 Township I-Center Code # 1-01
 May \$ 122.81 (paid) (~~unpaid~~); November \$ 122.81 (paid) (~~unpaid~~)
 Taxes for 1966 payable 1967 now a lien.

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

ATTEST: PIONEER NATIONAL TITLE INSURANCE COMPANY

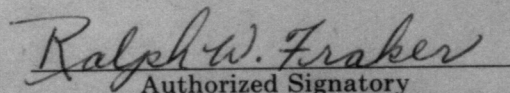


Assistant Secretary



Vice President

Countersigned and validated as of the 30th day of January, 19 67.



Authorized Signatory

RALPH W. FRAKER, Attorney

PNTIC # 66-473-0

SCHEDULE "B"

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

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

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

1. Taxes for 1964 payable 1965 in name of Dolph G. & Roxie Roberta Smith.
Duplicate #350415, Code #1-01;
Township: I-Center, Parcel #71530,
May \$120.31 paid, November \$120.31 unpaid,
Assessed Valuation-Land \$330.00, Improvements \$2,250.00
Exemptions None,
Taxes for 1965 payable 1966 in name of Georgia Turner.

Plat Book
8 page 200
Sept. 1, 1887
Recorded
Sept. 2, 1887

-29-

BYBEE AND PRATTS FIRST WEST SIDE ADDITION TO
INDIANAPOLIS

Indianapolis, Indiana.

Sept. 1st, 1887

Bybee and Pratts First West Side Addition to the City of Indianapolis, being a subdivision of part of the southeast quarter of Section 10, Township 15 North Range 3 East in the Town of West Indianapolis, Marion County, State of Indiana, described as follows:

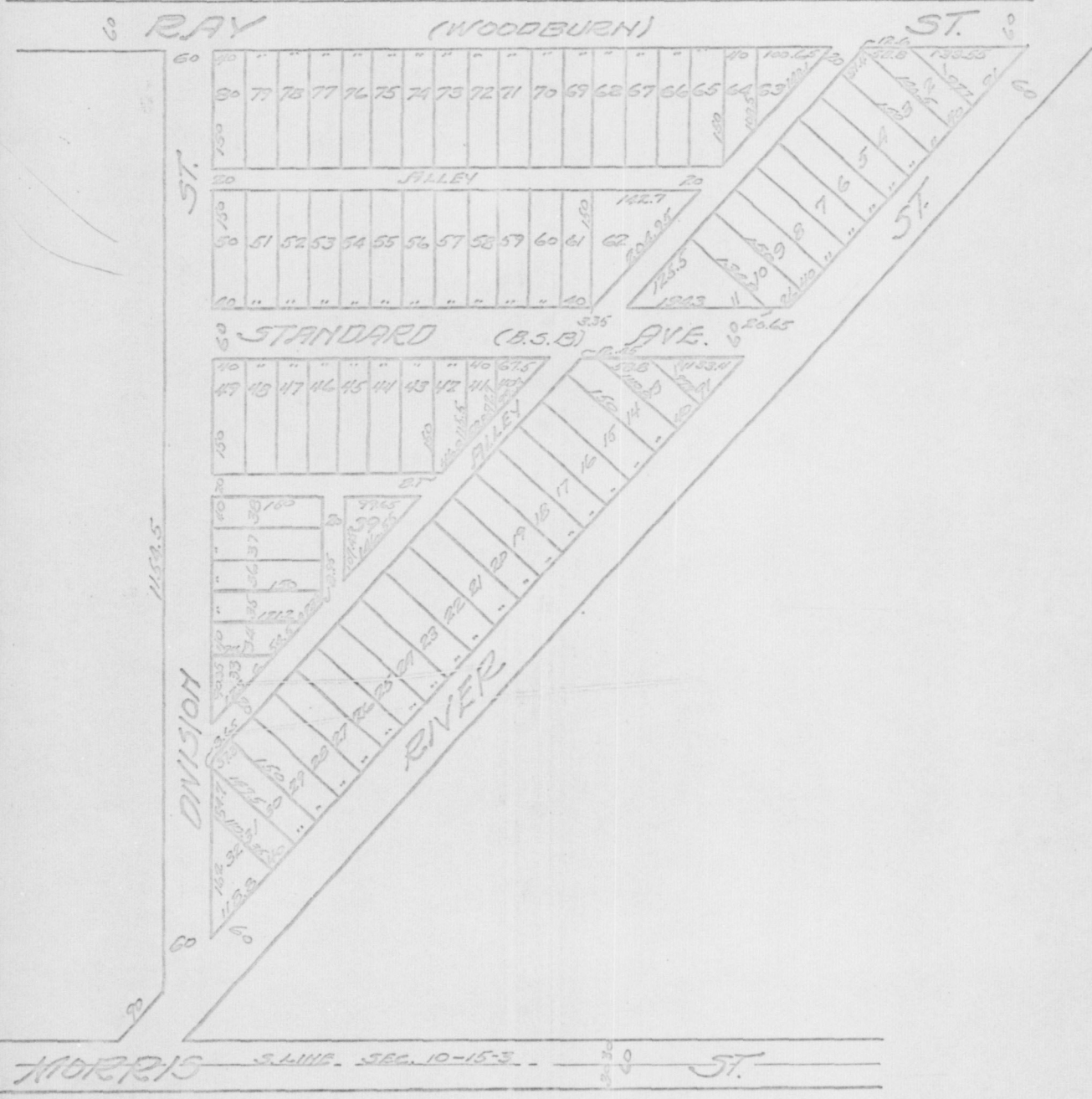
Beginning on the north edge of Morris Street at a point 30 feet north of the south line and 1058.25 feet east of the west line of said quarter section and running N. 42-1/4 degrees east with River Avenue 90 feet; thence north 1 degree west 1154.5 feet to the south side of Woodburn Avenue at a point 1075.4 feet east to the west line of said quarter section; thence east with south side of Woodburn Avenue 1063 feet to River Avenue; thence south 42-1/4 degrees W. with River Avenue 1666 feet to the place of beginning, containing 14-25/100 acres more or less into 80 lots with streets and alleys with size and numbers of lots and width of streets and alleys marked on this plat.

Distances given in fee and decimals. All streets and alleys in this addition are hereby dedicated to public use.

(Signed) Addison Bybee

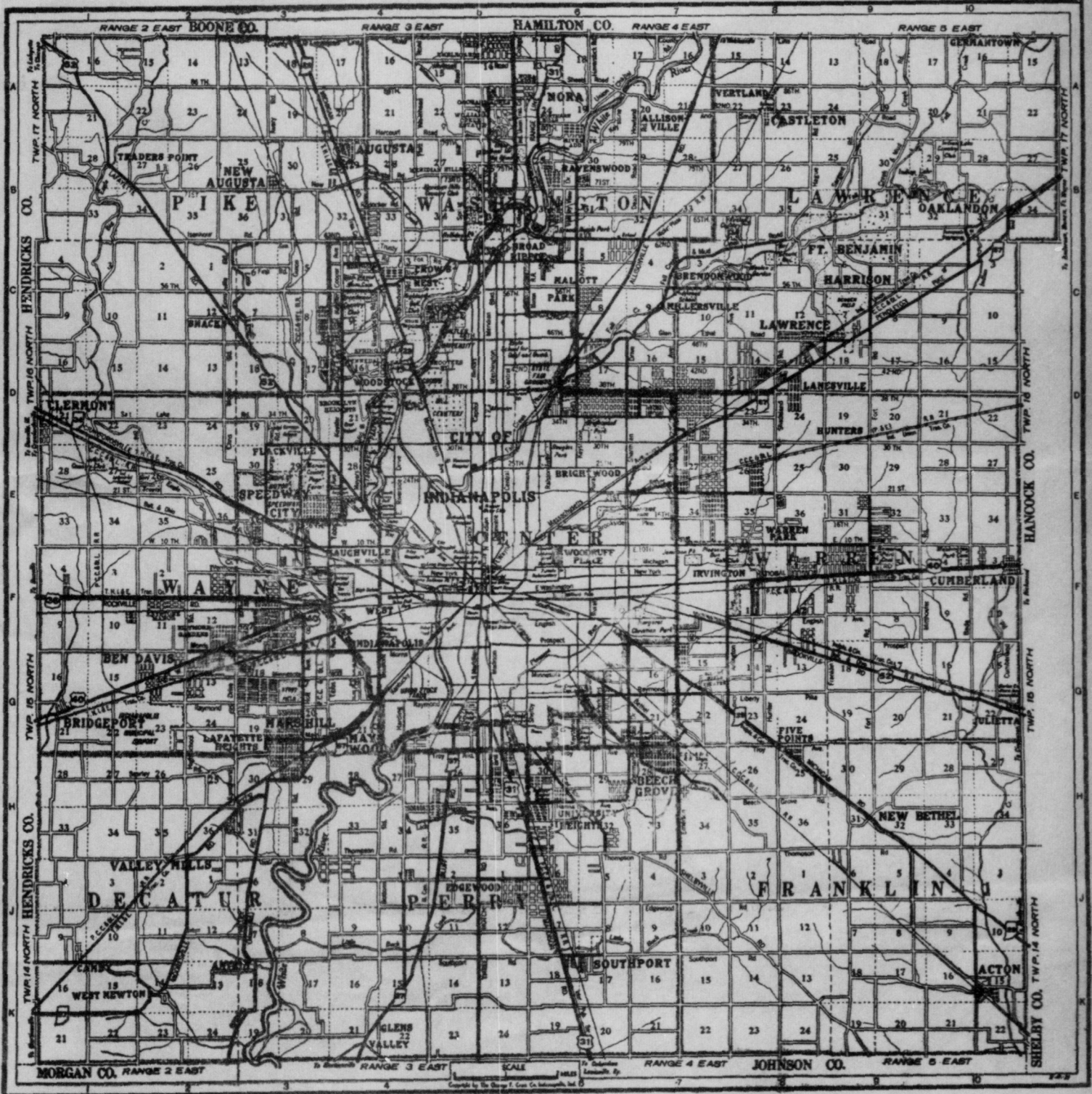
Julius F. Pratt

Acknowledged Addison Bybee and Julius F. Pratt,
September 1, 1887.



BYBEE & PRATT'S 1ST WEST SIDE ADD. P.O.B - P.200

202637
MAP
OF
MARION COUNTY



L. M. BROWN ABSTRACT COMPANY
INDIANAPOLIS

202637

ABSTRACT OF TITLE

To

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

PREPARED BY

L. M. BROWN ABSTRACT COMPANY

INCORPORATED

150 East Market Street

INDIANAPOLIS, MARION COUNTY, INDIANA

TELEPHONES: Market 3448-3449

Plant Established 1868

Capital Stock, \$150,000, Fully Paid

RUSSELL A. FURR, President and Manager

EDSON T. WOOD, Jr., Secretary

VOLNEY M. BROWN, Vice-President

CORNELIUS O. ALIG, Treasurer

FRED G. APPEL, Vice-President

KARL MOHR, Assistant Manager

HISTORICAL NOTES

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

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

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

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

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

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

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

The Weas, or 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.

202637

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.

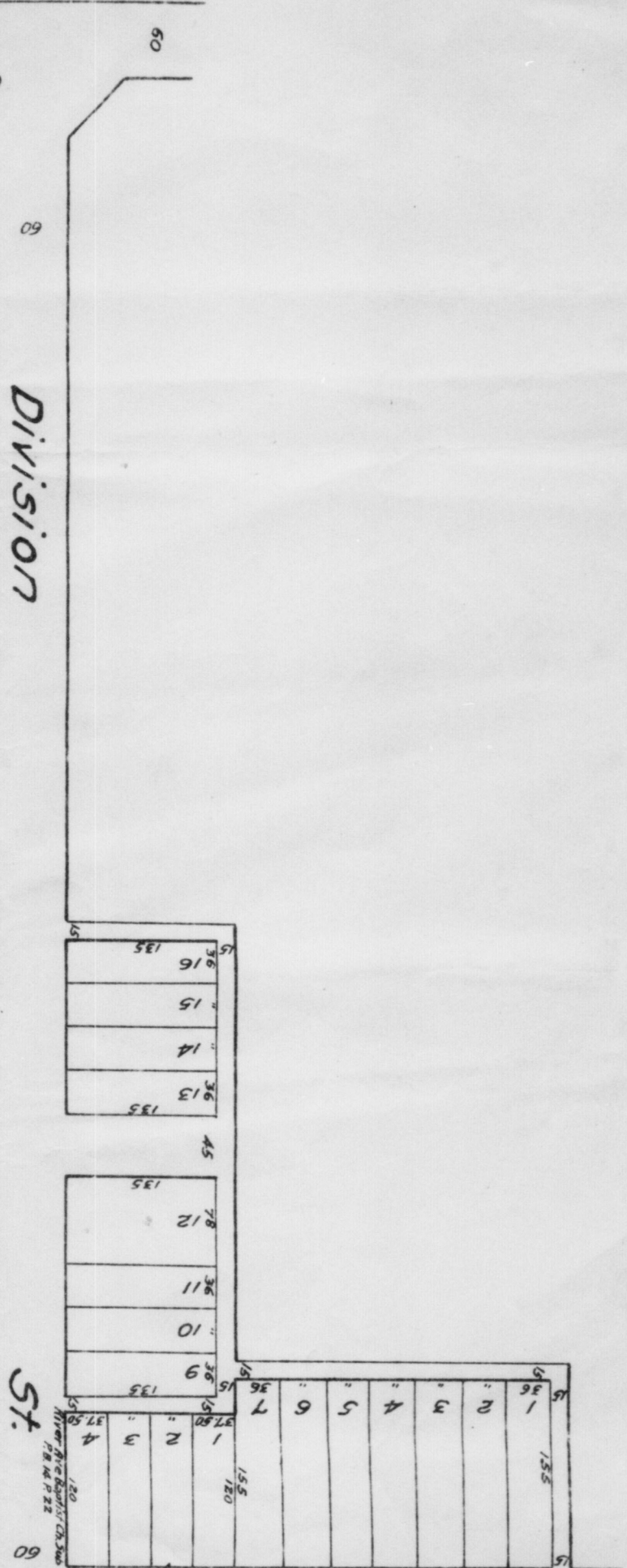
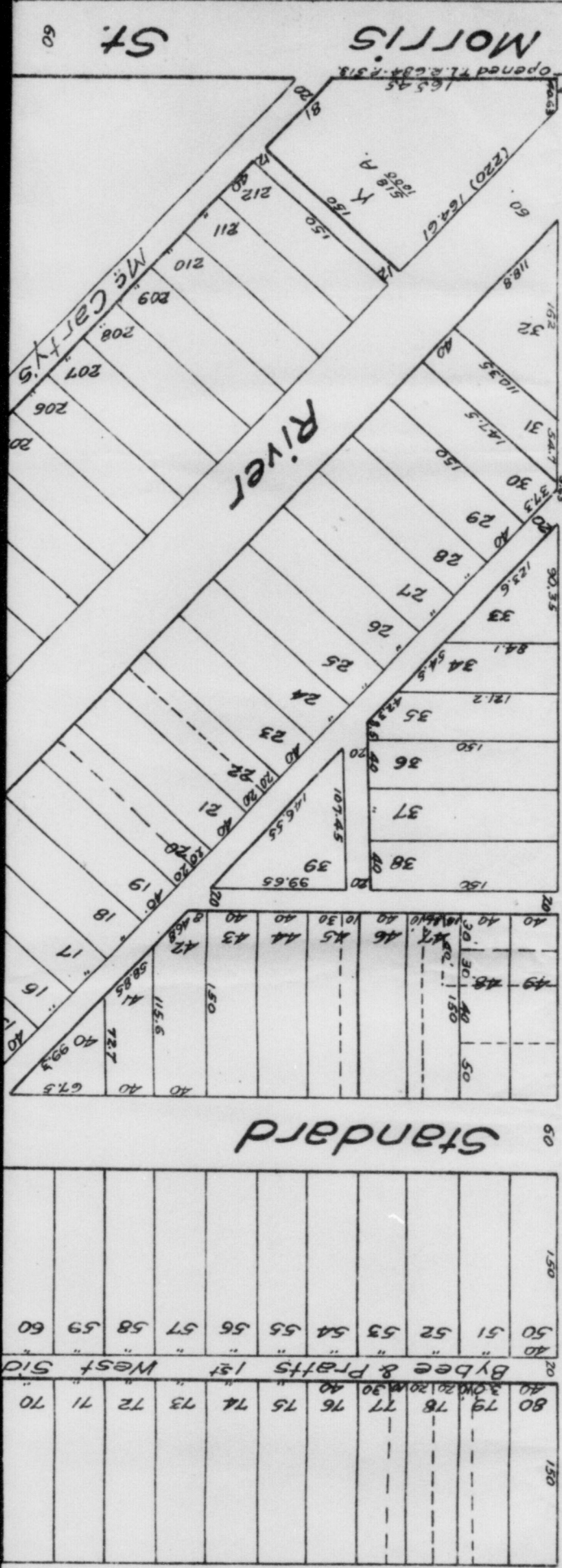
Lot Numbered Nine (9) in Bybee and Pratt's
First West Side Addition to the City of
Indianapolis, the plat of which is recorded
in Plat Book 8 page 200, in the office of
the Recorder of Marion County, Indiana.

PREPARED FOR: FLETCHER AVENUE SAVING AND
LOAN ASSOCIATION.



City of Indianapolis.

Pt., S.E. 1/4 Sec., 10, Twp., 15 N. R. 3 E.



Valley Park PB 13 R 16
 River Ave. South of Ch. 500
 PB 14 R 22

	INDIANAPOLIS	CONVEYANCES.	
Tract Book July 21, 1821		The United States of America to Daniel Yandes S. E. 1/4 of Section 10, Township 15 N., Range 3, E., 160 acres.	Original Entry
2.			
Deed Record E page 672 Nov. 6, 1835 Recorded Nov. 7, 1835	TITLE	Ar. St. Clair Register Land Office at Indianapolis.	Certificate
3.		It is hereby certified that Daniel Yandes, has entered at this office the South East Qr. of Section 10, Township 15 N. Range 3 E.	
	OF		
Deed Record Lands 66 page 401 Nov. 13, 1822 Recorded Sept. 10, 1918	ABSTRACTS	The United States of America By, the President, J. M. to Daniel Yandes, his heirs and assigns forever. The West Half of the South East Quarter of Section 10, in Township 15 of Range 3, in the District of Brook- ville and State of Indiana, containing 80 acres. Full payment having been made according to the provision of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provisions for the sale of the Public Lands."	Patent
4.			
Deed Record Lands 69 page 519 Nov. 13, 1822 Recorded May 7, 1920		The United States of America By, the President, J. M. to Daniel Yandes, his heirs and assigns forever. The East Half of the South East Quarter of Section 10, in Township 15 - of Range 3 - in the District of Brookville and State of Indiana, containing 80 acres. Full payment having been made according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands."	Patent
5.			

L. M. Brown Abstract Co.,

3

Deed Record
C page 160
May 7, 1831
Recorded
May 7, 1831

6.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Daniel Yandes,
(his signature is Danl.) and
Ann Yandes, his wife,
to
Abraham A. Hall, his
heirs and assigns forever.

Warranty Deed

All that tract or parcel of land known as the undivided half of the South East Quarter of Section 10, Town. 15, N., of Range 3 East, and also the undivided half of the residue of the fractional part Section 11, Town 15 of Range 3 (lying on West side of W. River) after taking out the contents of the following survey and bounds, to wit:-

Commencing at the N. W. Corner of Sec. 11 and running South along the line of said Section until it strikes the bayou, thence up along the bayou to the River, thence up the River to the E. & West line of said Section, thence W. along said line to the place of beginning, containing 36 3/4 acres and 4 poles; also 3 1/4 acres lying as follows:

Beginning at the half mile stake on the N. & S. line of Sec. 11 and running South 12 rods, thence E. 46 rods to the River, thence up the River 12 rods, thence West to the place of beginning.

Deed Record
C page 320
Oct. 5, 1831
Recorded
March 3, 1832

7.

L. M. Brown Abstract Co.,

Daniel Yandes and
Ann Yandes, his wife,
to
Nicholas McCarty, his
heirs and assigns forever.

Warranty Deed

All that tract or parcel of land described as follows, to wit:-

The equal and undivided half of the South East Quarter Section 10, in Township 15 North, of Range 3 East, and also the undivided -- of the residue of the fractional Section 11, same Town and Range, which lies West of White River, after taking out the contents of the following survey and bounds, to wit:-

Commencing at the N. W. Corner of the Section and running South along the line of said Section until it strikes the bayou, thence up along the bayou to the river, thence up the river to the East and West lines of the Sections, thence West along said line to the beginning, containing 36 3/4 acres and 4 poles, and also 3 1/4 acres lying as follows:

Beginning at the half mile stake on the North and South line of said Section and running South 12 rods thence East 46 rods to the River, thence up the same 12 rods, thence to the place of beginning.

Deed Record
Lands
40 page 255
Oct. 5, 1831
Recorded
Sept. 25, 1902

8.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Daniel Yandes and
Ann Yandes, his wife,
to

Nicholas McCarty, his
heirs and assigns forever.

All that tract or parcel of land described as
follows, to wit:-

The equal and undivided half of the Southeast
Quarter Section 10, in Township 15 North, of Range 3
East, and also the undivided half of the residue of
the fractional Section 11, same Town and Range, which
lies West of White River, after taking out the contents
of the following survey and bounds, to wit:-

Commencing at the N. W. Corner of the Section and
running South along the line of said Section until
it strikes the bayou, thence up along the bayou to
the river, thence up the river to the East and West
lines of the Section, thence West along said line to
the beginning, containing 36 3/4 acres and 4 poles,
and also 3 1/4 acres, lying as follows:

Beginning at the half mile stake on the North and
South line of said Section and running South 12 rods
thence East 46 rods to the River, thence up the same
12 rods, thence to the place of beginning.

(NOTE: This is a re-record of a deed, recorded in
Deed Record C pages 320 and 321, correcting description.)

Warranty Deed

Deed Record
C page 321
Oct. 5, 1831
Recorded
March 3, 1832

9.

L. M. Brown Abstract Co.,

Abram A. Hall and
Lydia Hall, his wife
to

Nicholas McCarty, his
heirs and assigns forever.

Certain lands in Section 15 Town 15 of Range 3
(describing said lands).

Also, the undivided half of the South East Quarter of
Section 10, West of White River in same Town and Range,
and also the undivided half of the residue of the
fractional part of Section 11 in same Town and Range,
West of White River, after taking out the contents of
the following survey and bounds, to wit:-

Commencing at the N. W. Corner of Sec. 11, thence
South on the Section line until it strikes the bayou,
thence along the bayou to the River, thence up the
river to the E. & W. line of said Section, thence West
to the beginning, containing 36 3/4 acres and 4 poles,
and also 3 1/4 acres, lying as follows:

Beginning at the half mile stake on the N. & S. line
of Section 11, and running South 12 rods, thence East
46 rods to the river, thence up the river 12 rods,
thence West to the beginning.

Warranty Deed

10.

INDIANAPOLIS

Nicholas McCarty died intestate May 17, 1854.

COMMON PLEAS COURT OF MARION COUNTY.

11.

TITLE
OF

Nicholas McCarty

Estate

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

January 7, 1860, The Estate was finally settled distribution was made to Margaret McCarty, the widow, and to Nicholas McCarty, Junior, Margaret R. McCarty, Frances McCarty and Susanna McCarty Day, said four persons being the only children and heirs of said decedent. (For full proceedings in the above Cause, see Complete Record 11 page 66).

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

ABSTRACTS

Henry Day

Affidavit

12.

L. M. Brown Abstract Co.,

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 grand children by deceased sons or daughters; that the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty, were of age and unmarried on Feb. 9, 1864, and said Susannah McCarty, affiant's wife, was of age on Feb. 9, 1864.

Henry Day.

COMMON PLEAS COURT OF MARION COUNTY.

13.

Margaret McCarty

Vs.

Susanna McCarty,
Margaret R. McCarty,
Nicholas McCarty, Jr.,
Frances J. McCarty.

June 23, 1854, Petition filed, petitioner alleging that Nicholas McCarty, of Marion County, Indiana, died leaving as his heirs at law, him surviving, this petitioner Margaret McCarty, his widow, and children Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr. and Frances

J. McCarty, the said Nicholas and Frances J., being then and now infants within the age of 21 years.

That said decedent died possessed of personal property sufficient to pay all his debts. That he died seized of the following real estate, situate in said County, to wit:

So much of Block No. 25 in the City of Indianapolis, as lies West of the Madison and Indianapolis State Road, and so much of said Block as lies East of said Madison and Indianapolis State Road, except 113 feet 10 inches off of the North end thereof. Also Out Lots No. 112, 113, 114, 118, 119 and 120 in the City of Indianapolis, Also Lots No. 146, 145, 155 and 156 in Block No. 17 in McCarty's Addition to the City of Indianapolis; also Lot 15 in Block No. 17, Lot No. 39 in Block No. 24, Lots No. 92, 93, 94, 95 and 96 in Block No. 110, Lot No. 138 in Block 109 and Lots No. 23, 29, 30, 19, 20 and 21 in Block No. 116 all in McCarty's Addition to the City of Indianapolis; also Lots No. 9 and 11 and 7 1/2 feet off of the East side of Lot No. 8 in Block No. 59 in the City of Indianapolis; also so much of Block No. 84 in the City of Indianapolis; as lies South of the Union Rail Road track and North of Indianapolis and Cincinnati Rail Road Depot, being 207 feet 8 inches on Delaware and 374 feet 6 inches on Alabama Street; also so much of Block No. 99 in said City of Indianapolis, as lies South of said Indianapolis and Cincinnati Rail Road Depot, being 365 feet on Delaware Street and 365 feet on Alabama Street. Also the North part of the West half of the North West Quarter of Section 13 in Township 15 North, of Range 3 East, containing 40.75 acres, except 5.08 acres off the South end adjoining N. B. Palmer's land, heretofore sold and conveyed to the Madison and Indianapolis Rail Road Company.

That petition as the widow of said deceased is the owner of one-third undivided of said premises in fee simple and the said children before named are as heirs of the deceased, the joint owners of the remaining 2/3rds undivided.

Petitioner asks that the 1/3 of said premises may be set off in severalty to her; asks appointment of Commissioners.

Sheriff's return upon the summons issued in this cause is as follows:

This writ served by reading to Susanna McCarty, Margaret R. McCarty, Nicholas McCarty, Jr., and Frances J. McCarty, June 23, 1854.

Isaac W. Hunter, Sheriff
Marion County.

July 31, 1854, Interlocutory decree is entered; defendants, Susanna McCarty and Margaret R. McCarty, are each called and make default; on motion of petitioner Lucian Barbour, is by the Court appointed Guardian ad litem for said defendants, Nicholas McCarty, Jr., and Frances J. McCarty, who are infants within the age of 21 years, and said Lucian Barbour, comes into open court

accepts said appointment and files his answer as such Guardian ad litem, that his wards are ignorant of the matters and things in said complaint set forth and deny the same and require strict proof thereof.

Upon submission by agreement, the Court after hearing evidence, finds the matters and things set forth and charged in the petition to be true; that petitioner is the widow of said Nicholas McCarty, deceased, who died seized in fee of the premises named and described in said petition, and as such widow she is the owner in fee simple of the undivided 1/3 part of said premises and that partition ought to be made.

The Court decrees that partition be made and one third part of said premises set off to the petitioner; and the Court appoints James Blake, Andrew Wilson and James Wood, three disinterested freeholders of the County of Marion, not of kin to any of the parties, Commissioners to make partition of said premises.

On October 13, 1854, the said Commissioners are sworn.

October 13, 1854. The said Commissioners file and acknowledge in open court their report, in which they set off to the said Margaret McCarty, her heirs and assigns in severalty, forever, for and in full of the one third part of the realty described in the order of partition, the following described tracts and parcels of land, with the appurtenances, to wit: Lots No. 15, 145, 146, 155 and 156 in Out Block No. 17, Lot Number 39 in Out Block No. 24, Lots No. 92, 93, 94, 95 and 96 in Out Block No. 110, Lot No. 138 in Out Block No. 109, Lots No. 23, 29, 30, 19, 20 and 21 in Out Block No. 116, Out Blocks No. 112, 118 and 119, all in McCarty's Addition to the City of Indianapolis; also 55 feet of Square No. 84 lying immediately North of the Indianapolis and Cincinnati Railroad depot in the City of Indianapolis, containing 53/100 of an acre; also part of Out Block No. 25 lying West of the Indianapolis and Madison State Road, containing 1.36 acres, including the buildings thereon; Lot in said Out Block No. 25, lying East of Indianapolis and Madison State Road, off the North end of said Out Lot and adjoining Lot sold to Frederick Wright, commencing at the South East Corner of said lot on Pennsylvania Street; running South on said street 45 feet, thence West to the Indianapolis and Madison State Road, thence Northwest on said Indianapolis and Madison State Road 47 feet 10 inches to the corner of Frederick Wright's lot, thence East along the South line of said lot to Pennsylvania Street to the place of beginning.

The Court having seen and inspected said report and being fully advised in the premises, does order, adjudge and decree that the same be approved of and confirmed and that such partition above set forth be firm and effectual between the said parties and their heirs and assigns forever.

(For full proceedings in the above Cause see Complete Record 4 page 159.)

Deed Record
Town Lots
479 page 142
June 8, 1911
Recorded
June 12, 1911

14.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

Nicholas McCarty

Affidavit

Affiant says that he is a son of Margaret McCarty, who on January 4, 1861, was the owner of Lot 22 in Margaret McCarty's Subdivision of Out Lot 119 and part of Out Lot 118 in the City of Indianapolis, Indiana, and who on that date conveyed said real estate to the Trustees of the First Baptist Church of Indianapolis, and their successors, which deed appears of record in Deed Record 13 page 15 of the Marion County Recorder's Office. And affiant says that his mother was a widow on said date. That she became a widow by the death of her husband, Nicholas McCarty, Sr., the father of this affiant, on or about the 17th day of May 1854, and that she remained unmarried from that date until her death on the 18th day of February 1873.

Nicholas McCarty.

15.

Margaret McCarty died intestate February 18, 1873.

MARION CIRCUIT COURT.

Appearance Doc.
of Estates
8 page 283

16.

Margaret McCarty.

Estate

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

Order Book 69 page 542.

March 14, 1874, Bond filed and letters of administration granted to Nicholas McCarty, Administrator.

Order Book 34 page 551.

September 12, 1899, Final report approved and estate settled and closed.

Order Book 140 page 121, Order Book 64 page 496.

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 of them of full age.

Order Book 140 page 121.

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

L. M. Brown Abstract Co.,

9

Marriage Record
6 page 659
Dec. 9, 1857

17.

Marriage Record
10 page 30
Oct. 2, 1867

18.

19.

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

20.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Susanna McCarty
and
Henry Day.

Marriage

Margarett 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 Frances 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 \$5,000.00 and execute his two promissory notes payable to my Executor with interest, without relief from valuation or appraisement laws, each in the sum of \$7,500.00 one on or before one year after date, one on or before two years after date, then said devise to him shall fail and then and thereupon I give and bequeath said personal property and growing crops and the proceeds of any thereof disposed of by said Nicholas in the mean time, the one third thereof to my said husband, Rev. Henry Day, one third to my son, Henry McCarty Day and one third to my daughter Margaret McCarty Day.

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

L. M. Brown Abstract Co.,

10

The North half of the Northwest 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 \$2,500.00 and execute his three promissory notes payable to my Executor each in the sum of \$2500.00 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 wherever situate the one third of said money, 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, testaments 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.

Appearance Doc.
of Estates
8 page 248

21.

INDIANAPOLIS

MARION CIRCUIT COURT.

Susanna McCarty Day Estate

October 15, 1873, Bond filed and letters testam-
entary granted to Henry Day, Executor.
Order Book 34 page 309.
October 17, 1874, Final report filed and approved
executor discharged and estate settled and closed.
Order Book 35 page 80.

Guardian's Doc.
3 pages 30
and 135

22.

TITLE

MARION CIRCUIT COURT.

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

October 15, 1874, Bond filed and Court appoints
Henry Day, Guardian.
Order Book 34 page 309.
September 11, 1885, Final report filed and
approved and Guardian discharged.
Order Book 72 page 284.
Costs all Paid.

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

23.

ABSTRACTS

Nicholas McCarty Affidavit

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

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

24.

L. M. Brown Abstract Co.,

Nicholas McCarty Affidavit

Affiant says, that he is the son of Nicholas McCarty
deceased, who died intestate May 17, 1854, and who at
his death was the owner of Out Block 25 in the City
of Indianapolis.
That affiant is now 79 years of age and that he is
the brother of Margaret R. McCarty, Frances J. McCarty,
and Susanna McCarty Day; that neither this affiant nor
his sister Frances J. McCarty, have ever been married
and that his sister Margaret R. McCarty was married
on the 2nd day of October, 1867 to John C.S. Harrison.

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Deed Record
Lands
XX page 291
May - 1873
Acknowledged
May 20, 1873
Recorded
Aug. 22, 1873
25.

That affiant was acquainted with one Henry Day, who was the husband, of affiant's sister Susanna McCarty Day, that Susanna McCarty Day, died August 30th, 1873, leaving surviving her, her husband, Henry Day and two children Henry McCarty Day and Margaret McCarty Day; that both Henry Day and his son, Henry McCarty Day, were unmarried men on December 29, 1883, the said Henry Day, never having remarried after the death of his wife, Susanna McCarty Day.

Further affiant sayeth not.
Nicholas McCarty.

Henry Day and
Susanna McCarty Day,
his wife,
John C.S. Harrison and
Margaret R. McCarty Harrison,
his wife,
Frances J. McCarty, --
(named as Francis J. McCarty, in
the certificate of acknowledgment)
to
Nicholas McCarty.
(With other realty.)

Warranty Deed

That part of Section 10 in Township 15 North of Range 3 East, described as follows:
Commencing at the South West Corner of the South East Quarter of said Section 10, running thence North on the West line of the South East Quarter of said Section 10, 1390 feet to a point, thence East on a line parallel with the South line of said South East Quarter 662 feet to a point, thence South on a line parallel with the West line of said South East Quarter 1390 feet to a point on the South line of said South East Quarter, thence West on said South line of the said South East Quarter 662 feet to the place of beginning, containing 21.12 acres more or less, except the following described real estate:
Beginning at the South West Corner of the South East Quarter of Section 10-15-3, thence North with the West line of said Quarter Section 160 rods to the -- West Corner of said Quarter Section, thence East 11 rods, thence South 4° West to the place of beginning, containing 5.51 acres.

13

Deed Record
Lands
3 page 188
June 5, 1877
Recorded
June 20, 1877

26.

Flat Book
8 page 185
Recorded
May 7, 1887

27.

L. M. Brown Abstract Co.,

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Nicholas McCarty (unmarried)
John C.S. Harrison, and
Margaret R. McCarty Harrison,
his wife,
Frances J. McCarty (unmarried)
Henry Day, (unmarried)

Warranty Deed

to
Union Railroad Transfer and
Stock Yard Company, a Corporation
(With other realty.)

The undivided 5/6 part of a strip of land 100 feet in width, being 50 feet on either side of the following described center line, Viz:

Commencing at a point in the West line of the said N. McCarty's land 762 85/100 feet South of the stone at the center of Section 10, Township 15 North, Range 3 East, thence South 18° East (magnetic) 1933 feet to the South line of said Section 10, at a point 1408 feet more or less West of the intersection of said south section line with the center of the main track of the Indianapolis and Vincennes Railroad, thence with the said course South 18° East continued 102 3/10 feet, thence curving to the East with a radius of 2864 93/100 feet for 2219 2/10 feet, thence South 62° 23' East (magnetic) for 3197 1/2 feet, thence curving to the East with a curve having a radius of 2292 1/100 feet for 1289 3/10 feet, thence North 85° 23' East (magnetic) 230 feet more or less to White River.

The said strip of 100 feet in width being the same real estate conveyed by Nicholas McCarty and others to the Indianapolis Belt Railroad Company by deed dated September 10, 1873 and recorded in Land Record XX page 294, being 20 acres, more or less.

(NOTE: No attempt is here made to show title to any portion of the railroad right of way above described the same including no part of the realty described in caption hereof; this deed being here set out merely to make certain the location of the Railroad, which is hereafter mentioned in descriptions of realty included in this abstract.)

On May 6, 1887, Nicholas McCarty and others, laid out McCarty's Sixth West Side Addition to the City of Indianapolis, a Subdivision of part of the South West Quarter of Section 11 and of the South East Quarter of Section 10, Township 15 North, Range 3 East, dedicating as a public highway Woodburn Avenue, 60 feet in width, the South line of same being parallel with and 1250 feet North of the South line of said Sections 10 and 11.

Deed Record
Lands
18 page 555
Sept. 25, 1886
Recorded
Dec. 29, 1886
28.

INDIANAPOLIS

Nicholas McCarty, (unmarried)
Margaret R. McCarty Harrison, and
John C.S. Harrison, her husband,
Frances J. McCarty (unmarried)
Henry Day, (unmarried)
Henry McCarty Day, (unmarried)
Margaret McCarty Day, (unmarried)

Warranty Deed

to
Bybee & Pratt, a firm
composed of Addison Bybee
and Julius F. Pratt.

TITLE

Part of the South East Quarter of Section 10, in
Township 15 North, of Range 3 East, described and
bounded as follows, to wit:-

OF

Beginning in the center of the railroad of the Belt
Railroad and Stock Yard Company at a point 30 feet
North of the South line and 470-35/100 feet East of the
West line of said Quarter Section, and thence running
Northwardly in the center of said Railroad 1171-35/100
feet, thence East parallel to the South line of said
Quarter Section 1122-2/10 feet, thence Southwardly
parallel to the said Railroad 682 65/100 feet to the
North West line of River Avenue, thence Southwestwardly
with said line of River Avenue, 650 5/10 feet to the
North line of Morris Street, thence West with the North
line of Morris Street 567 9/10 feet to the place of
beginning, except a strip 50 feet wide along the West
side of the above described tract, containing exclusive
of said strip, 25 acres.

ABSTRACTS

Misc. Record
8 page 533
Dec. 13, 1886
Recorded
Jan. 21, 1887
29.

L. M. Brown Abstract Co.,

Margaret R. McCarty Harrison
and John C.S. Harrison,
her husband,
to
Nicholas McCarty

Power of Attorney

To let or lease, to bargain, sell and convey for
cash or upon credit, to make, sign, seal, acknowledge
and deliver conveyances by quit claim or warranty deed
and in his own name or the names of them or either
of them, to take, receive and collect notes and mortgages,
to subdivide and re-subdivide into lots and parcels
and to make additions to any city or town and to make,
sign and acknowledge and cause to be recorded any plat
of such addition and subdivision and generally to
possess, control, protect and absolutely dispose of
the, and any of the proceeds of the right, title, interest
and estate of them and each of them, in, to and of, all
and singular the real estate situate in Marion County,
Indiana, which is owned by the said Margaret R. McCarty
Harrison, formerly Margaret R. McCarty, as daughter and
heir of her father, Nicholas McCarty, deceased, and her
mother, Margaret McCarty, deceased, or either of them,
and whether so owned in severalty or in common, with
Nicholas McCarty and Frances J. McCarty, Henry Day, Henry
McCarty Day and Margaret McCarty Day, or any of them.
(See instrument for full particulars.)

Deed Record
Lands
19 page 71
Feb. 7, 1887
Recorded
March 2, 1887

30.

INDIANAPOLIS

Nicholas McCarty (unmarried)
Margaret R. McCarty Harrison, and
John C. S. Harrison, her husband,
By, Nicholas McCarty, their
Attorney in fact,
Frances J. McCarty, (unmarried)
Henry Day, (unmarried)
Henry McCarty Day, (unmarried)
Margaret McCarty Day, (unmarried)

Warranty Deed

TITLE

to
Bybee and Pratt,
a firm composed of
Addison Bybee and
Julius F. Pratt.

OF

ABSTRACTS

Part of the South East Quarter of Section 10,
Township 15 North, Range 3 East, described as follows,
to wit:

Beginning in the center of the Railroad of the Belt
Railroad and Stock Yard Company in said quarter Section
at a point 1171 35/100 feet, measured along the center
line of said Railroad, North of the North line of Morris
Street and running East, parallel to the North line of
Morris Street 1122 2/10 feet, thence Southwardly, parallel
to the said Railroad 682 65/100 feet to the North West
line of River Avenue, thence Northeastwardly with said
Northwest line of said River Avenue 1015 8/10 feet, thence
West, parallel to the North line of Morris Street 1988
2/10 feet to the center of the said Railroad, thence South-
wardly with the center of said Railroad 81 8/10 feet
to the place of beginning, containing 9 36/100 Acres,
except a strip 50 feet wide along the West side of
the above described real estate.

Plat Book
8 page 200

Acknowledged
Sept. 1, 1887
Recorded
Sept. 2, 1887

31.

L. M. Brown Abstract Co.,

Bybee and Pratt's First
West Side Addition.

Plat

To the City of Indianapolis, being a Subdivision
of part of the Southeast quarter of Section 10, Town-
ship 15 North, Range 3 East, in the Town of West Indiana-
polis, Marion County, Indiana, described as follows:

Beginning on the North edge of Morris Street at a
point 30 feet North of the South line and 1038.25 feet
East of the West line of said Quarter Section, and running
North 42 1/4°, East with River Avenue 90 feet; thence
North 1° West 1154.5 feet to south side of Woodburn
Avenue at a point 1075.4 feet East to the West line
of said quarter Section, thence East with the South side
of Woodburn Avenue 1063 feet to River Avenue, thence
South 42 1/4° West with River Avenue 1666 feet to the
place of beginning, containing 14.25 acres, more or
less, into 80 lots numbered from 1 to 80 inclusive.

Streets and alleys in this Subdivision are hereby
dedicated to public use.

Addison Bybee,
Julius F. Pratt.

16

Misc. Record
9 page 43
March 29, 1881
Recorded
May 3, 1887

32.

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Mary A. Pratt and
Julius F. Pratt, her husband,
to
Fletcher Randolph

Power of Attorney

Know All Men By These Presents, that We, Mary A. Pratt and Julius F. Pratt, her husband, of the City of Indianapolis, in Marion County, in the State of Indiana, have made, constituted and appointed, and by these presents do make, constitute and appoint Fletcher Randolph, of the City of Indianapolis, in Marion County, in the State of Indiana, the true and lawful attorney of the said Mary A. Pratt, for her and in her name, place and stead to join with the said Julius F. Pratt, her husband, or with the said Julius F. Pratt and Addison Bybee, in the sale and conveyance of any and all real estate belonging to said Mary A. Pratt, or in which she has any interest in her own right, or as the wife of said Julius F. Pratt, wherever the same may be situated, giving and granting to said attorney, full power and authority in the name, place and stead of said Mary A. Pratt, to sign, seal, acknowledge and deliver any and all deeds and conveyances or other instruments of writing necessary or proper to be executed by her jointly with said Julius F. Pratt, her husband, or with the said Julius F. Pratt and Addison Bybee, for the purpose of fully and effectually conveying to and vesting in the purchaser of any such real estate all title and interest which the said Mary A. Pratt may have therein; and whatsoever said attorney may properly do in the premises, said Mary A. Pratt and Julius F. Pratt, her husband, do hereby ratify and confirm and the same shall have the same force and effect as if it had been done by the said Mary A. Pratt, in person.

Deed Record
Town Lots
202 page 485
Aug. 6, 1888
Recorded
Aug. 11, 1888

33.

L. M. Brown Abstract Co.,

Addison Bybee and
Mary I. Bybee (Signs;
Mary Isabella Bybee) his wife,
Julius F. Pratt and
Mary A. Pratt, his wife
By, Fletcher Randolph, her
attorney in fact.

Warranty Deed

to
Sarah Alexander.
Lot No. 9 in Bybee and Pratts First West Side addition to the City of Indianapolis, according to the plat of said addition as recorded in Plat Book 8 page 200, in the office of the Recorder of Marion County, Indiana.

34.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES.

TITLE

ENCUMBRANCES.

OF

ABSTRACTS

MORTGAGES.

35.

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

36.

MECHANIC'S LIENS.

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

L. M. Brown Abstract Co.,

18

CERTIFICATE

37.

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

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

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

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

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

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

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

The period of search covered by this certificate is
from **DATE OF ENTRY** **October 23, 1895** to and including **37**
and covers Paragraphs No. 1 to **37**



both inclusive, and Sheets No. 1
to **-19-** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell L. Brown*
President & Mgr.

102389

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Nine (9) in Bybee and Pratt's First West Side Addition to the city of Indianapolis, the plat of which is recorded in Plat Book 8 page 200 in the office of the Recorder of Marion County, Indiana.

Prepared for First Federal Saving and Loan Association Since date of October 23, 1895.

TITLE

CONVEYANCES.

Deed Record
Lands
66 page 401
Nov. 13, 1822
Recorded
Sept. 10, 1918.

OF

The United States of America Patent,
by the President, J. M.

to
Daniel Yandes,
his heirs and assigns forever,
The West half of the South East Quarter of Section 10, in Township 15 of Range 3, in the District of Brookville, and State of Indiana, containing 80 acres.

2.

ABSTRACTS

Full payment having been made according to the provisions of the Act of Congress of the 24th of April 1820, entitled, "An Act making further provisions for the sale of the Public Lands."

(NOTE: The foregoing Patent is not the original, but a copy, certified on September 6, 1918, by L. Q. C. Lamar, Recorder of the General Land Office, Washington, D. C.)

Deed Record
Lands
69 page 319
Nov. 13, 1822
Recorded
May 7, 1920

L. M. Brown Abstract Co.,

The United States of America Patent,
by the President, J. M.

to
Daniel Yandes,
and his heirs and assigns forever,
The East half of the South East Quarter of Section 10, in Township 15 - of Range 3 - in the District of Brookville and State of Indiana, containing 80 acres.

3.

Full payment having been made according to the provisions of the Act of Congress of the 24th of April 1820, entitled, "An Act making further provision for the sale of the Public Lands."

(NOTE: The foregoing Patent is not the original, but a copy, certified on May 3, 1920, by L. Q. C. Lamar, Recorder of the General Land Office, Washington, D. C.)

102389

Deed Record
Lands.
40 page 255
Oct. 5, 1831
Recorded
Sept. 25, 1902.

4.

INDIANAPOLIS

Daniel Yandes, and
Ann Yandes, his wife,
to

Warranty Deed

Nicholas McCarty,
his heirs and assigns forever,

All that tract or parcel of land described as follows, to-wit:-

The equal and undivided half of the South East Quarter Section No. 10, in Township No. 15 North, of Range 3 East, and also,

The undivided half of the residue of the fractional Section 11, same Town. and Range, which lies West of White River after taking out the contents of the following survey and bounds, to-wit:-

Commencing at the N. W. corner of the Section and running south along the line of said Section until it strikes the bayou; thence up along the bayou to the river; thence up the river to the East and West lines of the Section; thence west along said line to the beginning, containing 36-3/4 acres and 4 poles, and

Also 3-1/4 acres lying as follows:

Beginning at the half mile stake on the North and South line of said Section, and running south 12 rods; thence east 46 rods to the river; thence up the same 12 rods; thence to the place of beginning.

(NOTE: This is a re-record of a deed recorded in Deed Record C pages 320 and 321, correcting description).

TITLE

OF

ABSTRACTS

Mtg. Record
1109 page 78
April 27, 1934
Recorded
May 5, 1934.

5.

L. M. Brown Abstract Co.,

Sarah E. Alexander, -
to

Title Bond

Frank M. Surber, and
Mildred C. Surber, his wife,

Lot 9 in Bybee and Pratt's First West Side Addition to Indianapolis, Indiana, and being the premises at No. 1048 River Avenue, in said city, and the said party of the second part hereby covenants and agrees to pay to the said party of the first part the sum of \$1,000.00 with attorney's fees, in the following manner, to-wit:

\$100.00 at the time of executing this agreement;

\$100.00 within 30 days after the date of this agreement and thereafter \$12.00 per month on the first day of each calendar month until said full sum of \$1,000.00 has been paid.

(It being agreed that the first spring installment of taxes on said Lot, payable in 1934, has already been paid by first party.) With interest at the rate of 6% per annum, payable semi-annually on the whole sum remaining from time to time unpaid, and to pay all taxes, assessments or impositions that may be legally levied or imposed upon said land, subsequent to the year 1933.

102389

INDIANAPOLIS

If party of the second part shall first make the payments and perform the covenants herein mentioned on their part to be made and performed, the said party of the first part hereby covenants and agrees to convey to the said parties of the second part, in fee simple, clear of all incumbrances whatever by a good and sufficient Warranty Deed.

6.

TITLE

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

OF

MORTGAGES.

7.

ABSTRACTS

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

MECHANICS' LIENS.

8.

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

JUDGMENTS.

9.

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

Sarah E. Alexander,
Frank M. Surber,
Mildred C. Surber, for 10 years last past.

(None found unsatisfied).

L. M. Brown Abstract Co.,

102389

INDIANAPOLIS

ASSESSMENTS.

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

TITLE

TAXES.

11. Taxes for the year 1934, paid in full.

OF

12. Taxes for the year 1935, assessed in the name of Sarah - Alexander, are due and payable first Monday in May and first Monday in November of the year 1936.

ABSTRACTS

General Tax Duplicate No. 63997
Indianapolis, Center Township,

May installment \$17.24 paid,
Nov. installment \$17.33 unpaid.

13. Taxes for the year 1936, became a lien March 1st and are due and payable in May and November of the year 1937.

L. M. Brown Abstract Co.,

As shown of record these taxes are
FULLY PAID.
BY *[Signature]* L. M. BROWN ABSTRACT CO.
INDIANAPOLIS, IND.

102389

ZONING

14.

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-1; Height District, Class H-1; and Area District, Class A-3; 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.

24

102389

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

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, and Federal Tax Liens, 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 complaints and attachments, the will records and estate and guardianship dockets, and the general judgment dockets of the Marion Circuit Court, of the Superior Courts of Marion County, of the Probate Court of Marion County, of the Criminal Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail and Recognizance Bonds, as said records and dockets are now indexed.

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

The period of search covered by this certificate is

from OCTOBER 23, 1895 to and including MAY 23, 1936 and covers Paragraphs No. 1 to 15

both inclusive, and Sheets No. 1

to 6 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Furr*
-6- Vice-President & Mgr.



BP

25

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.

102389

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

FIRST FEDERAL SAVING & LOAN ASSOCIATION

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 MAY 23, 1936
and all other Divisions of the State of Indiana down to and including MAY 9, 1936

Sarah E. Alexander,
Frank M. Surber,
Mildred C. Surber.

UNITED STATES DISTRICT COURT, INDIANAPOLIS.

Cause No. 37690 United States,
Order Book vs.
44 page 187 Frank W. Surber,

Judgment rendered March 23, 1928 against defendant for \$100.00 and costs.

BP

L. M. BROWN ABSTRACT CO.

By Russell A. Furr
Vice-President and Mgr.

202331

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered Nine (9) in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 200, in the office of the Recorder of Marion County, Indiana.

Prepared for Mrs. W. E. Evans, since date of May 23, 1936.

TITLE

CONVEYANCES

Deed Record
950 page 126
June 4, 1936
Recorded
June 5, 1936

OF

Sarah E. Alexander,
unmarried,
to
Frank M. Surber and
Mildred C. Surber,
husband and wife.

Warranty Deed
Revenue Stamps
Attached

2.

ABSTRACTS

Lot No.9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 200, in the office of the Recorder of Marion County, Indiana.

3.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Mtg. Record
1336 page 197
Sept. 21, 1944
Recorded
Sept. 21, 1944

L. M. Brown Abstract Co.,

Frank M. Surber and
Mildred C. Surber,
husband and wife,
to

First Federal Savings
and Loan Association of
Indianapolis.

SALESIFIED OF RECORD
L. M. BROWN ABSTRACT CO.
Small + Jewell
PRES. & MGR.

Mortgage

4.

Lot No.9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 200, in the office of the Recorder of Marion County, Indiana.

Return Margin Re

1. (over)

INDIANAPOLIS

To secure the payment of a promissory note of \$1,700.00 of even date, and payable 12 years after date with interest thereon as provided in said note, said principal and interest being payable in regular monthly installments of \$17.00 each, payable on or before the first day of each month hereafter, and with attorney's fees.

TITLE

MECHANICS' LIENS

5.

OF

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

ABSTRACTS

JUDGMENTS

6.

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.

Sarah E. Alexander from May 23, 1936 to June 5, 1936, inclusive.

Frank M. Surber and Mildred C. Surber, jointly and not individually, for the 10 years last past.

None found unsatisfied.

L. M. Brown Abstract Co.,

ASSESSMENTS

7.

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

INDIANAPOLIS

TITLE

TAXES

8.

Taxes for the year 1943, May installment paid. Nov. installment not paid and delinquent.

Since Paid RC

As shown of record these taxes are NOW FULLY PAID. L. M. Brown Abstract Co. BY: Russell J. ...

OF

ABSTRACTS

9.

Taxes for the year 1944, assessed in the names of Frank M. and Mildred C. Surber, are due and payable the first Monday in May and the first Monday in November of the year 1945.

General Tax Duplicate No. 413587
Parcel No. 71530
Indianapolis, Center Township.

May installment \$9.65 not paid.
Nov. installment \$9.65 not paid.

Since Paid RC

L. M. Brown Abstract Co.,

As shown of record these taxes are NOW FULLY PAID. L. M. Brown Abstract Co. BY: Russell J. ...

10.

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

11.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is from May 23, 1936 to and including March 21, 1945 and covers Paragraphs No. 1 to 11 both inclusive, and Sheets No. 1 to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY
By *[Signature]*
President & Mgr.

AS

Established 1868

L. M. Brown Abstract Co.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS OF TITLE—TITLE INSURANCE

Capital \$150,000.00

INDIANAPOLIS 4, IND.

202331

OFFICERS

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

DIRECTORS

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

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

MRS. W. E. EVANS

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

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

This certificate covers the Indianapolis Division down to and including Mar. 21, 1945
and all other Divisions of the State of Indiana, down to and including Mar. 17, 1945

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

Sarah E. Alexander

Frank M. Surber

Mildred C. Surber

Dated March 21, 1945

L. M. BROWN ABSTRACT CO.

By *Russell A. Furr*
President and Manager

-1-

Continuation of Abstract of Title to Lot Numbered Nine (9) in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.

Prepared for Union Trust Company, since date of March 21, 1945.

INDIANAPOLIS

TITLE

CONVEYANCES

Deed Record
1173 page 308
April 17, 1945
Recorded
April 18, 1945

Frank M. Surber
Mildred C. Surber,
husband and wife,
to
Fletcher Avenue Saving and
Loan Association

Warranty Deed
Revenue Stamps
Attached

-2-

ABSTRACTS

Lot No. 9 in Bybee and Pratt's First West side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.

Subject to the unpaid balance of a mortgage in favor of First Federal Savings and Loan Association securing \$1700.00 and recorded in Mortgage Record 1336, page 197.

Subject to taxes of the second installment of 1944, payable in November 1945, and all taxes thereafter.
(Deed contains usual citizenship clause)

Misc. Record
12 page 173
Dated --
Acknowledged
Aug. 30, 1890
Recorded
Sept. 16, 1890

Fletcher Avenue Saving and
Loan Association.

Articles

Article I. The name of this corporation shall be Fletcher Avenue Saving and Loan Association

Article II. The object of this corporation is to so invest the funds received by it on subscriptions for shares of its Capital Stock from its members as to secure to such members the best results.

-3-

Deed Record
1176 page 351
May 16, 1945
Recorded
May 17, 1945

Fletcher Avenue Saving and
Loan Association (Corp Seal)
by Charles R. Yoke, President
Attest: Ralph D. Day, Assistant Secretary.
to

Warranty Deed
Revenue Stamps
Attached.

-4-

L. M. Brown Abstract Co.,

Clarence Elrod and
Edith Elrod, husband and wife,
Lot No. 9 in Bybee and Pratts First West Side
Addition to the City of Indianapolis, the plat of which

INDIANAPOLIS

is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.

Subject to all legal highways and easements and restrictions.

Subject to the second installment of taxes for the year 1944, payable in November of the year 1945, and all taxes thereafter.

(Deed contains usual citizenship clause)

-5-

TITLE

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

OF

MORTGAGES.

Mortgage Record
1353 page 167
May 16, 1945
Recorded
May 17, 1945

Clarence Elrod
Edith Elrod
husband and wife,
to

Fletcher Avenue Saving and Loan Association.

SATISFIED OF RECORD
L. M. BROWN ABSTRACT CO. Mortgage
PRES. & MGR.

-6-

Released on margin

ABSTRACTS

Lot No. 9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.

To secure the payment of one certain bond of even date herewith in the sum of \$2000.00, together with certain fines, dues, interest, etc and 10% Attorney's fee.

-7-

L. M. Brown Abstract Co.,

MECHANICS' LIENS

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

-8-

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.

Frank M. Surber and Mildred C. Surber, jointly and not individually from March 21, 1945 to April 18, 1945, inclusive.

Fletcher Avenue Saving and Loan Association from May 28, 1937 to May 17, 1945, inclusive

Clarence Elrod and Edith Elrod, jointly and not individually for 10 years last past.

(None found unsatisfied.)

- 9- OLD AGE ASSISTANCE LIENS.
 No search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, Indiana, as said records are not as yet available.
- 10- ASSESSMENTS.
 None found unsatisfied of record which became a line within the period of this search.
- 11- TAXES.
 Taxes for year 1945 fully paid.
- 12- ABSTRACTS
 OF
 INDIANAPOLIS
 TAXES for year 1946, assessed in name of Clarence and Edith Elrod, are due and payable the first Monday in May and the first Monday in November 1947.
 General Tax Duplicate No. 330847.
 Parcel No. 71530.
 Indianapolis, Center Township.
 May installment \$12.59 paid
 Nov. installment \$12.59 unpaid.
- 13- TAXES for year 1947 became a lien March 1st and are due and payable in May and November of the year 1948.

*L. M. Brown Abstract Co.,
 Inc. Pd*

As shown of record these taxes are now FULLY PAID.
L. M. Brown Abstract Co.
 PRES. & MGR.

-14-

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from **March 21, 1945** to and including
May 28, 1947 and covers Paragraphs No. 1 to 14
 both inclusive, and Sheets No. 1
 to 4 both inclusive.



L. M. BROWN ABSTRACT COMPANY
 By *Russell A. Durr*
 President & Mgr.

D

Established 1868

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
 JACOB F. DELKER
 ASST. MGR.

L. M. BROWN ABSTRACT CO.

150 1/2 EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND

240261

DIRECTORS
 CHAS. R. YOKE
 EDSON T. WOOD, JR.
 FERMOE S. CANNON
 VOLNEY M. BROWN
 FRED G. APPEL
 CORNELIUS O. ALIG
 FRED WUELPING
 ALLAN F. VESTAL
 ALBERT E. UHL
 RUSSELL A. FURR
 SAMUEL B. SUTPHIN
 J. ALBERT SMITH

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

UNION TRUST COMPANY

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

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

This certificate covers the Indianapolis Division down to and including **May 28, 1947** and all other Divisions of the State of Indiana, down to and including **May 24, 1947**

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.

Frank M. Surber
 Mabel C. Surber
 Fletcher Avenue Saving & Loan Association
 Clarence Elrod
 Edith Elrod

Dated May 28, 1947

L. M. BROWN ABSTRACT CO.

By Russell A. Furr
President and Manager

D

36

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Nine (9) in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.

Prepared for: Union Trust Co. since date of May 28, 1947.

TITLE

2.

WE FIND NO FURTHER CONVEYANCES.

OF

ENCUMBRANCES.

ABSTRACTS

MORTGAGES.

Mtg. Record
1424 page 260
June 21, 1947
Recorded
June 23, 1947

Clarence Elrod and Edith Elrod, husband and wife.

to

The Union Trust Company of Indianapolis, Trustee.

Lot No. 9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8 page 200, in the office of the Recorder of Marion County, Indiana.

To secure the payment of one principal installment note of \$2500.00, payable on or before Five years after date, in monthly installments, with interest at the rate of 4 1/2% per annum until paid with 10% attorney's fees.

Mortgagors hereby agree to pay to said The Union Trust Company of Indianapolis, Trustee, on the first day of each month hereafter until the maturity of this note the sum of \$30.00, said sum is to be applied on January 1st, and July 1st of each year. First, to the payment of interest due on said note, and Second, whenever there remains, after the payment of such interest, \$50.00 or any multiple thereof, the said \$50.00 or any multiple thereof is to be applied as a payment on the principal debt.

L. M. Brown Abstract Co.,

SATISFIED OF RECORD 5:2-51
ATTORNEY UNION TITLE CO.
BY *W. Brown* Mortgage Trustee
PRESIDENT

INDIANAPOLIS
TITLE
OF
ABSTRACTS

MECHANIC'S LIENS.

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

JUDGMENTS.

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

Clarence Elrod and Edith Elrod, jointly and not individually, from May 28, 1947 to date.

(None found unsatisfied.)

OLD AGE ASSISTANCE LIENS.

- 6. Search made as to Old Age Assistance Liens which may have been filed against Clarence Elrod and Edith Elrod, from May 1st, 1947 to date.

ASSESSMENTS.

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

TAXES.

- 8. Taxes same as last Continuation.

L. M. Brown Abstract Co.,

CERTIFICATE

9.

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from **May 28, 1947** to and including
June 28, 1947 and covers Paragraphs No. 1 to **9**

both inclusive, and Sheets No. 1
 to **-3-** both inclusive.



L. M. BROWN ABSTRACT COMPANY
 By *L. M. Brown*

President & Mgr.

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Nine (9) in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8 page, 200, in the office of the Recorder of Marion County, Indiana.

Prepared for Clarence and Edith Elrod, since date of June 28, 1947.

TITLE

2.

WE FIND NO FURTHER CONVEYANCES

OF

ENCUMBRANCES

ABSTRACTS

MORTGAGES

3.

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

MECHANICS' LIENS

4.

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

OLD AGE ASSISTANCE LIENS

5.

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.,

JUDGMENTS

6.

INDIANAPOLIS

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

Clarence Elrod and Edith Elrod jointly and not individually from June 28, 1947 to date.

None found unsatisfied.

TITLE

ASSESSMENTS

7.

OF

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

ABSTRACTS

TAXES

8.

Taxes for year 1947 paid in full.

9.

Taxes for year 1948, assessed in name of Clarence and Edith Elrod
Parcel No. 71530
General Tax Duplicate No. 330882
Indianapolis Center Township
are due and payable the first Monday in May and the first Monday in November 1949.

May installment \$13.92 paid
Nov. installment \$13.92 unpaid

10.

Taxes for year 1949 became a lien March 1st and are due and payable in May and November of the year 1950.

L. M. Brown Abstract Co.,

COPIES PAID IN FULL
BY *L. M. Brown*
PRESIDENT

11.

CERTIFICATE

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

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

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

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

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

The period of search covered by this certificate is
from June 28, 1947, to and including
July 13, 1949

and covers Paragraphs No. 1 to 11
both inclusive, and Sheets No. 1
to 3 both inclusive.



L. M. BROWN ABSTRACT COMPANY
By *[Signature]*

President & Mgr.

Established 1868

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
JACOB F. DELKER
ASST. MGR.

L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET

Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

275950

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Clarence and Edith Elrod

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

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

This certificate covers the Indianapolis Division down to and including July 13, 1949
and all other Divisions of the State of Indiana, down to and including July 9, 1949

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

Clarence Elrod

Edith Elrod

Dated July 13, 1949

L. M. BROWN ABSTRACT CO.

By
President and Manager

64-710A

CAPTION

-1-

Continuation of Abstract of Title to Lot 9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 200, in the Office of the Recorder of Marion County, Indiana.
Since July 13, 1949.

Prepared for: Leo T. Brown

Town Lot Record
1344 page 485
Instr. #43330
July 23, 1949
Recorded
July 23, 1949

Clarence Elrod and
Edith Elrod,
husband and wife
to
Dolph G. Smith and
Roxie Roberta Smith,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lot Numbered 9 in Bybee and Pratt's First West Side Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 8, page 200, in the office of the Recorder of Marion County, Indiana.
Proper Citizenship Clause is attached.

-3-

Roxie Roberta Smith died September 29, 1961 as appears at a subsequent entry herein.

-4-

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

64-710A

IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
G62-136

IN THE MATTER OF THE GUARDIANSHIP OF DOLPH G. SMITH,
INFIRM.

-5-

April 10, 1962. Petition for appointment of a Guardian filed by Everett Chambless, nephew of Dolph G. Smith.

Summons issued April 10, 1962, and returned showing that defendant Dolph G. Smith was served by reading and copy on April 11, 1962.

May 4, 1962. Comes now Everett Chambless through his attorneys, and comes also Dolph G. Smith, infirm. Submitted evidence heard. Finding and judgment that defendant is a resident of Marion County, owns property therein and is unable to manage the same, is incompetent by reason of old age and infirmity and a guardian should be appointed. Bond filed, Everett Chambless duly appointed and qualified as Guardian of the person and estate of Dolph G. Smith, aged and infirm.

Order Book 573, page 128.

January 7, 1963. Petition to terminate guardianship filed showing therein the death of said ward on July 4, 1962.

January 16, 1963, Guardian's amended final report filed.

January 21, 1963. Guardian's petition to terminate guardianship and final report approved, and said guardian and his surety discharged from any further duties or liability in said guardianship.

Order Book 601, page 577.

Costs paid.

-6-

Dolph G. Smith died testate July 4, 1962.

Will Record
A66 page 513
Probated
July 18, 1962

LAST WILL AND TESTAMENT OF DOLPH G. SMITH, DECEASED.

I, Dolph G. Smith, a resident of Indianapolis, Marion County, Indiana, do hereby make, publish, and declare this to be my last will and testament, hereby revoking all wills or codicils to wills heretofore by me made.

-7-

64-710A

1. I hereby will, give, devise, and bequeath all of the personal property I own at the time of my death to my wife, Roxie Roberta Smith.

2. I hereby will, give, devise, and bequeath all of the real estate which I own at the time of my death to my wife, Roxie Roberta Smith.

3. I hereby nominate and appoint my wife, Roxie Roberta Smith, as the executrix of this my last will and testament.

4. If for any reason my wife is ill or otherwise unable to qualify as my executrix, I hereby nominate and appoint my sister, Sophia Novells, as my executrix.

IN WITNESS WHEREOF, I have hereunto set my hand and seal to this, my last will and testament this 30th day of October, 1954.

Dolph G. Smith

The foregoing instrument was at the date thereof subscribed by the testator, Dolph G. Smith, in our presence, and was at the same time declared by him to be his last Will, and we at the same time, in his presence, at his request and in the presence of each other, have hereunto subscribed our names as witnesses. And we do hereby certify that at the time of the execution of the foregoing Will the testator was of sound mind and memory.

Witness: Emma Carter
Address: 629 Holly Ave.
Witness: Chester B. Carter
Address: 629 Holly Ave.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E62-977

IN THE MATTER OF THE ESTATE OF DOLPH G. SMITH, DECEASED.

July 18, 1962. Will probated in open court.
Renunciation of Sophia Nevells Gullion filed. Bond filed, Leo T. Brown duly appointed and qualified as administrator with will annexed of the estate of Dolph G. Smith, deceased.

Order Book 581, page 45.

August 14, 1962. Proof of notice of appointment filed.

-8-

-3- dkr -over-

96

64-710A

May 27, 1963. Inventory and appraisement filed showing therein that after subscribing to oath of office LaVern E. Zaklan and Ralph N. May appraised Lot 9 herein at \$5,000.00.

"Pending"

NOTE: Petition for Probate of Will and issuance of Letters of Administration shows the name, age, relationship to such decedent and place of residence of each known legatee and devisee of such decedent's estate are:

NAME	AGE	RELATIONSHIP	RESIDENCE
✓ Sophia N. Gullion	Adult	Sister	East Prairie, Mo.
✓ Bertha Thrower	Adult	Sister	East Prairie, Mo.
✓ Carson Smith - #?	Adult	Nephew	1134 N. Somerset, Indpls.
✓ Everett M. Chambless-	Adult	Nephew	718 S. Grand Ave., Indpls.
✓ Eileen Kelly	Adult	Niece	55 Sigbee, Indpls.
✓ Norma Jean Turner	Adult	Niece	1042 S. Belmont, Indpls.
✓ Chester R. Smith - #?	Adult	Nephew	2017 Parker Ave., Indpls
✓ Eileen Kikendall	Adult	Niece	R.R. #1, Danville, Ind.

Affidavit of marriage status of Leo & women & contents of will below?

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
E62-977
Verified Petition
Filed
Nov. 8, 1963

In The Matter of the Estate of
Dolph G. Smith, Deceased;
Leo T. Brown, Administrator
with the Will annexed.

vs

Sophia Gullion, Bertha Thrower,
Fred Smith, Carson E. Smith,
Betty Means, Joyce Meisenholder,
Ellen Kikendall, Joseph Smith,
Eilleen J. Kelly, LaVona M. Vaughn,
Chester R. Smith, Eulas R. Smith,
Norma Jean Turner, Florence Weaver,
Avery Chambless, Ralph Chambless,
Eva Friedland, Denean Helligman, and
Everett M. Chambless; Heirs at Law
of Dolph G. Smith, Deceased.

PETITION FOR SALE OF REAL ESTATE.

Comes now Leo T. Brown, Administrator with the
Will, Annexed of the Estate of Dolph G. Smith, Deceased,
and respectfully shows to the Court.

-9-

-4- dkr -over-

47

64-710A

1. That Dolph G. Smith died testate a resident of Indianapolis, Marion County, Indiana, on July 4, 1962, leaving a Last Will and Testament, which was duly probated by the Marion County Probate Court on July 18, 1962, and spread of record in Will Record A66, Page 513, in the office of the Clerk of Marion County, Indiana.

2. That by the terms of said Will, the Decedent's wife, Roxie Roberta Smith, was named Executrix and was the sole and only beneficiary under the Will of said Decedent. However, Roxie Roberta Smith, predeceased her husband, Dolph G. Smith, having died a resident of Indianapolis, Marion County, Indiana, on the 29th day of September, 1961.

3. That at the time of the death of the said Dolph G. Smith, he was the owner of the following described real estate in Indianapolis, Marion County, Indiana, to-wit:

Lot number 9 in Bybee and Pratt's first West side Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, Page 200, in the office of the Recorder of Marion County, Indiana, commonly known and described as 1048 River Avenue, Indianapolis, Marion County, Indiana.

4. That the appraised value of said real estate as shown by the Appraisement filed herein, is in the sum of \$5,000.00.

5. That the persons interested in said real estate are the following heirs at law of said Decedent: ✓ Sophia Gullion; ✓ Bertha Thrower; Fred Smith; ✓ Carson E. Smith; Betty Means; Joyce Meisenholder; ✓ Ellen Kikendall; Joseph Smith; ✓ Eilleen J. Kelly; Lavona M. Vaughn; ✓ Chester R. Smith; Eulas R. Smith; Norma Jean Turner; Florence Weaver; Avery Chambless; Ralph Chambless; Eva Friedland; Denean Heligman; and Everett M. Chambless. That all of said heirs have filed their written Waivers and consent to the Sale of the above described real estate by your Petitioner herein.

6. That it is necessary for your Administrator with the Will Annexed to sell said real estate for the following purposes:

A. To pay funeral expenses and costs of administration.

B. To make distribution to the heirs at law of said Decedent.

WHEREFORE, Your Administrator With the Will Annexed prays the Court:

1. That the Court fix a time and place for the hearing hereof.

64-710A

*Is summons necessary
or just notice?*

*Chester R. Smith
7
No return
of answer*

2. That the Court, after hearing hereon, order the sale of said real estate and fix the terms, conditions and notices for such sale.

Nov. 8, 1963. Sophia Gullion, Bertha A. Thrower, Fred Smith, Carson E. Smith, Betty Means, Joyce Meisenholder, Ellen Kikendall, Joseph A. Smith, Eileen J. Kelly, Norma J. Turner, Florence Weaver, Avery Chambless, Ralph Chambless, Eva Friedland, Denean Heligman and Everett M. Chambless, defendants in the above entitled action, and heirs at law of Dolph G. Smith, deceased, file waivers of issuance and service of summons and consent to the sale of the real estate described in above petition.

November 8, 1963. ORDER FIXING TIME OF HEARING ON PETITION FOR SALE OF REAL ESTATE.

Comes now Leo T. Brown, Administrator with the Will annexed of the Estate of Dolph G. Smith, Deceased and having filed his Petition for the sale of real estate in said estate, which petition is in the words and figures as follows, to-wit: (H.I.)

And the Court having read and examined said Petition now fixes November 25, 1963, at 10:00 o'clock A.M., for a hearing thereon.

Order Book 635, page 17.

AFFIDAVIT

STATE OF INDIANA, COUNTY OF MARION, SS:

PROOF OF SERVICE OF NOTICE

Comes now Leo T. Brown, who being first duly sworn on oath, states:

That on November 9, 1963, he filed a Petition for the Sale of Real Estate in the above entitled Estate.

Affiant further states that all of the interested parties or Defendants, except three, signed Waivers of Notice and consented to the sale of the real estate by this Affiant. That the three persons who failed or refused to sign such Waiver or consent to said sale were Eulas R. Smith, Lavona M. Vaughn, and Chester R. Smith.

Affiant further states that the Notice signed by the Court, fixing time and place for the hearing on said Petition for the Sale of Real Estate, was served on said three interested persons as follows:

A Notice was left with the wife of Eulas R. Smith, 35, Almond Drive, Plainfield, Indiana, on November 11, 1963, 11:45 A.M.; Notice was delivered to Lavona M. Vaughn at her residence at 559 South Webster Street,

64-710A

Indianapolis, Indiana, November 12, 1963, 7:30 P.M.; and Notice was delivered to Chester R. Smith at his residence at 2017 North Parker, Indianapolis, Indiana, on November 12, 1963, at 7:55 P.M.

That this Affidavit is made for the purpose of showing that due notice of the Petition for Sale of Real Estate was had on the aforementioned three interested parties and/or Defendants.

Leo T. Brown

Subscribed and sworn to before me this 26th day of November, 1963.

Ralph N. May (LS)
Notary Public

My Commission Expires: April 18, 1966.

November 27, 1963. ORDER AUTHORIZING SALE OF REAL ESTATE BY ADMINISTRATOR WITH WILL ANNEXED.

This matter came on to be heard this 27th day of November, 1963, on the Petition of Leo T. Brown, Administrator with the Will Annexed of the Estate of Dolph G. Smith, Deceased, to sell the following described real estate in Indianapolis, Marion County, Indiana, to-wit:

Lot number 9 in Bybee and Pratt's first West side Addition to the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, Page 200 in the office of the Recorder of Marion County, Indiana. (Known and described as 1048 River Avenue, Indianapolis, Marion County, Indiana).

And it appearing that Sophis Gullion, Bertha Thrower, Fred Smith, Carson E. Smith, Betty Means, Joyce Meisenholder, Ellen Kikendall, Joseph Smith, Eilleen J. Kelly, Norma Jean Turner, Florence Weaver, Avery Chambless, Ralph Chambless, Eva Friedland, Denean Heligman and Everett M. Chambless, heirs at law and persons interested in said real estate have all signed Waivers consenting to the sale of said real estate, which Waivers and Consent are in the words and figures as follows, to-wit: (H.I.)

And it further appearing, from the Proof of Service filed herein, that due and proper notice of the Petition and of this hearing have been served upon LaVona M. Vaughn, Chester R. Smith and Eulas R. Smith, who are shown in said Petition to have an interest in said real estate, which proof of such notice is in the words and figures, following: (H.I.)

And it appearing that no answer or objection has been filed to said Petition, that the Petition is properly before the Court for hearing and LaVona M. Vaughn, Chester R. Smith and Eulas R. Smith being three times loudly called, wholly make default, and the Court, being duly advised, Now Finds:

64-710A

That the facts set forth in the Petition are true and correct and that the prayer of said Petitioner should be granted and the property described above should be sold as prayed for in the Petition.

IT IS, THEREFORE, ORDERED AND ADJUDGED BY THE COURT that the above described real estate be sold by Leo T. Brown, Administrator with the Will annexed of the Estate of Dolph G. Smith, Deceased, at private sale, for not less than the full appraised value thereof, and upon the following terms and conditions: For Cash. And said Administrator with the Will annexed is required to give 10 days notice of the time, terms and place of said sale by one publication in the Indianapolis Commercial, a daily newspaper of general circulation printed and published in the City of Indianapolis, Marion County, Indiana, and said Administrator with the Will annexed is required to make due report of his proceedings under this Order.

Order Book 637, page 13.

January 17, 1964. Proof of publication of notice of sale of real estate filed, showing that said notice was published in The Indianapolis Commercial, a daily newspaper of general circulation, printed and published in the city of Indianapolis, County of Marion, for one insert on January 8, 1964.

"Pending"

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

-10-

Juvenile Court Court

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

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

-11-

64-710A

Judgment Search

-12-

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:

Dolph G. Smith
and
Roxie Roberta Smith,
jointly and
not individually

from January 16, 1954
to and including
September 29, 1961,

Everett Chambless, Guardian

from May 4, 1962
to and including
January 21, 1963

and vs

Dolph G. Smith

from January 16, 1953
to and including
July 4, 1962, and
against none other.

Note: No examination for judgments made against the heirs of Dolph G. Smith, deceased.

-13-

Taxes for the year 1961 and prior years paid in full.

-14-

Taxes for the year 1962 on the real estate for which this Abstract is prepared are assessed in the name of Dolph G. and Roxie Roberta Smith and are due and payable on or before the first Mondays in May and November of 1963.

General Tax Duplicate No. 434378, "S", Indianapolis Center Township, Code No. 1-01, Parcel No. 71530.

May Installment \$73.01 Paid.

November Installment \$73.01 Unpaid.

Assessed Valuation:

Land \$330.00 Improvements \$2250.00 Old Age Exemption \$1000.00

-15-

Taxes for the year 1963 now a lien.

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

-16-

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

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

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

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

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

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

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

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

64-710A

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

64-710A

Non-Conforming Uses.

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

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

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

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

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

64-710A

C R D I N A N C E

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

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

(d) Class A-3 District. In a class A-3 district no building shall be erected, altered or used to accommodate or make provision for more than one family for each 6,000 square feet of the area of the lot; Provided that one dwelling for one or two families may be erected or used:

- (1) On any lot that was separately owned as of December 20, 1922.
- (2) On any lot that came into separate ownership subsequent to December 20, 1922, and prior to February 26, 1954, if said lot contains at least 2400 square feet of lot area per family, or 2000 square feet if a corner lot, and otherwise conforms to the zoning requirements applicable thereto.
- (3) On any lot that came into separate ownership on or subsequent to February 26, 1954, and prior to the effective date of this amending ordinance, if said lot contains at least 4800 square feet of lot area and otherwise conforms to the zoning requirements applicable thereto; or
- (4) On any numbered lot of full original size in a recorded plat or replat that is on record in the office of the County Recorder if said lot otherwise conforms to the zoning requirements applicable thereto.

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, provided, however, that this amendment shall not apply to any land for which an application for plat approval has been submitted to and filed with the Executive Director of the Metropolitan Planning Department of Marion County, Indiana, prior to March 11, 1959, and which shall have been approved by the Metropolitan Plan Commission of Marion County, Indiana, within six (6) months after the effective date of this ordinance.

Josephine K. Bicket

Edwin J. Koch

Fred W. Nordsiek

Louie Moller

Frank J. Billeter

John A. Kitley

John D. Hardin

THE MARION COUNTY COUNCIL

Dated: 5-14-59. ATTEST: Clem Smith, Auditor of Marion County, Indiana.

56

METROPOLITAN PLAN COMMISSION
DOCKET NO. 61-A0-2

64-710A

ORDINANCE

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

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

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

In a class 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.

64-710A

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

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

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

John A. Kitley

Albert L. Steinmeier

Josephine K. Bicket

Frank J. Billeter

John D. Hardin

THE MARION COUNTY COUNCIL

DATED July 7, 1961

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

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

-17- Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that in order to consolidate the various existing Master Plans and Zoning and Subdivision control Ordinance now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing Master Plans now in force in Marion County, Indiana, and the classified Cities and Towns of Marion County, Indiana.

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

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

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

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

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

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

Effective March 28, 1957.

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

-18- December 27, 1963. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

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

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

SECTION 1.01 AIRPORT DISTRICT

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

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

SECTION 2.01 AIRPORT DISTRICT REGULATIONS

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

1. USE

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

2. HEIGHT

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

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

3. PERFORMANCE STANDARDS

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

Interference with Communication

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

Smoke, Dust and Particulate matter

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

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

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

64-710A

GUARANTEED CERTIFICATE

-20-
STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

FOURTH That there are no liens for unpaid unemployment compensation taxes nor for unpaid gross income taxes as shown by warrants docketed in the judgment docket in the Office of the Clerk of the Circuit Court, nor for unpaid taxes on intangibles entered upon the duplicates for omitted taxes in the Office of the County Treasurer, against any of the parties named above under the Caption of Judgment Search entered within the periods designated in said Judgment Search.
The period of search of the General Judgment Dockets is specifically set forth in the judgment caption and as to all other matters the period of search covered by this abstract is from the date set out in the caption hereof to the date of this certificate, both inclusive, and the foregoing recitals relates and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 20 both inclusive and sheets
watermarked "Union Title Company" Nos. 1 to 18 both inclusive.
Dated at Indianapolis, Indiana, January 22, 1964, 8 A.M.

UNION TITLE COMPANY

by *Herwin E. Stonecipher*
President

-18- dkr

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

64-710A

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: **Leo T. Brown**

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

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

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

January 15, 1964, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

January 16, 1964, 8 A.M.

Dolph G. Smith

Roxie Roberta Smith

Everett Chambless, Guardian

UNION TITLE CO.

BY *Kevin E. Stonecipher*
PRESIDENT

dkr