

65 39513

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 41

Chute

This Indenture Witnesseth, That THE ADELE THOMAS TRUST BY ADELE M. THOMAS SECRETARY AND TRUSTEE AND CLAUDE A. THOMAS TRUSTEE AND PHILIP L. HONEYCUTT AND KATHERINE M. HONEYCUTT (ADULT HUSBAND AND WIFE) of MARION County, in the State of INDIANA Convey and Warrant to

the STATE OF INDIANA for and in consideration of

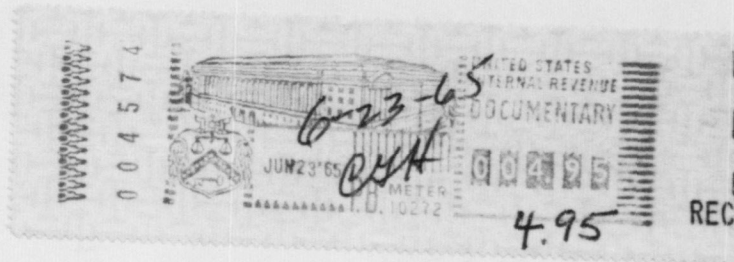
FOUR THOUSAND TWO HUNDRED AND 00/100 (\$4200.00) Dollars,

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

LOT 212 IN McCARTY'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 145, 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.

Seal of Marion County Auditor
DULY ENTERED FOR TAXATION
AUG 12 1965
John J. ... COUNTY AUDITOR



RECEIVED FOR RECORD
1965 AUG 12 AM 10:11
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. 17056624
Dated 7-22-1965

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

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

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

In Witness Whereof, the said THE ADELE THOMAS TRUST BY ADELE M. THOMAS SECRETARY AND TRUSTEE AND CLAUDE A. THOMAS TRUSTEE AND PHILIP L. HONEYCUTT AND KATHERINE M. HONEYCUTT (ADULT HUSBAND AND WIFE) have hereunto set THEIR hands and seal, this 23rd day of JUNE 1965

(Seal) THE ADELE M. THOMAS TRUST (Seal)
(Seal) BY Adele M. Thomas SECY AND TRUSTEE (Seal)
(Seal) Claude A. Thomas TRUSTEE (Seal)
(Seal) Philip L. Honeycutt (Seal)
(Seal) Katherine M. Honeycutt (Seal)

MEH 39513

This Instrument Prepared by R. L. FIDLER 4/13/65

R. L. Fidler 4-13-65

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

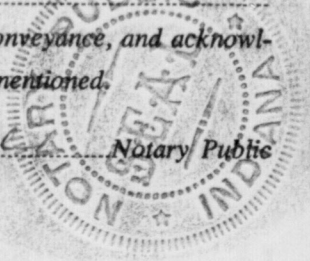
STATE OF INDIANA, County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this
day of, A. D. 19.....; personally appeared the within named

..... Grantor in the above conveyance, and acknowl-
edged the same to be voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires Notary Public

STATE OF INDIANA, MARION County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 23RD
day of JUNE, A. D. 1965; personally appeared the within named ADELIE M. THOMAS

(SECRETARY AND TRUSTEE FOR THE ADLIE M. THOMAS TRUST AND CHARLES A. THOMAS TRUSTEE FOR THE ADLIE M. THOMAS TRUST)
AND PHILIP L. NEWCUTT AND KATHERINE M. NEWCUTT (ADULT HUSBAND AND WIFE)
Grantor S 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 JANUARY 1969 Chadwick G. Hall Notary Public

Chadwick G. Hall



65 39513

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

Walter H. ...
Division of Land Acquisition
Indiana State Highway Commission

35

6881 JUL 7 1965

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

July 30, 1965' 19

To Philip L. Honeycutt & Katherine M. Honeycutt
1029 S. Church St.
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-056675 7-22-65 19
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	
June 23, 1965	
Parcel 41 escrow	400.00

PLEASE RECEIPT AND RETURN

Received Payment: Katherine M. Honeycutt

Date: 9/17/65

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

July 30, 1965 19

To The Adele M. Thomas Trust & Philip L. Honeycutt &
1029 S. Church St. Katherine M. Honeycutt
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A. 056674 7-22-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT	
Purchase		
For the purchase of Right of Way on State Road		
No. I-70 in Marion		
County I Project 70-3		
Section (52) as per Grant dated		
June 23, 1965		
Parcel 41	3800	00

PLEASE RECEIPT AND RETURN

Received Payment:

Adele M. Thomas, Trustee
Claude H. Thomas, Trustee
The Adele M. Thomas Trust

Date

8/3/65

Philip L. Honeycutt

Katherine M. Honeycutt

Central

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 41
Road I-70
County Marion
Owner Claude Thompson et al
Address 4200 Brookville Rd
Address of Appraised Property: 10295 Church St.

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. 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 on June 3, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of May 10, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 4,200.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b)	TOTAL	\$ <u>4,200.00</u>
(1) Land and/or improvements	\$	<u>4,200.00</u>
(2) Damages	\$	<u>0</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>0</u>
(4) Estimated Total Compensation	\$	<u>4,200.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>6-10-65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>JUN 10 1965</u>	<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

BUYERS REPORT # 2

PROJECT # I 70-3 (52) PARCEL # 41 COUNTY MARION
NAME & ADDRESS OF OWNER ADELE THOMAS (TRUST) (CLAUDE A AND WIFE) TRUSTEES 4200 BROOKVILLE RD
PHONE # FL 7-9404 (FOR TRUST)

NAME & ADDRESS OF PERSON CONTACTED PHILIP L. HONEYCUTT AND KATHERINE MAY (WIFE)
1029 SOUTH CHURCH ST - TWO IND PHONE # MOTHER ME 2-9159
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-23-65
OFFER \$ 4200⁰⁰ TIME OF CONTACT 9:05 A.M.

- YES NO N/A (Circle N/A if all questions are not applicable)
1. () () () Checked abstract with owner? Affidavit taken? (X) Yes () No ^{2 AFFS - RESOLUTION AND ON THE SAME}
 2. (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, (X) No)
 5. (X) () () Filled out RAAP Form?
 6. () (X) () Walked over property with owner (or who?)
 7. (X) () () Arranged for payment of taxes? (Explain how in remarks)
 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
 9. () () () Explained Eminent Domain Procedures?

REMARKS: #1 - ADELE THOMAS WILL FURNISH NECESSARY CURATIVE MATERIAL TO INTERIM TITLE POLICY.
#7 65B WILL BE MAILED IN BY ADELE THOMAS.
DISCUSSED ABOUT SUBJECTS - MADE OFFER -
ADELE THOMAS AND THE HONEYCUTTS SIGNED WD - ESCROW -
2 VOUCHERS - ONE FOR 3800⁰⁰ TO TRUST AND HONEYCUTTS AND
ONE FOR 400 TO HONEYCUTTS. MRS THOMAS GAVE ME CHECK
MADE OUT TO ME FOR 4.25 FOR DEED STAMPS.
NOTED - SIG CLAUDE TRUSTEE - DEED STAMPS - RESOLUTION VAFF FROM ADELE THOMAS
AND ASSIGN ~~FF~~ FROM COLONIAL DIS CORP TO CLAUDE TO TRUST

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

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

Chadwick & Hill
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I70-3 (5r) PARCEL # 41 COUNTY MARION

NAME & ADDRESS OF OWNER Thomas TRUST

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____

PHONE # _____

PROP AT 1029 CHURCH ST

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

DATE ASSIGNED 6-14-65 DATE OF CONTACT 6-18-65

OFFER \$ _____ TIME OF CONTACT _____

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

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

REMARKS: _____

HERE IT IS!

Status of Parcel: () Secured, () Bought, awaiting mortgage release, () Condemned

() Other, awaiting what? _____

Distribution Made

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

Chadwick G Hall

(Signature)

R E S O L U T I O N

(41) ✓

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant Dated 6-23-65 ✓
executed by the STATE OF INDIANA and Claude Thomas ✓
a frame house ✓

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 212 in McCarty's subdivision of Middle part of out lot 120
of 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 re-
moval 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 5th day of August, 19 65.

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, Roy Whitton, Secretary of the Indiana State Highway Commission of Indiana, hereto place my hand and seal of said Commission on this 5th day of August, 19 65.

Roy P. Whitton
Secretary

SEAL:



NO. 284605

ABSTRACT OF TITLE

TO

-1-

Lot 212 in McCarty's Subdivision of the Middle part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.

Prepared for MARTIN W. FRANKFORT

BY

OFFICERS
WILLIS N. COVAL
CHAIRMAN OF THE BOARD
ALBERT M. BRISTOR
PRESIDENT
H. E. STONECIPHER
SECRETARY
G. W. THOMPSON
TREASURER
VERN E. BUNDRIDGE
MANAGER

UNION TITLE COMPANY

INCORPORATED

CAPITAL STOCK \$1,000,000.00

ABSTRACTS OF TITLE, TITLE INSURANCE, ESCROWS

100 EAST MARKET STREET — MARKET 2381-5

Indianapolis, Indiana

DIRECTORS
EDWARD ADOLAY
ALBERT M. BRISTOR
ALBERT F. BROWLEY
ARTHUR V. BROWN
VERN E. BUNDRIDGE
WILLIS N. COVAL
LINTON A. COX
GEORGE S. ELLIOTT
GEORGE C. FORREY, JR.
FRANK P. HUSE
JOHN K. PARRY
GEORGE SADLER
TIMOTHY P. BEXTON
GEORGE W. SNYDER
H. E. STONECIPHER
LEO F. WELCH

HISTORICAL NOTES. The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of cession were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim on lands in Marion County, was accepted by Congress March 1, 1784.

(OVER)

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 186, 188, 189, and 200.

TERRITORIAL GOVERNMENT. The maintenance of a government, in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1784. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1815. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 239. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

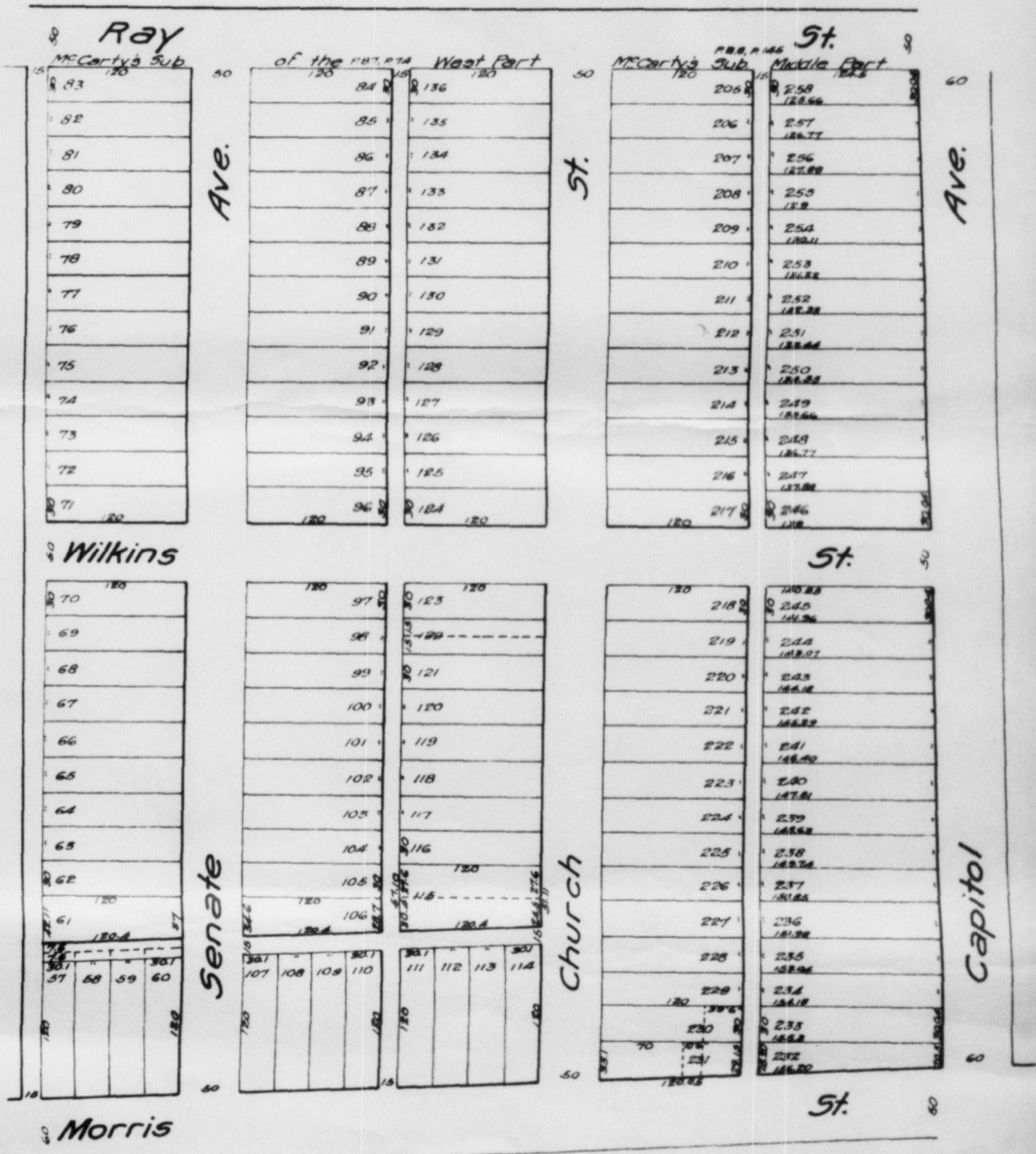
ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 52.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, p. 33. By act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "Any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 516. By Act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 1819, p. 18. Commissioners reported, June 7, 1820, 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 a North and South line as will complete 4 entire sections, or 2,560 acres in Township 15 North, Range 3 East of the Second Principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 658.20, section 2, 611.53, section 12, 640 acres, and section 11, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The Act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots, the appointment of agents and authorized the execution of certificates and deeds by said agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into in-lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and established as the permanent seat of Government, upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 5. Within the surveys, including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30-foot alleys; where they abut on 15-foot alleys, they are 65 feet in front and 202 feet and 6 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and Its Environs" as originally drawn by B. F. Morris, surveyor, was filed by E. Sharpe, Agent, July 5, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the true Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys, Washington street is continued west to the River and east with the National Road, to the Boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuation of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois streets, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex officio Agent of State, and made such officer custodian of all books and papers of every description, relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 15, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided: "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1924, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the Legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said state. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds were provided, by the Acts of 1829, 1831, 1843, 1852 and 1865. R. S. 1824, p. 379; Acts 1829, p. 120; R. S. 1831, p. 463; R. S. 1843; Article 13, R. S. 1852, p. 450; Acts 1865, p. 16.

W. Pt. Out Lot No 120.



284605

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

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

Agent's Deed

to
Nicholas McCarty, his heirs
and assigns, all the following
described lots in the Town of
Indianapolis in the State of
Indiana.

Lot 120 containing 52 33/100 acres. (Also
other lots.)

-2-

-3-

Nicholas McCarty died intestate May 17, 1854,
leaving him surviving as his sole and only heirs
at law, his widow, Margaret McCarty and four
children, towit:

Nicholas McCarty, Margaret R. McCarty, Susannah
McCarty, and Frances J. McCarty; see Complete Record
11, page 66, of the Marion Common Pleas Court.

-4-

The Estate of Nicholas McCarty, deceased, was finally
settled and closed January 7, 1860; see full proceed-
ings in Complete Record 11, page 66, of the Court of
Common Pleas of Marion County.

Marriage Record
6 page 659
Dec. 9, 1857

Susanna McCarty
to
Henry Day.

Marriage

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Marriage Record
10 page 30
Oct. 2, 1867

Margaret R. McCarty
to
John C. S. Harrison

Marriage

-6-

-7-

Margaret McCarty, widow of Nicholas McCarty, deceased, died intestate February 18, 1873, see Order Book Marion Circuit Court 69, page 542, for corrected affidavit of death executed by Nicholas McCarty, which contained the statement that Margaret McCarty died intestate February 18, 1874; when in fact, she died February 18, 1873, leaving her surviving as her sole and only heirs at law, Nicholas McCarty, Susannah McCarty Day, Margaret R. McCarty Harrison and Frances J. McCarty.

Estate Docket
8 page 283

Nicholas McCarty was appointed and qualified as Administrator of the Estate of Margaret McCarty, deceased, March 14, 1874, See Order Book 34 page 551.

-8-

September 12, 1899. The estate of Margaret McCarty deceased was finally settled and closed; see Order Book 140, page 121, of the Marion Circuit Court.

-9-

Susanna McCarty Day died testate August 30, 1873.

Will Record
E page 123
Aug. 21, 1873

-10-

LAST WILL AND TESTAMENT OF SUSANNA McCARTY DAY, DECEASED
PROBATED SEPTEMBER 19, 1873.

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

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

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

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

I give and bequeath the moneys which may be paid and the notes which may be executed by my said brother, Nicholas McCarty in compliance with the conditions attached to the bequests or either of them hereinbefore set forth, and I give and bequeath all the residue of my real property of whatever description and wherever situate the one third of said moneys notes and real property to my said husband, Rev. Henry Day, the one third to my son, Henry McCarty Day and the one third to my daughter, Margaret McCarty Day.

I hereby appoint my said husband, Rev. Henry Day, Executor of this my last will and testament and direct that no bond be required of him for the discharge of his duties,

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I also appoint him the Guardian of our said children, Henry McCarty Day and Margaret McCarty Day.

Hereby revoking all wills, testaments and codicils heretofore made by me.

IN WITNESS WHEREOF, I, the said Susanna McCarty Day, have this 21st day of August A. D. 1873, set my hand and seal.

Susanna McCarty Day (Seal)

Signed, sealed, published and declared by the said Susanna McCarty Day as her last will and testament in the presence of us who at her request in her sight and presence and in the presence of each other have subscribed our names as attesting witnesses.

The interlineation of the words and "and growing crops" was made before signing by the testatrix. Also the interlineation in the fifteenth line of the words "except that in the dwelling house occupied by me which I give and bequeath to my husband, Rev. Henry Day" was made before signing by the testatrix.

Margaret A. Wood
John S. Tarkington

-11-

The estate of Susanna McCarty Day, deceased, was finally settled and closed October 19, 1874; see Order Book 35, page 80, of the Marion Circuit Court.

Guardian's Docket
3 page 30

-12-

Henry Day was appointed Guardian October 15, 1873 of Henry McCarty Day and Margaret McCarty Day aged 14 and 16 years respectively; see Order Book 34, page 309, of the Marion Circuit Court.

Henry McCarty Day became of age, October 21, 1880, and said Guardianship was closed as to him; see Order Book 56 page 227.

September 11, 1885. Guardianship closed as to Margaret McCarty Day; see Order Book 72 page 284.

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

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STATE OF INDIANA, COUNTY OF MARION, SS:

I, Henry Day, the undersigned, being duly sworn according to law says that ever since the year 1857, I was acquainted with the family of the Nicholas McCarty to whom the Agent of the State deeded Out Lot 120 in the City of Indianapolis, on May 2, 1835, which deed is recorded in Deed Record "D", page 535, that said Nicholas McCarty died previous to the fall of 1854, that he left Margaret McCarty, his widow, surviving him; that the only children he left surviving him were Nicholas McCarty, Junior, Margaret R. McCarty, Frances J. McCarty and Susannah McCarty, who subsequently married affiant; that he left surviving him no grand-children by deceased sons or daughters; that said Nicholas McCarty, Jr., Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864, and that the said Susannah McCarty affiant's wife was of age on February 9, 1864.

Henry Day

Subscribed and sworn to before me this 7th day of September, 1881.

William Watson Woolen (LS)
Notary Public

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

-14-

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty being duly sworn upon his oath says that he was acquainted during the life time with one Henry Day, who was the husband of Susannah McCarty Day, who was formerly the owner of the North Half of the North West Quarter of Section 22, Township 15, North, Range 3 East in Marion County, State of Indiana, which ground was subsequently subdivided and known as McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, and that the said Henry Day who together with Nicholas McCarty and others conveyed by Warranty Deed the undivided fivesixths part of Out Lot 109 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, said deed bearing date of April the 28th, 1875, and recorded in Town Lot Record 114, at page 234, was at that time an unmarried man and that the said Henry Day never remarried after the death of his wife, Susanna McCarty Day, but died a widower.

Further affiant sayeth not.

Nicholas McCarty

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 1st day of May 1912.

Fred D. Stilz, (LS)
Notary Public

My commission expires April 8th, 1916.

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Misc. Record
8 page 258
May 26, 1886
Recorded
June 1, 1886

Margaret R. McCarty Harrison Power of Attorney
John C. S. Harrison, her husband
Frances J. McCarty, unmarried
Henry Day, widower,
Henry McCarty Day, unmarried
Margaret McCarty Day, unmarried
to
Nicholas McCarty

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To divide, subdivide, lay out and plat, sign, seal and acknowledge the execution of any plat or plats of division or subdivision of the or any part or parts of the real estate situate in the City of Indianapolis, County of Marion and State of Indiana, described and bounded as follows, towit:

Part of Out Lot 120 bounded and described as follows: Beginning on the West line of Tennessee Street in said Out Lot at a point 42 feet south of the North line of said Out Lot and running West in a line parallel to the North line of said Out Lot 264 feet to a point in a line with the East line of Church Street in said Out Lot, thence south with the East line of Church Street 915-1/10 feet to a point in the North line of Morris Street, which said point is 30 feet North of the South line of said Out Lot thence East with the North line of Morris Street, and 30 feet North of the South line of said Out Lot 296-25/100 feet to the West line of Tennessee Street, thence North with the said West line of Tennessee Street 901-7/10 feet to the beginning containing 5-80/100 acres more or less.

Also part of the Lot or Block "B" in McCarty's Subdivision of the West part of Out Lot 120 according to the plat of said Subdivision as recorded in the office of the Recorder of said County of Marion in Plat Book 7, page 74, bounded and described as follows: Beginning at the North West corner of said Lot or Block and running East with the North line thereof 218 feet, thence Southwardly to the South line of said Lot or Block to the South line thereof at a point 107-6/10 feet east of the Southwest corner of said Lot or Block, thence west with the South line of said Lot or Block 107-6/10 feet to the Southwest corner thereof, thence North with the West line of said Lot or Block 469-75/100 feet to the beginning, containing 1-74/100 acres, more or less.

Also Lot or Block lettered "A" in said McCarty's Subdivision of the West part of Out Lot 120 into Lots or parcels with streets and alleys therein located of such dimensions and descriptions as he may think expedient and to dedicate by such plat or plats or otherwise to public use such streets and alleys; to let or lease to bargain, sell and convey for cash or upon credit and upon such terms as she shall determine to make sign, seal, acknowledge and deliver conveyance by quit claim or warranty deed and in his own name, or the name of us, or any of us, to take all and singular evidence of indebtedness, mortgage or other securities for the payment of the purchase money or rent of said real estate or any part thereof to compromise, settle, demand, take, receive, sue on and collect any indebtedness, notes and mortgages for the or any of the purchase money or rent of said real

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estate or any part thereof and generally to possess, contract, protect and absolutely dispose of the and any of the proceeds of the right, title, interest and estate, of us and each of us, in and to and of the real estate or any part thereof and any the lots or parcels into which the said real estate may be divided or subdivided and to receipt for all payments, assigns and discharge execute and cause to be recorded certificates of satisfaction and discharge of all and singular notes, mortgages or other securities for the or any purchase money or rent for the real estate hereinbefore described or any part thereof.

And generally giving to our attorney power and authority touching the premises to do and execute and in all things in as effectual and ample a manner as we, and each of us might if personally present, giving and granting unto our said attorney full power and authority to do and perform all and singular act and thing whatsoever requisite, necessary or proper to be done in and about the premises.

Hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, We, the said Margaret S. McCarty Harrison and John C. S. Harrison, her husband, Frances J. McCarty, Henry Day, Henry McCarty Day, and Margaret McCarty Day, have hereunto set our hands and seals the 26th day of May 1886.

Margaret R. McCarty Harrison
John C. S. Harrison
Frances J. McCarty
Henry Day
Henry McCarty Day
Margaret McCarty Day.

Acknowledged June 1, 1886, before B. F. Witt, a Notary Public in and for Marion County, Indiana.

IN THE SUPERIOR COURT OF MARION COUNTY

May 13, 1886

Nicholas McCarty, et al

vs.

The Cincinnati, Indianapolis,
St. Louis & Chicago Rail Road
Company, et al.

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May 13, 1886. Decree entered forever quieting title in the plaintiffs Nicholas McCarty, Margaret R. McCarty, Harrison, Frances J. McCarty, Henry Day, Henry McCarty Day, and Margaret McCarty Day, as tenants in common in and to the following described part of Out Lot 120 in the City of Indianapolis, to wit:

Bounded upon the North by the North line of Ray Street, on the South by the South line of said Out Lot 120, said South line being in Morris Street, on the east by the West line of Tennessee Street and on the West by a line parallel to and 133 feet east from the East line of Church Street drawn from the North line of said Ray Street, to the South line of said Out Lot in Morris Street aforesaid; see Order Book 131 and 574.

Transcript of decree certified to record June 15, 1886, and recorded in Town Lot Record 183, page 335.

Plat Book
8 page 145
June 2, 1886
Recorded
June 2, 1886

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McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis. We the undersigned, Nicholas McCarty, for himself and Margaret R. McCarty Harrison with John C. S. Harrison, her husband, Frances J. McCarty, Henry Day, Henry McCarty Day, Margaret McCarty Day, by Nicholas McCarty, their attorney in fact, of Marion County, State of Indiana, have subdivided and laid off the real estate, situate in the City of Indianapolis, and County and State bounded and described as follows, to-wit: Plat of Out Lot 120, bounded and described as follows: Beginning on the West line of Tennessee Street in said Out Lot at a point 42 feet south of the North line of said Out Lot, and running west in a line parallel to the North line of said Out Lot 264 feet to a point in a line with the East line of Church Street, in said Out Lot thence South with the East line of Church Street 915-10/100 feet to a point in the North line of Morris Street, which said point is 30 feet North of the South line of said Out Lot, thence East with the North line of Morris Street 30 feet North of the South line of said Out Lot 296-25/100 feet to the West line of Tennessee Street, thence North with the said West line of Tennessee Street 901-7/100 feet to the beginning, containing 5-80/100 acres, more or less, into 54 lots numbered from 205 to 258 both inclusive with streets and alleys.

The numbers and size of lots and width of streets and alleys marked herein named McCarty's Subdivision of the middle part of Out Lot 120 in the City of Indianapolis. The distance herein are marked in feet and decimals of a foot. All the streets herein have been heretofore laid out and dedicated.

The dotted lines "A-B" is the North line of said Out Lot and "C-D" the South line of same.

IN WITNESS WHEREOF, the said Nicholas McCarty for himself and Margaret R. McCarty Harrison and John C. S. Harrison, her husband, Frances J. McCarty, Henry Day, Henry McCarty Day, and Margaret McCarty Day by Nicholas McCarty their attorney in fact, have hereunto set their hands and seals this 2nd day of June 1886.

Nicholas McCarty,
Margaret R. McCarty Harrison,
John C. S. Harrison,
Frances J. McCarty,
Henry Day,
Henry McCarty Day,
Margaret McCarty Day, by
Nicholas McCarty, their attorney in facts.

Acknowledged June 2, 1886, before William F. Keay, Recorder of Marion County, Indiana.

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

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STATE OF INDIANA, MARION COUNTY, SS:

Nicholas McCarty, being duly sworn on his oath says that he is the son of Nicholas McCarty deceased who formerly owned in his life time Out Lot 120 in the City of Indianapolis, Indiana.

That this affiant is now 78 years of age and that he is the brother of Margaret R. McCarty, Frances J. McCarty and Susannah McCarty Day. That this affiant has never been married and his sister, Frances J. McCarty has never been married and that Margaret R. McCarty was married on the 3rd day of October 1867 to John C. S. Harrison.

Nicholas McCarty.

Subscribed and sworn to before me the undersigned Notary Public this 22nd day of November 1912.

Frank C. Groninger
Notary Public.

My Commission expires June 4, 1913.

Misc. Record
8 page 258
May 26, 1886
Recorded
June 1, 1886

-19-

Margaret R. McCarty Harrison Power of Attorney
John C. S. Harrison, her
husband, Frances J. McCarty,
unmarried, Henry Day, widower,
Henry McCarty Day, unmarried,
Margaret McCarty Day, unmarried
to
Nicholas McCarty

To divide, subdivide, lay out and plat, sign, seal and acknowledge the execution of any plat or plats of division or subdivision of the or any part or parts of the real estate situate in the City of Indianapolis, County of Marion and State of Indiana, described and bounded as follows, to wit:

Part of Out Lot 120 bounded and described as follows:

Beginning on the West line of Tennessee Street in said Out Lot at a point 42 feet south of the North line of said Out Lot and running West in a line parallel to the North line of said Out Lot 264 feet to a point in a line with the East line of Church Street in said Out Lot, thence South with the East line of Church Street 915-1/10 feet to a point in the North line of Morris Street, which said point is 30 feet North of the South line of said Out Lot thence east with the North line of Morris Street, and 30 feet North of the South line of said Out Lot 296-25/100 feet to the West line of Tennessee Street, thence North with the said West line of Tennessee Street 901-7/10 feet to the beginning, containing 5-80/100 acres more or less.

Also part of the Lot or Block "B" in McCarty's Subdivision of the west part of Out Lot 120 according

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to the plat of said Subdivision as recorded in the office of the Recorder of said County of Marion in Plat Book 7, page 74, bounded and described as follows:

Beginning at the North West corner of said Lot or Block and running East with the North line thereof 218 feet, thence Southwardly to the South line of said Lot or Block to the South line thereof at a point 107-6/10 feet east of the Southwest corner of said Lot or Block, thence West with the South line of said Lot or Block 107-6/10 feet to the Southwest corner thereof, thence North with the West line of said Lot or Block 469-75/100 feet to the beginning, containing 1-74/100 acres, more or less.

Also Lot or Block lettered "A" in said McCarty's Subdivision of the west part of Out Lot 120 into Lots or parcels with streets and alleys therein located of such dimensions and descriptions as he may think expedient and to dedicate by such plat or plats or otherwise to public use such streets and alleys; to let or lease to bargain sell and convey for cash or upon credit and upon such terms as she shall determine to make sign, seal, acknowledge and deliver conveyance by quit claim or warranty deed and in his own name, or the name of us, or any of us, to take all and singular evidence of of indebtedness, mortgage or other securities for the payment of the purchase money or rent of said real estate or any part thereof to compromise, settle, demand, take, receive, sue on and collect any indebtedness, notes and mortgages for the or any of the purchase money or rent of said real estate or any part thereof and generally to possess, contract, protect and absolutely dispose of the and any of the proceeds of the right, title, interest and estate, of us and each of us, in and to and of the real estate or any part thereof and any the lots or parcels into which the said real estate may be divided or subdivided and to receipt for all payments, assign and discharge execute and cause to be recorded certificates of satisfaction and discharge of all and singular notes, mortgages or other securities for the or any purchase money or rent for the real estate hereinbefore described or any part thereof.

And generally giving to our attorney power and authority touching the premises to do and execute and in all things in as effectual and ample a manner as we, and each of us might if personally present, giving and granting unto our said attorney full power and authority to do and perform all and singular act and thing whatsoever requisite, necessary or proper to be done in and about the premises.

Hereby ratifying and confirming all that our said attorney shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, we, the said Margaret S. McCarty Harrison and John C. S. Harrison, her husband, Frances J. McCarty, Henry Day, Henry McCarty Day, and

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Margaret McCarty Day, have hereunto set our hands and seals the 26th day of May 1886.

Margaret R. McCarty Harrison,
John C. S. Harrison,
Frances J. McCarty,
Henry Day,
Henry McCarty Day,
Margaret McCarty Day.

Acknowledged June 1, 1886, before B. F. Witt, a
Notary Public in and for Marion County, Indiana.

Town Lot Record
201 page 71
April 14, 1888
Recorded
May 26, 1888

Warranty Deed

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

to
Joseph A. Knott, and
Annie J. Knott,
husband and wife

Lot 212 in McCarty's Subdivision of the Middle
part of Out Lot 120 in the City of Indianapolis,
according to the plat of said subdivision as recorded
in the office of the recorder of the said County of
Marion in Plat Book 8 page 145.

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-21-

We find no record of the death or letters of
administration upon an estate of Annie J. Knott
in the Clerk's or Recorder's office of Marion
County, Indiana.

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Town Lot Record
874 page 493
Inst. #5938
Feb. 20, 1931
Recorded
Mar. 6, 1931

Joseph A. Knott - - -
(Signed Joseph A. Knott
(his x mark) Kathleen
Kelly --)

Warranty Deed

to
Grace Leona Frankfort
Lot 110 of Out Lot 121 in the City of Indianapolis,
Indiana, as recorded in Plat Book 3, page 21, in the
Assessor's Office of Marion County.
Lot 212 of Out Lot 120 in the City of Indianapolis,
Indiana, as recorded in Plat Book 3, page 19, in the
Assessor's Office of Marion County.
Subject to the 1930 taxes payable in the year 1931.

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Judgment Search

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

-23-

Grace Leona Frankfort

for the 10 years
last past and
against none other.

-24-

Taxes for the year 1945 on the Real Estate for which
this Abstract is prepared are assessed in the name of
Grace & Leona Frankfort and are due and payable on or
before the first Mondays in May and November of 1946.

General Tax Duplicate No. 334111, Indianapolis,
Center Township, Parcel No. 22565.

May Installment \$15.55 Unpaid. SEE SUBSEQUENT CONTINUATION

November Installment \$15.55 Unpaid.

SEE SUBSEQUENT CONTINUATION

-25-

Taxes for the year 1946 now a lien.

SEE SUBSEQUENT CONTINUATION

284605

GUARANTEED CERTIFICATE

-26-
STATE OF INDIANA }
COUNTY OF MARION } 88:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 26 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 14 both inclusive.

Dated at Indianapolis, Indiana, March 25, 1946 8 A.M.

UNION TITLE COMPANY

By Albert M. Bristor
President

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UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS
155 East Market St. UNION TITLE BUILDING Market 2361-5
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
284605

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: **Martin W. Frankfort**

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

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

This certificate covers all divisions of both Districts of the State down to and including **March 20, 1946 8 A.M.** and

The Indianapolis Division of the Southern District down to and including **March 21, 1946 8 A.M.**

Grace Leona Frankfort

UNION TITLE CO.

BY *Albert M. Ginter*
PRESIDENT

LL

307449

CAPTION

-1-

Continuation of Abstract of Title to Lot 212 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.
Since March 25, 1946, 8 A. M.

Prepared for: Jack Kammins.

Misc. Record
380 page 143
Inst. #24683
Apr. 24, 1946
Recorded
Apr. 24, 1946

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Grace Leona Frankfort, being first duly sworn upon her oath deposes and says:

That she is the daughter of Joseph Foppiano and Mary Foppiano; and that Mary Foppiano was the daughter of Joseph A. and Annie J. Knott. That Annie J. Knott died intestate on the 11th day of January, 1928; a resident of Marion County, Indiana. That Joseph A. Knott died intestate on the 25th day of February, 1931; a resident of Marion County, Indiana. That all of their debts have been paid; that neither of their estates, including proceeds from investments and life insurance policies, exceeded \$40,000. That this affiant's mother died intestate on the 14th day of June, 1930. That Joseph A. Knott left surviving him as his sole and only heir at law Grace Leona Frankfort, his granddaughter. That he did not have any children or the descendants of any of his children surviving him at the time of his death except Grace Leona Frankfort.

Affiant further says that her grandfather, Joseph A. Knott, conveyed to her on February 20, 1931, Lot 212 of Out Lot 120 in the City of Indianapolis, and as recorded in Plat Book 3, page 19, in the Assessor's office of Marion County. That said deed was recorded in the Recorder's Office of Marion County, Indiana, on the 6th day of March, 1931, but by mistake and inadvertence he described said real estate incorrectly.

Affiant further says that the real estate above described and recorded in Plat Book 3, page 19, in the Assessor's Office of Marion County, Indiana, is the same real estate that is known and described as Lot 212 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145 in the office of the Recorder of

307449

Marion County, Indiana, and that is the land that was intended to be conveyed to this affiant.

Grace Leona Frankfort
Subscribed and sworn to before me this 24 day
of April, 1946.

Virgil Norris (LS)
Notary Public
My Commission Expires: 9/25/46.

Town Lot Record
1213 page 578
Inst. #25519
Apr. 25, 1946
Recorded
Apr. 27, 1946

Martin W. Frankfort and
Grace Leona Frankfort,
husband and wife,
to
John W. Goble and
Malinda Goble,
husband and wife.

Warranty Deed
(U. S. Revenue
Stamp attached.)

-3-

Lot 212 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145 in the office of the Recorder of Marion County, Indiana.
(Proper citizenship clause is attached.)

Judgment Search

-4-

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:

Grace Leona Frankfort

from March 25, 1946
8 A.M. to and including
April 27, 1946

and vs

John W. Goble
and
Malinda Goble
jointly and
not individually

for the 10 years
last past and
against none other.

307449

-5-

Taxes for the year 1945 on the Real Estate for which this Abstract is prepared are assessed in the name of Grace & Leona Frankfort and are due and payable on or before the first Mondays in May and November of 1946.

General Tax Duplicate No. 334111, E.F.G.
Indianapolis, Center Township, Parcel No. 22565.

May Installment \$15.55 Paid.

November Installment \$15.55 Paid.

-6-

Taxes for the year 1946 new a lien.

SINCE PAID IN FULL
ATTEST, UNION TITLE CO.
Albert M. Smith
BY _____ PRESIDENT

-3-WJG-

307449

GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, February 17, 1947, 8 A. M.

UNION TITLE COMPANY

By Albert M. Bristor
President

-4-WJG-

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
307449

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Jack Kammins

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

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

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

February 12, 1947, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

February 13, 1947, 8 A.M.

Grace Leona Frankfort
John W. Goble
Malinda Goble

UNION TITLE CO.

BY

PRESIDENT

346509

CAPTION

-1-

Continuation of Abstract of Title to Lot 212
in McCarty's Subdivision of the Middle Part of
Out Lot 120 of the Donation Lands of the City
of Indianapolis, as per plat thereof, recorded
in Plat Book 8, page 145, in the office of the
Recorder of Marion County, Indiana.
Since February 17, 1947, 8 A. M.

Prepared for: Railroadmen's Federal Savings and
Loan Association

Town Lot Record
1252 page 332
Inst. #13688
March 5, 1947
Recorded
March 15, 1947

John W. Goble and
Malinda Goble,
husband and wife,
to
Bert Sicanoff & Sons,
Inc.

Warranty Deed
(U. S. Revenue
Stamp attached.)

-2-

Lot numbered 212 in McCarty's Subdivision of
the Middle Part of Out Lot 120 of the Donation Lands
of the City of Indianapolis, as per plat thereof, re-
corded in Plat Book 8, page 145, in the office of the
Recorder of Marion County, Indiana.

Subject to taxes for 2nd half 1946 payable in November
1947.

(Proper citizenship clause is attached.)

346509

Misc. Record
385 page 481
Inst. #45776
July--1946
Recorded
Aug. 3, 1946

-3-

ARTICLES OF INCORPORATION OF BERT SICANOFF AND SONS, INC.

Be it further remembered, that the following Articles of Incorporation, and all matters heretofore done or hereafter to be done are in accordance with "An Act concerning domestic and foreign corporations for profit, providing penalties for the violation hereof, and repealing all laws or parts of laws in conflict herewith" approved March 16, 1929 and all acts amendatory thereof, and supplemental thereto.

The name of this corporation shall be Bert Sicanoff and Sons, Inc.

The purpose or purposes for which it is formed are as follows: To purchase, sell, acquire, process, handle, and deal in hides, grease, pelts, furs, tallow and packing-house by-products, and other kindred products, merchandise and property.

To purchase, sell, acquire, lease, and otherwise deal in real estate and leaseholds.

To borrow money, and to make and issue notes, bonds, debentures, obligations, and evidences of indebtedness of all kinds, whether secured by mortgage, pledge or otherwise, without limit as to amount, and to secure same by mortgage, pledge or otherwise, and generally to make and perform agreements and contracts of every kind and description.

To do all and everything necessary, suitable and proper for the accomplishment of any of the purposes, or the attainment of any of the objects or the furtherance of any of the powers hereinbefore set forth, either along or in association with other corporations, firms, or individuals, and to do every other act or acts, thing or things, incidental or appurtenant to or growing out of or connected with the aforesaid business or powers, or any part or parts thereof, Provided the same be not inconsistent with the laws under which this corporation is organized.

The period during which it is to continue as a corporation is perpetual years.

The amount of paid in capital with which this corporation shall begin business is \$1000.00.

Approved and filed July 31, 1946.

Rue J. Alexander,
Secretary of State of
Indiana.

346509

PAID IN CAPITAL AFFIDAVIT

Misc. Record
385 page 484
Inst. #45777
July 31, 1946
Recorded
Aug. 3, 1946

For: Bert Sicanoff and Sons, Inc.
Affidavit signed by majority of directors of said corporation states that required capital has been fully paid in.

-4-

Judgment Search

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

-6-

John W. Goble
and
Malinda Goble
jointly and
not individually

from February 17, 1947
8 A.M. to and including
March 15, 1947

and vs

Bert Sicanoff and Sons, Inc.

from July 1, 1946
to date and
against none other.

-7-

Taxes for the year 1947 on the Real Estate for which this Abstract is prepared are assessed in the name of John W. and Malinda Goble and are due and payable on or before the first Mondays in May and November of 1948.

General Tax Duplicate No. 336168, E.F.G. Indianapolis, Center Township, Parcel No. 22565.

May Installment \$18.33 Paid.

November Installment \$18.33 Unpaid

-8-

Taxes for the year 1948 now a lien

INCE PAID IN FULL
ATTEST: UNION TRUST CO.
BY *Albert M. Burtor*
PRESIDENT

-9- **GUARANTEED CERTIFICATE**

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, October 13, 1948, 8 A. M.

UNION TITLE COMPANY

By *Albert M. Bush*
President

-4-WJG-

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

346509

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES
INTERNAL REVENUE TAX LIENS

Prepared for: Railroadmen's Federal Savings and Loan Association

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

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

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

October 6, 1948, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

October 13, 1948, 8 A. M.

John W. Goble

Malinda Goble

Bert Sicanoff and Sons, Inc.

UNION TITLE CO.

BY *Albert M. Bush*
PRESIDENT

WJC

394874

CAPTION

-1-

Continuation of Abstract of Title to Lot 212 in McCarty's Subdivision of the Middle Part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8, page 145, in the office of the Recorder of Marion County, Indiana.
Since October 13, 1948, 8 A. M.

Prepared for: J. B. Kammins

Judgment Search

-2-

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

Bert Sicanoff and Sons, Inc.

from October 13, 1948,
8 A. M. to date and
against none other.

-3-

Taxes for the year 1949 on the Real Estate for which this Abstract is prepared are assessed in the name of Bert Sicanoff and Sons, Inc. and are due and payable on or before the first Mondays in May and November of 1950.

General Tax Duplicate No. 408846, S, Indianapolis, Center Township, Parcel No. 22565.

May Installment \$20.08 Paid.

November Installment \$20.08 Paid.

-4-

Taxes for the year 1950 now a lien.

394874

-5-

ZONING

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939, and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940.

Provides for the establishing of a Zoning Plan for the City of Indianapolis to regulate and restrict the height, area, bulk and use of all buildings, to regulate and determine the area of yards, courts and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City into the following districts:

Being five Classes of Use Districts termed respectively, Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-4, or First Industrial Districts; and Class U-5, or Second Industrial Districts.

And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 120 foot Height limit; and

Eight Classes of Area Districts, Class AAA, 30,000 square feet per family; Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-4, 1,200 square feet per family; Class A-5, 600 square feet per family; Class A-6, unlimited.

Provides for its administration by the Building Commissioner, and for penalties for violation of its provisions and authorizes the creation of a Board of Zoning Appeals, and that no building or apartment shall be erected or used except in conformity with the regulations prescribed in said Ordinance.

The real estate herein abstracted appears in Use District, Class U-2; Height District, Class H-1; and Area District, Class A-4; all as shown by said Ordinance and on the Zoning Map of the City, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

-6-

JAG

November 13, 1950. 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.

394874

GUARANTEED CERTIFICATE

62

-7-

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

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.
Dated at Indianapolis, Indiana, November 20, 1950, 8 A. M.

UNION TITLE COMPANY

by *Albert M. Buxton*
President

-3-

RMW

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

394874

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: J. B. Kammins

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

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

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

November 15, 1950, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

November 17, 1950, 8 A. M.

Bert Sicanoff and Sons, Inc.

UNION TITLE CO.

BY

Albert M. Brestor

PRESIDENT

RMW

FORM 155-

Certificate Form adopted by Union Title Company, August 15, 1942

64732