

66 9867

7070

WARRANTY DEED

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

Indenture Witnesseth, That **NAOMI TAVENDOR (UNMARRIED)**

Marion County, in the State of *Indiana*

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

Six thousand dollars

(6000⁰⁰)* Dollars,

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

LOT 37 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

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



6-60

Paid by Warrant No. *A-80256*
A-80255
Dated *1-6-1966*

RECEIVED FOR RECORD
1966 FEB 25 AM 11:46
MARCIA H. HAWTHORNE
RECORDER OF MARION COUNTY
DULY ENTERED FOR TAXATION
FEB 25 1966
John T. Sutton
COUNTY AUDITOR

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.

FLC
12-2-65 In Witness Whereof, the said *Naomi Tavenor*
has hereunto set *her* hand and seal, this *1st* day of *December* 19*65*

(Seal) _____ (Seal)
(Seal) *Naomi Tavenor (UNMARRIED)* (Seal)
(Seal) *NAOMI TAVENDOR* (Seal)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

SKC
12-16-65

This Instrument Prepared by *S. W. BURRES 6/28/65*
66 9867

DEC 25 1965

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 acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

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 acknowledged the same to be..... voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires..... Notary Public

STATE OF INDIANA, Marion County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of December, A. D. 1965; personally appeared the within named.....

Naomi Lavenor (unmarried)

..... Grantor..... in the above conveyance, and acknowledged the same to be Her voluntary act and deed, for the uses and purposes herein mentioned. I have hereunto subscribed my name and affixed my official seal.

My Commission expires April - 22 / 1968 Notary Public

Robert L. Purtz
ROBERT L. PURTZ

66 9867

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

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

at..... o'clock..... m, and

Recorded in Book No..... page.....

Recorder..... County

Duly entered for taxation this.....

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

Auditor's fee \$.....

Auditor..... County

ENVELOPE

48

Division of Land Acquisition
Indiana State Highway Commission

[Faint handwritten notes and signatures at the bottom of the page]

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
 INDIANAPOLIS, INDIANA

January 18, 1966 19

To Naomi Tavenor
 1034 Chadwick Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 80255 1-6-66 19
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. <u>I-70</u> in <u>Marion</u>	
County <u>I</u> Project <u>70-3</u>	
Section <u>(52)</u> as per Grant dated	
<u>December 1, 1965</u>	
Parcel Number 70	5,400 00

PLEASE RECEIPT AND RETURN

Received Payment: 1/20/1966 Naomi Tavenor

Date: 1-20-1966

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

January 18, 1966 19

To Naomi Tavenor
1034 Chadwick Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 80256 1-6-66 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated December 1, 1965	
Parcel Number 70 Escrow	600 00

PLEASE RECEIPT AND RETURN

Received Payment: Naomi Tavenor

Date 2/2/66 H. E. Tarnor

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Contract

Project I-70-3152
Parcel No. 70
Road I-70
County MARION
Owner NAOMI TAVENOR
Address 1034 Chadwick, City
Address of Appraised Property:
SAME

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

1. I have personally checked all comparables and concur in the determinations made. Yes
2. Planning and Detail Maps were supplied appraisers. Yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Yes
8. I have personally inspected the site and familiarized myself with the parcel on... 11-17-65
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 11-17-65 :
(Date)

Estimate of Appraisers:

	By: <u>G.S. DAY</u>	By: <u>—</u>	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 5400	\$	\$ 6000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 5400	\$	\$ 6000
(1) Land and/or improvements	\$ 5400	\$	\$ 6000
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 5400	\$	\$ 6000

Approved	Date	Signed
Rev. Appr.	11-18-65	<i>Willie Lee Stump</i>
Asst. or Chief Appr.	11-23-65	<i>J.E. Green</i>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # _____

PROJECT # E 70-3(52) PARCEL # 70 COUNTY Marion
NAME & ADDRESS OF OWNER Naomi Tavenor - 1034 Chadwick
St Andrews Indiana PHONE # ME. 91115
NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # Same

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

DATE ASSIGNED Nov 30-65 DATE OF CONTACT Dec 1-1965

OFFER \$ 6000⁰⁰ ~~4x~~ TIME OF CONTACT 2:30 PM

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

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

REMARKS: naomi Tavenor showed tax
receipt showing taxes paid
also accepted states offer

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

Distribution Made

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

Robert L. King
(Signature)

R E S O L U T I O N

(70)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 12-1-65 executed by THE STATE OF INDIANA and Naomi Tavener

including trees, shrubs and fence, if any, on Road # I-70 located within the limits of the proposed improvements to be made on said highway. The parcel of real estate is situated in Marion County, Indiana, and more particularly described as follows:
Lot 37 in McCarty's subdivision of west part of out lot 120 of the Donation Lands of City of Indianapolis

WHEREAS, the parcel of real estate heretofore described was so procured by the Indiana State Highway Commission for construction of Road I-70 through the County, and

WHEREAS, the above mentioned buildings and improvements located on right of way of said proposed construction project designated as I-70-3 (52) and

WHEREAS, it is necessary, in order to properly construct and improve said highway, to sell buildings and other improvements and to cause their removal from the strip of right of way as above described and by law provided.

BE IT RESOLVED, therefore, by the INDIANA STATE HIGHWAY COMMISSION of INDIANA, that said building so described be advertised, sold and caused to be removed from right of way of said highway project within a definite time to be fixed in the notice and terms of sale thereof, all as by law provided and


BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana
This 29 day of December, 1965.

Offices of the INDIANA STATE HIGHWAY COMMISSION OF INDIANA.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

IN WITNESS WHEREOF, I, Clyde Goen, Secretary of the INDIANA STATE HIGHWAY COMMISSION of INDIANA, hereto place my hand and seal of said Commission on this 29 day of December, 1965.


Secretary

SEAL:



PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 65-11038-0

Amount \$ 8,000.00

Mortgage Policy No. _____

Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged or leased by the party or parties hereinafter named, joined by their respective spouses; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and title evidence furnished certifying same, a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of.

No liability will be assumed by the Company under this certificate unless the premium is paid.

This certificate shall not be binding until it shall have been signed by an authorized officer or agent of the Union Title Company.

Dated as of June 10, 1965 at 8 A. M.

Hiram E. Stonecipher
Authorized Officer or Agent

HIRAM E. STONECIPHER,
Attorney

Name of party or parties in whom title is vested:

NAOMI TAVENOR

Description of Premises:
State of Indiana, County of Marion:

Lot 37 in McCarty's Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in
Plat Book 7 page 74, in the Office of the Recorder
of Marion County, Indiana.

*I-70-3(52)
Parcel # 70*

Union Title Company Policy number 65-11038-0

SCHEDULE B

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1964 payable 1965 in name of Naomi Tavenor.
Duplicate #360220, I-Center Township, Code #1-01, Parcel #72235.
May \$0.93 paid; November \$0.93 unpaid;
Taxes for 1965 payable 1966 in name of same.

Note: Zoned I-3-U, according to maps of Industrial Zoning Ordinance.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

State of Indiana)
) ss:
County of Marion)

2825

395

Affidavit in Re Transfer of Real Estate

Naomi Tavenor, being first duly sworn on oath states that she is of lawful age and resides in the County of Marion, State of Indiana. That she is the surviving daughter of Eliza Tavenor who died January 15, 1934, and that as such surviving daughter she is the owner of the following described real estate situated in Marion County, Indiana, to-wit:

Lot numbered thirty seven (37) in McCarty's subdivision of West Part of Outlot 120 in the City of Indianapolis.

That said decedent and this affiant acquired title to the above described real estate as joint tenants or the survivor by virtue of a certain deed executed by William E Tavenor and Magdalene Tavenor, his wife on the 21st day of February, 1927 which said deed appears of record in Deed record 806 page 629 of the records in the office of the Recorder of Marion County Indiana.

This affidavit is made for the purpose of inducing the Auditor of Marion County to change his record to show title to the above described real estate in the affiant herein.

Naomi Tavenor

Subscribed and sworn to before me this 3rd day of February,



Louis H. Mikel
Notary Public

DULY ENTERED
FOR TAXATION
FEB 3 1934

Charles B. Pressant
COUNTY AUDITOR

RECORDED AT 11:10 A.M.
FEB 3 1934

STATE OF INDIANA

Marion County

ss:

Before me, George O. Cowan a Notary Public in and for said County, this eighteenth day of January 1924 personally appeared Charles Ernest Strickland, Mary E Strickland Magdalene Favenor, Jane Favenor, William E Favenor and Naomi Favenor and acknowledged the execution of the annexed Deed.

Witness my hand and Notarial Seal, this 18 day of January 1924

George O. Cowan (Seal.) Notary Public.

My Commission Expires Feby 9 1927



Quit-Claim Deed

SHORT FORM

40681

FROM

Mary E. Strickland, et al.

Eliga Favenor

102nd West Street

RECEIVED FOR RECORD

The day of OCT -4 1924

A. D., 1924, at 9:40 o'clock A.M.

and recorded in Record

pages 373

John W. A. et al.

Recorder of Marion County.

Recorder's Fee, \$

DULY ENTERED FOR TAXATION

DULY ENTERED FOR TAXATION

OCT 4 1924

Auditor

Do not stamp this form unless the wife should join with the husband in the recording of the Deed. Her acknowledgment is not required in the form required of unmarried persons.

THE KAUFZ STATIONERY CO. 116 North Pennsylvania St., Indianapolis

1M-9-23

QUIT-CLAIM DEED

This Indenture Witnesseth, That Jane Armstrong Tavenor, William Ernest Tavenor and his wife Magdalene Tavenor, Naomi Tavenor and Mary Emily Strickland and her husband Charles Ponsor Strickland

of Marion County, in the State of Indiana

RELEASE AND QUIT-CLAIM, to Eliza Tavenor

of Marion County, in the State of Indiana

for the sum of One Dollar and other valuable considerations Dollars, the following REAL ESTATE in

State of Indiana, to-wit: McCartys West Sub. Lot 37, Out Lot 120, 5th Lot North of Wilkins Street West side of Chadwick Street so called and numbered as 1034 Chadwick Street, city of Indianapolis, Center Township.



In Witness Whereof, That said Jane Armstrong Tavenor, William Ernest

Tavenor and his wife Magdalene Tavenor, Naomi Tavenor and Mary Emily Strickland and her husband Charles Ponsor Strickland have hereunto set their hands and seals this 18 day

of January 1924

Charles Ponsor Strickland

Mary E. Strickland [SEAL]
Magdalene Tavenor [SEAL]
Jane Tavenor [SEAL]
William E. Tavenor [SEAL]
Naomi Tavenor (Seal)

ASSIGNMENT.

In consideration of the payment by Eliza Tavenor to the undersigned, Viola Ball and Edwin S. Ball of the sum of Two Hundred and Fifty (\$250.00) Dollars, receipt whereof is hereby acknowledged, the said Viola Ball and Edwin S. Ball, jointly and severally, do hereby assign, transfer and set over unto said Eliza Tavenor all of their right, title and interest whatsoever and to the property and estate, real, personal and mixed, of whatsoever kind or character and wheresoever situated, of Edward F. Tavenor, deceased.

The undersigned do further release, remise and forever discharge said Eliza Tavenor and all the heirs-at-law of Edward F. Tavenor, deceased, of and from any and every claim, demand and chose of action whatsoever, which the said Viola Ball and Edwin S. Ball, or either of them, now have or ever had against the said Eliza Tavenor and the heirs-at-law of the said Edward F. Tavenor, deceased.

In consideration of the afore-described payment the undersigned do further agree at any time upon demand to execute such formal deeds and assignments as may be necessary in order to vest said Eliza Tavenor with any right, title or interest which said Viola Ball or Edwin S. Ball now have or ever had in or to the property and estate of the said Edward F. Tavenor.

IN WITNESS WHEREOF the said Viola Ball and Edwin S. Ball have hereunto set their hands and seals this 29 day of December 1926.

Edwin S. Ball (SEAL)
Viola B. Ball (SEAL)

STATE OF INDIANA)
) SS:
COUNTY OF MARION)

Before me, a Notary Public, within and for said County and State, personally appeared Viola Ball and Edwin S. Ball and acknowledged execution of the foregoing instrument as their voluntary acts and deeds.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my Notarial Seal this 29 day of December 1926.

George G. Renner
Notary Public.

My commission expires
May 20 1928

Indianapolis, Ind., April 29 1896.

Indiana Savings & Investment Company:-

Gentlemen:-

We have examined the title to Lot No. 37 in McCarty's Subdivision of the west part of Out Lot No. 120 in the City of Indianapolis, as shown by the abstract hereto attached and dated April 27 1896, and we find that the same shows the fee simple title thereof to be in Edward F. Tavenor subject,

(1). Mortgage to the Aetna Savings & Loan Association dated February 21 1895. See Mortgage Record 285 at page 324

(2). Last half of taxes for 1895 are unpaid.

(3). Mortgage of Edward F. Tavenor and wife to Nicholas McLeary
See M. R. 167 at p. 110 is unratified on the abstract but
Very respectfully,

It is satisfied on record.

Carson + Thompson

Sub W. No. 02 120

No. 1. Ebenezer Sharpe, Agent of : May 2, 1834.
 State of Indiana : Record D, page 535.
 To Deed : \$1390.00.
 Nicholas McCarty. : Recorded June 21, 1834.
 Lot No. 120, containing 52.33-100 acres, (with other
 real estate).

2. Nicholas McCarty's Estate settled Dec. Term 1859, Common
 Pleas Court. Complete Record 11, page 66.
 Died intestate May 17, 1854, leaving Margaret McCarty, widow,
 and Nicholas McCarty, Margaret R. McCarty, Frances J. McCarty,
 and Susanna McCarty Day, his children and heirs at law, &c.

3. Margaret McCarty : October Term 1854.
 vs. Partition : Common Pleas Court
 Susan McCarty : Order Book 2, page 148,
 Margaret R. McCarty : and page 278, also
 Nicholas McCarty and : Complete Record 4, page 159.
 Frances J. McCarty. :

To make partition of real estate of Nicholas McCarty,
 deceased, the Commissioners herein assign to Margaret
 McCarty, widow, certain real estate other than Out Lot 120,
 as her interest in said estate. Leaving the residue thereof
 in the defendants above named.

- Susanna McCarty : December 9, 1857.
 :
 4. To Marriage : Record of Marriages
 :
 Henry Day. : No.6,page 659.

Susanna McCarty Day died testate, August 30, 1873. Will probated Sept.19, 1873. Will Record E, page 123.

5. Devises her real estate 1-3 each to her husband Henry Day, her son Henry McCarty Day, and daughter Margaret McCarty Day. Estate settled in Circuit Court, October Term 1874. Order Book 35, page 80.

- Margaret R. McCarty : October 2, 1867.
 :
 6. To Marriage : Marriage Record
 :
 John C.S.Harrison. : No.10,page 36.

7. Henry Day appointed guardian of Henry McCarty Day, aged 14 years Oct.19, 1873, and Margaret McCarty Day, aged 10 years June 16, 1874. Guardian's Record 3, page 35.

8. Nicholas McCarty, Frances J. McCarty, John C.S. Harrison, and Margaret R. McCarty Harrison, his wife, Henry Day, for himself and as guardian of Henry McCarty Day and Margaret McCarty Day, Subdivision of the West part of ~~XXXXXX~~ Out Lot 120, into 136 lots, &c. April 10, 1875. Plat Book 7, page 74.

Indianapolis, February 1st, 1888.

The foregoing is the chain of title and the incumbrances upon Lots 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 20, 21, 22, 23, 36, 37, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, and 52, 53, 54, 55, and 56, in McCarty's subdivision of the West part of Out Lot 120, in the City of Indianapolis, as shown by the Records of Recorder's Office and General Judgment Dockets of the Circuit and Superior Courts and Lis Pendens Records of Complaints and Attachments of Marion County, Indiana.

(Signed) Elliott & Butler.

EXAMINATION OF THE TITLE TO LOT NUMBERED THIRTY SEVEN (37) IN MCCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT NUMBERED ONE HUNDRED TWENTY (120), IN THE CITY OF INDIANAPOLIS, FROM FEBRUARY 1, 1888, TO AUGUST 6, 1888.

FOR EDWARD F. AND ELIZA TAVENOR.

CONVEYANCE.

1.
T. L. RECORD
200 PAGE 441
RECORDED
MAY 11, 1888

NICHOLAS MCCARTY
(UNMARRIED), AND
MARGARET R. MCCARTY HARRISON
AND HUSBAND JOHN C. S.,
FRANCES J. MCCARTY (UNMARRIED),
HENRY DAY. (UNMARRIED), AND
HENRY MCCARTY DAY (UNMARRIED),
ALL BY NICHOLAS MCCARTY,
THEIR ATTORNEY IN FACT,
TO
EDWARD F. TAVENOR AND
ELIZA TAVENOR,
AS HUSBAND AND WIFE

WARRANTY DEED. \$400.00
DATED MAY 11, 1888.
LOT 37 AS ABOVE DESCRIBED.

2. HERE THE TITLE RESTS.

ENCUMBRANCES.

MORTGAGE.
3.
MTG. RECORD
167 PAGE 110
RECORDED
MAY 12, 1888

EDWARD F. TAVERNOR AND
ELIZA TAVENOR, HUSBAND
AND WIFE,
TO
NICHOLAS MCCARTY

MORTGAGE. DATED MAY 11, 1888.
SAME LOT 37. SECURING FOUR
NOTES, OF EVEN DATE, FOR \$93.75
EACH, DUE IN 1, 2, 3, AND 4 YEARS
AT THE INDIANA NATIONAL BANK,
WITH 6% INTEREST, 8% AFTER DUE,
AND 5% ATTYS. FEES.

*Priority waived August 10, 1888
in favor of mortgage of August
8, 1888 to Arthur S. H. Allen.*

A. Brown

*Anticipated by release
filed Feb 14-95
D-*

*Ret. Mich 5/1895
CST,*

JUDGMENTS.

4. NONE UNSATISFIED.

TAXES.

5. THE TAXES FOR 1887 ARE ALL PAID.

6. SEARCH MADE IN THE RECORDER'S OFFICE OF MARION COUNTY,
THE LIS PENDENS RECORDS OF COMPLAINTS AND ATTACHMENTS,
AND THE GENERAL JUDGMENT DOCKETS OF THE SUPERIOR COURT
AND MARION CIRCUIT COURT, AS SAID RECORDS AND DOCKETS
ARE NOW ENTERED UP.
INDIANAPOLIS, AUGUST 6, 1888.

L. M. Brown
66 EAST MARKET STREET.

	Henry Day, Guardian of the	:	April 13, 1882.
	Estate of Margaret McCarty	:	Record 152, page 306.
	Day, minor heir of Susanna	:	Undivided 1-12 of
	McCarty Day, deceased.	:	Lots 1, 2, 3, 4, 6, 7, 8, 9, 10,
9.	To Guardian's Deed	:	11, 12, 13, 14, 17, 18, 20, 21,
	Frances J. McCarty.	:	22, 23, 36, 37, 42, 43, 44, 45,
		:	

46, 47, 53, 54, 55, 56, 48, 49, 50, 51, and 52, in McCarty's Subdivision of the West part of Out Lot 120. By order of the Circuit Court, Order Book 60, page 228. Approved by said Court, April 18, 1882.

	Margaret R. McCarty Harrison	:	May 26, 1885.
	and John C.S., her husband,	:	Miscellaneous
	Frances J. McCarty, (unmarried)	:	Record 7, page 423.
	Henry Day, (widower) and	:	
	Henry McCarty Day, (unmarried)	:	To sell lots as
10.	To Power of Attorney	:	described in
	Nicholas McCarty.	:	conveyance at No. 9.

Taxes for 1887, unpaid.

NO. 12841.

EXAMINATION OF THE TITLE, FROM AUGUST 6, 1888, TO FEBRUARY 18, 1895, TO LOT NUMBERED THIRTY SEVEN (37), IN MC CARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT NUMBERED ONE HUNDRED TWENTY (120), IN THE DONATION LANDS OF THE CITY OF INDIANAPOLIS.

FOR EDWARD F. TAVENOR.

CONVEYANCES.

1.
T. L. RECORD
202 PAGE 479
RECORDED
AUG 11, 1888

EDWARD F. TAVENOR AND
WIFE, ELIZA
TO
THERON G. HAWKINS

WARRANTY DEED. \$1.00. DATED
AUGUST 8, 1888.
LOT 37, AS ABOVE DESCRIBED.

2.
T. L. RECORD
202 PAGE 480
RECORDED
AUG 11, 1888

THERON G. HAWKINS
(UNMARRIED)
TO
EDWARD F. TAVENOR

QUIT CLAIM DEED. \$1.00.
DATED AUGUST 8, 1888.
SAME LOT 37.

3. HERE THE TITLE RESTS.

ENCUMBRANCES.

MORTGAGES.

4.
MTC. RECORD
170 PAGE 201
RECORDED
AUG 11, 1888

EDWARD F. TAVENOR AND
WIFE, ELIZA
TO
AETNA SAVING AND
LOAN ASSOCIATION

MORTGAGE. AUGUST 8, 1888.
SAME LOT 37. SECURING A LOAN
FOR \$600.00, WITH THE USUAL
STIPULATIONS.

5.

THE MORTGAGE TO MC CARTY, IN BOOK 167, PAGE 110, IS NOT SATISFIED, BUT MC CARTY WAIVED ITS PRIORITY, AUGUST 10, 1888, IN FAVOR OF THE ABOVE MORTGAGE.

TAXES.

6.

THE TAXES FOR 1895 ARE DELINQUENT.

*Paid in full
Ignatius Brown*

7.

THE TAXES FOR 1895 ARE DUE AND NOT PAID.

*Paid in full
Ignatius Brown*

JUDGMENTS.

8.

NONE ENTERED DURING SAID PERIOD.

ASSESSMENTS.

9.

FOR THE MAIN INTERCEPTING SEWER. NO. 75295. BOOK 27, PAGE 132. PAID IN FULL.

915

*Paid in full
Ignatius Brown*

10.

FOR SIDEWALK IMPROVEMENT ON CHADWICK STREET. NO. 8632. BOOK 8, PAGE 12, VS TAYLOR. PAID IN FULL, SEPTEMBER 30, 1892.

915

*Paid in full
Ignatius Brown*

11.

SEARCH MADE IN THE RECORDER'S OFFICE, THE LIS TENDERS RECORDS OF COMPLAINTS AND ATTACHMENTS, AND THE GENERAL JUDGMENT DOCKETS, AS NOW MADE UP, IN THE MARION CIRCUIT AND SUPERIOR COURTS.

INDIANAPOLIS, FEBRUARY 10, 1895.

Ignatius Brown

66 EAST MARKET STREET.

Continuation of Abstract of Title to lot 37. in McCarty's Subdivision of the West part of Out Lot 120. in the City of Indianapolis.

Prepared for Mr. Edward F. Tavenor since date of Ignatius Brown's continuation, February 18, 1895.

There are no further conveyances.

Mortgage.

285. p. 324
Feb. 21, 1895.
Recorded
Mch. 14, 1895.

Edward F. Tavenor and
Eliza Tavenor his wife,
to

Aetna Savings and Loan Association.

Same lot 37. as described in caption.
To secure certain dues, interest, premium and fines on
a Loan of \$500.00: Penalty \$1000.00:

Satisfied *May 1. 1896*
Marion Title Guaranty Company
Mortgage.

*Satisfied
May 1 - 1896
D-*

*Since
Paid
D-*

Taxes for 1895 paid as to first installment: Second
installment amounting to \$4.98 not paid.

SINCE PAID.
Marion Title Guaranty Company

Indianapolis, Ind., April 27, 1896.
I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

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

Edward F. Tavenor

Suite 229 Lemecke Building.

38255.

Continuation of Abstract of Title to Lot 37 in McCarty's
Subdivision of the West part of Out Lot 120 in the City of
Indianapolis.

Prepared for John R. Welch since date of former
continuation dated April 27, 1896.

There are no further conveyances.

Taxes for the year 1909 1st installment paid.
2nd installment unpaid.

Taxes for the year 1910 now a lien.

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

Indianapolis, Ind. July 2, 1910.

We find no further conveyances, nor unsatisfied encumbrances of
record on lot as described in caption, since date of April 27, 1896.

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

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

G.

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MARION TITLE GUARANTY COMPANY,

Arthur H. Hefner