

Choke

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 82

This Indenture Witnesseth, That **CLAUDE D. DENNIS (ADULT HUSBAND)**
MARY E. DENNIS (ADULT WIFE)

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

the STATE OF INDIANA for and in consideration of

SIXTY-FIVE HUNDRED DOLLARS — — — — — **\$6500⁰⁰** Dollars,

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

LOT 15 IN BROWN, FRANK AND KETCHAM'S SUBDIVISION OF A PART OF OUT LOTS 107 AND 108 IN THE CITY OF INDIANAPOLIS, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 6 AT PAGE 107, 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
1966 MAY -9 PM 2: 11
MARCIA M. HAVTHORNE
RECORDER OF MARION COUNTY

DUTY ENTERED FOR TAXATION

MAY -9 1966

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A94 726
A94 727
Dated 4-20 1966

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.

720
3-16-66

In Witness Whereof, the said **CLAUDE D. DENNIS ADULT HUSBAND AND**
MARY E. DENNIS ADULT WIFE
have hereunto set their hands and seals, this **15TH** day of **MARCH**, 19**66**

Claude D. Dennis (Seal) *Mary E. Dennis* (Seal)
CLAUDE D DENNIS (Seal) **MARY E. DENNIS** (Seal)
ADULT HUSBAND (Seal) **ADULT WIFE** (Seal)
(Seal) (Seal)
(Seal) (Seal)

M. J. ...
MAR 29 1966

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..... 15TH
 day of..... MARCH....., A. D. 1966; personally appeared the within named.....
 CLAUDE D. DENNIS AND MARY E. DENNIS
 ADULTS HUSBAND AND WIFE Grantors..... in the above conveyance, and acknowl-
 edged the same to be THEIR voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires..... DEC. 6, 1969..... Leroy Keach Notary Public
 LEROY KEACH

STATE OF INDIANA, MARION 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

66 22986

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.....
 DUTY ENTERED

day of..... FOR TAXATION....., 19.....

Auditor's fee \$..... MAY 9 1966

Auditor..... County

Shel T. Shelton
 COUNTY AUDITOR

ENVELOPE (35)

Division of Land Acquisition
 Indiana State Highway Commission

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

✓
M

April 26, 1966 19

To Claude D. Dennis and
 Mary E. Dennis
 1026 High Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-94226 4-20- 19 66
 in settlement of the following vouchers: Transmittal #127

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
March 15, 1966	
Parcel 82	\$ 5900.00

PLEASE RECEIPT AND RETURN

Received Payment: *Claude D. Dennis + Mary E. Dennis*
 Date: *May 5, 1966*

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

April 26, 1966 19

To Claude D. Dennis and
Mary E. Dennis
1026 High Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-94227 4-201966
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. I-70 in Marion County I Project 70-3 Section (52) as per Grant dated March 15, 1966 Parcel 82 Escrow	600.00

PLEASE RECEIPT AND RETURN

Received Payment: *Mary E. Dennis*Date: *6-13-66*

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3 (52)
Parcel No. 82
Road I-70
County Marion
Owner Claude P. Bennis
Address 1026 S. High St.
Address of Appraised Property:
1026 S. High St.

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. 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... March 8, 1966
- 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 March 8, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 5,800	\$	\$ 6,500
(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	\$ 5,800	\$	\$ 6,500
(1) Land and/or improvements	\$ 5,800	\$	\$ 6,500
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 5,800	\$	\$ 6,500

Approved	Date	Signed
Rev. Appr.	3-8-66	<u>Philip D. York</u>
Asst. or Chief Appr.	3-10-66	<u>James P. [Signature]</u>
	MAR 11 1966	<u>[Signature]</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(52)
 BUYER'S REPORT NUMBER: 1 COUNTY MARION PARCEL NO. 82
 NAME & ADDRESS OF OWNER Claude D Dennis et ux
1026 HIGH ST PHONE # 637-7248
 NAME & ADDRESS OF PERSON CONTACTED same
CLAUDE D MARY E Dennis PHONE # 637-7248
 (List other interested parties on reverse side including nature of their interest)
 DATE ASSIGNED 3-14 DATE OF CONTACT 3-15-60
 OFFER \$ 6500.00 TIME OF CONTACT 4:15 PM

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

REMARKS: met the Dennis's as per arranged.
TAX MEMO DISCUSSED. Receipt of PICK UP TAX RCT JK 3/15
TAX RCT. + DEED STAMPS DISCUSSED.

660
55
\$ 7.15 DEED STAMP Received in cash JK Stamp to deed 3/16/

SECURED

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

Phone 633 4385

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

Leroy Keach

LEROY KEACH (Signature)

ABSTRACT OF TITLE

TO

[Lot 15 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis, reference being made to the plat thereof as recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.]

Marion County, Indiana

Prepared for

EDWARD ADOLAY.

By

MARION TITLE GUARANTY COMPANY

Indianapolis, Indiana

HISTORICAL NOTES

All the land in Marion County, Indiana, was purchased by the United States 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 at least was a title to 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, p. 186.
 By the Delawares, in general terms, October 3—U. S. Statutes at Large, vol. 7, p. 188.
 By the Miamis, by boundaries, October 6—U. S. Statutes at Large, vol. 7, p. 189.
 The Weas or Ojibwens, were properly a part of the Miami Nation. So were also the Kickapoo, who relinquished their claims, in general terms, July 30, 1819—U. S. Statutes at Large, vol. 7, p. 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, p. 163.

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 the government thereon."

3 U. S. Statutes at Large, p. 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, p. 516.
 January 11, 1820, the Indiana legislature appointed commissioners to locate the seat of government.
 Act of 1820, p. 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.

Act 1821, p. 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, contains 448.20 acres, leaving 202.07 acres to be taken out of the east side of section 3.

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

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

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

January 26, 1827, the alleys in certain squares were vacated.
 Acts 1827, p. 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.

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.

AGENTS OF STATE

1. John Carr, appointed September, 1821.
2. James Milroy, appointed September, 1822.
3. Bethuel F. Morris, appointed December, 1822.
4. Benjamin I. Blythe, appointed February, 1825.
5. Ebenezer Sharpe, appointed April, 1828.
6. John G. Brown, appointed September, 1835.
7. Thomas H. Sharpe, appointed February, 1836.

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

✓ -1-

Ebenezer Sharpe, Agent of the
State of Indiana, for the Town
of Indianapolis.

to
Nicholas McCarty, his heirs
and assigns.

Out Lot 107, containing 26-25/100 Acres, the
North Half of Out Lot 108, which 1/2 contains 14-56/100
Acres, and other real estate, in the Town of Indiana-
polis.

Deed.

Land Record
"N" p. 279
April 1, 1842
Recorded
April 9, 1842.

-2-

Nicholas McCarty, and
Margaret McCarty, his wife.

to
John Roset, and
George Hillegas Bicking,
their heirs and assigns.

Block 107, containing 26-25/100 Acres, and the
North Half of Block 108, which 1/2 contains 14-46/100
Acres, and other real estate in the Town of Indiana-
polis.

Warranty Deed.

"X" p. 357
April 25, 1850
Recorded
May 11, 1850

-3-

John Roset, and
Mary Ann Roset, his wife.

to
George M. Hollenback, his
heirs and assigns.

The undivided 1/2 of Block 107, containing 26-
25/100 Acres, and the North Half of Block 108, which
1/2 contains 14-46/100 Acres, and other real estate
in the Town of Indianapolis.

Warranty Deed.

2, p. 338
Aug. 30, 1854
Recorded
Sept. 8, 1854.

-4-

George M. Hollenback, and
Sarah K. Hollenback, his wife.

to
George H. Bicking, his heirs
and assigns.

All that part or parcel of Out Lot 107, of the
Donation land in the City of Indianapolis, bounded
by line as follows: Beginning at the North East Cor-
ner of said Out Block 107. Corner of East and Mc-
Carty Streets, and running 690 feet 4-1/2 inches West
along said McCarty Street to a 60 foot street, runn-
ing North and South, called High Street, thence South
along the East line of said High Street 564 feet and
3 inches to a 60 foot street, running East and West
called Grove Street, thence East along the North
line of said Street 690 feet 4-1/2 inches to East
Street, thence North along the West side of said
East Street 564 feet 3 inches to the place of be-
ginning, also that part of parcel of ground being
the North West part of the North 1/2 of Out Block 108,

Quit Claim
Deed.

and the South West part of said Out Lot 107, bounded as follows: Beginning at a point on Delaware Street where the South line of said Grove Street running East and West intersects said Delaware Street and running thence South along said Delaware Street 379 feet 7-1/2 inches to a point, thence in a Southeasterly direction on the East side of the Madison Road 196 feet, 11 inches to a point on the said East line of said Road, thence East 621 feet 10-1/2 inches to a 60 foot street called High Street, running North and South, thence North along the West line of said High Street 564 feet and 3 inches to said Grove Street, running East and West, thence West 609 feet 4-1/2 inches to the place of beginning, and other real estate, in the City of Indianapolis.

*all of this
tract
see Plat Book
1 page 243*

X

-5-

By deed dated August 30, 1854, and recorded September 11, 1854, in Land Record 2, page 341, George H. Bicking, --- conveyed by Quit Claim Deed to George H. Hollenback, his heirs and assigns, all our right, title and interest in and to all that portion or parcel of land, being the North West part of Out Block 107, in the City of Indianapolis. Beginning at the North West Corner of said Out Block 107, Corner of McCarty and Delaware Street and running South along the East line of Delaware Street 564 feet 3 inches to a 60 foot Street running East and West, called Grove Street, thence East along the North line of said Grove Street, 690 feet 4-1/2 inches to a 60 foot Street, running North and South across said Out Block and intersecting McCarty Street at right angles called High Street, thence North 564 feet 3 inches along the West line of said last named 60 foot Street called High Street to McCarty Street, and thence along the South line of said McCarty Street 690 feet 4-1/2 inches to the place of beginning.

out

Also that part of ground being the South East portion of said Out Block 107 and the North East part of the North 1/2 of Out Block 108, in said City of Indianapolis. Beginning at a point on East Street where the South line of Grove Street intersects said East Street and running thence West along the South line of said Grove Street 690 feet 4-1/2 inches to High Street, thence South 564 feet 3 inches along the East line of said High Street to a point, thence East 690 feet 4-1/2 inches to East Street, thence North along said East Street 564 feet 3 inches to the place of beginning, and other real estate.

X

Assigned and set over to John Roset, August 31, 1854.

Plat Book
1, p. 244
Aug. 29, 1854
Recorded
Sept. 6, 1854

The within draft exhibits the streets laid out upon Out Lot 107, and the North 1/2 of Out Lot 108, of Donation Lands in the City of Indianapolis, Indiana, owned by the subscribers George M. Hollenback, and George H. Bicking, and by them laid out into lots as exhibited in the within draft.

-6-

-7-

We find no record of death or administration on the Estate of George H. Bicking, deceased, in Marion County, Indiana. He having died in Philadelphia County, Pennsylvania.

43, p. 427
Sept. 20, 1870
Recorded
Oct. 14, 1870

Ella H. Emory, and
Louis Emory, her husband,
Margaret A. Brisbane, and
William H. Brisbane, her husband,
(heirs at law of George H. Bicking,
late of Philadelphia, State of
Pennsylvania.)

Warranty Deed.

-8-

to
John Caven.

A part of Out Lot 107, and a part of Out Lot 108, in the City of Indianapolis. Beginning at the South West Corner of High and Bicking Street, thence West along the South line of Bicking Street 690 feet 4-1/2 inches to Delaware Street, thence South along the East line of Delaware Street 379 feet 7-1/2 inches to a point, thence Southeastwardly 196 feet and 11 inches to a point, thence East 620 feet 10-1/2 inches to High Street, thence North along the West line of High Street 564 feet 3 inches to the place of beginning, containing 8-1/2 Acres more or less.

Subject to taxes of 1870.

167.9
211.10 1/2
379 - 7 1/2
184 - 7 1/2
564 - 23

51, p. 162
Aug. 10, 1871
Recorded
Sept. 9, 1871.

Ella H. Emory, and
Louis Emory, her husband.
Mary A. Brisbane, and
William Brisbane, her husband,
(heirs at law of George H. Bicking,
late of Philadelphia, Pennsylvania.)

Warranty Deed.

-9-

to
John Caven.

So much of the West part of the North 1/2 of Out Lot 108, and the South West part of Out Lot 107, of the Donation lands in the City of Indianapolis. Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet 4 inches to a point, thence South East 179 feet 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

see explanation for
additions 14 feet 4 in
on Plat Book

This deed is executed to correct some slight errors in the description of the premises in a Warantee Deed bearing date September 20, 1870, from the above named Venders to the above named Vendee substantially conveying and intending to convey above described premises.

51, p. 197
July 28, 1871
Recorded
Sept. 26, 1871

Amelia C. Bicking, widow of
George H. Bicking.
to
John Caven.

Quit Claim
Deed.

-10-

So much of the West part of the North 1/2 of Out Lot 108 and of the South West part of Out Lot 107, of the Donation Lands in the City of Indianapolis. Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet 4 inches to a point, thence South East 179 feet 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

IN THE MARION CIVIL CIRCUIT COURT.

Cause #4923
Complaint filed
Oct. 19, 1871
Order Book
30, p. 637

Amelia C. Bicking, and
Georgiana Bicking, by her
Guardian Amelia C. Bicking.
vs.,
John Caven.

Petition for
Partition.

-11-

Now comes the parties by their attorneys and this cause being called for trial, it is by their agreements submitted to the Court for trial and find upon the issue joined between them without the intervention of a Jury and the evidence being heard and being fully advised in the premises the Court does say and find for the defendant.

Defendant was duly served with process.

It is therefore considered by the Court that said plaintiffs have no interest in the real estate in said complaint described to-wit: So much of the West part of the North 1/2 of Out Lot 108, and of the South West part of Out Lot 107 of the Donation Lands of the City of Indianapolis, as are embraced within the following boundaries Viz., Beginning at the South West Corner of Bicking and High Streets, thence West along the South line of Bicking Street to Delaware Street, thence South along the East line of Delaware Street 394 feet and 4 inches to a point

thence South East 179 feet and 9 inches to a point 628 feet and 10 inches West from the South line of this tract at High Street, thence East 628 feet and 10 inches to High Street, thence North along the West line of High Street to the place of beginning.

And that said plaintiffs take nothing by their said suit and that said defendant recover of said plaintiffs his costs and charges in this behalf expended taxed at \$-----.

Plat Book
4, p. 19

Recorded
Jan. 5, 1872

-12-

John Caven ---, filed a plat of John Caven's Sub-division of the West part of the North Half of Out Lot 108, and the South West part of O. L. 107, of the Donation lands in the City of Indianapolis, Indiana, into 52 lots as shown and represented by this plat.

EXPLANATION: East lot is 150 feet by 40 feet except those cut by Madison Avenue, being Lots 10, 11, 12 and 13, which are extended to the present line of said Avenue as laid out and graveled which is a few feet West of the old line of said Avenue, thereby increasing the length of the line "AB" 14 feet and 4 inches.

The 28 feet on the South line is all donated by this Subdivision as half of a street.

Deed Record
63, p. 187
Jan. 2, 1873
Recorded
Feb. 1, 1873

-13-

John Caven, unmarried.
to
Ignatius Brown,
James Frank, and
William A. Ketcham.

Warranty Deed.

Lots 2, 3, 4, 5, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 19, 20 and 23 to 52 inclusive in John Caven's Sub-division of the West part of the North half of Out Lot 108, and the South West part of Out Lot 107 of the Donation Lands in the City of Indianapolis, according to Plat of said Subdivision recorded in Plat Book 4, page 19, in the Office of the Recorder of Marion County.

Misc. Record
41, p. 188
April 14, 1903
Recorded
April 20, 1903

-14-

STATE OF INDIANA, COUNTY OF MARION, SS.

Ignatius Brown being duly sworn on his oath says, that he was personally acquainted with the John Caven that gave himself, James Frank and William A. Ketcham a Warranty Deed on the 2nd day of January, 1873, and that on the above date the said John Caven was unmarried.

Ignatius Brown.

-15-

For Vacation of so much of the alley in Caven's Subdivision of Out Lots 107 and 108 as lies between Lots 32, 33, 46 and 47 and also that portion of the alley in said Subdivision lying South of and adjoining Lots 14, 39 and 40 of said Subdivision to-wit: 20 feet in width off the North side of said alley, South of and adjoining said Lots 14, 39 and 40, dated July 29, 1873, recorded July 31, 1873, see Town Lot Record 71, page 225.

Plat Book
6, p. 107
Aug. 6, 1873
Recorded
Sept. 3, 1873.

-16-

Ignatius Brown, and Elizabeth W. Brown, his wife, James Frank and Julia M. Frank, his wife, William A. Ketcham and Flora McD. Ketcham, his wife, filed a plat of Brown, Frank and Ketcham's Subdivision of part of Out Lots 107 and 108.

This plat shows the re-subdivision by Brown, Frank and Ketcham of Lots 2 to 5 inclusive, 7 to 11 inclusive 14 to 20 inclusive and 23 to 53 inclusive in Caven's Subdivision of part of Out Lots 107 and 108 in Indianapolis.

It also includes portions of the alleys between Lots 32 and 33 and 46 to 47 and South of Lots 14, 39 and 40 of said Caven's Subdivision which portions of said alley have heretofore been vacated by order of the Common Council of the City of Indianapolis, said order of vacation being recorded in Town Lot Record No. 71, page 225, of the Records of Deeds in Marion in Marion County, Indiana.

This Subdivision comprises 71 lots. The dimensions of said Lots and the width of the several Street and Alley (which are hereby dedicated for public use) are marked on the plat in feet and fractions of feet.

Deed Record
92, p. 406
July 8, 1875
Recorded
Aug. 25, 1875

-17-

James Frank, and
Julia M. Frank, his wife,
William A. Ketcham, and
Flora Ketcham, his wife
(Signs Flora M. Ketcham)

Quit Claim
Deed.

to
Ignatius Brown.

Lot 15 and other lots in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis.

Subject however to the payment of the undivided 1/3 of the indebtedness secured by a mortgage to John Caven recorded in Mortgage Record 33, page 244.

Mortgage referred to above satisfied February 21, 1877.

Deed Record
102, p. 375
May 5, 1876
Recorded
Aug. 26, 1876

-18-

Ignatius Brown, unmarried.
to
John L. Marsee.

Warranty Deed.

Lot 15 and other lots in Brown, Frank and Ketcham's
Subdivision of a part of Out Lots 107 and 108, in the
City of Indianapolis.

Subject however to the payment of the undivided
1/3 of the indebtedness secured by a mortgage to John
Caven recorded in Mortgage Record 33, page 244.

Mortgage referred to above satisfied February 21,
1877.

Deed Record
125, p. 233
May 8, 1879
Recorded
May 29, 1879

-19-

Ignatius Brown et al
By John T. Pressly, Sheriff
of Marion County, Indiana.
to

Sheriff's Deed.

The Indiana National Bank of
Indianapolis, Indiana.

Lot 15 and other lots in Brown, Frank and Ketcham's
Subdivision of a part of Out Lots 107 and 108, in the
City of Indianapolis.

On a Judgment and decree of the Superior Court
of Marion County, Indiana, dated March 5, 1878, Cause
No. 21510, Order Book 59, page 214, Complaint filed
February 15, 1878, Execution Docket 19, page 73. No
Complete Record. *See Complete Record 32 p. 448 Common Pleas Court.*

Indiana National Bank of Indianapolis, Indiana,
versus, Ignatius Brown, John L. Marsee and Joseph W.
Marsee.

On collection of a promissory note dated September
16, 1877, executed by Ignatius Brown to John L. Marsee
and endorsed by said John L. Marsee and J. W. Marsee
to this plaintiff.

Summons came to hand February 15, 1878 and served
by reading to and delivering a copy to Ignatius Brown
and Joseph W. Marsee and by reading to John L. Marsee,
February 15, 1878.

John T. Pressly, Sheriff Marion County,
Indiana.

Court having heard the evidence finds for plaintiff
in the sum of \$3855.00 and costs. Writ of execution
issued to the Sheriff March 6, 1878, and returned partly
satisfied by sale of Lot 15 as above described, and other
lots, to Indiana National Bank, April 20, 1878.

155, p. 149
Sept. 16, 1882
Recorded
Sept. 19, 1882

-20-

John L. Marsee, by
Auditor Marion County, Indiana.
to

Tax Deed.

The Indiana National Bank of Indianapolis.

Lot 15 and other lots in Brown, Frank and Ketcham's
Subdivision of a part of Out Lots 107 and 108, in the
City of Indianapolis.

Sold February 14, 1879 for the non-payment of
the taxes, costs and charges for the years 1877 and
1878 to Geo. T. Porter who assigned Certificate of
Sale to The Indiana National Bank of Indianapolis,
September 16, 1882, See County Sales Book 6, page 116,
Certificate No. 10545.

-8-

*Mr wife of
Marsee in suit
519 p 466
179-13*

150, p. 443
March 25, 1882
Recorded
March 29, 1882

-21-

John L. Marsee,
by City of Indianapolis,
to
John L. Ketcham.

Tax Deed.

Lot 15 and other lots in Brown, Frank and Ketcham's
Subdivision of a part of Out Lots 107 and 108 in the
City of Indianapolis.

Sold February 11, 1880 for the non-payment of the
taxes, costs and charges for the years 1877 and 1878
and 1879. See City Sales Book 6 page 71, Duplicate
No. 12558.

153, p. 461
June 1, 1882
Recorded
July 28, 1882

-22-

John L. Ketcham, and
Lilla McD. Ketcham, his wife.
to

Quit Claim
Deed.

The Indiana National Bank
of Indianapolis.

Lot 15, and other lots in Brown, Frank and
Ketcham's Subdivision of a part of Out Lots 107
and 108 in the City of Indianapolis.

156, p. 288
Oct. 3, 1882
Recorded
Oct. 4, 1882

-23-

The Indiana National Bank of
Indianapolis,
By Volney T. Malott, President,
to (Seal)

Warranty Deed.

Charles A. Kuhn, and
Mary A. Kuhn, his wife.

Lot 15 in Brown, Frank and Ketcham's Subdivision
of Out Lots 107 and 108 in the City of Indianapolis.

-24-

We find no record of death or administration
on the estate of Mary A. Kuhn, deceased, in Marion
County, Indiana.

Town Lot Record
491, p. 459
April 4, 1912.
Recorded
April 4, 1912

-25-

STATE OF INDIANA, MARION COUNTY:SS.

I, Charles A. Kuhn, residing at present at #1026
High Street, in the City of Indianapolis, Marion
County, State of Indiana, being first duly sworn,
upon oath depose and say that I, the affiant, was
the husband of Mary A. Kuhn, who died on January
the 21st, 1911, that in the Recorder's Office of
Marion County, State of Indiana, the following
real estate is entered in my and my deceased wife's
name and known and described as follows: Lot 15,
Out Lot 107, in Brown, Frank and Ketcham's Sub-
division to the City of Indianapolis, Marion County,
State of Indiana, that said real estate, as herein

described and now in our joint name, namely; Charles A., and Mary A. Kuhn, shall be entered, respectively transferred in my own name, as Charles A. Kuhn, now the sole and legal owner thereof, and affiant further sayeth naught. (Signed) Charles A. Kuhn.

Marriage Record
71, p. 186
June 3, 1913.

Otillia C. Kuhn
with
Harry L. Weber.

Marriage.

-26-

Charles A. Kuhn departed this life testate on the 1st day of February, 1916.

Will Record
"BB" p. 320
Jan. 20, 1913
Probated
Feb. 21, 1916.

-27-

LAST WILL AND TESTAMENT OF CHARLES A. KUHN, DECEASED.

I, Charles A. Kuhn, residing now at #1026 High Street, in the City of Indianapolis, Marion County, State of Indiana, being now of sound mind and memory, but aware of the uncertainty of life and feeling desirous to dispose of my temporal affairs in case of death, do make, ordain, establish and publish this as my last will and testament to-wit:

Item First: It is my will that after my decease my body be decently interred and that all expenses of my funeral and last sickness and all other just debts, which I may owe to anybody be paid out of the proceeds of my estate as soon after my death as may be found practicable.

Item Second: I wish and desire that my Executor herein named, shall purchase and cause to be placed over my wife's and my grave, we both will rest side by side, a suitable tombstone to costs not less than \$100.00 with the following inscriptions marked one (1) and two (2) herewith, to be translated, displayed in German and in German (Gothic) letters.

(1) Carl Anton Kuhn born the 10th day of June A. D. 1850, in Neustadt, Kurhessen, Germany died ----.

(2) Maria Anna Kuhn, nee Risch, born the 6th day January, 1851, in New Elsas, Indiana, died the 21st day of January, Anno Domini, 1911.

Item Third: All the rest and residue of my estate both real and personal which may be left after the payment of my debts above stated, I give and bequeath to my six (6) children share and share alike, namely:

1. Charles J. Kuhn, 2, Julia M. Hinz, nee Kuhn, 3, Anna C. Sauer, nee Kuhn, 4, Elizabeth C. Kuhn, 5, Atillie C. Kuhn, 6, Clara M. Kuhn, to be used, possessed, enjoyed, controlled and disposed of as they in their discretion may deem best.

Item Fourth: I hereby revoke, annul and cancel all former wills and codicils made by me at any time or date previous to the execution of these presents.

Item Fifth: I hereby appoint and nominate my son Charles J. Kuhn sole Executor of this my last will and testament and he shall manage and control all matters connected therewith.

In Witness Whereof, I Charles A. Kuhn, the testator have hereunto set my hand and seal this the 20th day of January, Anno Domini, 1913.

Charles A. Kuhn.

Estate Docket
48, p. 14191

-28-

The Estate of Charles A. Kuhn, deceased, settled in the Probate Court of Marion County, Indiana.

February 21, 1916, Will probated and Charles J. Kuhn appointed and qualified as Executor, see Order Book 38, page 118.

March 21, 1916, Proof of publication of appointment filed.

March 6, 1917, Final report filed.

March 27, 1917, Proof of publication filed.

April 7, 1917, Final report approved, Executor discharged and estate closed, see Order Book 45, page 93.

-29-

There are no further conveyances.

-30-

Lien

Taxes for the year 1918, not paid, payable in May and November 1919.

-31-

Lien

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

-32-

note

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

-33-

We have made an examination as to Judgments vs., Charles J. Kuhn, Julia M. Hinz, Anna C. Sauer, Elizabeth C. Kuhn, Atillie C. Kuhn and Clara M. Kuhn, for the ten years last past and we find none.

No examination made as to middle initial than above shown.

Indianapolis, Ind., April 3, 1919.

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

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

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

EF.

-11-

MARION TITLE GUARANTY COMPANY

[Signature]

657300

CAPTION

-1-

Continuation of Abstract of Title to Lot 15 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.
Since April 3, 1919.

Prepared For: Henry Haller

Town Lot Record
988 page 70
Inst. #9355
March 14, 1938
Recorded
March 29, 1938

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

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

That Amelia C. Bicking, Ella H. Emory and Margaret A. Brisbane, grantors in a deed recorded in Record 43, page 427 and record 51 page 162 were the sole and only heirs at law of George H. Bicking, deceased, on dates of September 20, 1870 and August 10, 1871.

That Cornelius A. Sullivan grantor in deed recorded in Town Lot Record 334, page 179, has been dead many years.

Further affiant sayeth not.

Mary C. McCambridge

Subscribed and sworn to before me this 14th day of March, 1938.

William H. Faust (LS)
Notary Public

My commission expires: May 11, 1939.

657300

Town Lot Record
988 page 71
Inst. #9356
March 29, 1938
Recorded
March 29, 1938

STATE OF INDIANA, COUNTY OF MARION, SS:

Mary C. McCambridge, being first duly sworn upon her oath deposes and says:

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

-3-

That said George H. Bicking departed this life intestate sometime prior to the 20th day of September, 1870 and left surviving him as his sole and only heirs at law, his widow, Amelia C. Bicking, grantor in deed recorded in record 51 page 197 and his children, Ella H. Emory and Margaret A. Brisbane, grantors in a Deed recorded in record 43 page 427 and left surviving no other children nor descendants of any deceased child or children him surviving.

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

Affiant further says that she is not the same person as the Mary Clark Sullivan against whom a judgment was rendered in the Civil Municipal Court of Marion County, in cause entitled "Gray, Gibbon & Gray vs Mary Clark Sullivan" for costs being Cause No. 10502.

Further affiant sayeth not.

Mary C. McCambridge

Subscribed and sworn to before me this 29 day of March, 1938.

William H. Faust (LS)

Notary Public

My commission expires: May 11, 1939.

Misc. Record
105 page 320
April 12, 1919
Recorded
April 14, 1919

STATE OF INDIANA, MARION COUNTY, SS:

Henry Haller and William W. Van Dyke, being duly sworn upon their oath- says that they were well acquainted with John L. Marsee who took title to lot 15 in Brown, Frank and Ketcham's Subdivision of a part of Out Lot- 107 and 108 in the city of Indianapolis, and that the said John L. Marsee was on the 20th day of April, 1878, an unmarried man.

-4-

William W. Van Dyke

Henry Haller

Subscribed and sworn to before me this 12th day of April, 1919.

John H. Rader (LS)

Notary Public

-2-lk

Parcel #2

PIONEER NATIONAL TITLE INSURANCE COMPANY
UNION TITLE DIVISION

INTERIM CERTIFICATE OF TITLE

S.R. I-70 PROJ. I-70-3 (52) COUNTY Marion PNTIC # 65-15071-S

Name on Plans Claud D. and Mary E. Dennis

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 July 26, 1965 to and including March 17, 1966 reveals no changes as to the real estate described under PNTIC # 65-15071-A except:

- (1) Taxes for 19 64 payable 19 65 in name of Claud D. and Mary E. Dennis
 Duplicate # 264106 Parcel # 28990 Township I-Center Code # 1-01
 May \$ 92.33 (paid) ~~(XXXXX)~~; November \$ 92.33 (paid) ~~(XXXXXX)~~
 Taxes for 19 65 payable 19 66 in name of Claud D. and Mary E. Dennis
 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:
Ray E. Sweet
Assistant Secretary

PIONEER NATIONAL TITLE INSURANCE COMPANY
Walter A. McKean
Vice President

Countersigned and validated as of the 23 day of March, 19 66.

James I. Wright
Authorized Signatory
JAMES I. WRIGHT
Attorney

TO 4115 IN

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building
MEIrose 2-2361

Indianapolis 4, Indiana

Capital Stock \$1,000,000.00

65-15071A

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: Claude Dennis

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
July 21, 1965, 8 A.M. and

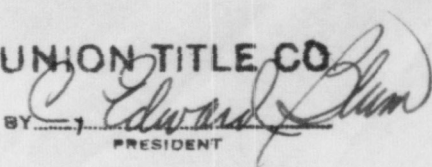
The Indianapolis Division of the Southern District down to and including
July 22, 1965, 8 A.M.

Henry Haller

Claude D. Dennis

Mary E. Dennis

UNION TITLE CO

BY  PRESIDENT

MFF

657300

Town Lot Record
604 page 537
April 12, 1919
Recorded
April 14, 1919

Warranty Deed

Charles J. Kuhn, and
Lillie Kuhn, his wife,
Julia M. Hinz, and
John M. Hinz, her husband,
Elizabeth C. Kuhn, unmarried,
Anna C. Sauer, and
Fred J. Sauer, her husband,
Attilie C. Weber and
Harry L. Weber, her husband, and
Clara M. Kuhn, unmarried

to
Henry Haller and
Laura L. Haller, husband and wife

Lot 15 in Brown, Frank and Ketcham's Subdivision
of a part of Out Lots 107 and 108 in the city of Indiana-
polis, Indiana, as per plat thereof recorded in Plat
Book 6 page 107 in the office of the Recorder of said
Marion County.

(Attilie C. Weber herein is one and the same
person as Otillia C. Kuhn as shown on Marriage Record 71
page 186.)

-5-

-6-

Laura L. Haller died September 2, 1944 as appears at a
subsequent entry herein.

-7-

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

Misc. Record
391 page 574
Inst. #73070
Dec. 9, 1946
Recorded
Dec. 19, 1946

STATE OF INDIANA, COUNTY OF MARION, SS:

Henry Haller, being first duly sworn, says that
he and his wife, Laura L. Haller, were joint owners of
Lot 8 in Troy Terrace, an Addition to the City of
Indianapolis, the plat of which is recorded in Plat
Book 19, page 170, in the office of the Recorder of
Marion County, Indiana.

That his wife, Laura L. Haller, died September 2,
1944, leaving him as sole owner of said property,
there being no estate of administration as all property
was held in joint title.

Henry Haller

Subscribed and sworn to this 9th day of December,
1946.

Ellen E. Reibel (LS)
Notary Public

My commission expires: Aug. 3. 1948.

-8-

657300

Old Age Assistance
Search

-9-

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

Juvenile Court
Search

-10-

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.

Judgment Search

-11-

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:

Henry Haller

for the 10 years
last past and
against none other.

657300

-12-

Taxes for the year 1959 and prior years paid in full.

-13-

Taxes for the year 1960 on the real estate for which this Abstract is prepared are assessed in the name of Henry & Laura L. Haller and are due and payable on or before the first Mondays in May and November of 1961.

General Tax Duplicate No. 365527, H-I-J, Indianapolis, Center Township, Parcel No. 28990.

May Installment \$67.35 Paid.

November Installment \$67.35 Unpaid.

Assessed Valuation;

Land \$400.00, Improvements \$1,340.00, Exemption (None)

-14-

Taxes for the year 1961 now a lien.

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

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

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

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

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

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

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

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

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

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

657300

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-2 ; Height District, Class H-1 ; and Area District, Class A-4 ; all so shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

METROPOLITAN PLAN COMMISSION

DOCKET NO. 60-AO-4

657300

ORDINANCE

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

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

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

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

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

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

John D. Hardin

Fred W. Nordsiek

Frank J. Billeter

Louie Moller

John A. Kitley

THE MARION COUNTY COUNCIL

DATED May 31, 1960

ATTEST Clem Smith

AUDITOR OF MARION COUNTY, INDIANA.

-16-

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

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

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

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

-17-

May 12, 1961. 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.

657300

GUARANTEED CERTIFICATE

-18-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 18 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 11 both inclusive.

Dated at Indianapolis, Indiana, May 25, 1961, 8 A.M.

UNION TITLE COMPANY

by Vern E. Bundridge
President

-11-1k

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

657300

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: **Henry Haller**

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

May 24, 1961, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

May 25, 1961, 8 A.M.

Henry Haller

UNION TITLE CO.

BY *Vera E. Bendridge*
PRESIDENT

lk

65-15071A

CAPTION

-1-

Continuation of Abstract of Title to Lot 15 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 6, page 107, in the Office of the Recorder of Marion County, Indiana.
Since May 25, 1961, 8 A.M.

Prepared For: Claude Dennis

Deed Record
1871 Instr. #56702
Dated
June 4, 1961
Recorded
July 17, 1961

Henry Haller, and
Mary Haller, his wife
to
Claude D. Dennis and
Mary E. Dennis,
husband and wife

Warranty Deed
(U. S. Revenue
Stamp Attached)

-2-

Lot 15 in Brown, Frank and Ketcham's Subdivision of a part of Out Lots 107 and 108 in the City of Indianapolis, Indiana, as per plat thereof, recorded in Plat Book 6 at page 107, in the Office of the Recorder of Marion County, Indiana.

Instrument shows name of person preparing same.
Above instrument irregular by reason of Signature, signed Mary E. Haller.

Old Age Assistance
Search

-3-

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

65-15071A

Juvenile Court
Search

-4-

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

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

Uniform Commercial
Code

-5-

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

Judgment Search

-6-

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:

Henry Haller

from May 25, 1961,
8 A.M. to and including
July 17, 1961

and vs

Claude D. Dennis
and
Mary E. Dennis,
jointly and
not individually

for the 10 years
last past and
against none other

65-15071A

-7- Taxes for the year 1963 and prior years paid in full.

-8- Taxes for 1964 payable 1965 in name of Claude D. and Mary E. Dennis.

Duplicate No. 264106, Indianapolis, Center Township, Code No. 1-01, Parcel No. 28990.

May Installment \$92.33 Paid.

November Installment \$92.33 Unpaid.

Assessed Valuation:

Land \$330.00 Improvements \$1,650.00 Exemption (None)

-9- Taxes for 1965 now a lien in name of Claude D. and Mary E. Dennis.

SYNOPSIS OF ZONING AND PLANNING REGULATIONS

The original comprehensive Zoning Ordinance of the City of Indianapolis, General Ordinance No. 114-1922, was repealed and reordained by General Ordinance No. 104-1950, as amended, to regulate and restrict height, area, bulk and use of buildings and to specify and regulate location of industries and commercial enterprises.

A Marion County Master Plan, Permanent Zoning Ordinance, prepared by the Marion County Plan Commission, was adopted by the Board of Commissioners Nov. 12, 1948, and a certified copy was recorded February 24, 1949, in Miscellaneous Record 430, page 384 etc., for regulating use and intensity of use of land, location of industries and commercial enterprises, prescribing minimum dwelling dimensions and lot area requirements and defining use classifications, providing subdivision controls and thoroughfare plans.

The Metropolitan Plan Commission of Marion County, by Resolution adopted by the County Council as Ordinance No. 8-1957 effective March 28, 1957, recorded April 1, 1957, in Deed Record 1657, page 486, adopted and continued all existing Master Plans then in force in Marion County and in the various Cities and Towns as a consolidated Master Plan.

An Airport District Ordinance was adopted by the Marion County Council Sept. 4, 1963 and recorded Oct. 7, 1963 as Instrument #59018 in the Recorder's Office, establishing an "Airport Approach Area" within a radius of 10,000 feet from the airport reference point, and an "Airport Circling Area", prescribing regulations as to character, use and height of structures and cleanness of air in said areas.

A Central Business District Zoning Ordinance effective April 7, 1964, was adopted for Metropolitan Indianapolis, classifying areas and permitted businesses, with regulations respecting use of buildings, parking, etc.

An Industrial Zoning Ordinance #63-AO-4 was adopted Nov. 7, 1963, incorporating the Industrial Land Use Map and Industrial Land Use Plan adopted by the Metropolitan Plan Commission for the classification, regulation and development of Industrial uses in Indianapolis and Marion County, including regulation and limitation of height, area, bulk and floor space of structures, and performance standards, standards of density, and traffic distribution therefor.

Low Rise Multiple Dwelling Zoning Districts Zoning Ordinance was adopted August 4, 1964, to provide for establishment of Multiple Dwelling Zoning Districts and regulations pertaining thereto, to be designated by Zoning District symbols D-6, etc.

Ordinances generally provide that lots platted or owned previously may be used even if sub-standard in size and legally established non-conforming use may be continued under existing conditions. Specified set-back lines and yard sizes are required in all areas.

Attached hereto is an exhibit showing the basic classifications designated in the ordinances affecting the City of Indianapolis and Marion County. The provisions of the ordinances are too voluminous to permit adequate reporting herein. More details can be furnished upon request, but for specific information, reference should be had to the complete text of the appropriate ordinance. This statement is a synopsis only and is furnished for general information.

According to the maps filed with the respective ordinances, the real estate described herein appears to lie in District designated U2-H1-A4.

July 9, 1965. 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.

SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

CITY OF INDIANAPOLIS ZONING ORDINANCE AS AMENDED, ESTABLISHED 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; In addition to the six classes of Use Districts, there are two additional classes, namely U-6 or Prohibited Uses, and U-7, or Special Permit Uses.

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, 6,800 square feet per family; Class A-3, 6000 square feet per family; Class A-4, 1700 square feet per family; Class A-5, 1100 square feet per family; Class A-6, 800 square feet per family.

Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

F-1 Forestry District: A-1, A-2, Agricultural District: R-1, R-2, R-3, R-4, R-5, R-6, Residential Districts: B-1, B-2, B-3, B-4, B-5, B-6, Business Districts: I-1, I-2, I-3, Industrial Districts: RT-1, RT-2, RT-3, Residential District Temporary: S, Special Uses District: RR, Railroad District; G-s, Gravel Sand District.

Minimum requirements as follows:

District - Lot Area - Lot Width - Dwelling Dimensions

			one-story	higher
A-1	15,000	80	900	660
A-2	15,000	80	900	660
R-1	24,000	100	1500	1000
R-2	20,000	90	1200	800
R-3	15,000	80	900	660
R-4	11,250	70	720	500
R-5	9,000	60	500	500
R-6	14,000	80	900	660

Variations of foregoing are provided for multiple dwellings.

CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

GUARANTEED CERTIFICATE

-12-

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

Dated at Indianapolis, Indiana, July 26, 1965, 8 A.M.

UNION TITLE COMPANYby *C. Edward Plummer*
President

-6- mrr