

65 64953

Choice

WARRANTY DEED

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

This Indenture Witnesseth, That ANCHOR FEDERAL SAVINGS AND LOAN ASSOCIATION AND CHARLES D. MOSIER AND ANNA L. MOSIER (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

*TWO THOUSAND AND 00/100 (*2000 00)* Dollars,

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

LOT 110 IN McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120, OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 86, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

RECEIVED FOR RECORD
1965 DEC - 8 AM 8:03
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY



DULY ENTERED FOR TAXATION

DEC 7 - 1965

John T. Sutton
COUNTY AUDITOR

2.20
Paid by Warrant No. *A 71710*
A 71709
Dated *11-5-65* 19.....

*W.H.B.
10-4-65*

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 ANCHOR FEDERAL SAVINGS & LOAN ASSOCIATION BY ITS PRESIDENT IVAN E. COOPRIOR AND ITS SECRETARY ROBERT E. BROWN AND CHARLES D. MOSIER AND ANNA L. MOSIER ADULT HUSBAND AND WIFE have hereunto set their hands and seal, this *16th* day of *SEPTEMBER* 1965

(Seal) ANCHOR FEDERAL SAVINGS & LOAN ASSOCIATION (Seal)
BY ITS PRESIDENT *Ivan E. Cooprior* (Seal)
SECRETARY *Robert E. Brown* (Seal)
Charles D. Mosier (Seal)
Anna L. Mosier (Seal)
G. W. KING 9/14/65

*08
018/65*
SKC

65 64953

This Instrument Prepared by.....

M. J. [Signature]
OCT 9 1965

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

_____ Grantor _____ in the above conveyance, and 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 _____

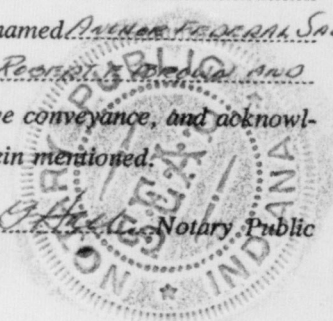
_____ Grantor _____ in the above conveyance, and acknowl-
edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
I have hereunto subscribed my name and affixed my official seal.

My Commission expires _____ Notary Public

STATE OF INDIANA, MARIAN _____ County, ss:
Before me, the undersigned, a Notary Public in and for said County and State, this 16th
day of SEPTEMBER, A. D. 1965; personally appeared the within named ANNAN FEDERAL SAVINGS

AND LOAN ASSOCIATION BY ITS PRESIDENT IRVING COOPER AND ITS SECRETARY ROBERT B. BROWN AND
CHARLES D. MASIER AND ANITA MASIER (AUNT AND NEPHEW) 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 64953

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this _____

day of _____, 19____

at _____ o'clock _____ m, and

Recorded in Book No. _____ page _____

FOR TAXATION

Recorder _____ County

Duly entered for taxation this _____

day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County

State Highway

(32)

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

November 10, 1965 19

To Charles D. Mosier, Anna L. Mosier
1304 North Harbison
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 71710 11-5-65 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	
September 16, 1965	
Parcel 1 escrow	200 00

PLEASE RECEIPT AND RETURN

Received Payment:

Charles D. Mosier

Date

12-7-65

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

November 10, 1965 19

To Charles D. Mosier, Anna L. Mosier &
Anchor Federal Savings & Loan Ass'n.
1304 North Harbison
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A. 71709 11-5-65 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 (32) as per Grant dated September 16, 1965 Parcel 1	1800.00

PLEASE RECEIPT AND RETURN

Received Payment: Charles D. Mosier
Date: 11-12-65

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3-(2)
Parcel No. 1
Road I-70
County Marion
Owner Anchor Fed. Sav. & Loan Assn.
Address 148 E. Washington St.
Address of Appraised Property:
1006-1008 S. Kenwood Ave.

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

1. I have personally checked all Comparables and concur in the determinations made. Yes
2. Planning and Detail Maps were supplied appraisers. Yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
4. Necessary photos are enclosed. Yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
6. Plats drawn by the appraisers are attached. Yes
7. I have personally inspected the Plans. Yes
8. I have personally inspected the site on Yes 1/14/65 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. There are none.
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 Jan. 14, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is: \$ 2,000.00

(b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ None

The total value of taking is: (a minus b) TOTAL \$ 2,000.00

(1) Land and/or improvements	\$ <u>2,000.00</u>
(2) Damages	\$ <u>None</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>None</u>
(4) Estimated Total Compensation	\$ <u>2,000.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	<u>1/15/65</u>	<u>[Signature]</u>
Asst. or Chief Appr.	<u>1/18/65</u>	<u>R. E. Nichols</u>

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

RESOLUTION

(1)

WHEREAS, The Indiana State Highway Commission of Indiana has heretofore acquired by Grant dated 9-16-65 executed by THE STATE OF INDIANA and Anchor Federal Savings & Loan Assn.

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 110 in McCarty's Subdivision of E Part of outlet 120 of Donation Lands in city of Indianapolis

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

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

and

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

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

BELT 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 28th day of October, 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 28th day of October, 19 65

Roy F. Whitton

Secretary

SEAL:



INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT #

5

PROJECT # I 70-3 (52) PARCEL # 1 COUNTY MARION

NAME & ADDRESS OF OWNER CHARLES & ANNA MOSIER (CONTRACT)

ANCHOR FID SAVV LN ASSN FEE PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED CHARLES & ANNA MOSIER

PHONE # FL 7-2413

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

DATE ASSIGNED 1-27-65 DATE OF CONTACT 9-14-65

OFFER \$ 2000⁰⁰ TIME OF CONTACT 11:30 AM.

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

1. () () () Checked abstract with owner? Affidavit taken? () Yes () No
2. () () () Showed plans, explained take, made offer, etc.?
3. () (X) () 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: MET WITH MR & MRS MOSIER - THEY SIGNED WARRANTY DEED-
AGREEMENT ~~FOR~~ FOR POSSESSION AND TWO VOUCHERS ONE FOR
#200 (ESCROW) AND ONE FOR \$1800⁰⁰. MR MOSIER GAVE ME A
CHECK PAYABLE TO ME FOR \$2.20 FOR DEED STAMPS.
MR MOSIER WILL MAIL IN 65B RECEIPT. ALL PRIOR TAXES ARE
PAID. MAKE XEROX OF 65B & RETURN TO MR MOSIER

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

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

Chadwick Hall
 (Signature)

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT 703 (52) PARCEL # 2
OWNER Andrew Fed. Savings & Loan PHONE # FL 7-2413 Home
Charles D. Mosier & Anna J. Mosier (contract) WAS-4281 office
(Other interested parties and relationship)

ADDRESS OF OWNER 1304 N. Harrison, Indianapolis, Ind.
DATE ASSIGNED 1-27-65
DATE OF CONTACT 1-27-65
TIME OF CONTACT 10:30 AM
DATE OF PREVIOUS CONTACT _____

OFFER \$ 2000.00

DETAIL CONTACT* Again contacted Mr. Mosier at his office & made offer on this parcel. Mr. Mosier feels that offer is inadequate.

Offer refused.
ACTION TAKEN** will return parcel to office for normal processing.

SIGNED Chad Hall
D. E. Smith

* Showed plans, walked over property, etc.

** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.

If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 70-3 (52) PARCEL # ①

OWNER Anchov Federal Savings PHONE # WAS-4281
: Joan Assn:

(Other interested parties and relationship)
Charles D. Mosier & Anna J. Mosier (Contract Buyer)

ADDRESS OF OWNER 1304 N. Harbison, Indianapolis, Ind.

DATE ASSIGNED 1-26-65

DATE OF CONTACT 1-27-65

TIME OF CONTACT 4 30 PM

DATE OF PREVIOUS CONTACT _____

OFFER \$ 2000⁰⁰

DETAIL CONTACT* Phoned Mr. Mosier at his office, told him I would hold his parcel & wait at least 30 days for his decision, otherwise parcel would be acquired thru normal process.

ACTION TAKEN** Mr. Mosier stated that he would let me know in this period of time.

SIGNED W. E. Smiley

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

This report to be completed in triplicate on each call. One copy to be inserted in parcel - one to be forwarded to office with weekly report - one copy to property owner.

BUYERS REPORT

PROJECT I 70-3(52) PARCEL # 1
OWNER ANCHOR FID FEE HOLDER PHONE # _____
CHARLES & ANNA MOSIER (CONTRACT BUYERS)
(Other interested parties and relationship)

ADDRESS OF OWNER 1006-1008 50 KENWOOD AVE (PARCEL FOR TAKE)
1304 NORTH HARRISON CONTRACT BUYER

DATE ASSIGNED 2801 NORTH MERIDIAN OFFICE OF CONTRACT OWNER
1/27/65

DATE OF CONTACT 1/27/65

TIME OF CONTACT 10:30 AM

DATE OF PREVIOUS CONTACT NONE

Mr DALE SMILEY
CHADWICK HALL
(ACCOMPANIED MR SMILEY
FOR TRAINING PURPOSES)

OFFER \$ 2000⁰⁰

DETAIL CONTACT* CONTACTED MR MOSIER (CONTRACT OWNER)
AT HIS OFFICE AT 2801 NO MERIDIAN. MADE OFFER.
MR MOSIER STATED THAT IT WAS INADEQUATE.
MR MOSIER ASKED IF CONDEMNATION WOULD BE SOON.
WE ANSWERED IN THE NEGATIVE

ACTION TAKEN**
FILE CASE RETURNED TO OFFICE FOR PROPER
PROCESSING

SIGNED Dale Smiley
Chadwick Hall

* Showed plans, walked over property, etc.
** Made appointment - returned parcel to office - right of entry - Secured - Condemned, etc.
If area set out does not have space enough, please use back of sheet.

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 1

NAME & ADDRESS OF OWNER Berlabe Samoniel
1038 High St. PHONE # 636-0944

NAME & ADDRESS OF PERSON CONTACTED Mr. & Miss Hughes, nephew & niece
and Mrs. Samoniel. PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 11-29-66 DATE OF CONTACT 7-13-67

OFFER \$ 4,600⁰⁰ TIME OF CONTACT 2:00 PM

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
5. _____ Showed plans, explained take, made offer, etc.?
6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
8. _____ Walked over property with owner? (or with whom? _____)
9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
12. YES Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
13. YES Was 180 Day Notice Letter delivered or mailed to all parties?
14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Met with above persons to discuss purchase
of sub. parcel. Explained H.B. 1347 as applied to
Mrs. Samoniel as owner, occupied and presented 180
day letter. Offer was accepted and all papers were
signed. Waiver was completed since owner is
planning to move in about 2 to 3 weeks.
67 B taxes are being non checked. No mortgage
or liens exist.
Parcel secured.

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

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

Robert Decker
(Signature)

No. 332355

ABSTRACT OF TITLE

TO

-1-

Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Prepared for HORACE O. WRIGHT

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

105 EAST MARKET STREET — MARKET 2361-5

Indianapolis, Indiana

DIRECTORS
EDWARD ADOLAY
ALBERT M. BRISTOR
ALBERT F. BROMLEY
ARTHUR V. BROWN
VERN E. BUNDRIDGE
WILLIS N. COVAL
LINTON A. COX
GEORGE B. ELLIOTT
GEORGE C. FORNEY, JR.
FRANK P. HUSE
JOHN K. PARRY
GEORGE SADLER
TIMOTHY P. BERTON
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. 289. 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 sold as a brick yard and designated "H" on the map. By act, approved January 20, 1824, Indianapolis was adopted 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 1824, 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. 460; Acts 1865, p. 16.

332355

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
to
Nicholas McCarty, to have
and to hold to said McCarty
his heirs and assigns.

Agent's Deed

-2-

The following described lots in the Town of
Indianapolis, described as follows: Lot 120
containing 52.33 acres and other real estate.

Deed made in pursuance of the law of Indiana,
entitled "An act appointing Commissioners to lay
off a Town on the site selected for the permanent
seat of Government."

Approved January 6, 1821.

-3-

Nicholas McCarty died intestate May 17, 1854.

IN THE COMMON PLEAS COURT OF MARION COUNTY

Complete Record
11 page 66

IN THE MATTER OF THE ESTATE OF NICHOLAS McCARTY,
DECEASED.

-4-

June 3, 1854, Margaret McCarty appointed and
qualified as Administratrix of the estate of Nicholas
McCarty, deceased.

Order Book 7 page 463.

January 7, 1860, Estate settled.

Order Book 9 page 83.

-5-

It appears from reference to the proceedings in the
settlement of the estate of Nicholas McCarty, deceased
Complete Record 11, page 66, Common Pleas Court that said
decedent left surviving him, Margaret McCarty, his widow,
Nicholas McCarty, Margaret R. McCarty, Susanna McCarty
and Frances J. McCarty, his children.

332355

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

-6-

STATE OF INDIANA, MARION COUNTY, 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, Indiana, on the 2nd day of May, 1835, which deed is recorded on page 535 of Marion County, Deed Record D. 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 the said Nicholas McCarty, Junior, Frances J. McCarty and Margaret R. McCarty were of age and unmarried on February 9, 1864 and that the said Susannah McCarty affiant wife, was of age on the 9th day of February 1864.

Henry Day

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

William Watson Woollen, (--)
Notary Public

IN THE COMMON PLEAS COURT OF MARION COUNTY

Filed
June 23, 1854

Margaret McCarty

vs.

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

-7-

Your petitioner Margaret McCarty would respectfully represent, that one Nicholas McCarty died leaving as his heirs at law him surviving, your petitioner, Margaret McCarty, his widow and children Susanna McCarty, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty, the said Nicholas and Frances J. being infants, that decedent died seized of the following real estate: Out Lot 120 in the City of Indianapolis, (and other real estate not certified to herein).

That one third of said real estate be set off in severalty to your petitioner.

332355

All defendants served by reading: Lucian Barbour appointed guardian ad litem for defendants Nicholas McCarty and Frances J. McCarty, infants.

Partition ordered and James Blake and Andrew Wilson and James Wood appointed commissioners to make same.

Report of commissioners filed in open Court October 13, 1854, Commissioners set off and assigned to Margaret McCarty other real estate than certified to herein.

Report approved and confirmed by the Court.
Complete Record 4 page 159.

Marriage Record
6 page 659
Dec. 9, 1857

Susannah McCarty
to
Henry Day

Marriage

-8-

Plat Book
2 page 86
Jan. 27, 1863
Recorded
Jan. 27, 1863

McCARTY'S SUBDIVISION OF THE EAST PART OF OUT LOT 120
IN THE CITY OF -- OF -- COUNTY OF MARION AND STATE
OF INDIANA.

We hereby lay out and subdivide the east part of
Out Lot 120 into 161 lots. The lots from 2 to 25
both inclusive are each 123 feet 6 inches deep by
30 feet wide.

Lot 26 being 46 feet and 3 inches wide on the
east line, 51 feet 6 inches on the west line and
123 feet and 6 inches on the North line. Lots 28 to
52 inclusive are each 30 feet wide by 120 feet
deep; Lot 27 is 22 feet wide on the East line 27
feet 6 inches on the West line and 120 feet long on
the North line; Lots from 55 to 79 both inclusive
are each 30 feet wide by 102 feet long; Lot 80 is
29 feet 10 inches wide on the East line and 34 feet
and 5 inches wide on the West line and 102 feet long
on the North line, Lots 82 to 106 both inclusive
are each 30 feet wide and 90 feet deep. Lot 81 is
35 feet deep on the East line 39 feet on the West
line and 90 feet long on the North line, Lots 109
to 133 both inclusive are each 30 feet wide and 90

-9-

332355

feet long, Lots 134 is 41 feet wide on the east line 45 feet wide on the West line and 90 feet on the North line. Lots from 136 to 160 both inclusive are each 30 feet wide and 90 feet long; lot 135 is 45 feet and 6 inches on the East line 50 feet on the West line and 90 feet long on the North line. Lots 1 and 53 are each 42 feet wide and 123 feet 6 inches long; Lot 54 is 42 feet wide and 104 feet long; Lot 107, 108 and 161 each 42 feet wide and 90 feet deep.

The streets and alleys are as laid out on the annexed plat, Tennessee Street South of Ray Street is 58 feet wide, that part of Tennessee North of Ray Street being 60 feet wide. Maple Street is 40 feet wide, Illinois is 50 feet wide. All of the above streets run North and South.

The following streets run east and west, viz:

Ray Street is 50 feet wide, Williams Street is 50 feet wide; Morris Street is 25 feet wide. The alley between Illinois Street and Bluff Road south of Ray Street is 15, 1/2 feet wide, the alley between 1 and 53 is 12 feet wide. The alley between Illinois Street and Maple Street south of Ray Street is 12 feet wide. The alley between lots 54 and 107 being 10 feet wide. The alley between Maple Street and Tennessee Street South of Ray Street is 12 feet wide and the alley between Lots 108 and 161 being 10 feet wide. Said subdivision is made subject to any right the State of Indiana, has for the use of the Central Canal along Tennessee Street of any present right of way that the grantees of the State may legally have along said Street.

Witness our hands and seals this 27th day of January 1863.

Henry Day,
Susannah McCarty Day,
Margaret R. McCarty,
Nicholas McCarty,
Frances J. McCarty

Acknowledged January 27, 1863 by Henry Day, Susannah McCarty Day, Margaret R. McCarty, Nicholas McCarty and Frances J. McCarty.

Town Lot Record
25 page 664
August 26, 1865
Recorded
August 30, 1865

Nicholas McCarty, -, Henry Day and Susanna McCarty Day, his wife, Margaret R. McCarty, - Francis J. McCarty (signed and acknowledged Frances J. McCarty) -

Warranty Deed

-10-

to
William H. H. Johnson
Lots 46, 48, 49, 60, 63, 94, 95, 109, 110, 111,

332355

112, 121, 122, 123, 159 and 160 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision as recorded in the Recorders office of the said County of Marion.

Misc. Record
66 page 436
March 16, 1911
Recorded
March 23, 1911

-11-

STATE OF INDIANA, COUNTY OF MARION, SS:

Nicholas McCarty being first duly sworn on his oath says, that he is the son of Nicholas and Margaret McCarty both deceased and that by a deed dated August 26, 1865 recorded August 30, 1865 in Record 25, page 664, in the Office of the Recorder of Marion County, Indiana, Nicholas McCarty et al conveyed to William H. H. Johnson lots 94 and 95, with other lots in McCarty's Subdivision of the east part of out lot 120 in the City of Indianapolis, Marion County, Indiana.

That among the grantors in said deed Nicholas McCarty, the affiant, Margaret R. McCarty and Frances J. McCarty were all unmarried at the date of said deed.

The affiant further says that he by deed dated September 3, 1887 recorded in said Recorders Office in Record 194, page 94, conveyed to Frank Lemontree the said lots 94 and 95 and that the affiant at the date of said deed was and now is unmarried.

Nicholas McCarty.

Subscribed and sworn to this 16th day of March 1911.

Grace Jacques (L.S.)
Notary Public

My Commission expires January 7, 1913.

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

-12-

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,

332355

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 this undersigned Notary Public this 22nd day of November, 1912.

Frank C. Groninger (--)

Notary Public

My commission expires June 4, 1913.

Mortgage Record
TT page 596
August 26, 1865
Recorded
August 28, 1865

-13-

William H. H. Johnson --
to

Mortgage

Margaret McCarty.

Lots 46, 48, 49, 60, 63, 94, 95, 109, 110, 111, 112, 121, 122, 123, 159 and 160 in McCartys Subdivision of the east part of Out lot 120 in the City of Indianapolis according to the plat of said Subdivision as recorded in the Recorders Office of the said County of Marion.

To secure the payment when they severally shall become due of 6 promissory notes bearing even date herewith payable respectively in 1, 2, 3, 4, 5 and 6 years after date with interest from date each for the sum of \$729.16, being the unpaid balance of the purchase money for the above described real estate. (Above mortgage assigned of record July 14, 1884 to Nicholas McCarty). (Above mortgage entered satisfied of record April 13, 1887, by Clerk by virtue of proceedings in Cause 3919, Circuit Court).

IN THE MARION CIRCUIT COURT

Guardian's Docket
5 page 11

IN THE MATTER OF THE GUARDIANSHIP OF WILLIAM H. H. JOHNSON.

May 6, 1885. Petition for appointment of a Guardian filed, Clerk files answer. Trial by Jury, evidence heard. Finding and judgment that defendant

-14-

332355

is a person of unsound mind and a guardian should be appointed.

Order Book 69 page 750.

May 13, 1885. William Hadley duly appointed and qualified as Guardian of William H. H. Johnson, a person of unsound mind.

Order Book 69 page 780.

(Note: Guardians Docket shows no further entries in above Guardianship).

-15-

William H. H. Johnson died intestate July 23, 1885.

IN THE MARION CIRCUIT COURT

Estate Docket
13 page 618

IN THE MATTER OF THE ESTATE OF WILLIAM H. H. JOHNSON,
DECEASED.

Aug. 17, 1885. Mary A. Johnson was duly appointed and qualified as administratrix of the estate of William H. H. Johnson deceased, by Clerk in Vacation.

Aug. 24, 1885. Action of Clerk in Vacation, confirmed by the Court.

Order Book 72 page 601.

Feb. 1, 1888. Verified final report filed.

Feb. 22, 1888. Proof of publication of final notice filed.

March 1, 1888. Proof of posting of final notice filed, final report approved and estate closed.

Order Book 82 page 229.

Final Report Record - page -.

(Note: For showing as to heirs of above decedent see proceedings shown at subsequent entry herein).

-16-

332355

IN THE MARION CIRCUIT COURT

Cause No. 3919
Complaint filed
May 14, 1885
Complete Record
37 page 330

-17-

Nicholas McCarty
vs.
William H. H. Johnson,
Anna Johnson,
James W. Bryan,
Flavius J. Van Vorhis,
William I. Ripley
Charles H. Wischmeier,
Eva Wischmeier,
Hannah Wischmeier and
William Hadley, Guardian
of William H. H. Johnson.

Suit instituted to foreclose a certain mortgage recorded in Mortgage record T.T., page 596.

Plaintiff alleged and the Court found that said mortgage was assigned to the plaintiff herein.

May 14, 1885. Summons issued to Sheriff of Marion County, Indiana, returnable August 24, 1885 and returned showing that William H. H. Johnson was served by reading and Anna Johnson his wife served by copy, James W. Bryan served by reading and copy all on May 14, 1885, William Hadley, Guardian and Flavius J. Van Vorhis was served by reading and copy on May 15, 1885, and William I. Ripley was served by reading and copy on May 16, 1885, Charles H. Wischmeier was served by reading and copy on May 25, 1885 and Hannah Wischmeier wife of said Charles Wischmeier was served by reading on May 26, 1885.

August 24, 1885. Supplemental complaint filed showing that William H. H. Johnson died intestate July 23, 1885 leaving him surviving as his only heirs at law his widow Mary Ann Johnson who is the same person defendant that was served with process herein as the wife of the deceased by the name of Anna Johnson (and who on the 17th day of August 1885 was appointed Administratrix of the estate of said deceased). And his only children towit: Mary F. Johnson called Florence Johnson, George E. F. Johnson, called Frank Johnson, Clara L. Johnson called Lula Johnson, William H. H. Johnson Jr., Edward Johnson, Elizabeth Johnson and Mary A. Johnson Jr. who are minors and who are made party defendants herein.

August 24, 1885. Summons issued to Sheriff of Marion County, Indiana, returnable on Sept. 10, 1885 and who returned summons showing that he served by reading and copy to Mary Ann Johnson Administratrix of the estate of W. H. H. Johnson decd., and Mary Ann Johnson (widow) and served by reading to W. H. H. Johnson Jr., Edward Johnson, Elizabeth Johnson, Mary A. Johnson Jr., Mary F. Johnson, Geo. E. F. Johnson and Clara L. Johnson all on August 26, 1885.

332355

Sept. 26, 1885. Cause dismissed as to defendant Eva Wischmeier.

Sept. 26, 1885 Robert Denny appointed guardian ad litem for infant defendants Mary Florence Johnson, George E. Frank Johnson, Clara Lula Johnson, William H. H. Johnson, Jr., Edward Johnson, Elizabeth Johnson and Mary A. Johnson Jr. and files answer in their behalf in general denial.

Sept. 26, 1885. Defendants James W. Bryan, William Hadley Guardian, Flavius J. Van Vorhis, William I. Ripley, Charles H. Wischmeier and Hannah Wischmeier called and defaulted.

Dec. 2, 1885. Defendant Mary Ann Johnson widow of William H. H. Johnson, deceased, and known as Anna Johnson files answer.

Dec. 2, 1885. Judgment and Decree. Finding for plaintiff on complaint; Judgment rendered against said defendants for \$7476.00 and costs, and decree entered for foreclosure of plaintiff's mortgage and sale of said mortgaged premises, all without relief from valuation and appraisement laws.

Order Book 73 page 480.

Copy of said judgment and decree issued and came to hand of Sheriff Dec. 21, 1885. Sheriff's return recites that he advertised said real estate by giving due and legal notice of the time and place of sale for at least twenty days next before the day of sale by posting notices in three public places in Center Township and one at the Court House door, and by publication for three weeks successively in the Indiana State Sentinel, a weekly newspaper of general circulation in the City of Indianapolis. Said sale was set for the 16th day of January, 1886, at which time he first exposed to sale the rents and profits for a term not exceeding seven years of said real estate and receiving no bid therefor, he offered at public auction the fee simple of said real estate, and sold Lot 109 herein to Nicholas McCarty for the sum of \$700.00 and sold Lot 110 herein to Nicholas McCarty for the sum of \$300.00 and returned said writ unsatisfied. Certificate of sale issued to said purchaser.

Execution Docket Q page 125.

Costs Paid.

Town Lot Record
189 page 493
March 26, 1887
Recorded
April 14, 1887

Isaac King, Sheriff
of Marion County, Indiana
to

Mary Ann Johnson

Lot 110 in McCartys Subdivision of the East part
of Out Lot 120 in the City of Indianapolis, according

Sheriff's Deed

332355

to the plat of said Subdivision, recorded in the Recorder's office in said County.

Sold Jan. 16, 1886 by virtue of a judgment rendered Dec. 2, 1885 in the Circuit Court of Marion County, Cause No. 3919.

(See Order Book 75 page 480).

(Deed recites that Sheriff's Certificate of Sale was assigned by Nicholas McCarty to Mary Ann Johnson on March 25, 1887.)

Town Lot Record
189 page 494
March 26, 1887
Recorded
April 14, 1887

Isaac King, Sheriff
of Marion County, Indiana

Sheriffs Deed

to
Mary Ann Johnson

Lot 109 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis, according to the plat of said Subdivision, recorded in the Recorder's office in said County.

Sold Jan. 16, 1886 by virtue of a judgment rendered Dec. 2, 1885 in the Circuit Court of Marion County, Cause No. 3919.

(See Order Book 75 page 480).

(Deed recites that Sheriff's Certificate of Sale was assigned by Nicholas McCarty to Mary Ann Johnson on March 25, 1887.)

-19-

Town Lot Record
221 page 478
June 14, 1890
Recorded
July 10, 1890

Mary Ann Johnson,
widow,

Warranty Deed

to
Frederick W. Ballweg, and
William Blizard.

Lots 109 and 110, in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis, Marion County, State of Indiana.

-20-

332355

Town Lot Record
322 page 471
March 8, 1900
Recorded
March 10, 1900

Frederick W. Ballweg
unmarried,
to
William Blizard

Warranty Deed

Lots 109 and 110 in McCartys subdivision of
the east part of out lot 120 in the City of Indiana-
polis, Marion County State of Indiana.
(Also other real estate).

-21-

-22-

William Blizard died testate February 19, 1912.

Will Record
Y page 87
Feb. 18, 1912
Probated
Feb. 24, 1912

LAST WILL AND TESTAMENT OF WILLIAM BLIZARD, DECEASED.

I, William Blizard, make this my last will
and testament.

1. I direct that all of my debts be paid out
of my estate.

2. I give my watch to Curt H. Ackelow.

3. I give to my sister, Sarah Law Blizard
Callwell now living in Ireland my watch chain and
bog-oak jewelry set.

4. I give to Earl Gentry my gold chain-ring.

5. I direct that my crest ring and my link
cuff buttons be left with me at my death.

6. I give to Sarah Margaret Moore, infant
daughter of Arthur C. Moore, now living at 1736
North Illinois Street, Indianapolis, Indiana,
the proceeds of my life policy No. 1284389 in the
Equitable Life Assurance Society, the same being
for \$10,000.00.

7. I give to John Mason Moore, infant son
of said Arthur C. Moore the proceeds of my life
policy No. 137103 in the Northwestern Mutual Life
Insurance Company, the same being for \$10,000.00.

8. I give to John Moore, now living at 1736
North Illinois St., Indianapolis, Lots 109 and 110
in McCarty's subdivision of the east part of Out
Lot 120 in the City of Indianapolis, Marion
County, Indiana. Also the North half of Lot 22
in Greer and Water's subdivision of the south
half of Out Lot 101 in said Indianapolis.

-23-

332355

9. I give to Arthur C. Moore, living at 1736 said North Illinois Street Lot 7 in Seidensticker's subdivision of the east part of Out Lot 15 in the City of Indianapolis, Marion County, Indiana.

10. I hereby release and cancel all debts owing to me from said Arthur C. Moore and from James C. Dickson and from the Estate of Sarah Moore.

11. I give to Agnes M. Lane now living at 4343 North Meridian Street, Indianapolis, the sum of \$3,000.00.

12. I give the balance of my jewelry, silverware and personal effects to said Arthur C. Moore.

13. I give to said John Moore Lot 12 in McCarty's Subdivision of Out Lot 116 and part of 117 in Indianapolis, Marion County, Indiana.

14. I give to my said sister, Sarah Law Blizard Callwell the residue of my estate of every kind and nature and wherever situated.

15. I hereby revoke all former wills made by me.

16. I hereby appoint the Union Trust Company of Indianapolis, Executor of this my last will and testament.

William Blizard
Indianapolis, February 18, 1912.

Signed by said William Blizard and declared by him to be his last will and testament in our presence and signed by us at his request in his presence and in the presence of each other.

Lucius B. Swift

Frederick W. Ballweg

Note: A transcript of above Will was also recorded Oct. 15, 1915 in Town Lot Record 550, page 121, in the office of the Recorder of Marion County, Indiana.

IN THE PROBATE COURT OF MARION COUNTY

IN THE MATTER OF THE ESTATE OF WILLIAM BLIZZARD, DECEASED.

February 24, 1912. Will probated in open court and The Union Trust Company qualified as Executor of the Last Will and Testament of William Blizard, deceased.

See Order Book 18 page 571.

Estate Docket
40 estate 10985

-24-

332355

March 14, 1912. Proof of publication of notice of appointment filed.

April 5, 1913. Verified final report filed.

April 29, 1913. Proof of posting of final notice filed, final report approved and estate closed. See Order Book 24 page 50.

(NOTE: Executor's final report shows that said estate had been fully administered in accordance with terms of last will of said decedent and that all legacies and bequests had been fully paid.)

Town Lot Record
545 page 173
June 4, 1915
Recorded
June 14, 1915

John Moore, widower,
to
Fletcher Savings & Trust
Company, Trustee,
for John Moore.

Warranty Deed

Lots 109 and 110, in McCarty's Sub-division of the East part of Out Lot 120, in the City of Indianapolis, Marion County, Indiana.

Subject to a certain mortgage on said real estate to Fletcher Savings & Trust Company, Trustee, which mortgage is recorded at page 116 in Mortgage Record 642, in the Recorder's Office of said County.

To have and to hold the said real estate however, in trust for the ultimate use and benefit of said John Moore, with all the powers, use, control, disposition which the said John Moore would have had, had this instrument not been executed and delivered, with full power to sell said real estate at such price and on such terms as it may deem advisable, to execute contracts of sale and deeds of conveyance of said real estate; to collect the proceeds of such sales to accept mortgages for any part of the purchase price of said real estate from its purchasers, to collect the amount of such mortgages and to release the same when fully paid, and to do any act or execute any instrument which it may consider will be for the advantage and benefit of the trust hereby created. Persons paying money to said grantee, as such trustee are hereby relieved from the necessity of seeing to the application of such moneys and no act of said grantee shall in any way prejudice the title of any of its grantees.

(Mortgage above referred to released of record March 14, 1917).

Town Lot Record
572 page 402
Feb. 17, 1917
Recorded
Feb. 28, 1917

-26-

Fletcher Savings and Trust Company, of Indianapolis, Marion County, Indiana, as Trustee, under a deed of trust recorded in Record 545, on page 173, in the Recorder's Office of Marion County, in the State of Indiana, executed by John Moore, unmarried, By Evans Woollen, its President, Attest: Fred K. Shepard, its Secretary, (Corp. Seal).

Warranty Deed

to
Anna Rundberg.
Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 in the City of Indianapolis.
Subject to all taxes and assessments.

The execution and delivery of this deed and its acceptance by the grantee, to terminate fully and finally the trust created by the deed above referred to, in-so-far as the same relates to the real estate herein described.

ABSTRACTOR'S NOTE: Above conveyance executed subject to a mortgage for \$1,500.00, recorded June 30, 1914, in Mortgage Record 642, Page 116, said mortgage released of record March 14, 1917.

Town Lot Record
706 page 148
Oct. 23, 1923
Recorded
Oct. 24, 1923

-27-

Anna Rudberg,
widow, and unmarried,
to
Abraham Rothstein, and
Pearl Rothstein,
husband and wife,

Warranty Deed

Lots 109 and 110 in McCarty's Subdivision of the east part of Out Lot 120 in the City of Indianapolis, reference being made to the recorded plat thereof, as recorded in plat book 2, page 86, of the Recorder's office of Marion County, Indiana.

Subject to all unpaid taxes and municipal assessments.

Town Lot Record
1191 page 150
Inst. #41836
Oct. 11, 1945
Recorded
Oct. 16, 1945

-28-

Abraham Rothstein, and
Pearl Rothstein,
husband and wife,
to
Happy Homes, Inc.

Warranty Deed
(U.S. Revenue
Stamp Attached)

Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

Subject to the unpaid balance of a certain mortgage loan in favor of Celtic Federal Savings and Loan Association of Indianapolis, Indiana, for the principal sum of \$2500.00.

(Proper citizenship clause is attached).

332355

Misc. Record
276 page 502
Inst. #4308
Feb. 13, 1937
Recorded
Feb. 13, 1937

ARTICLES OF INCORPORATION OF HAPPY HOMES, INC.

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 Happy Homes, Inc.

The purpose or purposes for which it is formed are as follows:

To acquire, own, hold, use, lease, work, develop, cultivate, farm, ranch, mine, drill, improve, subdivide, plat, supervise, manage, obtain insurance for, option, provide transportation to or from, trade, barter, exchange, mortgage, pledge, sell, convey or otherwise dispose of property, real and personal, tangible and intangible, either as principal, agent, contractor, lessee, administrator, executor, or otherwise; to borrow money, and to issue, sell or pledge its obligations and evidences of indebtedness, and to mortgage or pledge its property and franchises to secure its payment thereof in Indiana or elsewhere.

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

The amount of paid in capital with which this corporation will begin business is \$500.00.

Approved and filed Feb. 13, 1937.

August G. Mueller
Secretary of State

-29-

PAID IN CAPITAL AFFIDAVIT

FOR HAPPY HOMES, INC.

Misc. Record
277 page 279
Inst. #7775
Recorded
March 16, 1937

Affidavit signed by majority of directors of said corporation states that required capital has been fully paid in.

-30-

332355

Mortgage Record
1062 page 329
Inst. #7792
March 3, 1930
Recorded
March 3, 1930

Abraham Rothstein and
Pearl Rothstein,
husband and wife,

Mortgage

to
Celtic Saving & Loan
Association No. 3.

SATISFIED OF RECORD
SATISFIED UNION TRUST CO.
319-48

-31-

Lots No. 109 and 110 in McCarty's Subdivision of
the east part of Out Lot 120 in the City of Indianapolis,
as per plat thereof, recorded in plat book 2, at page
86, in the Recorder's Office of Marion County, Indiana.

To secure the performance of a certain bond of
even date herewith in penalty of \$2500.00 and interest
at the rate of 6 1/2% per annum together with certain
dues, fines, etc. with 10% attorney's fees.

CERTIFICATE OF CHANGE OF NAME

Misc. Record
270 page 495
Inst. #16914
June 15, 1936
Recorded
June 19, 1936

WHEREAS, Celtic Savings and Loan Association No.
3 Indianapolis, Indiana, has filed its application
for conversion into a Federal Savings and Loan
Association under the name and style of Celtic
Federal Savings and Loan Association of Indianapolis,
and,

-32-

WHEREAS, it appears that application has com-
plied with the statute and rules and regulations made
pursuant thereto, now, therefore,

BE IT RESOLVED, by the Federal Home Loan Bank
Board that the application of said Association for
permission to convert itself into a Federal Savings
and Loan Association under the name and style of
Celtic Federal Savings and Loan Association of
Indianapolis, be approved and that a Charter be
issued to said Association accordingly, in the form
as is prescribed in the rules and regulations made
by this Board.

BE IT FURTHER RESOLVED, That triplicate certi-
fied copies of this resolution shall be transmitted
to said association for filing in the manner required
by Section 55 of Chapter 5 of the Acts of the
Indiana General Assembly of 1935, for the purpose of
showing the conversion hereinabove approved.

I hereby certify that this is a resolution
passed by the Federal Home Loan Bank Board on
June 15, 1936.

H. Caulson,
Assistant Secretary
(Seal of Federal Home Loan Bank Board.)
Approved and filed June 19, 1936.

August G. Mueller
Secretary of State

332355

Mortgage Record
1454 page 483
Inst. #12890
March 1, 1948
Recorded
March 2, 1948

Happy Homes, Inc.
(Corp. Seal)
By Horace O. Wright,
Jr., President,
Attest: Mary E. Sprenger,
Secretary, a corporation
organized under the
laws of the State of
Indiana,

Mortgage
(Intangible Tax in the
amount of \$3.40 Paid)

-33-

SATISFIED OF RECORD 5-1-51
ATTEST, UNION TITLE CO.

BY *Albert M. Bristor*
PRESIDENT

to
Anna H. Spann

Lot numbered 109 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

To secure the payment, when the same shall respectively become due, of one promissory note of even date herewith in the sum of \$1,350.00, payable in monthly instalments of \$13.50 each, said notes bearing interest at the rate of 6% per annum, payable semi-annually, until maturity and said notes being dated concurrently herewith, and all bearing interest at eight per cent per annum after maturity with attorney's fees.

Mortgage Record
1454 page 484
Inst. #12891
March 1, 1948
Recorded
March 2, 1948

Happy Homes, Inc.
(Corp. Seal)
By Horace O. Wright,
Jr., President,
Attest: Mary E. Sprenger,
Secretary, a corporation
organized under the laws
of the State of Indiana,

Mortgage
(Intangible Tax in the
amount of \$3.40 Paid)

-34-

SATISFIED OF RECORD 5-1-51
ATTEST, UNION TITLE CO.

BY *Albert M. Bristor*
PRESIDENT

to
Louise S. Duck.

Lot Numbered 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

To secure the payment when the same shall respectively become due of one promissory note of even date herewith in the sum of \$1350.00 payable in monthly installments of \$13.50 each said notes bearing interest

332355

at the rate of 6% per annum payable semi-annually until maturity and said notes being dated concurrently herewith and all bearing interest at eight per cent per annum after maturity with attorney's fees.

Judgment Search

-35-

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:

Abraham Rothstein
and
Pearl Rothstein
jointly and
not individually

from March 15, 1938
to and including
October 16, 1945

and vs.

Happy Homes, Inc.

for the 10 years
last past and
against none other.

-36-

Taxes for the year 1946 on Lot 110 herein fully paid, Lot 109 herein paid except a shortage of \$2.62 which is unpaid.

-37-

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

General Tax Duplicate Nos. 438149-50, Corp., Indianapolis, Center Township, Parcel Nos. 62878-9.

May Installment \$37.88 Unpaid.

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

November Installment \$37.88 Unpaid.

-38-

Taxes for the year 1948 now a lien.

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

332355

GUARANTEED CERTIFICATE

-39-

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 39 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 20 both inclusive.
Dated at Indianapolis, Indiana, March 13, 1948, 8 A.M.

UNION TITLE COMPANY

By Albert M. Bristow
President

-20-

HHG

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

★
332355

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: Horace O. Wright

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 10, 1948, 8 A.M. and

The Indianapolis Division of the Southern District down to and including March 11, 1948, 8 A.M.

Abraham Rothstein
Pearl Rothstein
Happy Homes, Inc.

UNION TITLE CO.

BY *Albert M. Briston*
PRESIDENT

403249

CAPTION

-1-

May
Continuation of Abstract of Title to Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.
Since March 13, 1948, 8 A.M.

Prepared for: Horace O. Wright

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:

Happy Homes, Inc.

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

-3-

Taxes for the year 1950 on the Real Estate for which this Abstract is prepared are assessed in the name of Happy Homes Inc. and are due and payable on or before the first Mondays in May and November of 1951.

General Tax Duplicate No. 342785-6, Corp.,
Indianapolis, Center Township, Parcel No. 62878-9.

May Installment \$63.79 Unpaid.

November Installment \$63.79 Unpaid.

SINCE PAID IN FULL
BY *Albert W. Britton*
PRESIDENT

-4-

Taxes for the year 1951 now a lien. SEE SUBSEQUENT CONTINUATION

403249

GUARANTEED CERTIFICATE

23

-5-
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 5 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, April 12, 1951, 8 A.M.

UNION TITLE COMPANY

by..... *Albert M. Brist*
President

-2-

KGJ

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

403249

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: Horace O. Wright

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

April 11, 1951, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 12, 1951, 8 A.M.

Happy Homes, Inc.

UNION TITLE CO.

BY *Albin M. Burt*
PRESIDENT

KGJ

426447

CAPTION

-1-

Continuation of Abstract of Title to Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.
Since April 12, 1951, 8 A.M.

Prepared for: Horace O. Wright

Mortgage Record
1597 page 237
Inst. #24320
Apr. 18, 1951
Recorded
Apr. 24, 1951

Happy Homes, Inc. (Corp. Seal)
By. Horace O. Wright, Jr.,
President
Attest: Mary E. Sprenger,
Secretary
to

Mortgage

SATISFIED OF RECORD 5-7-52
ATTEST. UNION TITLE CO.
BY *Albert M. G. G. G.*
PRESIDENT

Union Federal Savings
and Loan Association

Lots 109 and 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the office of the Recorder of Marion County, Indiana.

To secure the repayment of a loan as evidenced by a promissory note of even date herewith, in the principal sum of \$4000.00, payable on or before 9 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 \$50.00 per month, in advance, said payments to be made on or before the eighteenth 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.

This mortgage also shall secure such additional amounts not to exceed \$400.00 which the Association at its option may loan to the mortgagor (s) during a period of 6 years from date hereof.

-2-

426447

Judgment Search

-3-

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:

Happy Homes, Inc.

from April 12, 1951,
8 A.M. to date
and against none other.

-4-

Taxes for the year 1951 on the Real Estate for which this Abstract is prepared are assessed in the name of Happy Homes, Inc. and are due and payable on or before the first Mondays in May and November of 1952.

General Tax Duplicate No. 251313-14, H-I-J,
Indianapolis, Center Township, Parcel No. 62878-9.

May Installment \$66.40 Unpaid.

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

November Installment \$66.40 Unpaid.

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

-5-

Taxes for the year 1952 now a lien.

426447

GUARANTEED CERTIFICATE

-6-

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 6 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 3 both inclusive.

Dated at Indianapolis, Indiana, April 12, 1952, 8 A.M.

UNION TITLE COMPANY

by *Albert M. Bristow*
President

-3-

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

426447

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: Horace O. Wright

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

April 9, 1952, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

April 10, 1952, 8 A.M.

Happy Homes, Inc.

UNION TITLE CO.

BY *Albert D. Buster*
PRESIDENT

LA

475406

CAPTION

-1-

Continuation of Abstract of Title to Lot 110 in
McCarty's Subdivision of the East part of Out
Lot 120 of the Donation Lands in the City of
Indianapolis, as per plat thereof, recorded in Plat
Book 2, page 86 in the office of the Recorder of
Marion County, Indiana.
Since April 12, 1952, 8 A.M.

Prepared for: James T. Tanner

Town Lot Record
1451 page 652
Inst.#29033
April 15, 1952
Recorded
May 5, 1952

-2-

Happy Homes Inc. (Corp Seal) WarrWarrantyDeed
By: Horace O. Wright, Jr., President (U.S. Revenue
Attest: Mary E. Sprenger, Secretary Stamp Attached)
A corporation organized and existing
under the laws of the State of Indiana

to
Union Federal Savings and Loan Association
Lot 110 in McCarty's Subdivision of the East Part
of Out Lot 120, in the City of Indianapolis, recorded
in plat book 2, page 86, in the office of the Recorder,
Marion County, Indiana.

Subject to its pro-rata share of the unpaid balance
of a certain mortgage in favor of Union Federal Savings
and Loan Association for the principal sum of \$4, 000.00.

Subject to taxes for the year 1951 due and payable
in May and November 1952 and thereafter.

Subject to any unpaid assessments, restrictions,
limitations or easements that may appear of record a-
gainst this real estate.

The undersigned officers hereby certify that they
have been duly authorized by the Board of Directors of
Happy Homes Inc. to execute and deliver this conveyance
of real estate and that said corporation has no preferred
stock outstanding.

Proper citizenship clause is attached.

Articles of Incorporation of the "INDIANOLA BUILDING AND LOAN ASSOCIATION", of Indianapolis, Indiana, dated September 3, 1887, recorded October 5, 1887, in Misc'l. Record 9 page 290.

Resolution approving the conversion of the "INDIANOLA BUILDING AND LOAN ASSOCIATION", Indianapolis, Indiana, into a Federal savings and loan association, under the name and style of "UNION FEDERAL SAVINGS AND LOAN ASSOCIATION", recorded June 29, 1937 in Misc'l. Record 281 page 97.

Articles of Incorporation of the "CO-OPERATIVE SAVINGS AND LOAN ASSOCIATION", dated -- 1913, acknowledged Oct. 2, 1913, recorded Oct. 2, 1913 in Misc'l. Record 78 page 290.

Resolution of Federal Home Loan Bank Board approving the conversion of the "CO-OPERATIVE SAVINGS AND LOAN ASSOCIATION", into a Federal savings and loan association, under the name and style of "CO-OPERATIVE FEDERAL SAVINGS AND LOAN ASSOCIATION", recorded July 9, 1937 in Misc'l. Record 281 page 271.

Resolution of Federal Home Loan Bank Board approving the merger of the CO-OPERATIVE FEDERAL SAVINGS AND LOAN ASSOCIATION, of Indianapolis, Indiana, and the UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, Indianapolis, Indiana, under the name and charter of the UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, dated August 3, 1937, recorded September 16, 1937, in Misc'l. Record 282 page 576.

Articles of Incorporation of "NEW PROGRESS BUILDING ASSOCIATION", dated September 12, 1896, recorded September 16, 1896 in Misc'l. Record 25 page 206.

Resolution of Federal Home Loan Bank Board approving the merger of the UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, Indianapolis, Indiana, with the NEW PROGRESS BUILDING ASSOCIATION, under the name and charter of the UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, dated March 10, 1939, recorded March 14, 1939, in Misc'l. Record 297 page 239.

Articles of Incorporation of "THE COLUMBIAN SAVINGS AND LOAN ASSOCIATION", dated April 21, 1913 recorded April 22, 1913, in Misc'l. Record 76 page 227.

Resolution of Federal Home Loan Bank Board approving the conversion of THE COLUMBIAN SAVINGS AND LOAN ASSOCIATION, Indianapolis, Indiana, into a Federal savings and loan association by way of the merger of said Association, into UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, Indianapolis, Indiana, under the name and charter of said UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, dated June 23, 1939 recorded July 19, 1939 in Misc'l. Record 302 page 61.

Articles of Incorporation of the SOUTH PARK SAVING AND LOAN ASSOCIATION, dated March 22, 1910, recorded March 30, 1910 in Misc'l. Record 62 page 441.

Resolution of Federal Home Loan Bank Board approving the conversion of the SOUTH PARK SAVING AND LOAN ASSOCIATION, Indianapolis, Indiana, into a Federal savings and loan association, by way of the merger of the said association, into the UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, Indianapolis, Indiana, under the name and charter of said UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, dated June 28, 1940, recorded July 26, 1940 in Misc'l. Record 313 page 221.

475406

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:

Happy Homes, Inc.

from April 12, 1952,
8 A.M. to and including
May 5, 1952

and vs.

Union Federal Savings and
Loan Association

for the 10 years
last past and
against none other

-5-

Taxes for the year 1953 on the real estate for which this Abstract is prepared are assessed in the name of Union Federal Savings and Loan Association and are due and payable on or before the first Mondays in May and November of 1954.

General Tax Duplicate No. 327984, T-2, Indianapolis, Center Township, Parcel No. 62879.

May Installment \$56.12 Paid.

November Installment \$56.12 Unpaid
BY *Vern E. Burdridge*
PRESIDENT

-6-

Taxes for the year 1954 now a Gen.
BY *Vern E. Burdridge*
PRESIDENT

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

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

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

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.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 4,800 square feet per family; Class A-3, 2,400 square feet per family; Class A-3 (corner lot) 2000 square feet per family; Class A-4, 1,200 square feet per family; Class A-4 (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

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

475406

Computation of Lot Areas.

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

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

Restrictions on Reduction of Lot Areas.

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

Restrictions of Floor Areas in Dwelling Houses.

(General Ordinance No. 113, 1952)

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

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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

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

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

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

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

475406

Non-Conforming Uses.

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

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

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

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

The real estate herein abstracted appears in Use District, Class U-3; Height District, Class H-1; and Area District, Class A-4; all as shown by the district zoning map of the City of Indianapolis, and is subject to the restrictions and uses therein provided for real estate in each of said respective districts.

-8-

June 28, 1954. 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.

475406

GUARANTEED CERTIFICATE

-9-

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 7 both inclusive.
Dated at Indianapolis, Indiana, July 13, 1954, 7 A.M.

UNION TITLE COMPANY

by *Albert M. Bristor*
President

-7- p11

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

475406

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: James T. Tanner

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 7, 1954, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

July 8, 1954, 7 A.M.

Happy Homes, Inc.
Union Federal Savings and Loan Association

UNION TITLE CO.
BY *Albert M. Bristor*
PRESIDENT

pll

163708

582302

CAPTION

-1-

Continuation of Abstract of Title to Lot 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.
Since July 13, 1954, 7 A.M.

Prepared For: Anchor Federal Savings and Loan Association

Town Lot Record
1539 page 618
Inst. #54270
Aug. 10, 1954
Recorded
Aug. 10, 1954

-2-

Union Federal Savings and Loan Association (Corp. Seal)
By: Harold R. Taylor
Vice President, Attest: Frank S. Wood, Jr. Asst. Secretary, a corporation under and by virtue of the laws of the United States of America,

Special Warranty Deed
(U. S. Revenue Stamp Attached)

to
Richard A. Chavers

Lot 110 in McCarty's Subdivision of the East Part of Out Lot 120, in the City of Indianapolis, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

Subject to all taxes, liens and encumbrances of record.

This deed is executed pursuant to a duly adopted resolution of the Board of Directors of Union Federal Savings and Loan Association authorizing the President or Vice President and Secretary or Assistant Secretary to execute the same; said grantor has no preferred stock issued, or outstanding.

Subject to any and all covenants, restrictions, or easements running with the above described real estate that are of record.

It is understood and agreed by the parties hereto, that the title to the real estate herein conveyed is warranted only in so far as it might be affected by any act of the grantor during its ownership thereof and not otherwise.

-1-s1

582302

Mortgage Record
1744 page 565
Inst. #54272
Aug. 10, 1954
Recorded
Aug. 10, 1954

Richard A. Chavers, unmarried
to
Anchor Federal Savings and
Loan Association

Mortgage

SATISFIED OF RECORD
M. BROWN TITLE DIVISION
OF
LAWYERS TITLE INSURANCE CORP.
BY *M. L. Sullivan*

-3- 9-18-58

Released on margin

JW

Lot 110 in McCarty's Subdivision of the East part of
Out Lot 120 of the Donation Lands in the City of Indiana-
polis, as per plat thereof, recorded in Plat Book 2, page
86, in the Office of the Recorder of Marion County, Indiana.

To secure the payment of a loan evidenced by a prom-
issory note of even date herewith, in the principal sum of
\$1,900.00, with interest as provided for in said note from
date until paid, said principal and interest being payable
in payments as provided in said note; all of said payments
to be made on or before the first day of each calendar month
hereafter until the whole of said principal sum and interest
is fully paid in compliance with all the stipulations of
said note, with reasonable attorney's fees.

This mortgage shall also secure any additional advances
made to mortgagor by Association not in excess (in the
aggregate) of the above amount, at any time within a period
of 10 years from the date hereof.

Old Age Assistance
Search

-4-

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

Juvenile Court
Search

-5-

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

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

582302

Judgment Search

-6-

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

Union Federal Savings and Loan Association

from July 13, 1954,
7 A.M. to and including
August 10, 1954

and vs.

Richard A. Chavers

for the 10 years
last past and
against none other

-7-

Taxes for the year 1957 on the real estate for which this Abstract is prepared are assessed in the name of Richard A. Chavers and are due and payable on or before the first Mondays in May and November of 1958.

General Tax Duplicate No. 277036, C-D, Indianapolis, Center Township, Parcel No. 62879.

May Installment \$65.18 Paid.

November Installment \$65.18 Unpaid.

-8-

Taxes for the year 1958 now a lien.

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

-9-

Be it resolved by The Metropolitan Plan Commission of Marion County, Indiana, that, in order to consolidate the various existing master plans and zoning and subdivision control ordinances now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana, The Metropolitan Plan Commission of Marion County, Indiana, adopts all existing master plans now in force in Marion County, Indiana, and the classified cities and towns of Marion County, Indiana.

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

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

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

If such lands lie outside the corporate limits of any incorporated city or town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

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

Effective March 28, 1957.

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

-10-

July 11, 1958. 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.

582302

GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 11 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 5 both inclusive.

Dated at Indianapolis, Indiana, July 24, 1958, 8 A.M.

UNION TITLE COMPANY

by Vern E. Bundridge
President

-5-81

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MElrose 2-2361

Capital Stock \$1,000,000.00

582302

UNITED STATES DISTRICT COURTS OF INDIANA

SOUTHERN DISTRICT

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

NORTHERN DISTRICT

South Bend Division
Hammond Division
Fort Wayne Division
Lafayette Division

SEARCH FOR PENDING BANKRUPTCIES INTERNAL REVENUE TAX LIENS

Prepared for: Anchor 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 eight divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

July 23, 1958, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

July 24, 1958, 8 A.M.

Union Federal Savings and Loan
Association

Richard A. Chavers

UNION TITLE CO.

BY Vern E. Bundridge
RESIDENT

s1

467329

-1-

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Number One Hundred Ten (110) in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 86, in the Office of the Recorder of Marion County, Indiana.

Prepared for Anchor Federal Savings and Loan Association, since date of July 23, 1958

CONVEYANCES

Deed Record
1715 page 380
Inst.#48720
Aug. 8, 1958
Recorded
Aug. 8, 1958

L. M. BROWN DIVISION

Richard A. Chavers, an
unmarried adult
to
Robert W. Stokes and
Mary D. Stokes,
husband and wife

Warranty Deed
Revenue Stamps
Attached

-2-

Lawyers Title Insurance Corporation

Lot Numbered 110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof recorded in Plat Book 2, page 86 in the Office of the Recorder of Marion County, Indiana.
Subject to taxes.
Deed contains citizenship statement.

Mtg. Record
1948 page 368
Inst.#48726
Aug. 7, 1958
Recorded
Aug. 8, 1958

Robert W. Stokes and
Mary D. Stokes,
husband and wife
to
Anchor Federal Savings
and Loan Association

Mortgage

-3-

Lot 110 in McCarty's Subdivision of the East part of Out Lot 120, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

To secure the payment of a loan evidenced by a promissory note in the principal sum of \$1,800.00 with interest as provided for in said note from date until paid, said principal and interest being payable

INDIANAPOLIS, INDIANA

in payments as provided in said note, all of said payments to be made without relief from valuation and appraisal laws, at the office of said Association on or before the first day of each calendar month hereafter until the whole of said principal sum and interest is fully paid in compliance with all the stipulations of said note.

SUPERIOR COURT OF MARION COUNTY

Cause #S-60-1567

Anchor Federal Savings and Loan Association

Foreclosure of Mortgage

vs.

Robert W. Stokes and Mary D. Stokes

-4-

L. M. BROWN DIVISION

March 7, 1960, Complaint files to foreclose mortgage given by above defendants to above plaintiff and recorded in Mortgage Record 1948 page 368, upon the following described real estate:

Lot #110 in McCarty's Subdivision of the East part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 86, in the Office of the Recorder of Marion County, Indiana.

Summons issued returnable March 21, 1960.

Sheriff's return on summons shows service on Robert W. Stokes and Mary D. Stokes by leaving a copy of their last and usual place of residence March 9, 1960.

Affidavit of non-residence of - - -

January 31, 1961, Non-Military affidavit of residence filed.

Proof of publication of notice as to non-resident defendants filed 19 - -

Defendants called and defaulted: cause submitted. Finding for plaintiff in the sum of \$2049.24 and costs without relief from valuation or appraisal laws and that the same is secured by mortgage on the real estate described in plaintiff's complaint and that plaintiff is entitled to have said mortgage foreclosed and the equity of redemption of the defendants and each of them be forever barred and foreclosed.

Judgment on finding. Decree of foreclosure and order of sale.

Order Book 962 page 538.

March 29, 1961, Certified copy of decree issued to the Sheriff of Marion County, who after duly advertising said real estate for sale did on the 24th day of May 1961 first offer at public outcry the rents and profits of same and receiving no bid, he then in like manner offered

Lawyers Title Insurance Corporation

467329

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

the fee simple of the same and Anchor Federal Savings & Loan Assn., bid therefor the sum of \$2,130.24 and no one bidding more and he being the highest and best bidder, the same was openly struck off to him, certificate of sale issued and writ returned fully satisfied.
Execution Docket 89 page 57.

Deed Record
1865 page 181
Inst.#45455
May 26, 1961
Recorded
June 9, 1961

Robert A. O'Neal
Sheriff of Marion
County

Sheriff's Deed
Revenue Stamps
Attached

to
Anchor Federal Savings and
Loan Association

Lot 110 in McCarty's Subdivision of the East part of Out Lot 120, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 86, in the Office of the Recorder of Marion County, Indiana.

Deed made by virtue of the proceedings had in the Superior Court of Marion County, Indiana, in Cause #S60-1567

(Instrument discloses name of person preparing same.)

-5-

Misc. Record
56 page 268
April 24, 1908
Recorded
April 25, 1908

The Atkins Saving & Loan
Association

Articles

The name of this Corporation shall be, The Atkins Saving & Loan Association and its place of business shall be in the City of Indianapolis, Marion County, Indiana.

The charter of this company shall be for 50 years.

This company is organized for the purpose of raising money to be loaned among the members thereof, on approved securities, and for such other purposes as are authorized by law. The capital stock of this company shall be \$200,000 which shall be issued in shares of \$100.00 each. New shares may be issued in lieu of any shares or stock which said association has redeemed or paid off.

For increase of capital stock from \$200,000 to \$500,000.00 see Misc. Record 61 page 532.

For increase of capital stock from \$500,000 to \$1,000,000, see Misc. Record 74 page 142.

-6-

467329

INDIANAPOLIS, INDIANA

For increase of capital stock from \$1,000,000 to \$1,500,000, see Misc. Record 108 page 317.

For increase of capital stock from \$1,500,000 to \$2,000,000, see Misc. Record 244 page 114.

For increase of capital stock from \$2,000,000 to \$3,500,000, see Misc. Record 244 page 115.

For increase of capital stock from \$3,500,000 to \$5,000,000 see Misc. Record 202 page 287.

Misc. Record
441 page 360
Dec. 9, 1949
Recorded
Dec. 22, 1949

The Atkins Saving
& Loan Association

Articles of Amend-
ment of the Articles
of Incorporation

The above named corporation was organized on April 24th, 1908 under the provisions of the Laws of the State of Indiana.

The above named corporation upon the proposal of its Board of Directors by resolution duly adopted by said Board of Directors setting forth the proposed amendment does now hereby by

Arthur P. Holt its President
and Ivan E. Coopriider its Secretary
execute and acknowledge the following:

RESOLVED, That Article II of the Articles of Incorporation of this Association shall be amended to read as follows:

The term of existence of this Company shall be perpetual.

-7-

L. M. BROWN DIVISION

Misc. Record
423 page 503
Aug. 19, 1948
Recorded
Aug. 25, 1948

Edward W. Springer

Affidavit

Affiant says that he is Secretary of The Atkins Saving and Loan Association of Indianapolis, Indiana, and as such is fully authorized to execute this affidavit for and on its behalf.

Affiant further says that at a special meeting of the Board of Directors of said association held on August 19, 1948, Mr. Charles McArthur, one of its duly elected and acting Directors, offered the following resolution and moved its adoption.

"BE IT RESOLVED, that the President and Secretary of The Atkins Saving and Loan Association shall at all times hereafter have the authority to execute all deeds of conveyance of real estate owned by said Association; and

-8-

Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

"BE IT FURTHER RESOLVED, that all such deeds executed in the past by the President and Secretary of said Association are hereby approved; and

"BE IT FURTHER RESOLVED, that all of such deeds hereafter executed by the President and Secretary of said Association shall not require any specific resolution of this Board, it being the intention herein to grant the President and Secretary of said Association the full power to execute any such conveyances at any time they deem appropriate".

The motion to adopt said resolution was seconded by Mr. Lloyd Z. Beckwith and was unanimously carried.

Edward W. Springer.

Misc. Record
480 page 359
Inst.#15920
Feb. 20, 1952
Recorded
March 7, 1952

L. M. BROWN DIVISION

Home Loan Bank Board

No.4987
Date: February 20,
1952

RESOLVED, That The Atkins Savings & Loan Association, Indianapolis, Indiana, is hereby permitted to convert itself into a Federal Savings and Loan Association under the name and style of "Anchor Federal Savings and Loan Association", with its offices at Indianapolis, Indiana, and a charter shall be issued to such Association.

RESOLVED FURTHER, That three copies of this resolution certified by the Secretary shall be issued for filing in the manner required by the Indiana Financial Institutions Act, as amended.

By the Home Loan Bank Board
H. Caulsen,
Assistant Secretary

-9-

Lawyers Title Insurance Corporation

-10-

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

-11-

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

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

MECHANICS' LIENS

-12-

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

OLD AGE ASSISTANCE LIENS

-13-

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

-14-

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments, and for the period so specified under such search for unsatisfied judgments rendered in Paternity and Heirship proceedings.

We find None.

JUDGMENTS

-15-

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.

Richard A. Chavers from July 23, 1958 to August 8, 1958, inclusive.

Robert W. Stokes and Mary D. Stokes, jointly and not individually from July 1, 1954 to June 9, 1961, inclusive.

Anchor Federal Savings & Loan Association for 10 years last past.

None found unsatisfied.

ASSESSMENTS

-16-

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

467329

INDIANAPOLIS, INDIANA

TAXES

-17-

Taxes for the year 1962 and prior years:
Paid in full

-18-

Taxes for the year 1963 assessed in the name of
Anchor Federal Sav. & Loan Assn.

ASSESSED VALUATION:

Land	\$ 260.00
Improvement	\$ 490.00
Exemption	- -
Net Valuation	\$ 750.00

Parcel Nos. 1-01-62879
General Tax Duplicate No. 325807
Indianapolis Center Township are due and payable
the first Monday in May and November 1964.

May Installment \$33.57 Paid
Nov. Installment \$33.57 Unpaid

L. M. BROWN DIVISION

-19-

Taxes for year 1964 became a lien March 1st and
are due and payable in May and November, 1965.

Lawyers Title Insurance Corporation

-20-

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 from July
11, 1958 to June 12, 1964, inclusive.

O R D I N A N C E

-21- BE IT ORDAINED by The Marion County Council of Marion County, Indiana, that Marion County Council Ordinance No. 8-1957, as amended, be amended as follows:

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

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

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

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

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

John D. Hardin
Fred W. Nordsiek
Frank J. Billeter
Louie Moller
John A. Kitley
THE MARION COUNTY COUNCIL

DATED: MAY 31, 1960
ATTEST: Clem Smith,
AUDITOR OF MARION COUNTY, INDIANA.

O R D I N A N C E

-22-

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

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

(j) Restrictions of Floor Areas in Dwelling Houses.

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

In a Class A1 or A2 district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 900 square feet for each family, or 660 square feet for each family if additional floor area of at least 240 square feet per family is provided on any floor or floors.

In a class A3, A4, A5, or A6 district no dwelling house may be erected, altered, or used in which the minimum main floor area, exclusive of garage area, carports and open porches is less than 720 square feet for each family, or 600 square feet for each family if additional floor area of at least 120 square feet per family is provided on any floor or floors.

For purposes of this section, "minimum main floor area" shall be the area of that floor or floors (excluding basement or underground floor area) nearest to the level of the finished lot grade measured within the outer face of exterior walls and under the roof of a dwelling house.

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

(1) At least one complete side of such floor area shall be at ground level or above; and 60% or more of the exterior wall surface for such floor area (excluding that portion of the exterior wall surface enclosing any higher floor) shall be above the level of the finished lot grade; and

(2) Said exterior wall surface shall have a minimum total window area equal to 7% of such "additional floor area".

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

John A. Kitley
Albert L. Steinmeier
Josephine K. Bicket
Frank J. Billeter
John D. Hardin
THE MARION COUNTY COUNCIL

Dated July 7, 1961

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

467329

-23-

CERTIFICATE

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

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

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

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

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid Ditch assessments and Municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared. No search is made for unpaid assessments in any City or Town other than the City of Indianapolis.

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, of the Juvenile Court of Marion County, and of the Civil Municipal Courts of Marion County, including Replevin Bail, Recognizance Bonds and Transcripts of Judgments of United States Courts, as said records and dockets are now indexed.

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 July 23, 1958 to and including

July 1, 1964, 8 A.M. and covers Paragraphs No. 1 to 23 both inclusive, and Sheets No. 1

to 10 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M. T. Sullivan*



MLB

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

467329

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

ANCHOR FEDERAL SAVINGS & LOAN ASSOCIATION

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

The Undersigned Lawyers Title Insurance Corporation, with offices in Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named eight divisions of the United States District Court for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including July 1, 1964, 8 AM. and all other Divisions of the State of Indiana down to and including June 23, 1964, 8 AM.

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

Richard A. Chavers

Robert W. Stokes

Mary D. Stokes

Anchor Federal Savings & Loan Association

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated July 1, 1964, 8 A.M. By M L Sullivan