

67-13270
WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 135

67-13270

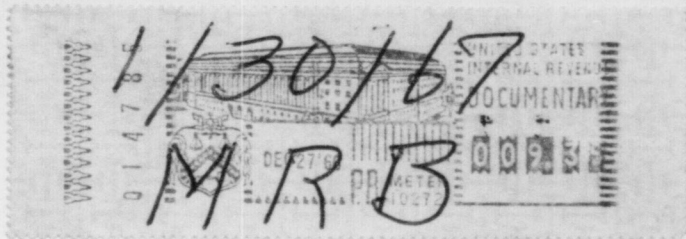
This Indenture Witnesseth, That **CHARLIE W SMITH AND LETHA SMITH**
(ADULT HUSBAND AND WIFE)
STELLA F. RODERICK (ADULT UNMARRIED FEMALE)
of **MARION** County, in the State of **INDIANA** Convey and Warrant to
the STATE OF INDIANA for and in consideration of **EIGHTY-FIVE HUNDRED (\$8500.00)** ---
--- Dollars,

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

30 FEET BY PARALLEL LINES OFF THE ENTIRE NORTH SIDE OF LOT 12 IN JOHN ROSET'S SUBDIVISION (ALSO
KNOWN AS JOHN ROSET'S 2ND SUBDIVISION) OF OUT LOTS 107 AND 108 OF THE DONATION LANDS OF THE CITY OF
INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 80, IN THE OFFICE OF THE RECORDER OF
MARION COUNTY, INDIANA.

TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS TO,
FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

RECEIVED FOR RECORD
1967 APR -4 AM 9:11
MARCIA M. HAYTHORNE
RECORDER OF MARION COUNTY



DULY ENTERED
FOR TAXATION

APR 4 1967

John T. Sutton
COUNTY AUDITOR 71949

Paid by Warrant No. **A-143112**
A-143111
Dated **3-8 1967**

W.A.B.
1-31-67

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

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

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

In Witness Whereof, the said GRANTORS

have hereunto set their hands and seal, this

27 day of DECEMBER 1966

Charlie W. Smith (Seal) **Stella F. Roderick** (Seal)
CHARLIE W SMITH (ADULT HUSBAND) **STELLA F. RODERICK**
Letha B. Smith (Seal) **(ADULT UNMARRIED FEMALE)** (Seal)
LETHA B SMITH (ADULT WIFE) (Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

67-13270

JAF

This Instrument Prepared by S. W. BURRE 6-28-66

FEB 9 1967

STATE OF INDIANA, _____ County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this _____
 day of _____, A. D. 19____; personally appeared the within named _____
 _____ Grantor _____ in the above conveyance, and acknowl-
 edged the same to be _____ voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires _____ Notary Public

STATE OF INDIANA, _____ Marion County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this _____ 27
 day of December, A. D. 1966 personally appeared the within named Charles W. Smith and Letha B. Smith (adult husband and wife)
 _____ Grantor S in the above conveyance, and acknowl-
 edged the same to be Theirs voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires April 20, 1967 Melvin R. Brown Notary Public
MELVIN R. BROWN

X STATE OF INDIANA, _____ Marion County, ss:
 X Before me, the undersigned, a Notary Public in and for said County and State, this _____ 30
 X day of January, A. D. 1967, personally appeared the within named Stella F. Roderich (adult unmarried female)
 X _____ Grantor _____ in the above conveyance, and acknowl-
 edged the same to be her voluntary act and deed, for the uses and purposes herein mentioned.
 X I have hereunto subscribed my name and affixed my official seal.
 X My Commission expires April 20, 1967 Melvin R. Brown Notary Public
MELVIN R. BROWN

The undersigned owner of a mortgage and/or lien on the land of which the real estate (Parcel No. 135, Project No. 70-3-52) described in the attached deed is conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby consent to the payment of the consideration therefor as directed in claim voucher providing for payment for said deed, this 28 day of March, 1966.

 _____ (Seal)
 _____ (Seal)
 State of Indiana)
 County of Marion) SS:
 Personally appeared before me Roger O'Herren
 of the above release the 28th above named and duly acknowledged the execution
 day of March, 1967.

Witness my hand and official seal.
 My commission expires _____
 BETTE C. ALLEN
 My Commission Expires Aug. 4, 1969
Bette C. Allen
 Notary Public

67 13270

State Highway 23

INDIANA STATE HIGHWAY COMMISSION

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

March 17, 1967

To Charles W. & Letha B. Smith
 Stella F. Roderick
 Union Federal Savings & Loan Assn.
 45 N. Pennsylvania Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143111 3-8 19 67
 in settlement of the following vouchers:

Transmittal 67-280

Description	Amount
For <u>Purchases</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>135</u> as per Grant/Warranty Deed, Dated <u>December 27, 1966</u>	\$7,650.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

By

Stella Roderick
Charlie W. Smith

Date

3-28-67

INDIANA STATE HIGHWAY COMMISSION

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

March 17, 19 67

To

Charles W. Smith
Letha B. Smith
1017 South High Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143112 3-8 19 67
in settlement of the following vouchers:

Transmittal 67-280

Description	Amount
For <u>Purchases</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>135</u> as per Grant/Warranty Deed, Dated <u>December 27, 1966</u> <div style="text-align: right;">Esc.</div>	\$850.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By

Charles W. Smith

Date

3-28-67

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 135
Road I-70
County Marion
Owner Charles Smith
Address 1017 High St.
Address of Appraised Property:
1017 High St.

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

- | | |
|--|-----------------------------|
| 1. I have personally checked all comparables and concur in the determinations made. | <u>Yes - see supplement</u> |
| 2. Planning and Detail Maps were supplied appraisers. | <u>Adv. Acq.</u> |
| 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. | <u>yes</u> |
| 4. Necessary photos are enclosed. | <u>yes</u> |
| 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. | <u>yes</u> |
| 6. Plats drawn by the appraisers are attached. | <u>yes</u> |
| 7. I have personally inspected the Plans. | <u>Adv. Acq.</u> |
| 8. I have personally inspected the site and familiarized myself with the parcel on... | <u>11-2-66</u> |
| 9. The computations of this parcel have been checked and reviewed. | <u>yes</u> |
| 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. | <u>yes</u> |

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 Nov. 2, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Wilson</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 8,500	\$	\$ 8,500
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ -0-	\$	\$ -0-
The Total Value of Taking Is: (a minus b) TOTAL	\$ 8,500	\$	\$ 8,500
(1) Land and/or improvements	\$ 8,500	\$	\$ 8,500
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 8,500	\$	\$ 8,500

	Approved	Date	Signed
Rev. Appr.		11-2-66	<u>Phillip D. York</u>
Asst. or Chief Appr.	<u>Acting</u>	12-9-66	<u>Jay R. Luse</u>

AFFIDAVIT

I, CHARLIE W SMITH,

being duly sworn upon (his) (~~her~~) oath that (he) (~~she~~) ~~is~~

(~~has~~) (~~has~~) ~~residence~~ _____

and is known to be one and the same person as CHARLES

SMITH.

Charlie W Smith
CHARLIE W SMITH

Subscribed and sworn to before me this 27 day of _____

December, 1966.

Melvin R Brown
Notary Public

My Commission Expires April 20, 1967.

THIS INSTRUMENT PREPARED BY MELVIN R BROWN

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 8 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Stella F Roderick 3441 No Gale St
Indianapolis Ind PHONE # 545-1411

NAME & ADDRESS OF PERSON CONTACTED County Treasurers Office
PHONE # _____

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

DATE ASSIGNED 12-16-67 DATE OF CONTACT 1-30-67

OFFER \$ 8500⁰⁰ TIME OF CONTACT 3:00 PM

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

REMARKS: Picked up duplicate 66B paid tax receipt

Obtained signature of Union Federal of r & A
Assn on claim voucher.

Mailed copy of buyers report.
Secured parcel.

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

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

Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 7 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Stella F Roderich 3441 No Gale St
Indianapolis, Ind PHONE # 5451411

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 12-16-67 DATE OF CONTACT 1-30-67

OFFER \$ 8500⁰⁰ TIME OF CONTACT 1 PM

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

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

REMARKS: Miss Roderich came to office and signed all papers gave her copies of same.

Mailed copy of buyers report.

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

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

Melvin R Brown
(Signature)

INDIAN STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-90-3(52)

BUYER'S REPORT NUMBER: 6 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Stella F Roderich 3441 No Dale St

Judith Dand PHONE # 5451411

NAME & ADDRESS OF PERSON CONTACTED same

PHONE #

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 1-3-67

OFFER \$ 8500⁰⁰ TIME OF CONTACT 11 AM

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

REMARKS: Mrs Roderich called and asked that I mail all papers which we needed her signature on. Asked if I could drop them off but she preferred they be mailed. Did same

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

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

Melvin R Brown
(Signature)

INDIAN STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 5 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Stella F Roderich 3441 No Gale St
Indianapolis, Ind. PHONE # 545-1411

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 12-30-66

OFFER \$ 8500⁰⁰ TIME OF CONTACT 9:30 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. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
- 4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner? (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Mrs Roderich called to find out how she would know the amount of money she was to receive. I explained she would know the amount of the contract balance and her name would appear on the check for \$7650⁰⁰ and the only way it could be cashed would be for her to sign it. Also a closing would be held at Union Federal and that she would be notified as to when. She said she would check with her attorney again and call me the first of the week.

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

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

Melvin R Brown
(Signature)

INDIAN STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 4 COUNTY Marion PARCEL NO. 135
NAME & ADDRESS OF OWNER Stella F Roderich 3441 No Gale
Indianapolis, Ind PHONE # 5451411
NAME & ADDRESS OF PERSON CONTACTED Same PHONE # _____

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 12-28-66
OFFER \$ 8500⁰⁰ TIME OF CONTACT 12 NOON

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

REMARKS: Talked to Mrs Roderich on phone. She said it would be necessary for her to discuss this with her attorney as she couldn't understand why it was necessary to sign all the papers before she received her money. She also stated she was too busy to see me at the present time. She promised to call.

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

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify: _____

Michael R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3(52)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Charlie W Smith and Letha Smith
1017 So High Street Indpls Ind PHONE # 6317010

NAME & ADDRESS OF PERSON CONTACTED Union Title Co
PHONE # _____

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 12-28-66

OFFER \$ 8500⁰⁰ TIME OF CONTACT 10 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. () () () Any Mortgage? (Any other Liens, Judgements? Yes ___ No ___)
- 4. () () () Explained about retention of Bldgs. (any being retained? Yes ___ No ___)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner? (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? (Secured Driveway R.O.E.? Yes ___ No ___ N/A ___)
- 9. () () () Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?

REMARKS: Purchased \$9.35 in deed stamps

Status of Parcel: () Secured () Bought, awaiting mortgage release, () Condemned
() Other, awaiting what? need signature of fee owner

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

Melvin R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I70-3 (52)

BUYER'S REPORT NUMBER: #2 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Charlie W Smith and Letha Smith.
1017 So High St Indianapolis Ind PHONE # 631 7010

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # _____

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 12-27-66

OFFER \$ 8500⁰⁰ TIME OF CONTACT 5:45 PM

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

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

REMARKS: Mr & Mrs Smith signed all papers
said they paid the taxes to Mrs Rodrick
and showed me their cancelled check.
Gave me a check of \$9.35 for deed stamps.

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

Other, awaiting what? Signature of fee owner

Distribution Made

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

Michael R Brown
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. F70-3(52)

BUYER'S REPORT NUMBER: 4.1 COUNTY Marion PARCEL NO. 135

NAME & ADDRESS OF OWNER Charlie Smith + Letha Smith
1017 So High St Indpls Ind PHONE # 6317010

NAME & ADDRESS OF PERSON CONTACTED Same
PHONE # _____

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

DATE ASSIGNED 12-16-66 DATE OF CONTACT 12-23-66

OFFER \$ 8500⁰⁰ TIME OF CONTACT 10 AM

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

REMARKS: Made an appointment for Tues 5:15 PM
12-27-66.

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

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

Melvin R. Brown
(Signature)

GUARANTY OF TITLE

#135

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I70	I70-3 (52)	Marion	66-4071-0

Names on Plans Charles Smith

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 9th day of June, 19 66, 8 A.M.

Stella F. Roderick,

3453 Kinnear Street, Indianapolis, Indiana

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

This Guaranty is issued for the use and benefit of the State of Indiana.

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Ray E. Sweat

Assistant Secretary

Walker A. McLean

Vice President

Countersigned and validated as of the 22 day of June, 19 66.

James I. Wright

Authorized Signatory

James I. Wright

Attorney

SCHEDULE "A"

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

30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Warranty Deed from Charles Edward Everts and Lillian Elizabeth Everts, husband and wife, dated March 14, 1958 and recorded March 17, 1958 in Deed Record 1698 Inst. #16210. (U.S.R. \$3.85)

Parcel 135

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

S.R.	PROJECT	COUNTY	PNTIC #
I-70	I-70-3 (52)	Marion	66-4071-S

Name on Plans Charles Smith

Name of Fee Owner Stella F. Roderick

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from June 9, 1966 to and including January 31, 1967 reveals no changes as to the real estate described under PNTIC # 66-4071-O except:

- Taxes for 19 65 payable 19 66 in name of Stella F. Roderick
Duplicate # 6076671 Parcel # 1032070 Township I-Center Code # 1-01
May \$ 104.25 (paid) ~~XXXXXX~~; November \$ 104.25 (paid) ~~XXXXXX~~
Taxes for 19 66 payable 19 67 now a lien.

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Bruce A. Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 3rd day of February, 19 67.

Ralph W. Fraker

Authorized Signatory

RALPH W. FRAKER, Attorney

SCHEDULE "B"

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

1. the rights of parties in possession
2. matters that might be disclosed by an accurate survey
3. statutory liens for labor or materials unless filed of record
4. ordinances, laws or regulations enacted by governmental authority

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

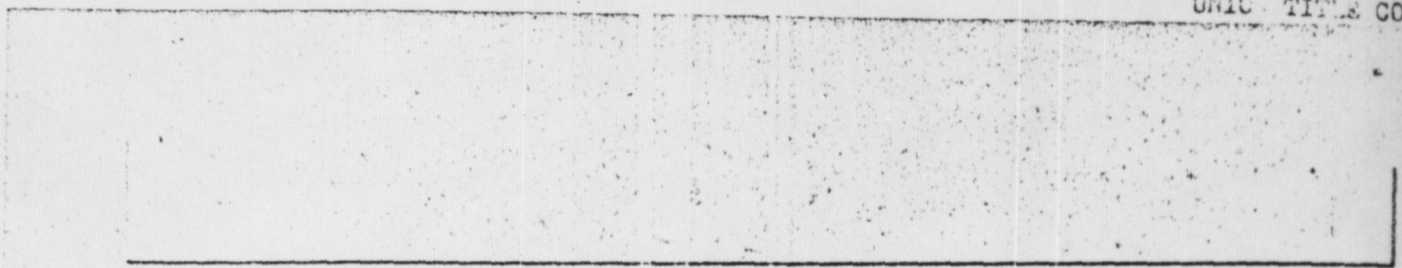
5. Taxes for 19⁶⁵ payable 19⁶⁶ in name of Stella F. Roderick
Duplicate # 6076671 Parcel # 1032070 Township I-Center Code # 1-01
May \$ 104.25 (paid) ~~(unpaid)~~; November \$ 104.25 ~~(paid)~~ (unpaid)
Taxes for 19⁶⁶ payable 19⁶⁷ now a lien.
Assessed Valuation
Land \$330.00 Improvements \$1,860.00 Exemptions None

6. Mortgage on Subject Realty for \$4,500.00,
from Charles Edward Everts and Lillian Elizabeth Everts, husband and wife,
to Colonial Savings and Loan Association, now Union Federal Savings and Loan Association
dated March 10, 1958, recorded March 10, 1958
in Mortgage Record 1928 Inst. #14870.

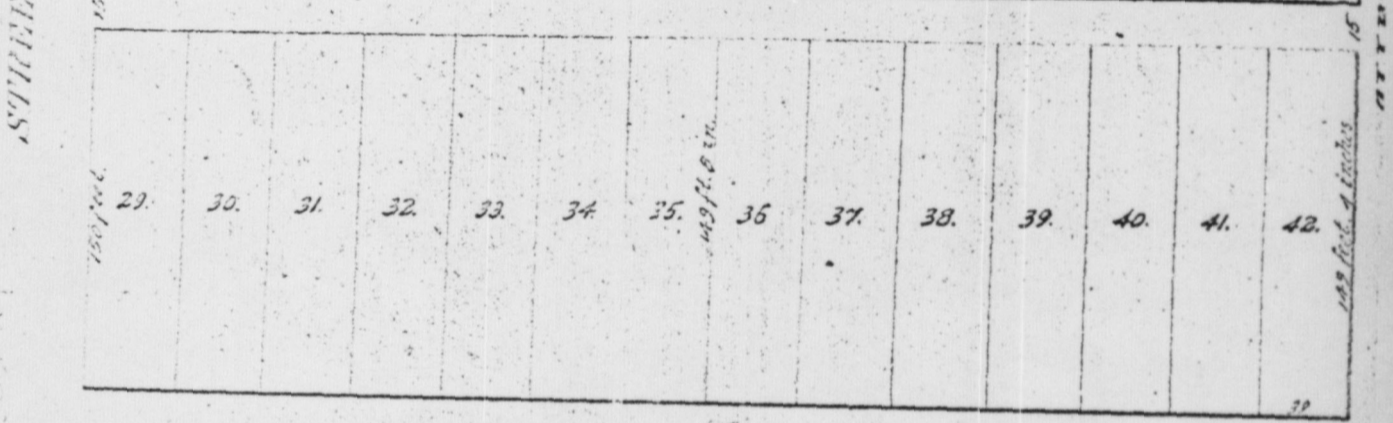
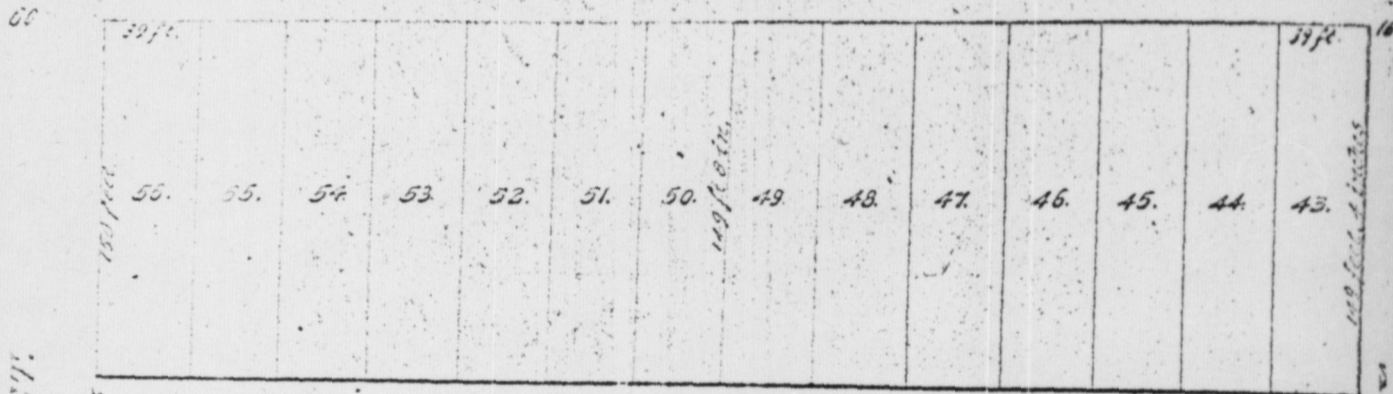
80
P.D. - 7-70

John Rast - Sub 071044108

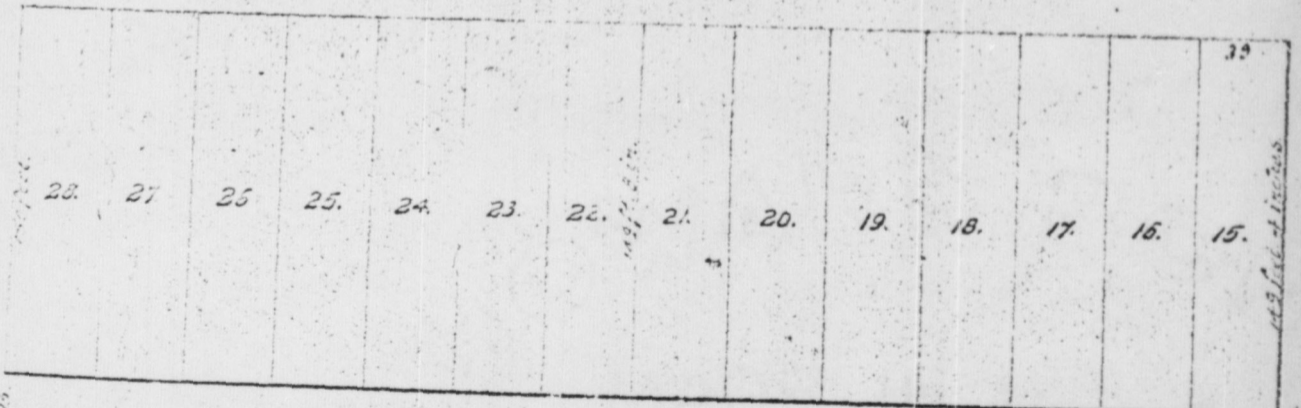
KEY # 2907-6
(office copy)
UNIC. TITLE CO.



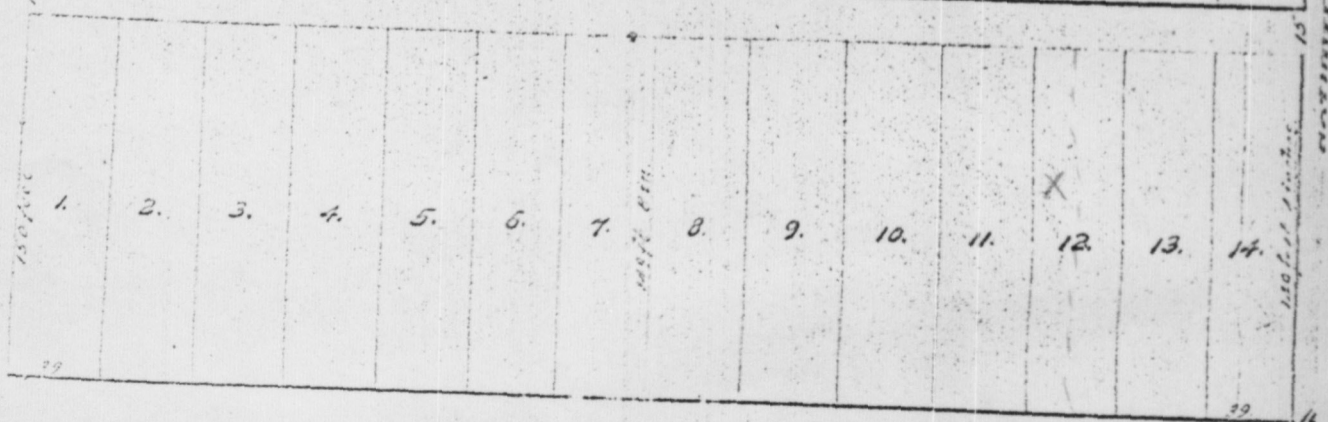
EAST STREET.



ROSEY STREET.



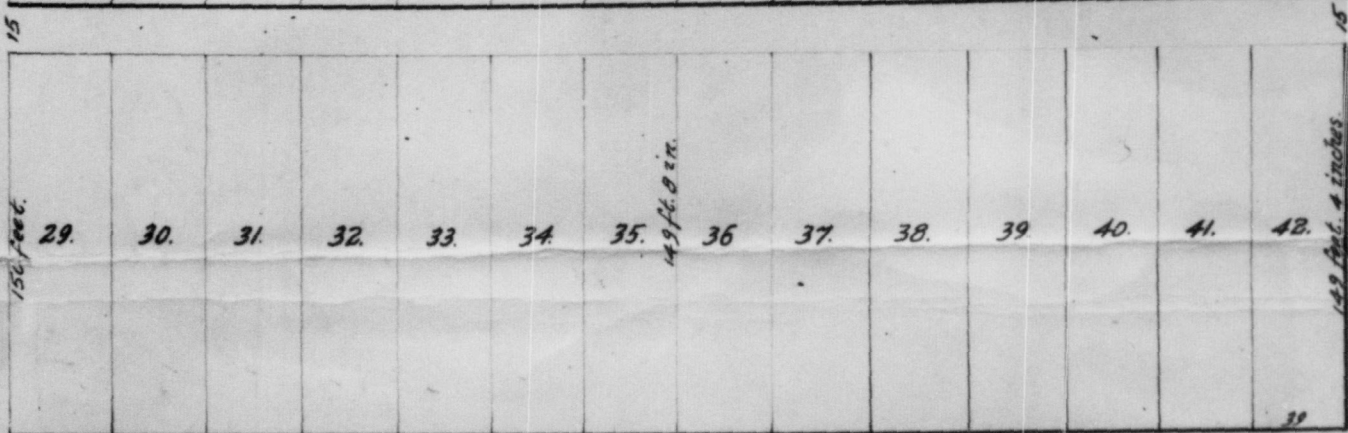
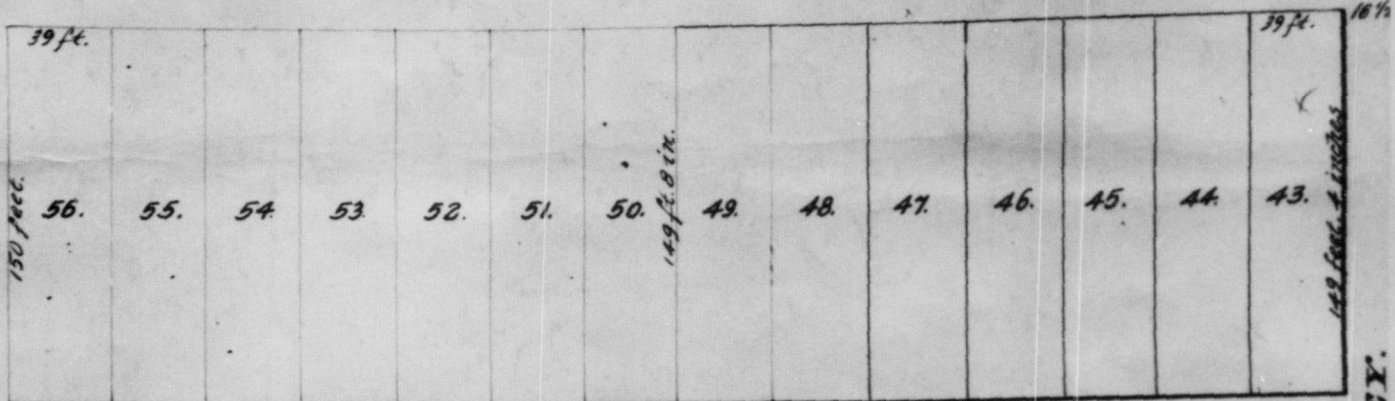
GIROVE



THIRTY STREET.

EAST

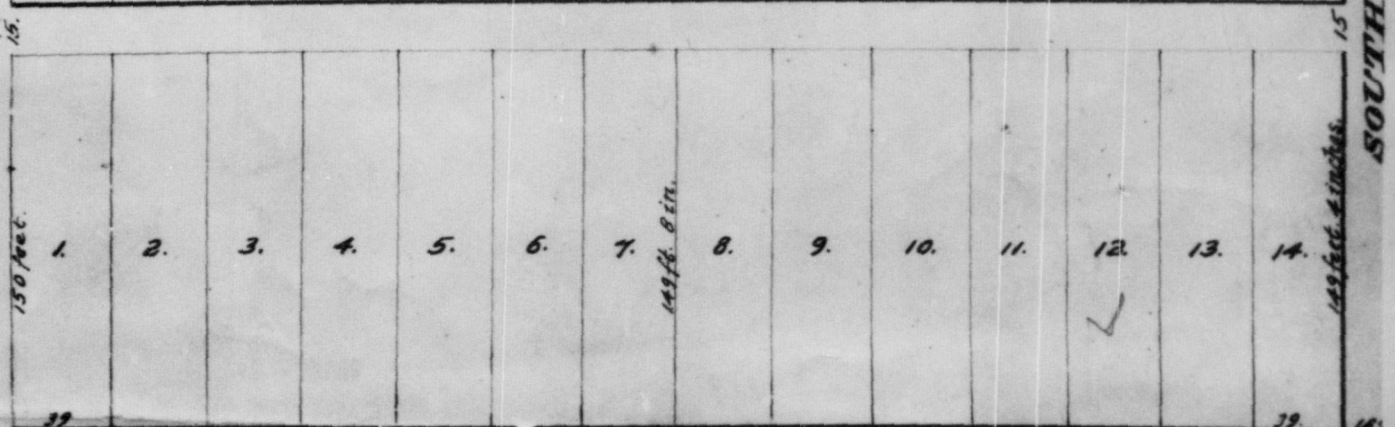
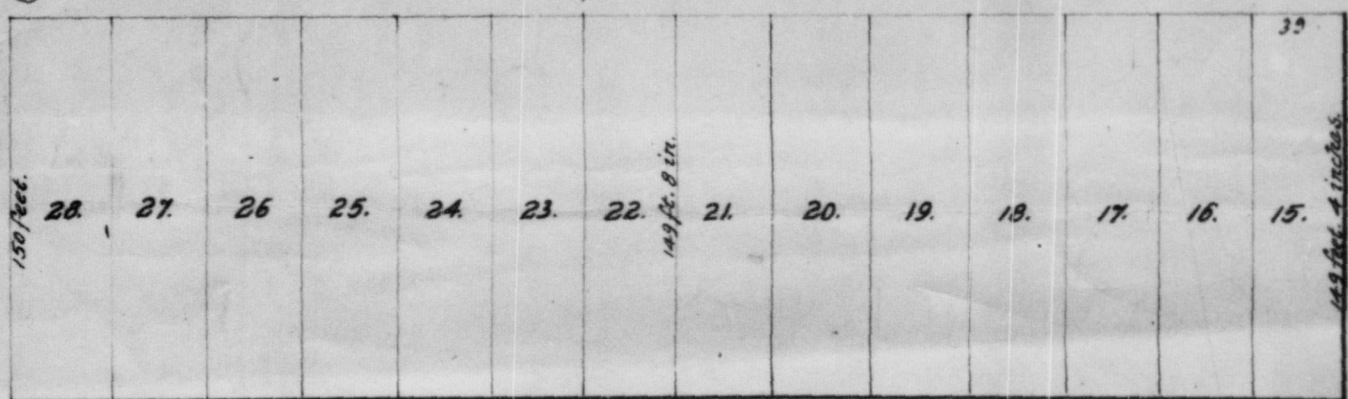
STREET.



ROSET

NEW JERSEY

STREET.



HIGH

STREET.



Bicking Street

ALLEY.

SOUTH

-1- Agent of State, : May 2, 1824.
To Agent's D. : Book D, page 535.
Nicholas McCarty. : Out Lot 107 and the north
: half of Out Lot 108 in
: Indianapolis.

-2- Nicholas McCarty and wife, : September 1, 1842.
To W.D. : Book N, page 279.
John Roset and : Out Lot 107 and the north
George H. Bicking. : half of Out Lot 108 in
: Indianapolis.

-3- John Roset and wife, : April 25, 1850.
To W.D. : Book X, page 357.
George M. Hollenbeck. : Undivided 1/2 of Out Lot
: 107 and the north half of
: Out Lot 108 in Indiana-
: polis.

-4- George M. Hollenbeck and George H. Bicking filed a plat
laying out High Street and Grove Street through Out Lot 107
and the north half of Out Lot 108, August 29, 1854 as shown
in Plat Book 1, page 343.

-5- George H. Bicking, : August 30, 1854.
To Q.C.D. : Book 2, page 341.
George M. Hollenbeck. : The northwest part of Out
: Lot 107 and the north
: half of Out Lot 108 in
: Indianapolis.

-6- George M. Hollenbeck and wife, : August 31, 1854.
To Q.C.D. : Book 2, page 343.
John Roset. : The northwest part of Out
: Lot 107 and north half of
: Out Lot 108 in Indiana-
: polis.

-7- George M. Hollenbeck and wife, : April 13, 1864.
To W.D. : Book 19, page 502.
John Roset. : Part north half of Out
: Lots 107 and 108 in
: Indianapolis.

Made to confirm and perfect title.

For plat of John Roset's Subdivision of the northwest
part of Out Lot 107 June 1, 1855 see Plat Book 1, page 275.

-8-

John Roset and wife filed a plat of his Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis December 3, 1862 recorded in Plat Book 2, page 80. Lots numbered 1 to 56 inclusive.

-9-

John Roset and : September 21, 1863.
Mary A., his wife, : Book 20, page 184.
To W.D. : Lot 12 in John Roset's
Jeffrey Keating. : Subdivision of part of
: Out Lots 107 and 108 in
: the City of Indianapolis.

-10-

Jeffrey Keating and : June 22, 1875.
Catharine, his wife, : Book 91, page 141.
To W.D. : Same lot 12.
Upton J. Hammond. :

-11-

Upton J. Hammond, unmarried, : March 19, 1880.
To W.D. : Book 132, page 248.
James A. Roosevelt. : Same lot 12.

-12-

James A. Roosevelt and : August 2, 1880.
Elizabeth N., his wife, : Book 139, page 2.
To .Deed : Same lot 12.
Henry R. Bond. :

-13-	Henry R. Bond and Mary P., his wife, To Spl. W.D. Otto Stechhan.	: : : :	May 18, 1887. Book 191, page 601. Same lot 12.
-14-	Otto Stechhan and Rosa, his wife, To W.D. Henry Runge.	: : : :	February 24, 1888. Book 198, page 255. Same lot 12.
-15-	Henry Runge and Amelia, his wife, To W.D. Robert H. Hines and Carrie M. Hines, husband and wife.	: : : : : : : :	April 20, 1897. Book 294, page 579. 30 feet off the north side of lot 12 in John Roset's Subdivision of part of Out Lots 107 and 108 in the City of India- napolis.
-16-	R.H. and C.M. Hines, To Mechanic's Lien John B. Crampton.	: : : : : : :	August 23, 1897. Book 27, page 189. 30 feet off the north side of lot 12 in Roset's Subdivision of part of Out Lots 107 and 108 in the City of Indianapolis. \$8.40.

Assessment for roadway and walks of High Street approved August 10, 1903, \$130.77, payable under Barrett Law, Book 75, page 52. 2 annual installments paid with interest for April 1905.

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *Albert M. Briston*
PRESIDENT

Taxes for 1904 first half paid.

Taxes for 1905 a lien.

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY *Albert M. Briston*
PRESIDENT

Indianapolis, Ind., July 18, 1905.

I find no further conveyances or unsatisfied incumbrances affecting the title to 30 feet off north side said lot 12. Search made in the Recorders office, the Lis Pendens Records of Complaints and Attachments and the Judgment Dockets of the Marion Circuit and Superior Courts as the same are now entered up. Search also made in the Treasurers office as to municipal assessments.

Albert B. Cole

296846

CAPTION

-1-

Continuation of Abstract of Title to 30 feet taken by parallel lines off of the entire North side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.
Since July 18, 1905.

Prepared for: Superior Mortgage Company

Town Lot Record
998 page 518
Inst. #30145
Sept. 19, 1938
Recorded
Sept. 19, 1938

Robert H. Hines and
Carrie M. Hines,
husband and wife
to
Hazel Thompson,
unmarried

Warranty Deed
(No U. S. Revenue
Stamp Attached)

-2-

30 feet off of the North side of Lot Numbered 12 in Rosets 2nd Subdivision of Out Lot- number 107 and 108 in the City of Indianapolis.

Subject to all unpaid taxes.

This deed is executed by the grantors to the grantee in order that the grantee may immediately reconvey the same to Robert H. Hines, Carrie M. Hines and Myrtle E. Hines Clark and to the survivor of them, it being intended to create in the last named persons a joint tenancy and an estate in entirety.

Town Lot Record
998 page 552
Inst. #30231
Sept. 19, 1938
Recorded
Sept. 20, 1938

Hazel Thompson, unmarried
to
Robert H. Hines,
Carrie M. Hines, and
Myrtle E. Hines Clark
and to the survivor

Warranty Deed
(No U. S. Revenue
Stamp Attached)

-3-

30 feet off of the north side of lot numbered 12 in Roset's (2nd) Subdivision of Out Lot- number 107 and 108 in the city of Indianapolis.

296846

Subject to all unpaid taxes.
By this deed it is intended to convey to the grantees Robert H. Hines, Carrie M. Hines and Myrtle E. Hines Clark and to the survivor of them, a joint tenancy and an estate in entirety.

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:

Robert H. Hines,
Carrie M. Hines,
and
Myrtle E. Hines Clark

for the 10 years
last past and
against none other.

Cause #B-18854
October 26, 1943
Order Book
674 page 356

-5-

*Suoyd
mm*

IN THE SUPERIOR COURT OF MARION COUNTY

Myrtle Clark

vs

The Circle Theatre Co., etal

Judgment rendered vs plaintiff for costs.

SEE AFFIDAVIT SUBSEQUENT CONTINUATION

296846

-6-

Taxes for the year 1945 on the real estate for which this Abstract is prepared are assessed in the name of Robert H. Hines, etal and are due and payable on or before the first Mondays in May and November of 1946.

General Tax Duplicate No. 348880, H.I.J., Indianapolis, Center Township, Parcel No. 32070.

May Installment \$27.35 Paid.

November Installment \$27.35 Unpaid.

*since paid
gc*

-7-

Taxes for the year 1946 now a lien.

As shown of record these taxes are now FULLY PAID.
BY *Russell A. Fisher*
L.M. BROWN ABSTRACT CO., INC.
PRES. & MGR.

296846

GUARANTEED CERTIFICATE

-8-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

Caption of Judgment Search entered within the periods designated in said Judgment Search.

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

This certificate covers entries Nos. 1 to 8 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, August 28, 1946, 8 A.M.

UNION TITLE COMPANY

By Albert M. Brister
President

-4-

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



296846

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: Superior Mortgage Company

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 August 21, 1946, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

August 22, 1946, 8 A.M.

Robert H. Hines
Carrie M. Hines
Myrtle E. Hines Clark

UNION TITLE CO.

BY *Robert M. Briston*
PRESIDENT

1.

INDIANAPOLIS

Continuation of Abstract of Title to 30 feet taken by parallel lines off the entire North side of Lot numbered Twelve (12) in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Jennings Brothers, since date of August 27, 1946.

OF

CONVEYANCES

Misc. Record
387 page 577
Sept. 6, 1946
Recorded
Sept. 21, 1946

Myrtle E. Hines Clark

Affidavit

Affiant says, that she is the owner of the following described real estate in Marion County, Indiana, to wit:

ABSTRACTS

2.

Thirty feet off of the North side of Lot number 12 in Roset's (2nd) Subdivision of Outlot number 107 and 108 in the City of Indianapolis.

That she acquired said property on September 19, 1938, as shown in Book No.998 page 552, in the office of the Recorder of Marion County, Indiana.

That her father, Robert H. Hines, died on the 18th day of March 1942;

That her mother, Carrie M. Hines, died on the 10th day of June, 1943.

Further affiant saith not.

Myrtle E. Hines Clark

L. M. Brown Abstract Co.,

Misc. Record
387 page 578
Sept. 16, 1946
Recorded
Sept. 21, 1946

Myrtle E. Hines Clark

Affidavit

Affiant says, that she is the owner of the following described real estate in Marion County, Indiana, to wit:

3.

Thirty feet off of the North side of Lot numbered 12 in Roset's (2nd) Subdivision of Outlot number 107 and 108, in the City of Indianapolis.

230120

INDIANAPOLIS

That she is not the party against whom the following judgment has been rendered in Superior Court of Marion County, Indiana:

Cause B-18854 dated October 26, 1943, Order Book 674 page 356, Myrtle Clark vs. Circle Theatre Company et al, and judgment rendered vs. Plaintiff for costs.

Further affiant saith not.

Myrtle E. Hines Clark

TITLE

Deed Record
1233 page 319
Sept. 6, 1946
Recorded
Sept. 21, 1946

Myrtle E. Hines Clark,
an unmarried adult,
to
Ralph Hostetter and
Ann Irene Hostetter,
husband and wife.

Warranty Deed
Revenue Stamps
Attached

4.

ABSTRACTS

Thirty feet off of the North side of Lot No.12 in Roset's 2nd Subdivision of Outlot 107 and 108 in the City of Indianapolis.
Subject to the taxes for November 1945, payable in November 1946, and thereafter.
Subject to any assessments which are now or may hereafter become a lien against said property.
Note: Deed contains the usual citizenship statement of grantor.

5.

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

Mtg. Record
1394 page 606
Sept. 20, 1946
Recorded
Sept. 21, 1946

Ralph Hostetter and
Ann Irene Hostetter,
husband and wife,
to
Colonial Savings and
Loan Association.

Mortgage

6.

30 feet taken by parallel lines off of the entire North side of Lot No.12 in John Roset's Subdivision, also known as John Roset's Second Subdivision of Outlots 107 and 108 of the Donation Lands of the City

2. (over)

SATISFIED OF RECORD
L.M. BROWN ABSTRACT CO., INC.
BY *Russell A. Turner*
PRES & MGR.

*Rel on margin
jc*

INDIANAPOLIS

of Indianapolis, the plat of which is recorded in Plat Book 2 page 80, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain bond of even date herewith, in the sum of \$2,300.00, with interest at the rate of 5 1/2% per annum, together with certain fines, dues, assessments, etc., with 10% attorney's fees.

TITLE

MECHANICS' LIENS

7.

OF

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

ABSTRACTS

JUDGMENTS

8.

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.

Myrtle E. Hines Clark from August 27, 1946 to September 21, 1946, inclusive.

Ralph Hostetter and Ann Irene Hostetter, jointly and not individually, for the 10 years last past.

None found unsatisfied.

L. M. Brown Abstract Co.,

ASSESSMENTS

9.

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

230120

INDIANAPOLIS

TITLE

OF

ABSTRACTS

TAXES

10.

Taxes for the year 1945, assessed in the names of Robert H. Hines et al, are due and payable the first Monday in May and the first Monday in November of the year 1946.

General Tax Duplicate No.348880
Parcel No.32070
Indianapolis, Center Township.

May installment \$27.35 paid.
Nov.installment \$27.35 paid.

11.

Taxes for the year 1946 became due on March 1st and are due and payable in May and November of the year 1947.

since paid
JL

L. M. Brown Abstract Co.,

When of record these taxes are now
PAID.
BY *O. W. Sell* *A. J. J. J.*
L. M. BROWN ABSTRACT CO., INC.
INDIANAPOLIS, IND.

12.

CERTIFICATE

The undersigned, L. M. BROWN ABSTRACT COMPANY, a 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 and Federal Tax 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.

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

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 August 27, 1946 to and including
 October 16, 1946 and covers Paragraphs No. 1 to 12
 both inclusive, and Sheets No. 1
 to 5 both inclusive.



L. M. BROWN ABSTRACT COMPANY

By *Russell A. Jew*
 President & Mgr.

AS

334117

1.

INDIANAPOLIS

Continuation of Abstract of Title to 30 feet taken by parallel lines off the entire North Side of Lot Numbered Twelve (12) in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Colonial Savings and Loan Association, since date of October 16, 1946.

OF

2.

WE FIND NO FURTHER CONVEYANCES

ABSTRACTS

ENCUMBRANCES

MORTGAGES

3.

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

L. M. Brown Abstract Co.,

MECHANIC'S LIENS

4.

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

OLD AGE ASSISTANCE LIENS

5.

provided by the Acts concerning Public Welfare, approved March 12, 1947.

Search has been made as to Old Age Assistance Liens filed in the office of the Recorder of Marion County, as to the persons listed, and for the period specified in the following judgment search.

We find none.

334117

INDIANAPOLIS

JUDGMENTS

6.

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.

Ralph Hostetter and Ann Irene Hostetter, jointly and not individually, from October 16, 1946 to date.

TITLE

None found unsatisfied.

ASSESSMENTS

7.

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

OF

ABSTRACTS

TAXES

8.

Taxes for year 1950 paid in full.

9.

Taxes for year 1951, assessed in names of Ralph and Ann Irene Hostetter, are due and payable the first Monday in May and the first Monday in November, 1952.

General Tax Duplicate No. 256307
Parcel No. 32070
Indianapolis, Center Township

May installment \$18.51 paid
Nov. installment \$18.51 paid

10.

Taxes for year 1952 became a lien March 1st and are due and payable in May and November of the year 1953.

L. M. Brown Abstract Co.,

SEE SUBSEQUENT CONTINUATION

ZONING

11

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

General Ordinance #79, 1939, an ordinance to amend General Ordinance #114, 1922, Council Proceedings of 1939, page 645, introduced October 2, 1939, passed by the Common Council, October 16, 1939 and signed and approved by the Mayor, October 19, 1939, and effective January 10, 1940. General Ordinance #104, 1950, an ordinance to amend General Ordinance #114, 1922 Council Proceedings of 1950, page 981, introduced December 4, 1950, and signed and approved by the Mayor December 19, 1950, effective date December 19, 1950.

General Ordinance #99, 1951, an ordinance amending and supplementing General Ordinance #104, 1950, as amended, Council Proceedings of 1951, page 578, introduced August 6, 1951, and signed and approved by the Mayor, September 5, 1951, effective date September 14, 1951.

General Ordinance No. 113, 1952, amending the Zoning Code of the City of Indianapolis so as to establish certain minimum floor area restrictions for dwelling houses, effective December 2, 1952.

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

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

And into four Classes of Height Districts, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit; and

Seven Classes of Area Districts, Class AA, 15,000 square feet per family also 1500 Sq. Ft. ground floor area, exclusive of attached garage; Class A-1, 7,500 square feet per family also 1,200 square feet ground floor area, exclusive of attached garage; Class A-2, 4,800 square feet per family also 900 square feet ground floor area, exclusive of attached garage; Class A-3, 2,400 square feet per family; Class A-3, corner lot 2000 square feet per family also 720 square feet ground floor area, exclusive of attached garage; Class A-4, 1,200 square feet per family, Class A-4, corner lot 1000 square feet per family also 720 square feet ground floor area, exclusive of attached garage; Class A-5, 600 square feet per family, Class A-5 corner lot, 500 square feet per family also 720 square feet ground floor area, exclusive of attached garage; Class A-6 300 square feet per family also 720 square feet ground floor area, exclusive of attached garage.

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

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

CERTIFICATE

12.

The undersigned, L. M. BROWN ABSTRACT COMPANY, Inc., a 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, 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 October 16, 1946 to and including
December 16, 1952

and covers Paragraph No. 1 to 12.
both inclusive, and Sheets No. 1

to -4- both inclusive.



L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell A. Furr*
President & Mgr.

RW

Established 1868

OFFICERS

RUSSELL A. FURR
PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
GEO. R. SWINFORD
MANAGER

L. M. BROWN ABSTRACT COMPANY, Inc.

150½ EAST MARKET STREET
Phone Market 3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00
INDIANAPOLIS 4, IND.

DIRECTORS

EDSON T. WOOD
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
J. ALBERT SMITH
CORNELIUS O. ALIG
FRED H. WUELFING
EDWARD P. FILLION
ALBERT E. UHL
RUSSELL A. FURR
SAMUEL B. SUTPHIN

334117

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Colonial Savings and 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 and New Albany.

The undersigned L. M. BROWN ABSTRACT COMPANY, Inc., of Indianapolis, hereby certifies that there are no Bankruptcies, either voluntary or involuntary, of record, in any one of the above named seven divisions of the United States District Courts for ten years last past, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

This certificate covers the Indianapolis Division down to and including December 16, 1952 and all other Divisions of the State of Indiana, down to and including December 9, 1952

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.

Ralph Hostetter

Ann Irene Hostetter

Dated..... December 16, 1952.....

L. M. BROWN ABSTRACT COMPANY, Inc.

By..... *Russell A. Furr*
President

PW

448821

CAPTION

-1-

Continuation of Abstract of Title to 30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.]

Since December 16, 1952.

Prepared For: Leonard Patterson Agency

Town Lot Record
1476 page 380
Inst. #1343
Jan. 7, 1953
Recorded
Jan. 8, 1953

Ralph Hostetter and
Ann Irene Hostetter,
husband and wife,

Warranty Deed
(U. S. Revenue
Stamp Attached)

to
Mary E. Townsend, Trustee,
for the purpose of reconveying.

-2-

30 feet taken by parallel lines off the entire North Side of Lot numbered 12 in John Roset's Sub-division (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana. Subject to all unpaid taxes, encumbrances and assessments.

This deed is made to Mary E. Townsend, Trustee, for the sole purpose, said, Trustee, to immediately reconvey above described real estate, to Ann Irene Hostetter.

Proper citizenship clause is attached.

Town Lot Record
1476 page 381
Inst. #1344
Jan. 7, 1953
Recorded
Jan. 8, 1953

Mary E. Townsend, Trustee,
(Signed -----)
unmarried, for the purpose
of reconveying,

Warranty Deed
(No U. S. Revenue
Stamp Attached)
(Consideration \$1.00)

to
Ann Irene Hostetter.

-3-

30 feet taken by parallel lines off the entire North Side of Lot numbered 12 in John Roset's Sub-division (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana. Subject to all unpaid taxes, encumbrances and assessments.

Proper citizenship clause is attached.

448821

SATISFIED OF RECORD 6-14-55
BY Vern E. Bursbridge
PRESIDENT

Mortgage Record
1667 page 114
Inst. #1101
Jan. 7, 1953
Recorded
Jan. 7, 1953

Ralph Hostetter and
Ann Irene Hostetter,
husband and wife,
to
Colonial Savings and
Loan Association.

30 feet taken by parallel lines off the entire North Side of Lot numbered 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a certain first mortgage note of even date herewith in the sum of \$3,000.00 plus interest and attorney's fees.

This mortgage shall also secure any additional advances made to Mortgagor(s) by the Association; provided, however, the total unpaid principal balance shall not at any time exceed the above amount.

Mortgagor(s) agree(s) to continue to pay to said Association not less than \$35.00 per month on or before the 7th day of each month until said principal and interest, plus any advances, shall be fully paid.

CHECKED TO 3-14-55
UNION TITLE COMPANY

-4-

Old Age Assistance
Search

Examination has been made, as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

-5-

Judgment Search

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

-6-

Ralph Hostetter
and
Ann Irene Hostetter,
jointly and
not individually

from December 16, 1952
to and including
January 8, 1953

and vs

Ann Irene Hostetter

for the 10 years
last past and
against none other.

448821

-7-

Taxes for the year 1952 on the Real Estate for which this Abstract is prepared are assessed in the name of Ralph and Ann Irene Hostetter and are due and payable on or before the first Mondays in May and November of 1953.

General Tax Duplicate No. 256230, H-I-J, Indianapolis, Center Township, Parcel No. 32070.

May Installment \$41.28 Unpaid.

SINCE PAID IN FULL
ATTORNEY UNION TITLE CO.
BY *W. B. Bundridge*
PRESIDENT

November Installment \$41.28 Unpaid.

-8-

Taxes for the year 1953 now a lien.

SINCE PAID IN FULL
ATTORNEY UNION TITLE CO.
BY *W. B. Bundridge*
PRESIDENT

-9-

April 27, 1953. 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.

448821

GUARANTEED CERTIFICATE

-10-

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 10 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.

Dated at Indianapolis, Indiana, May 5, 1953, 7 A.M.

UNION TITLE COMPANY

by *Albert M. Creston*
President

—4— NKK

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

448821

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: Leonard Patterson Agency

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 29, 1953, 7 A.M. and

The Indianapolis Division of the Southern District down to and including

April 30, 1953, 7 A.M.

Ralph Hostetter

Ann Irene Hostetter

UNION TITLE CO.

BY *Albert M. Brewster*
PRESIDENT

NKK

494120

CAPTION

-1-

Continuation of Abstract of Title to 30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.
Since May 5, 1953, 7 A.M.

Prepared for: Leonard Patterson.

Town Lot Record
1490 page 541
Instr. #33046
May 20, 1953
Recorded
May 21, 1953

Ann Irene Hostetter and
Ralph Hostetter,
her husband, each
over the age of 21 years
to
Maurice M. Rupp and
Ilva M. Rupp,
husband and wife

Warranty Deed
(U.S. Revenue
Stamp Attached)

-2-

30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

Subject to a certain mortgage in favor of the Colonial Savings and Loan Association in the principal sum of \$3,000.00, recorded in Mortgage Record 1667, Page 114, in the office of the Recorder of Marion County, Indiana, on January 7, 1953.

Subject also to the November installment of the taxes for the year 1952 payable in November, 1953, and all taxes accruing thereafter.

Proper citizenship clause is attached.

494120

Old Age Assistance
Search

-3-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved May 1, 1947.

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:

Ann Irene Hostetter

from May 5, 1953 7 A.M.
to and including
May 21, 1953

and vs

Maurice M. Rupp
and
Ilva M. Rupp
jointly and
not individually

for the 10 years
last past and against
none other.

-5-

Taxes for the year 1954 on the real estate for which this abstract is prepared are assessed in the name of Maurice M. and Ilva M. Rupp, and are due and payable on or before the first Mondays in May and November of 1955.

General Tax Duplicate No. 302918, P-Q-R, Indianapolis, Center Township, Parcel No. 32070.

May Installment \$45.81 Unpaid.

November Installment \$45.81 Unpaid.

-6-

Taxes for the year 1955 now a lien.

SINCE PAID IN FULL
AT THE UNION TITLE CO.
BY *Hern E. Bundidge*
PRESIDENT

SINCE PAID IN FULL
AT THE UNION TITLE CO.
BY *Hern E. Bundidge*
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, 1200 square feet per family; Class A-4 (corner lot) 1000 square feet per family; Class A-5, 600 square feet per family; Class A-5 (corner lot) 500 square feet per family; Class A-6, 300 square feet per family.

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

Regulations are construed to determine number of families permitted to occupy residential 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.

494120

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, A-5 or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, from set-back line shall be equal to $\frac{1}{3}$ 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.

494120

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-2; 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-

March 14, 1955. 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.

494120

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 6 both inclusive.

Dated at Indianapolis, Indiana, March 15, 1955, 8 A.M.

UNION TITLE COMPANY

by *Ulrx. E. Bundridge*
President

-6-fd

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

MEIrose 2-2361

Capital Stock \$1,000,000.00

494120

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: **Leonard Patterson**

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 15, 1955, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

March 15, 1955, 8 A.M.

Ann Irene Hostetter

Maurice M. Rupp

Ilva M. Rupp

UNION TITLE CO.

BY *Edwin E. Dunderidge*
PRESIDENT

fd

571912

CAPTION

-1-

Continuation of Abstract of Title to 30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108, of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.
Since March 15, 1955, 8 A.M.

Prepared for: Stella Roderick

Town Lot Record
1568 page 149
Inst. #25659
Mar. 28, 1955
(Ack. ---- ---)
Recorded
Apr. 7, 1955

Maurice M. Rupp and
Ilva M. Rupp,
husband and wife
each over the age
of 21 years
to
William H. Thoma and
Harriet G. Thoma,
husband and wife,
each over the age
of 21 years

Warranty Deed
(U.S. Revenue
Stamp Attached)

-2-

30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

Subject to a certain mortgage in favor of the Colonial Savings and Loan Association on which there is a balance due in the amount of about \$2,421.58 and which mortgage is recorded in Mortgage Record 1667, Page 114 in the office of the Recorder of Marion County, Indiana, on January 7, 1953.

-1- js

571912

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:

Maurice M. Rupp
and
Ilva M. Rupp
jointly and
not individually

from March 15, 1955,
8 A.M. to and including
April 7, 1955,

and vs.

William H. Thoma
and
Harriet G. Thoma
jointly and
not individually

for the 10 years
last past and
against none other.

-7-

Taxes for the year 1956 on the Real Estate for which this Abstract is prepared are assessed in the name of William H. and Harriet G. Thoma and are due and payable on or before the first Mondays in May and November of 1957.

General Tax Duplicate No. 381145, T-Z, Indianapolis, Center Township, Parcel No. 32070.

May Installment \$53.34 Paid.

November Installment \$53.34 Paid.

-8-

Taxes for the year 1957 now a lien.

-9-

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

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

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

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

January 24, 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.

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

ME Irose 2-2361

Capital Stock \$1,000,000.00

571912

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: Stella Roderick

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

February 12, 1958, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

February 13, 1958, 8 A.M.

Maurice M. Rupp

Ilva M. Rupp

William H. Thoma

Harriet G. Thoma

UNION TITLE CO.

BY Vern E. Bundridge
RESIDENT

js

571912

Town Lot Record
1570 page 707
Inst. #31343
Mar. 28, 1955
Recorded
Apr. 29, 1955

Maurice M. Rupp and
Ilva M. Rupp,
husband and wife,
each over the age
of 21 years

Warranty Deed
(U.S. Revenue
Stamp Attached)

to

William H. Thoma and
Harriet G. Thoma,
husband and wife,
each over the age
of 21 years

-3-

30 feet by parallel lines off the entire North Side of Lot 12 in John Roset's Subdivision (also known as John Roset's 2nd Subdivision) of Out Lots 107 and 108 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

Subject to a certain mortgage in favor of the Colonial Savings and Loan Association on which there is a balance due in the amount of about \$2,421.58 and which mortgage is recorded in Mortgage Record 1667, Page 114, in the office of the Recorder of Marion County, Indiana, on January 7, 1953.

Re-recorded to show proper acknowledgement.

Old Age Assistance
Search

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.

-4-

Juvenile Court
Search

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.

-5-

571912

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, February 14, 1958, 8 A.M.

UNION TITLE COMPANY

by Vern E. Bendridge
President

-5- js