

67-14231

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 143

Check

This Indenture Witnesseth, That CHARLES BLAKE AND MARIE BLAKE
(ADULT HUSBAND AND WIFE)

of MONROE County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of FOUR THOUSAND THREE HUNDRED
FIFTY (\$4350⁰⁰) — — — — — Dollars,

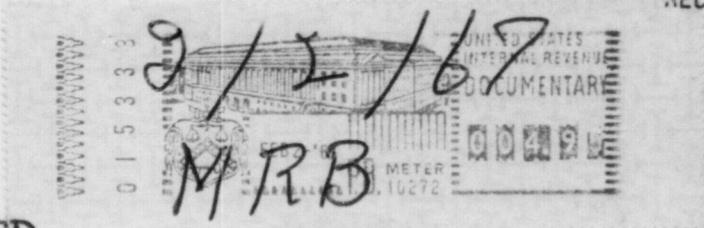
the receipt whereof is hereby acknowledged, the following described Real Estate in Marion
County in the State of Indiana, to wit:

Lot 137 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation
Lnads in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112,
in the Office of the Recorder of Marion County, Indiana.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and
egress to, from, and across the above described real estate.



RECEIVED FOR RECORD
1967 APR 10 AM 9:52
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY



DULY ENTERED
FOR TAXATION

APR 10 1967

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. *A-144583*

Dated *3-21* 19*67*

A-144584

72372

W.H.B
2-3-67

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 GRANTORS

have hereunto set their hands and seal, this

1 day of FEBRUARY 1967

(Seal) *Charles Blake* (Seal)
CHARLES BLAKE (ADULT HUSBAND)
(Seal) *Marie Blake* (Seal)
MARIE BLAKE (ADULT WIFE)
(Seal) _____ (Seal)
(Seal) _____ (Seal)

djh

67-14231

This Instrument Prepared by S. W. Burres 7/6/66

M. M. Hawthorne
FEB 23 1967

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 _____

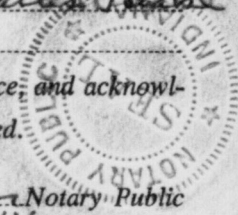
Grantor _____ in the above conveyance, and acknowl-
edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.
My Commission expires _____ Notary Public

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, _____ Monroe County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this _____ 1
day of February, A. D. 1967; personally appeared the within named Charles Blaise
and Marie Blaise

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 April 20, 1967 _____ Notary Public
MELVIN R BROWN



67 14231

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 _____

18 ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

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

September 27, 1967 19

To

Charles and Betty White
2015 N. Butler
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-172612 5-18-67 19
in settlement of the following vouchers: 68-115

Description	Amount
For <u>Relocation Expenses</u> on State Road No. <u>67</u> in <u>Madison</u> County, Project <u>I-70-5(32)</u> Parcel No. <u>143</u> as per Grant/Warranty Deed, Dated <u>8-25-67</u>	\$222 00

FILE COPY

Payment Received: By _____

Date _____

INDIANA STATE HIGHWAY COMMISSION

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

April 5, 1967

To Charles & Marie Blake
 RR # 1
 Blommington Indiana

GENTLEMEN:

We enclose State Warrant No. A-144583 3-21 19 67
 in settlement of the following vouchers:

Transmittal # 67-292

Description	Amount	
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>143</u> as per Grant/Warranty Deed, Dated <u>2-1-67</u>	\$ 3,950	00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By

Chas-Marie Blake

Date

10th / 19 67 April

INDIANA STATE HIGHWAY COMMISSION

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

April 5, 19 67

To Charles & Marie Blake
 RR #1
 Bloomington Indiana

GENTLEMEN:

We enclose State Warrant No. A-144584 3-21 19 67
 in settlement of the following vouchers:

Transmittal # 67-292

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3 (52)</u> Parcel No. <u>143</u> as per Grant/Warranty Deed, Dated <u>2-1-67</u> Escrow	\$ 400 00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Charles F. Blake
 Date May 16

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 143
Road I-70
County Marion
Owner Charles Blake
Address R.R.#1 Bloomington
Address of Appraised Property:
523 Vinton

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

- 1. I have personally checked all comparables and concur in the determinations made. yes
- 2. Planning and Detail Maps were supplied appraisers. 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. yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 1-19-67
- 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 Jan. 19, 1967 :
(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:	\$ 4,350	\$	\$ 4,350
(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	\$ 4,350	\$	\$ 4,350
(1) Land and/or improvements	\$ 4,350	\$	\$ 4,350
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 4,350	\$	\$ 4,350

Approved	Date	Signed
Rev. Appr.	1-19-67	Phillip G. York
Asst. or Chief Appr.	1-26-67	Jay D. Luse

(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. I70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 143

NAME & ADDRESS OF OWNER Charles Blake and Marie Blake
RR 1 Bloomington Ind PHONE # 812-ED 20838

NAME & ADDRESS OF PERSON CONTACTED Union Title
PHONE # _____

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

DATE ASSIGNED 1-30-67 DATE OF CONTACT 2-2-67

OFFER \$ 4350⁰⁰ TIME OF CONTACT 11 AM

- | 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 type="checkbox"/> | Shown plans, explained take, made offer, etc.? |
| 3. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___) |
| 4. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Explained about retention of Bldgs. (any being retained? Yes ___ No ___) |
| 5. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Filled out RAAP Form? |
| 6. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walked over property with owner? (or who? _____) |
| 7. <input 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 type="checkbox"/> | Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___) |
| 9. <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it? |

REMARKS: Purchased 4.95 in deed stamps.

Made copy of 66 B tax receipt, mailed original

Secured Parcel.

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

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify: _____

Melvin R. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. F70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 143

NAME & ADDRESS OF OWNER Charles Blake and Marie Blake
RR 1 Bloomington Ind PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 1-30-67 DATE OF CONTACT _____

OFFER \$ 4350⁰⁰ 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? (Any other Liens, Judgements? Yes ___ No ___)
4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner? (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Mr Blake said his son was living
in this property and was supposed
to pay \$40⁰⁰ per month.

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

Distribution Made

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

Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 143

NAME & ADDRESS OF OWNER Charles Blabe and Marie Blabe

RR 1 Bloomington Ind PHONE # 812 2020830

NAME & ADDRESS OF PERSON CONTACTED Lance

PHONE # _____

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

DATE ASSIGNED 1-30-67 DATE OF CONTACT 2-1-67

OFFER \$ 4350⁰⁰ TIME OF CONTACT 8:45AM

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

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

REMARKS: Mr & Mrs Blabe signed all papers

Gave me 66 B paid tax receipt

Gave me \$4.95 cash for deed stamps

Explained that they would be billed for 66 taxes due and payable in 1967 and they might be billed for 67 due in 1968.

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

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

Melvin R. Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 143

NAME & ADDRESS OF OWNER Charles Blake and Marie Blake

RR 1 Bloomington Ind

PHONE # 812 3320838

NAME & ADDRESS OF PERSON CONTACTED same

PHONE #

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

DATE ASSIGNED 1-30-67 DATE OF CONTACT 1-31-67

OFFER \$ 4350⁰⁰ TIME OF CONTACT 9 AM
12 noon

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

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

REMARKS: Called Mrs Blake re appointment set same for
12 noon 1-31-67. Arrived at 12 noon, no one
home waited 45 minutes. Left note that I would
return at 9 AM 2-1-67

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

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

Melvin R Brown
(Signature)

#143

CHICAGO TITLE INSURANCE COMPANY

GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52)77 COUNTY Marion

Names on Plans Chas. & Marie Blake

CTIC # 6500-9

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that as of the 20th day of June, 19 66

Charles Blake and Marie Blake, husband and wife

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

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

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binsley

ATTEST:

President

Robert Kratochvil

Secretary

Countersigned and validated as of the 29th day of June

19 66.

John W. Jagge
Authorized Signatory

SCHEDULE "A"

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

Lot 137 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the Office of the Recorder of Marion County, Indiana.

CTIC # 6500-9

The Record Owner or Owners disclosed above acquired title by Warranty Deed dated August 1, 1945 and recorded August 2, 1945, in Deed Record 1184, page 59, from Harley L. Horton and Charlotte M. Horton, husband and wife. (\$1.65 Federal Documentary stamps affixed.)

SCHEDULE "B"

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

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

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

- e. taxes for the year 1965, each half for \$38.08, assessed in the names of Charles and Marie Blake, due and payable in May and November, 1966. (Center Township - Inside, Parcel No. 101-1022141, Duplicate No. 6007983) The May installment has not been paid. (Assessed Value - Land \$230; Improvements \$570; Exemptions None)
- f. Taxes for the year 1966, due and payable in 1967.

Par 143

CHICAGO TITLE INSURANCE COMPANY

INTERIM GUARANTY OF TITLE

S. R. I-70 PROJ. I-70-3(52) COUNTY Marion

Names on Plans Chas. & Marie Blake

CTIC # 6500-9 -S

Name of Fee Owner Charles Blake and Marie Blake, husband and wife

CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation authorized to do business in the State of Indiana, in consideration of premium paid, hereby guarantees that a search of the records from June 20, 1966 to and including February 7, 1967 reveals no changes as to the real estate described under CTIC # 6500-9 except:

1. Taxes for 1965 payable 1966 in name of Charles and Marie Blake
 Duplicate # 6007983 Parcel # 1022141 Township Center Code # 101
 May \$ 38.08 (paid) (~~unpaid~~); November \$ 38.08 (paid) (~~unpaid~~)
 Taxes for 1966 payable 1967 now a lien.

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

CHICAGO TITLE INSURANCE COMPANY



John A. Binkley
President

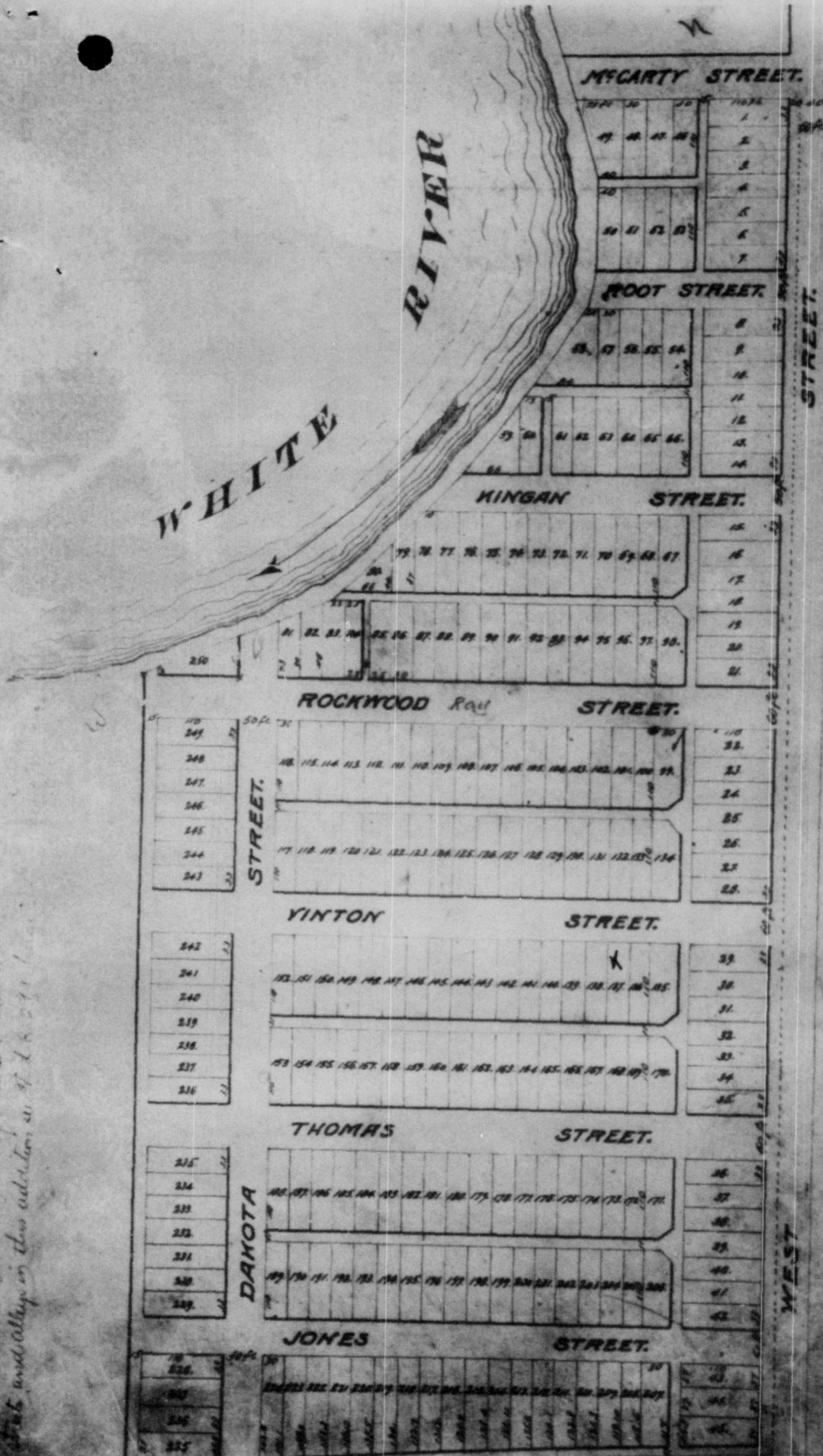
Robert Kratochvil
Secretary

ATTEST:

Countersigned and validated as of the 17th day of February 19 67.

J. M. Watson

Authorized Signatory



From corner of the block, see to the first alley west of Dakota St. 100 ft. west of the alley, in this section, see 27 & 28.

*Parts of Yinton St. McKinnis St. and Jones St. See S.D. 426 page 28.
 S.D. 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.*

FRANK W. HARRISON, PRESIDENT

JOSHUA ZIMMERMAN, VICE-PRESIDENT

FRED COONS, SEC'Y AND TREAS

INDIANAPOLIS, June 24, 1953.

CLARKE & CLARKE

To Indiana Title Guaranty and Loan Company, Dr.

CAPITOL STOCK - - \$150,000

TELEPHONE, MAIN 3005

118-120 NORTH DELAWARE STREET

74766

Lot 137 in Yandes' Sub. of part O.L. 129.

9 7/8

ABSTRACT OF TITLE.

to Lot 137 in Simon Vandels' Subdivision
of a part of Out Lot 129.
in

The City of Indianapolis,

Marion County, Indiana

Prepared for Jos. V. McKernan Esq.

—BY—

THEODORE STEIN,

Successor to Wm. C. Anderson,

Hartford Block, 86 East Market St.

Indianapolis, Indiana.

HISTORICAL NOTES.

After the first permanent settlement of the North American Continent by the Spaniards in Florida about 1568; by the French in Nova Scotia in 1605 and again at Quebec in 1608 and by the English in Virginia in 1607, the French with the aid of the catholic church through its Jesuit missionaries succeeded in gaining control by way of the great lakes, of the country south thereof and north of the Ohio River.

In 1672 several of these missionaries traversed that portion of Indiana lying north of the Kankakee River.

About the year 1712, Post Vincennes on the Wabash River was located by the French.

The lands northwest of the Ohio River, while under the protection of the French, were first a part of the province of Louisiana and as such governed by the officers of the French crown, afterward by the representatives of the Western Company and subsequently by the Indies Company; but government was again resumed by the crown in 1732 and administered for a short time by the officers of the province of Quebec.

In 1763 the French possessions north of the Ohio River were ceded to the British, who retained control until by the treaty of Paris in 1783, they surrendered their supremacy over the country south of the great lakes to the United States of America.

As a province of Great Britain, Virginia laid claim to the greater part of the land northwest of the Ohio River, but on March 1. 1784 the state of Virginia transferred all right title and claim in said lands to the United States; among the Conditions of cession was the following, "that the French and the Canadian inhabitants and others of Post Vincennes and the neighboring villages who have professed themselves citizens of Virginia, have their possessions and titles confirmed to them etc."

Prior to this transfer of its claims, Virginia's general assembly had passed an act for laying off the town of Clarksville, Indiana, at the falls of the Ohio River.

Subsequent to the transfer referred to, the territory "Northwest of the River Ohio" was formed.

By an act of Congress approved March 7. 1800, the country northwest of the Ohio River was divided into two territories; the line dividing them being the present eastern boundary line of Indiana. By subsequent acts the tracts now known as Illinois and Michigan were detached giving to Indiana its present shape and size.

Indiana was admitted into the Union of States in 1816. After the assumption by the United States of the government of the territory northwest of the Ohio River, war with the Indian tribes ensued, which resulted in various treaties of cession and peace. By virtue of the treaty at Greenville, Ohio, in 1795 all lands lying East of a line drawn from Fort Recovery on the Wabash River in Ohio, to a point on the Ohio River, opposite the mouth of the Kentucky River, were forever ceded to the United States. The line referred to forms the present western boundary line Dearborn and Ohio Counties in this State.

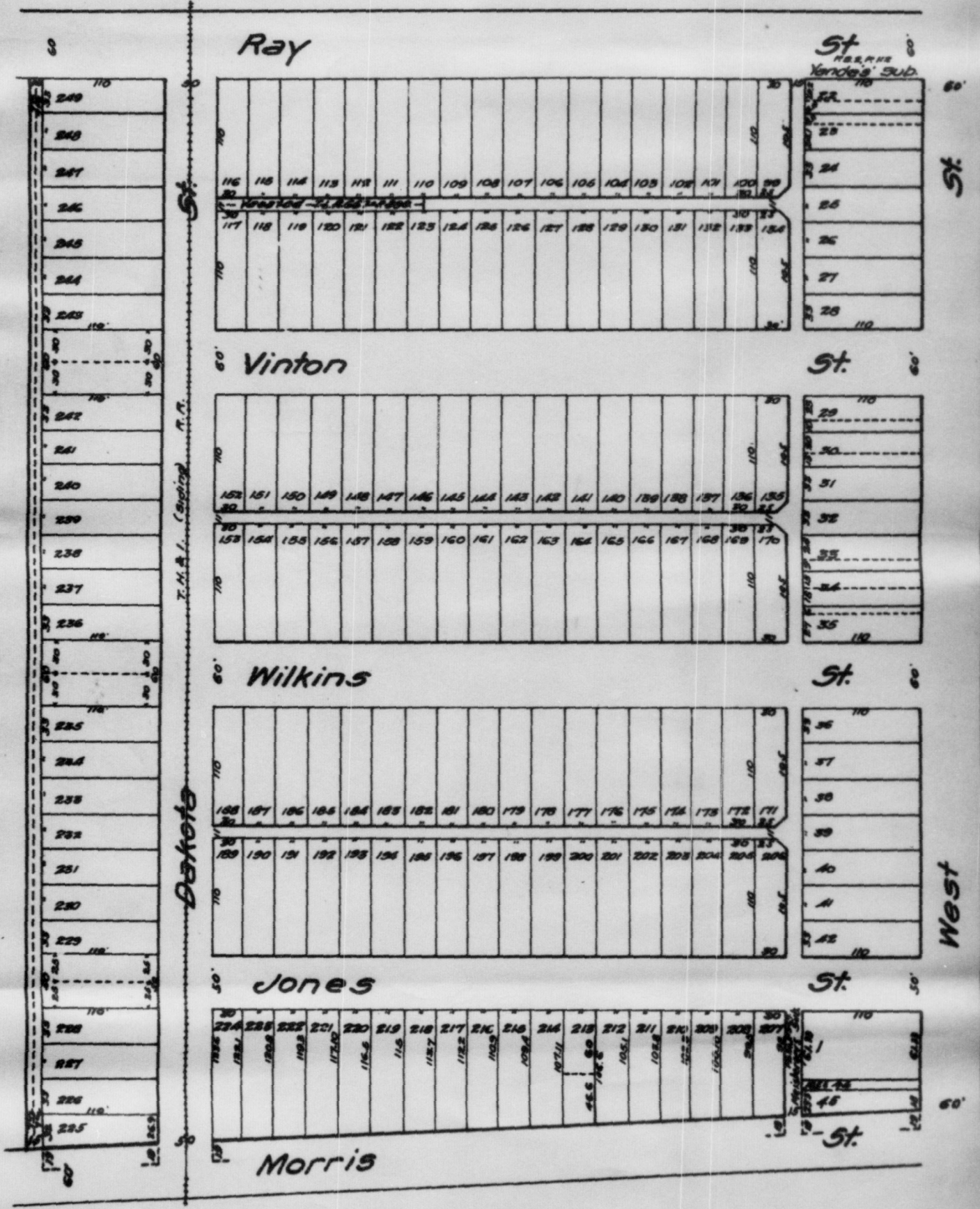
By virtue of the treaty at St. Marys, Ohio, in 1818, all lands in Central Indiana with certain exceptions were ceded to the United States; the territory thus acquired including the present boundaries of Marion County.

By act of Congress, the United States granted to the State of Indiana, four sections of land for a State Capital, the donation consisting of section 1, 2 and 12 and part of sections 3 and 11 in Township 15 North of Range 3 East containing in all 2560 Acres; the surveys being made in 1819.

The town of Indianapolis was laid off in 1821; the original survey of 101 Squares, of which some were subdivided into lots, embracing an area of 1 square mile, near the center of the 4 sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831, when a plat including the original survey was filed in the Records Office July 5, 1831.

While the titles to the lands outside of the donation were patented by the United States to those entering the same or their assignees, the lots and out lots within the boundaries of the donation were sold by an Agent of State for the town of Indianapolis duly appointed by an act of the State Legislature.

S. Pt. Out Lot No 129.



William N Jackson Sept 29 1863
to Warranty Deed 19 page 102
Simon Yandes Out Lot 129

October 12 1863 Simon Yandes filed a
plot of his subdivision of the East part
of Out Lot 129 in the City of Indianap-
olis into 250 lots numbered 1 to 250
inclusive Plat Book 2 p. 112

Winslow S. Pierce & wife Oct 2 1868
to Warranty Deed Record 37 p 74
James H McKernan Und 1/3 of
lot 137 Yandes sub Out Lot 129 and
others.

James H McKernan died testate, Will
dated Jan 24 1874 Probated Jan 31
1877 Will Record 7. page 158

February 13 1877 Samuel C Hanna was
appointed and qualified as Adminis-
trator with the will annexed of the
Estate of James H McKernan deceased
Order Book 46 page 441 Main Cir, Court

Sale 37
Mekemine

J. H. Sharpe Agent of State
to Agents Deed
Edwin J Peck
Apr 14 1837
H. p. 453
Out Lot 129

Edwin J Peck
to Warranty Deed
Stoughton A Fletcher and
Henry Bradley
May 28 1838
p page 142
Out Lot 129

Stoughton A Fletcher & wife
Henry Bradley & wife
to Warranty Deed
The Lawrenceburgh & Upper
Mississippi Rail Road
Company
May 10 1852
b. b p 122
Out Lot 129

The Lawrenceburgh & Upper Miss
issippi Rail Road Co
to Warranty Deed
William N Jackson
Aug 28 1853
1 page 175
Out Lot 129

Alexander C. Lanier
to Warranty Deed
William N Jackson
June 14 1856
4 page 466
The undivided
one half of Out Lot 129

Samuel C Hanna Admr etc } Filed July 26/82
of Estate of James H McKernan } Petition to
dead } sell real
vs Probate 950 } Estate In
Susan McKernan et al } Circuit Court
Order Book 62 page 308

The Court appoints appraisers - Appraisement made and filed, Administrator files bond, sale of und 2/3 of lot 1/4 of sub out Lot 129 and others ordered to be made.

March 6 1886 Samuel C. Hanna resigned as Administrator of Estate of James H McKernan dead, & filed his final report which was approved by the Court Order Book 74 page 15.

March 15 1886 Joseph V. McKernan was appointed Administrator de bonis non with the will annexed of said Estate and confirmed as such by the Court

April 5 1886 Order Book 74 page 32

Aquilla Q Jones Special
 Master Commissioner } Dec 28 1881
 to Commissioners Deed } 148 p. 338
 Susan McKernan, Joseph }
 v. McKernan, Lewis H. } und 2/3 of
 McKernan, Leo A McKernan } Lot 137
 William E McKernan } Yonder sub
 Mary McKernan and } Out Lot 129
 Henry McKernan heirs } and other real estate
 and devisees of James H }
 McKernan, deceased, } Deed made pur
 suant to order and decree of Superior Court
 in Cause No 17906 Samuel C Hanna Adm
 etc vs Winslow S. Peice et al, said real
 Estate to be held and owned by said Grantees
 subject to the rights of the Administrator of
 said Estate and as in said decree provi
 ded, see the decree ordering said deed
 and confirming the title of Simon Yonder
 to his undivided one third of said
 lot Dec 19 1881 Order Book 94 page 525
 etc.

Leo A McKernan (unmarried) } June 12 1884
 to Warrant Deed } 170 page 3
 Joseph V. McKernan } und 2/15 being
 all the grantors interest in said lot 137
 and others,

Indianapolis, Ind^y. April 8, 1890.
I find no further conveyances, nor
unsatisfied encumbrances of record
on tract as described in caption.

Search made in the Recorder's
Office, the Sis & Sons Records of Com-
plaints ^{and attachments} ^{and Judgment}
Dockets of the Superior ^{and Marion}
Circuit Courts, as said Records ^{and Dockets}
are now entered up

Theodor Klein

— 16 East Market Street.

Continuation of Abstract of Title to lot 137. in Yandes' Subdivision of part of Out Lot 129. in the City of Indianapolis.

Prepared for Barney Ungerer since date of former continuation, April 8, 1890.

256. p, 523
June 16, 1893.
Recorded
June 19, 1893.

Ella McKernan (widow), Mary McMorrow and John H. McMorrow her husband, William E. McKernan, unmarried, William E. McKernan by John Reaume, Trustee, to Susan McKernan.

Quit Claim to make partition.

Lots 50 to 147 in Yandes' Subdivision of Out Lot 129. in the City of Indianapolis and other property.

For marriage of Mary Gertrude McKernan to John H. McMorrow, see Marriage Record 24. page 237.

219. p, 338.
Apr. 25, 1890.
Recorded
Apr. 28, 1890.

Susan McKernan (widow), Joseph V. McKernan (unmarried) David S. McKernan, (widower) William E. McKernan, (unmarried) Mary McKernan (unmarried) and Ella McKernan widow of Louis H. McKernan, deceased, by Joseph McKernan her attorney in fact, to Mary Davis.

Warranty Deed.

Undivided $\frac{2}{3}$ of lot 137. in Yandes' Subdivision of Out Lot 129. in the City of Indianapolis.

219. p, 339
Apr. 25, 1890.
Recorded
Apr. 28, 1890

Simon Yandes, unmarried, to Mary Davis.

Warranty Deed.

Undivided $\frac{1}{3}$ of same lot 137. as above described:

222. p, 126
Apr. 25, 1890
Recorded
July 25, 1890.

Joseph V. McKernan Administrator with the will annexed of James H. McKernan deceased by order Circuit Court Marion County, see Order Book 88. page 361, to Mary Davis.

Administrator's Deed.

Undivided $\frac{2}{3}$ of same lot 137. as above described: Examined and approved in open court by Livingston Howland, Judge.

238. p, 369
Feb. 9, 1892.
Recorded
Feb. 9, 1892.

Mary Davis and William Davis her husband, to Barney Ungerer.

Warranty Deed.

Same lot 137. in Yandes Subdivision of Out Lot 129. as above described.

There are no further conveyances.

For satisfied mortgage see Mortgage Record 225. page 432.

For satisfied Mechanic's Lien see Miscellaneous Record 17. page 87.

Taxes for 1892, paid.

Attention is called to Street Sprinkling Assessments and Street Sweeping Assessments which may now be liens.

There is an unsatisfied Judgment in Superior Court Cause No. 36439. versus Mary J. Davis, and one in Circuit Court Cause No. 3362. versus Mary W. Davis, but none versus Mary Davis.

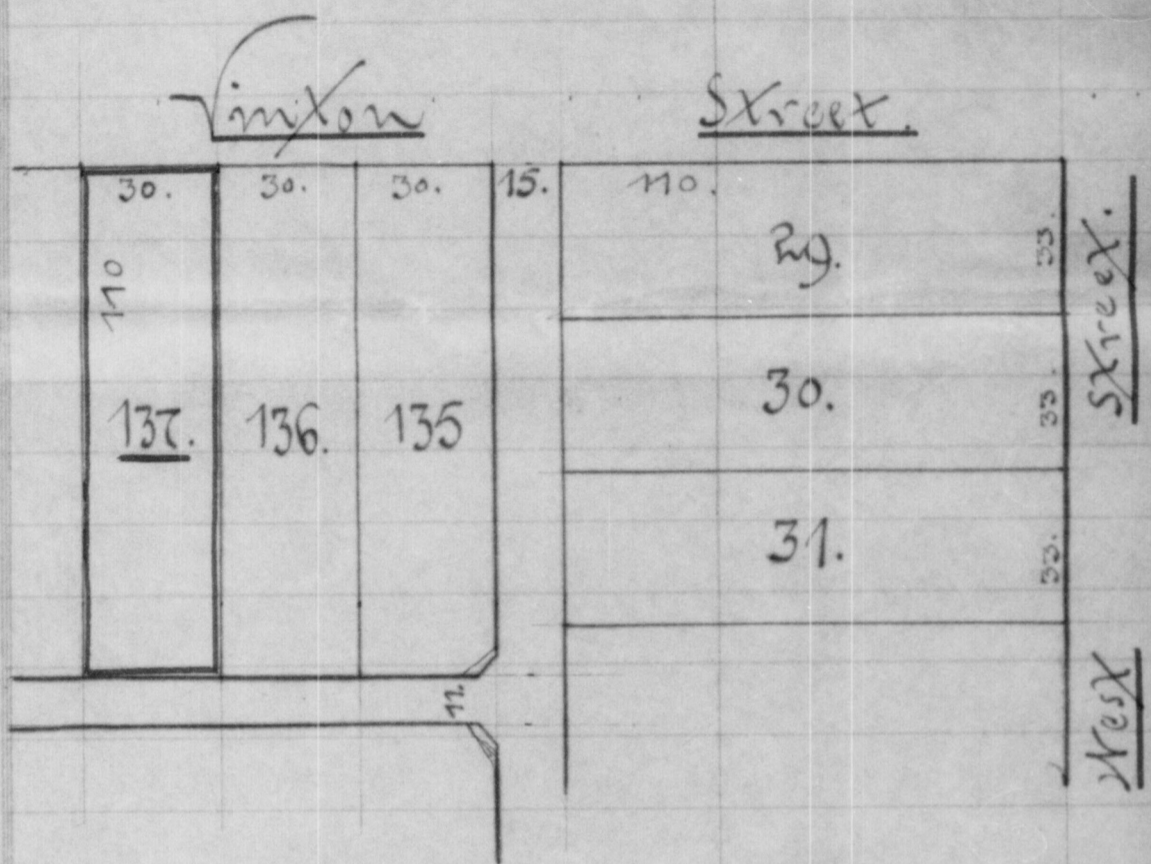
Indianapolis, Ind., November 9, 1893.

I find no further conveyances, nor unsatisfied encumbrances of record on tract as described in caption.

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

Theodore A. H. H.

#86 East Market Street.



Mortgages

137 P. 396
 June 2. 1884
 This mortgage is
 fully paid & satisfied
 Nov. 1890
 Thos. W. [unclear]

Joseph T. McKernan
 (unmarried)
 to
 Simon Landes

Mortgage
 The undivided
 4/15th of Lot 137

in Lot 129.
 To secure 3 promissory notes
 born date, \$833³³ each, on or before
 2. 3. and 4 years with 8% PA interest
 and 5% attorney's fees.

Paid for 1889 paid as to first
 installment

Improvement of West Street from Kentucky Avenue to Morris Street, approved Nov 8. 1893 Book 12, page 116, name of Barney Minger Lot 137. Out Lot 129 Yander's Subdivision \$3.79 in 10 installments and 6% Interest payable semiannually, 1st installment of Principal and Interest Paid

Last half ~~PAID~~ 1893 Unpaid

Indianapolis, Ind., July 13th 1894
On Examination made subsequent to Nov 9th 1893, as to Recorder's Office, General Judgment Dockets of the Circuit and Superior Court and Lis Pendens Records of Complaints and attachments of Marion County, Indiana, We find no conveyances or incumbrances on Lot 137 in Simon Yander's Subdivision of a part of Out Lot 129 in the City of Indianapolis other than as above shown.

Elliott & Butler

Continuation of Abstract of Title to Lot 137 in Yandes' Subdivision of part of Out Lot 129, in the City of Indianapolis.

Prepared for Clarke & Clarke, since date of July 13th, 1894.

Guardian's Doc. 17 p. 107 IN MATTER OF GUARDIANSHIP OF BARNEY UNGERER, INSANE.

May 23, 1928. Final report filed.
May 25, 1928 Final Report approved and guardianship closed. See Order Book 116 page 172.

May 17, 1922, Petition for appointment of Guardian filed by Cora E. Ungerer. Summons to June 1, 1922, Order Book 75, page 284.
June 3, 1922, Submitted; Clerk files answer. Prosecutor enters appearance. Evidence heard. Cora E. Ungerer appointed Guardian. Bond filed. Order Book 75, page 284.
July 27, 1922, Inventory filed. (Pending).

ATTEST, UNION TITLE CO., INC.
BY *W. H. ...*
PRES. & GEN. MGR.

There are no further conveyances.

TAXES AND MUNICIPAL ASSESSMENTS.

197 p. 304
Approved
Jan. 15, 1915

Barney Ungerer.
to
Local Sewer 1st alley W. of West St.
fr. Jones St. to 16 Ft. S. of
Wyoming St.

SINCE PAID IN FULL
ATTEST UNION TITLE CO., INC.
Assessment
BY *W. H. ...*
PRES. & GEN. MGR.

Lot 137, as above described for \$46.14, payable in 10 annual installments, with interest payable semi-annually; one tenth of said principal sum being payable in May of each year, and the interest payable in May and November of each year. Said payments beginning with May, 1915.

All installments paid up to and including November, 1923.

Taxes for the year 1922, 1st installment paid, 2nd installment not paid.

Taxes for the year 1923, now a lien.

SINCE PAID IN FULL
ATTEST UNION TITLE CO., INC.
BY *W. H. ...*
PRES. & GEN. MGR.

Indianapolis, Indiana, June 22, 1923.

From a search of the records in the Recorder's office, tax sale records in the Auditor's office, current tax duplicates and the records of street, alley, park and sewer improvement assessments in the Treasurer's office, as certified by the City Comptroller and the Lis Pendens Records of complaints and attachments and judgment docket of the Marion Probate, Circuit and Superior Courts, as said records and dockets are now entered up, we find no further conveyances, nor unsatisfied encumbrances of record on tract as described in Caption.

No search made for judgments in the United States Circuit and District Court at Indianapolis.

"K" & "R"
Compared with "X"

INDIANA TITLE GUARANTY & LOAN CO.

J. J. Bloom
By _____
Notary Public

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CAPTION

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Continuation of Abstract of Title to Lot 137 in Simon Yandes' Subdivision of the East part of Out Lot 129 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the office of the Recorder of Marion County, Indiana. Since June 22, 1923.

Prepared for: Walter C. Clarke.

Misc. Record
171 page 61
May 24, 1924
Recorded
May 27, 1926

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STATE OF INDIANA, COUNTY OF MARION, SS:

James H. McKernan, Jr., being duly sworn upon his oath says:

That he is a resident of Indiana, Marion County, Indiana and he is a grandson of James H. McKernan, Sr., whose will dated January 24, 1874 was probated January 31, 1877 in the Circuit Court of Marion County, Indiana, and which will is of record in Will Record F at page 158 of the records in the Clerk's Office of Marion County, Indiana.

Affiant says that he is familiar with the children of said James H. McKernan, Sr., and knows that no children were born to said James H. McKernan, Sr., subsequent to January 24, 1874.

Affiant further says that the wife and two children of David S. McKernan, the son of James H. McKernan, Sr., referred to in item 3 of said will were Edmonia G., his wife, and Henry McKernan and Mary McKernan, his children.

He further says that said Edmonia G. McKernan died prior to her husband, David S. McKernan, without leaving a will and left surviving her as her only heirs her said husband, David S. McKernan and her said children Henry McKernan and Mary McKernan and that there survives said decedent, Edmonia G. McKernan, no other child or children and no other descendant of a deceased child or children.

Affiant further says that he is a son of Louis H. McKernan, whose will dated April 8, 1869 was probated April 22, 1869 and is of record in Will Record K at page 1 of the records in the Clerk's Office of Marion County, Indiana, and affiant says that no children were born to his said father Louis H. McKernan, after the date of April 8, 1868 of said will.

James H. McKernan

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Subscribed and sworn to before me this 24th day of May, 1924.

J. Stephen Fullen (LS)

Notary Public

Marion County, Ind.

My commission expires May 28, 1927.

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Barney Ungerer died intestate June 30, 1927.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
77 page 26007

IN THE MATTER OF THE ESTATE OF BARNEY UNGERER,
DECEASED.

July 5, 1927, Cora E. Ungerer duly appointed and qualified as administratrix of the estate of Barney Ungerer, deceased. (Letters issued in vacation).

July 27, 1927, Proof of Notice of appointment filed.

Sept. 6, 1927, Action of Clerk in issuing letters of Administration in vacation confirmed by the Court.

Order Book 107 page 508.

Oct. 10, 1928, Verified final report filed.

Nov. 12, 1928, Proof of publication of final notice filed.

Nov. 10, 1928, Proof of posting filed final report approved estate closed.

Order Book 112 page 472.

NOTE: Entry on final report reads as follows:

And the Court having examined said report finds that more than one year has elapsed since the granting of letters of administration in said estate, and the giving of notice thereof, and that all of decedent's debts have been paid and discharged and that said decedent left surviving the following and only heirs:

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Cora E. Ungerer widow Stella E. Nauert, Adult and Bernard Ungerer minor children of said decedent; that after the payment of all debts and liabilities of said estate the balance thereof was receipted for by the above named heirs, excepting that the legally qualified Guardian of said minor receipted for its distributive share; that said decedent died the owner of the following described real estate situated in Marion County, Indiana.

"Lots No. 128, 129, 135, 136, and 137 in Yandes Subdivision of Out Lots 128 and 129 in the City of Indianapolis" that the title to said real estate at the time of the death of said decedent vested in the above named heirs in the proportions fixed by statute that said estate has been fully settled and administered upon as shown by said report and vouchers filed therewith; that no inheritance tax was assessed against said estate.

(NOTE: records in the office of the Inheritance Tax Appraiser shows that said decedent had a total gross estate of \$7430.50 and that Lots 128, 129, 135, 136, and 137 in Yandes Sub. of Out Lots 128 and 129, were investigated in determining the amount of said estate).

IN THE PROBATE COURT OF MARION COUNTY

Guardian's Docket
21 page 66

IN THE MATTER OF THE GUARDIANSHIP OF BERNARD UNGERER,
MINOR.

October 11, 1928, Cora E. Ungerer was appointed and qualified as guardian of Bernard Ungerer, a minor, aged 20 years.

See Order Book 116 page 539.

October 10, 1929, final report filed, approved and guardianship closed.

See Order Book 125 page 358.

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Town Lot Record
966 page 480
Inst. #10099
April 22, 1936
Recorded
April 6, 1937

Estella E. Nauert, and
Arthur F. Nauert, her husband,
Cora E. Ungerer, unmarried, and
Bernard Ungerer, unmarried

Warranty Deed
(U.S. Revenue
Stamp attached)

to
Charles C. Folkening,
Henry Folkening, and
Edmund H. Folkening, Trustees.

Lots 135, 136, and 137 in Yandes' Subdivision
of Out Lot 129, in the city of Indianapolis.

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-7-

Christ Folkening died testate October 8, 1923.

Will Record
HH page 403
Probated
Oct. 19, 1923

LAST WILL AND TESTAMENT OF CHRIST FOLKENING,
DECEASED.

In the Name of the Benevolent Father.

I, Christ Folkening, of Marion County being
of sound mind and of a disposing memory and
recognizing the certainty of death and the un-
certainty of life, do make and publish this as
my last will and testament and as a revocation
of all former wills made by me at any time
heretofore made.

First: I order and direct that all my just
debts, if any, and all the expenses of my last
sickness and burial be first fully paid.

Second. All the rest and residue of my
property not required for item one of this will,
I give, devise and bequeath to my three sons,
Charles C. Folkening, Henry Folkening and Edmund
Folkening in trust for the following purposes.

The funds on hand or loaned out on notes
and mortgages or invested in bonds, they shall
keep safely invested in such securities as to them
may seem best and the entire income derived there-
from shall be paid over by them to my beloved wife

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Mary Folkening for her own use and for her comfortable support during her life, and upon her death if she should be survived by my beloved daughter Ella Folkening, for her use and support during her life, such income shall be paid to my said sons to my said daughter Ella Folkening during her life. The real estate of which I may die seized I direct said Charles C. Folkening, Henry Folkening and Edmund Folkening to preserve as a home for my said wife, and daughter while either of them may live, and that disposition of said real estate shall not be made until after the death of my said wife and daughter. Nothing contained herein shall be construed as to prevent either my said wife or daughter from paying out of the income derived from my estate a reasonable compensation for any services to be rendered by said Charles C. Folkening, Henry Folkening and Edmund Folkening or either of them, in carrying out the provisions of this will.

Third. Upon the death of my said wife and daughter I direct said Charles C. Folkening, Henry Folkening and Edmund Folkening to sell said real estate and then out of the funds derived therefrom and from the securities held by them under this will, to pay to the surviving children of my deceased son William Folkening \$3,000 and then to divide the balance in four equal shares, as follows:- One share to Charles C. Folkening, one share to Henry Folkening, one share to the surviving children of William Folkening, and one share to Edmund Folkening, and if at the time such division is to be made by the provision of this will, either of my said sons be dead, then the share hereby bequeathed to the parent shall go to his children.

Fourth. I hereby appoint my said sons Charles C. Folkening, Henry Folkening and Edmund Folkening as executors and upon death of either of them I direct the survivors to act, in all things named in this will in place of those who may die.

In Witness Whereof, I hereunto set my hand and seal this 22nd day of February, 1919.

Christ Folkening

Before us the undersigned Christ Folkening signed, declared and published the foregoing as his last will and testament and as a revocation of all former wills by him heretofore made and we have at his request, in his presence and in the presence of each other subscribed our names hereto as witnesses.

Charles B. Clark
Walter C. Clark.

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IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
67 page 21689

IN THE MATTER OF THE ESTATE OF CHRIST FOLKENING,
DECEASED.

October 19, 1923, Will probated in open Court.

Order Book 86 page 56.

October 25, 1923, Bond filed, Charles Folkening;
Henry Folkening and Edmund H. Folkening duly appointed
and qualified as Executors of the Last Will and
Testament of Christ Folkening, deceased.

Order Book 85 page 60.

December 2, 1924, Verified final Report filed.

December 20, 1924, Proof of publication final
notice filed.

January 3, 1925, Proof of posting final
notice filed. Final Report approved, estate closed.

Order Book 79 page 496.

Final Report Record 68 page 69.

NOTE: Entry on final report reads as
follows, to wit:

And the Court having examined said report,
finds that more than one year has elapsed since
the granting of letters testamentary in said
estate and the giving of notice thereof, and
that all of decedent's debts and legacies have
been paid and discharged and that pursuant to the
provisions of the last will and testament of said
decedent these executors have also qualified as
trustees; that after the payment of all debts
and liabilities of said estate the balance
thereof consisting of mortgage notes and cash
was receipted for by the said Charles C. Folkening,
Henry Folkening and Edward H. Folkening as Trustees;
that said decedent died the owner of the following
described real estate situated in Marion County,
Indiana:-

That part of the East half of the Southeast
Quarter of Section 23, Township 15 North Range 4
East, described as follows:-

Beginning at the Southeast corner of said
East half of said Southeast Quarter, thence West
475.15 feet in the middle of the highway to a
point thence northeastwardly 256.50 feet to a point
in the center of the Michigan Road; thence south-
eastwardly along the center of said road to the
South line of said Section and to a point in the
center of said road which is 76 feet West of said
South East corner of said Southeast Quarter.

That the title to said real estate at the
time of the death of said decedent vested by

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devise pursuant to the provisions of the last will and testament of said decedent; that said estate has been fully settled and administered upon in accordance with the provisions of the last will and testament of said decedent as shown by said report and vouchers filed therewith; that the inheritance tax assessed against said estate has been paid.

And the Court further finds that said final report should be approved and said executors be discharged.

It is now ordered and decreed that said report be in all things approved and confirmed and said executors be discharged.

NOTE: One of the Mortgages above referred to and assigned to said Trustees is a Mortgage recorded in Mortgage Record 859 page 446, executed to Christ Folkening and affecting Lots 135, 136, 137 and 138 in Yandes Sub. of Out Lot 129. Said Mortgage has since been satisfied.

IN THE PROBATE COURT OF MARION COUNTY

Estate Docket
67 page 21689

IN THE MATTER OF THE ESTATE OF CHRIST FOLKENING,
DECEASED.

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December 3, 1924, Inheritance Tax determined. The Court finds and determines that the clear market value of the property of the said decedent subject to and within the jurisdiction of the laws of this State, is as follows:

Value of Personal Property	(Gross)	\$35088.27
Value of Real Property	(Gross)	\$ 3500.00
Total Gross Value of Estate		\$38588.27
Deductions (Debts; Claims; Expenses; etc.)		\$ 413.99
Total net value of Estate		\$34474.28

And the Court further finds and determines that the proportions and amounts of the property of the decedent transferred the names and relationship of the persons beneficially entitled to receive the same, the rates and amounts of tax for which they are liable, are as follows:

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NAME	RELATION	VALUE OF INTEREST	EXEMPTION	RATE	AMT. OF TAX
Mary Folkening	Widow	8852.79	15000.00	-	NO TAX
Ella Folkening	Dau.	23345.92	2000.00	1%	\$13.46
Chas. C. Folkening	Son	568.88	2000.00	-	NO TAX
Henry Folkening	"	568.90	2000.00	-	" "
Edmund "	"	568.90	2000.00	-	" "
Edwin "	Gr. Son	189.64	2000.00	-	" "
Harold "	" "	189.63	2000.00	-	" "
Helen "	"	189.63	2000.00	-	" "
TOTAL TAX					\$213.46

Such tax shall be a lien upon the following property:

1.22 acres in the S. E. 1/4 of 23-15 N- 4 E. Order Book 77 page 442.

ABSTRACTOR'S NOTE: (Inheritance Tax assessed against said estate since paid.)

(NOTE: Under personal property examined by Inheritance Tax Appraiser are several Mortgages including Mortgage from Cora Ungerer to Christ Folkening for \$2351.75 which Mortgage is recorded in Mortgage Record 859 page 446, and has since been satisfied of record).

IN THE PROBATE COURT OF MARION COUNTY

Trust Docket
2 page 439
Verified Petition
filed
Dec. 21, 1924

IN THE MATTER OF THE TRUST UNDER THE LAST WILL AND TESTAMENT OF CHRIST FOLKENING, DECEASED.

Bond filed, Charles C. Folkening, Henry Folkening and Edmund H. Folkening duly qualified as Trustees under the last will and testament of Christ Folkening, deceased.

Order Book 91 page 432.

(Pending).

July 1, 1941 Verified final report filed and approved
September 22, 1941. Order Book 201 page 549.

ATTEST, UNION TITLE CO.

BY *Albert M. Briston*
PRESIDENT

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Ella C. Folkening died testate December 3, 1925, as disclosed by reference to Estate Docket 73 page 24219 and Will Record JJ page 200. The will of said decedent was probated December 19, 1925. The estate was duly administered and closed on February 19, 1927.

See Order Book 107 page 16.

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Mary Folkening died intestate March 22, 1941, as disclosed by the records in the office of the Board of Health for Marion County, Indiana.

-14-

We find no record of letters of Administration being issued in Marion County, Indiana, in the estate of Mary Folkening, deceased.

Old Age Assistance
Search

-15-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.

We find none.

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Judgment Search

-16-

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:

Cora E. Ungerer
Bernard Ungerer
and
Stella E. Nauert

from May 20, 1931
to and including
April 6, 1937

Charles C. Folkening,
Henry Folkening
and
Edmund H. Folkening, as
Trustees under the last
will and testament of
Christ Folkening,
deceased,

for the 10 years
last past and against
none other.

213015

TAXES PAYABLE UNDER MORATORIUM LAW

See extension of Abstract

Moratorium
Duplicate
6 page 3091
No. 6177

Taxes for years 1932 and 1933 assessed in name of Barney Ungerer, for \$51.44 payable in 16 equal semi-annual installments plus interest. First installment payable on or before the first Monday in May, 1936. Now 10/16 paid up to and including November 1940 installment.

-17-

-18-

Taxes for the year 1940 on the real estate for which this abstract is prepared are assessed in the name of Chas. C. Folkening et al, Trs. and are due and payable on or before the first Mondays in May and November of 1941.

General Tax Duplicate No. 155729 E-F-G Indianapolis Center Township. Parcel No. 22141.

May Installment \$13.48 Paid.

November Installment \$13.48 Unpaid.

See extension of Abstract

-19-

Taxes for the year 1941 now a lien.

See extension of Abstract

213015

GUARANTEED CERTIFICATE

-20-

STATE OF INDIANA }
COUNTY OF MARION } SS:

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

FIRST That the foregoing contains a true and correct abstract of all deeds, mortgages unsatisfied of record, notices of mechanic's liens unsatisfied of record, and all other instruments filed for record or recorded in the Office of the Recorder of said County, including the Federal Tax Lien Index in said Office, and notices of liens for Old Age Assistance entered in the Abstract 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 relate and our liability hereunder is limited to matters filed or entered of record within such period.

This certificate covers entries Nos. 1 to 20 both inclusive and sheets water-marked "Union Title Company" Nos. 1 to 12 both inclusive.
Dated at Indianapolis, Indiana, May 19, 1941, 8 A.M.

UNION TITLE COMPANY

By  President and General Manager

-12- EMH

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



213015

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 FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Walter C. Clarke

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any 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, and 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
May 14, 1941, 8 A.M. and
The Indianapolis Division of the Southern District down to and including
May 16, 1941, 8 A.M.

Cora E. Ungerer
Bernard Ungerer
Stella A. Nauert
Charles C. Folkening, Trustee
Henry Folkening, Trustee
Edmund H. Folkening, Trustee

Union Title Co.
INCORPORATED
BY *William Coal*
PRES. & GENL. MGR.

BMH

156361

1.

INDIANAPOLIS

Continuation of abstract of title to Lot One Hundred Thirty-seven (137) in Simon Yandes' Subdivision of the East part of Out Lot 129 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the office of the Recorder of Marion County, Indiana.

Prepared for Harold Folkening,
since date of May 18, 1941.

TITLE

CONVEYANCES.

Deed Record
1065 page 5
May 10, 1941
Recorded
July 5, 1941

OF

Charles C. Folkening,
Henry Folkening, and
Edmund H. Folkening,
Trustees under the last will and
testament of Christ Folkening, deceased,
to

Warranty Deed.
Revenue Stamp
Attached.

2.

ABSTRACTS

Helen Folkening Hartman, and
Alfred Hartman, husband and wife.
Lot No. 137 in Yandes' Subdivision of the East part
of Out Lot 129 in the City of Indianapolis.
Subject to taxes for 1940 payable in November 1941
and assessments.

Deed Record
1065 page 6
May 10, 1941
Recorded
July 5, 1941

L. M. Brown Abstract Co.

Charles C. Folkening, and
Anna C. Folkening, his wife;
Henry Folkening, and
Emma Folkening, his wife;
Edmund H. Folkening, and
Ida Folkening, his wife;
Edwin C. Folkening, and
Christina Folkening, his wife;
Harold C. Folkening, and
Ruth Folkening, his wife;
sole and only heirs with grantee,
Helen Folkening Hartman, of Christ
Folkening, deceased, Mary Folkening,
deceased, and Ella Folkening, deceased,
and beneficiaries under a trust created
by Christ Folkening, deceased,
to

Quit Claim Deed.
No Revenue Stamp
Attached.

3.

Helen Folkening Hartman and
Alfred Hartman, husband and wife.

Lot No. 137 in Yandes' Subdivision of the East part
of Out Lot 129 in the City of Indianapolis.

Subject to taxes for 1940 payable in November, 1941, and
assessments.

156361

4.

INDIANAPOLIS

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

5.

TITLE

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

MECHANICS' LIENS.

6.

OF

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

ABSTRACTS

JUDGMENTS.

7.

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

Charles C. Folkening
Henry Folkening, and
Edmund H. Folkening, as Trustees under the last will and testament of Christ Folkening, deceased from May 18, 1941 to July 5, 1941, inclusive.
Helen Folkening Hartman (or Helen Hartman) and Alfred Hartman, jointly and not individually for 10 years last past.

(None found unsatisfied.)

L. M. Brown Abstract Co.,

OLD AGE PENSIONS.

8.

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

156361

INDIANAPOLIS

ASSESSMENTS.

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

TAXES.

Moratorium Book
6 page 3091
Duplicate
No. 6177
Nov. 7, 1935.

TITLE

Edmund H. Folkening
Lot 137 herein
to

Delinquent taxes in the sum of \$51.44 payable in 16 semi-annual installments, under Acts of 1935, page 824. First installment due and payable in May, 1936.

10. All installments paid to and including November, 1940. May 1941 installment unpaid and delinquent.

OF

11. Taxes for year 1939 paid in full.

ABSTRACTS

12. Taxes for year 1940, assessed in name of Chas. C. Folkening, et al, Tr. are due and payable the first Monday in May and the first Monday in November, 1941.

General Tax Duplicate No. 155729
Indianapolis, Center Township, Parcel No. 22141

May installment \$13.48 paid.
November installment \$13.48 unpaid.

13. Taxes for year 1941 became a lien March 1st and are due and payable in May and November of the year 1942.

L. M. Brown Abstract Co.,

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
Albert M. Ginter
PRESIDENT

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
Albert M. Ginter
PRESIDENT

156361

ZONING

14.

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

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

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, 180 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-4 ; Height District, Class H-2 ; 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.

ESTABLISHED 1868

L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

156361

OFFICERS

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

DIRECTORS

CHAS. R. YOKE
EDSON T. WOOD, JR.
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
PAUL L. MCCORD
RUSSELL WILLSON

UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS

At the Request of

Harold Folkening

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

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

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

This certificate covers the Indianapolis Division down to and including July 30, 1941
and all other Divisions of the State of Indiana down to and including July 23, 1941

Charles C. Folkening, Trustee
Henry Folkening, Trustee
Egmond H. Folkening, Trustee
Helen Folkening Hartman, (or Helen Hartman)
Alfred Hartman

L. M. BROWN ABSTRACT CO.

By

Russell A. Furr

President and Mgr.

AIS

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from May 18, 1941 to and including
 July 30, 1941 and covers Paragraphs No. 1 to 15

both inclusive, and Sheets No. 1
 to 5 both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *James A. Tom*
 President & Mgr.



L. M. Brown Abstract Co.

150 1/2 EAST MARKET STREET

PHONE MARKET 3448

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

156361

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

DIRECTORS
CHAS. R. YOKE
EDSON T. WOOD, JR.
FERNOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR
PAUL L. MCCORD
RUSSELL WILLSON

UNITED STATES DISTRICT COURT**SEARCH FOR
BANKRUPTCIES AND INTERNAL REVENUE TAX LIENS**

At the Request of

Harold Folkening

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

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

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

This certificate covers the Indianapolis Division down to and including **July 30, 1941**
 and all other Divisions of the State of Indiana down to and including **July 23, 1941**

Charles C. Folkening, Trustee
Henry Folkening, Trustee
Edmund H. Folkening, Trustee
Helen Folkening Hartman, (or Helen Hartman)
Alfred Hartman

L. M. BROWN ABSTRACT CO.

By.....

Russell A. Furr
 President and Mgr.

271808

CAPTION

-1-

Continuation of Abstract of Title to Lot 137 in Simon Yandes' Subdivision of the East part of Out Lot 129 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the office of the Recorder of Marion County, Indiana.
Since July 30, 1941.

Prepared for: Union Federal Savings and Loan Association.

Town Lot Record
1070 page 469
Inst. #43732
Aug. 9, 1941
Recorded
Sept. 15, 1941

-2-

STATE OF INDIANA, COUNTY OF MARION, SS:

Harold C. Folkening, being first duly sworn upon his oath, says: That he was a grandson of Christ Folkening who died testate October 8th, 1923, the owner of the following real estate in Marion County, Indiana, to-wit:

Lots 135, 136 and 137 in Yandes' Subdivision of the East part of Out Lot 129 in the City of Indianapolis, Indiana.

That said Christ Folkening had no child or children born to him subsequent to February 22, 1919, the date of his last will and testament.

That Ella Folkening, daughter of Christ Folkening, referred to in Item 2 of the last will of said Christ Folkening, deceased, died on December 3rd, 1925.

That Mary Folkening, the widow of Charles Folkening, deceased, died intestate March 22, 1941.

That at the time of the death of Christ Folkening there was a mortgage and note secured thereby executed to Christ Folkening upon the above described real estate, which mortgage was recorded in Mortgage Record 859, Page 446; that the conveyance of the above described real estate on April 22, 1936 by Cora E. Ungerer, et al to the trustees appointed under the will of Christ Folkening, deceased, was made in full settlement and satisfaction of said mortgage and in lieu of foreclosure thereof.

271808

That the surviving children of William Folkening, a deceased son of Christ Folkening, referred to in Item 3 of the will of said Christ Folkening are and were as follows:

Helen Folkening Hartman, a daughter, Edwin C. Folkening, a son, and Harold C. Folkening (this affiant) a son.

That on May 10th, 1941, division of the trust estate was made between the beneficiaries of the trust created by said Christ Folkening under Items 2 and 3 of his last will and that such division was made with the knowledge and consent and was joined in by all of the beneficiaries thereof.

Harold C. Folkening
Subscribed and sworn to before me on this 9th day of August, 1941.

Rosalind Manning (LS)
Notary Public

My Commission Expires Sept. 8, 1943.

Town Lot Record
1070 page 476
Inst. #43739
Aug. 22, 1941
Recorded
Sept. 15, 1941

Helen Folkening Hartman, and
Alfred Hartman, husband and wife
to

Harley L. Horton

Lot 137 in Simon Yandes' Subdivision of the East part of Out Lot 129, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the office of the Recorder of Marion County, Indiana.

Subject to taxes for second installment of 1940 and all taxes thereafter.

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

271808

Mortgage Record
1260 page 393
Inst. #43749
Sept. 9, 1941
Recorded
Sept. 15, 1941

Harley L. Horton, unmarried
and of legal age
to
Union Federal Savings
and Loan Association

Mortgage

-4-

Lots 135, 136 and 137 in Simon Yandees' Subdivision of the East Part of Out Lot 129 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 112, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain promissory note of even date herewith, for the principal sum of \$1800.00, payable on or before ten years after date, with interest at the rate of 6% per annum from date until paid, said principal and interest being payable in payments of not less than \$20.00 per month, in advance, which said payments are to be applied first to interest on the unpaid balance of the debt and the remainder to the unpaid principal of the debt until the same is paid in full, all of said payments to be made on or before the fifteenth day of each calendar month hereafter until the whole of said principal sum and interest is fully paid in compliance with the stipulations of said note, and with attorney's fees.

Judgment Search

-5-

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:

Helen Folkening Hartman
and
Alfred Hartman
jointly and not individually

from July 30, 1941
to and including
September 15, 1941

and vs.

Harley L. Horton

for the 10 years
last past and
against none other.

271808

-6-

Taxes for the year 1944 on the Real Estate for which this Abstract is prepared are assessed in the name of Harley L. Horton and are due and payable on or before the first Mondays in May and November of 1945.

General Tax Duplicate No. 350663. H.I.J.
Indianapolis, Center Township, Parcel No. 22141.

May installment \$13.06 Paid.

November installment \$13.06 Unpaid.

-7-

Taxes for the year 1945 now a lien.

GUARANTEED CERTIFICATE

-8-

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 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, July 16, 1945, 8 A. M.

UNION TITLE COMPANYBy *Albert M. Bristor*
President

-5-

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

★
271808

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: Union 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 July 11, 1945, 8 A. M. and

The Indianapolis Division of the Southern District down to and including July 12, 1945, 8 A. M.

Helen Folkening Hartman
Alfred Hartman
Harley L. Horton

UNION TITLE CO.

BY *Albert M. G. J. Instr.*
PRESIDENT