

Chaska

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 87

This Indenture Witnesseth, That
Citizens Federal Savings and Loan Association of Indianapolis
and Marjorie E. Hildenbrand and Harry C. Hildenbrand adults wife &
husband

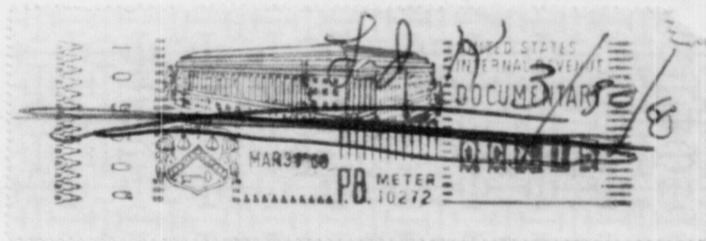
of Marion County, in the State of Indiana Convey and Warrant to
the STATE OF INDIANA for and in consideration of

EXACTLY Seventy-five hundred dollars ^{\$7500.00} Dollars,

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

LOT 124 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE DONATION LANDS IN THE
CITY OF INDIANAPOLIS, THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE
RECORDER OF MARION COUNTY, INDIANA.

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



RECEIVED FOR RECORD
1966 JUN 15 AM 8:23
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

JUN 15 1966

John T. Sutton
COUNTY AUDITOR

Paid by Warrant No. A 97616
A 97617
Dated 5/9/66

W.H.B.
4-5-66

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 Citizens Federal Savings and Loan Association of Indianapolis and Marjorie E Hildenbrand
and Harry C Hildenbrand, adults wife and husband
hereunto set hand and seal, this 29th day of March 1966

Citizens Federal Savings and Loan Association of Indianapolis

(Seal) (Seal)

Marjorie E. Hildenbrand (Seal)

Marjorie E. Hildenbrand Adult-wife (Seal)

contract purchaser (Seal)

Harry C. Hildenbrand (Seal)

Harry C. Hildenbrand adult husband (Seal)

contract purchaser (Seal)

FAS

W.J. Schmidt

This Instrument Prepared by S. W. BURRELL 9/8/65

M. P. Myers
APR 13 1966

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 29th
 day of March, A. D. 1966; personally appeared the within named
CITIZENS FEDERAL SAVINGS AND LOAN ASSOCIATION OF INDIANAPOLIS
W. J. SCHMIDT VICE PRES & DL FARLOW ASST SECY. Grantor in the above conveyance, and acknowl-
 edged the same to be ITS 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 December 6 1969, Leroy Keach Notary Public
LEROY J KEACH

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 29th
 day of March, A. D. 1966; personally appeared the within named
HARRY C HILDENBRAND
 Grantor in the above conveyance, and acknowl-
 edged the same to be HIS voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires Dec 6 1969, Leroy Keach Notary Public
LEROY J KEACH

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 29th
 day of March, A. D. 1966; personally appeared the within named
MAJORIE F HILDENBRAND
 Grantor in the above conveyance, and acknowl-
 edged the same to be HER voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires Dec 6 1969, Leroy Keach Notary Public
LEROY J KEACH

66 29995

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this

day of _____, 19____

DUTY ENTERED _____ m, and

Recorded in Book No. FAXATION

Recorder. JUN 15 1966 County

Duly entered for taxation this 29th

day of _____, 19____

Auditor's fee \$ _____

Auditor _____ County

ENVELOPE (11)

Division of Land Acquisition
 Indiana State Highway Commission

A.D. 197

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4-28-66

19

Citizens Federal Savings & Loan Assoc of Indpls
To Marjorie E. Hildenbrand & Harry C. Hildenbrand
131 North Pennsylvania Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 97616
in settlement of the following vouchers: Trans 151

5/9 1966

DESCRIPTION	AMOUNT	
Purchase <i>For the purchase of Right of Way on State Road</i> <i>No. I-70 in Marion</i> <i>County I Project 70-3</i> <i>Section (52) as per Grant dated</i> <i>March 29, 1966</i> Parcel 87	\$ 6,750	00

PLEASE RECEIPT AND RETURN

Received Payment: *[Signature]*

Date: 5/24/66

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4-28-66

19

Citizens Federal Savings & Loan Assn of Indpls
To Marjorie E. Hildenbrand & Harry C. Hildenbrand
 131 North Pennsylvania Street
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-97617 5/9 1966
 in settlement of the following vouchers: Trans 151

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 29, 1966</u> Parcel 87 Escrow	\$ 750 00

PLEASE RECEIPT AND RETURN

Received Payment:

Marjorie E. Hildenbrand

Date:

7-5-66

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 87
Road I-70
County Marion
Owner Chippewa Federal Savings & Loan Assoc.
Address 133 N. Pennsylvania
Address of Appraised Property:
1050 S. Church Street

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes - see attachment
- 2. Planning and Detail Maps were supplied appraisers. Adv. Req.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Adv. Req.
- 8. I have personally inspected the site and familiarized myself with the parcel on... March 15, 1966
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of March 15, 1966 :
(Date)

Estimate of Appraisers:

	By: <u>Day</u>	By:	Approved By Reviewer
(a) The fair market value of the entire property before the taking is:	\$ 6,700	\$	\$ 7,500
(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	\$ 6,700	\$	\$ 7,500
(1) Land and/or improvements	\$ 6,700	\$	\$ 7,500
(2) Damages	\$ -0-	\$	\$ -0-
(3) Less non-compensable items	\$ -0-	\$	\$ -0-
(4) Estimated Total Compensation	\$ 6,700	\$	\$ 7,500

Approved	Date	Signed
	3-15-66	<u>Phillip S. York</u>
Rev. Appr.	3-17-66	<u>James R. Palko</u>
Asst. or Chief Appr.	3-18-66	<u>J. E. Gallagher</u>

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

AFFIDAVIT

I, Nellie Light

being duly sworn upon (~~his~~) (her) oath that (~~he~~) (she) knew in
(~~his~~) (her) lifetime HARRY C. HILDENBRAND

and is known to be one and the same person as _____
HARRY C. HILDENBRAND.

Nellie Light

Subscribed and sworn to before me this 29 day of March, 1966.

1217 UNION ST
INDPLS, IND.

Leroy Keach
Notary Public
LEROY KEACH

My Commission Expires Dec 6, 1969.

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 1703(52)

BUYER'S REPORT NUMBER: 4 COUNTY MARION

PARCEL NO. 87

NAME & ADDRESS OF OWNER Citizens Fed S+P

PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Marjorie E Hildenbrand

PHONE # no #

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

DATE ASSIGNED 3/21/66

DATE OF CONTACT 3-29-66

OFFER \$ 7500

TIME OF CONTACT 3 30 PM

- | | <u>YES</u> | <u>NO</u> | <u>N/A</u> | (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: met with Mrs Hildenbrand for signature
& then to Citizens 3-30-
at citizens

Mr Taylor & Mr Schmidt completed papers
gave check for documentary stamps. Tax Receipt will be
sorted out and presented when check funds delivered.

Bought

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

633-4385

Distribution Made

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

Leroy Keach
LEROY KEACH
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3 (52)

BUYER'S REPORT NUMBER: 3 COUNTY marion PARCEL NO. 87

NAME & ADDRESS OF OWNER Harry Hilderbrand Covered Citizens Fed Fee
1050 S Church PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Harry Hilderbrand
1217 UNION ST PHONE # no #

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

DATE ASSIGNED 3-21-66 DATE OF CONTACT 3-29-66

OFFER \$ \$9500⁰⁰ TIME OF CONTACT 1:30

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: _____

SPELLING HILDERBRAND

HILDENBRAND

affidavits taken & signatures obtained
then to 1050 Church St

Central owner stated Mr Oley engaged by him
for divorce proceedings but hold until after
Real Estate is sold Mrs Atty Keiss Shiering

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

633-4385

Distribution Made

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

Henry Keiss

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. IN-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Manion PARCEL NO. 87

NAME & ADDRESS OF OWNER Citizens Fed S + Loan Assn
1050 S Church PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED MARJORIE E HALDENBRAND
HARRY C. Haldenbrand PHONE # NO #

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

DATE ASSIGNED 3-21-66 DATE OF CONTACT 3-28-66

OFFER \$ \$7500 TIME OF CONTACT 4 PM

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: 65 TAX Ret Regd. Husband signature
required. Citizens Federal has tax
ret. C Fed has deed stamps.

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

Phone 633-4385

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

Lucy Kersh
(Signature) LEADS FILED

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. 170 352
 BUYER'S REPORT NUMBER: ? COUNTY Marion PARCEL NO. 87
 NAME & ADDRESS OF OWNER MARJORIE Hildebrand HILDEBRAND
1050 S Church St Indianapolis PHONE # NO
 NAME & ADDRESS OF PERSON CONTACTED _____
 PHONE # NO

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

DATE ASSIGNED Secured DATE OF CONTACT May 2 66
 OFFER \$ _____ TIME OF CONTACT 2:30

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

REMARKS: Per phone request stopped at
1050 S Church
D.N.A.

KINDLY LEAVE HOURS WHEN AT
HOME SO FRUITLESS TRIPS
MAY BE ELIMINATED
CHECK ON PARCEL STATUS
& MAIL STATUS
without Buyer Report

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

Distribution Made
 Parcel Weekly Summary
 Owner Other, Specify: _____

633-4385
J Keach
L Keach

(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(1)

BUYER'S REPORT NUMBER: 1 COUNTY MARION

PARCEL NO. 87

NAME & ADDRESS OF OWNER Citizens Fed + S + F
131 N Penn Streets

PHONE # MP2 2553

NAME & ADDRESS OF PERSON CONTACTED Same

PHONE # Same

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

DATE ASSIGNED 3-21-66

DATE OF CONTACT 3/24/66

OFFER \$ \$7500

TIME OF CONTACT 2 PM

	YES	NO	N/A	(Circle N/A if all questions are not applicable)	NAME
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Checked abstract with owner? (Affidavit taken?: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>)	
2.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Showed plans, explained take, made offer, etc.?	
3.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Any Mortgage? (Any other Liens, Judgements? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>)	
4.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Explained about retention of Bldgs. (any being retained? Yes <input type="checkbox"/> No <input type="checkbox"/>)	
5.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Filled out RAAP Form?	
6.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Walked over property with owner? (or who? <u>6513 rd.</u>)	
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Arranged for payment of taxes? (Explain how in remarks)	
8.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Secured Right of Entry? (Secured Driveway R.O.E.? Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/>)	
9.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Gave Owner Firm Offer & Eminent Domain Procedures Letter & Explained it?	

Citizens Fed + S + F

REMARKS: met with Mr. Yorkland 65 taxes due 66 will be

spread before distribution.

DEED STAMPS TO BE FURNISHED BY CITIZENS FED

FIRM OFFER LETTER LEFT

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

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

Leroy Kean

(Signature)

PIONEER NATIONAL TITLE INSURANCE COMPANY
UNION TITLE DIVISION

INTERIM CERTIFICATE OF TITLE

S.B. I70 PROJ. I70-3 (52) COUNTY Marion PNTIC # 65-17233-S

Name on Plans Citizens Federal Savings and Loan Association

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 August 18, 1965 to and including April 6, 1966 reveals no changes as to the real estate described under PNTIC # 65-17233-A except:

- (1) Taxes for 19 65 payable 19 66 in name of Citizens Federal Savings and Loan Assn.
Duplicate # 6016717 Parcel # 1052374 Township I-Center Code # 1-01
May \$ 95.20 (~~paid~~) (unpaid); November \$ 95.20 (~~paid~~) (unpaid)
Taxes for 19 66 payable 19 67 in name of Citizens Federal Savings and Loan Assn.

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. Sweet

Assistant Secretary

Walter B. McKean

Vice President

Countersigned and validated as of the 11th day of April, 19 66.

James I. Wright

Authorized Signatory

JAMES I. WRIGHT,
Attorney

TO 4115 IN

This Indenture Witnesseth, That MARY COSTELLO, widow and un-

married,

of Marion County, in the State of Indiana, Mortgage and Warrant to the CELTIC SAVING AND LOAN ASSO-
CIATION No. 3, of Indianapolis, Indiana, the following real estate in Marion County, Indiana, to-wit:

23 West Ohio Street

Lot One Hundred Twenty-five (125) and
Lot One Hundred Twenty-four (124) in McCarty's Sub-
division of the West part of Out Lot 120 in the
City of Indianapolis,

As per plat thereof recorded in plat book 7, at page 74, in the Recorder's office of Marion
County, Indiana.

This mortgage is executed to secure the performance of the stipulations and conditions of a certain bond
of even date herewith executed by the mortgagor \$ Twenty-two Hundred (\$2200.00) Dollars,
conditioned that said mortgagor shall pay to said Association the full sum of a loan in amount equal to the penalty
of said bond by said Association this day made to said mortgagor, such payment to be made at the rate of fifty
cents per week on each share of the capital stock of said Association owned by said mortgagor and assigned to
said Association as collateral security for said loan, together with all fines and assessments that may be levied
against said shares, and interest on the amount of said loan at the rate of 6-1/2 per cent. per annum,
all of said amounts being payable each week, in advance, at the office of said Association, until the whole of said
indebtedness shall have been repaid, the mortgagor agreeing to pay the sums of money above secured with ten
per cent. attorney's fees, and without relief from valuation or appraisal laws.

The mortgagor \$ agree \$ to pay all taxes, charges and assessments against said property as the same
mature, and to keep the improvements erected on said real estate insured for the benefit of the mortgagee in such
sum as said Association may require, such insurance to be deposited with the mortgagee as collateral security for
said loan; and upon failure so to do, the mortgagee may pay such taxes, charges, costs, assessments or other
impositions, or insure said improvements, cause abstracts to be made, and any money so expended, with six per
cent. interest thereon, shall be a part of the debt secured by this mortgage.

Upon default being made in any of the conditions or stipulations of said bond or this mortgage for three
months, the whole of the indebtedness secured by this mortgage shall, at the election of the mortgagee, notice of
such election being hereby expressly waived, become immediately due and collectible, and this mortgage fore-
closed accordingly, and a receiver shall be appointed to take possession of said real estate, collect the rents and
profits, and apply the same to the payment of said indebtedness, but failure of said mortgagee to exercise its
option to declare said indebtedness due upon any such default shall not preclude the future exercise thereof.

In witness whereof the said mortgagor ha \$ hereunto set hand and seal this 18th day
of August 19 23

[SEAL.] Mary Costello [SEAL.]
[SEAL.] [SEAL.]

STATE OF INDIANA, }
COUNTY OF MARION, } ss:

Before me, the undersigned, a Notary Public in and for said County, this 18th day of
August 19 23, personally appeared
MARY COSTELLO, unmarried,

and acknowledged the execution of the annexed mortgage.

Witness my hand and notarial seal the day and year above written.

Lawrence Welch
Notary Public.
My commission expires November 5-1923

32989

No. 8773

MORTGAGE

Mary Coottell

TO

**The Celtic Saving and Loan Association
No. 3**

3/17/31

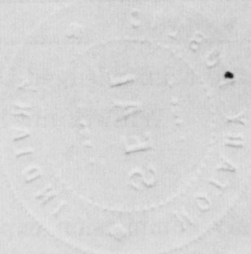
PAID

Celtic Saving & Loan Ass'n

Received ~~100~~ *800* Dollars on the day
of 19....., at
4 35 o'clock *P*. M., and recorded in
Mortgage Record, *867* page *135*

John St. Carter
Recorder Marion County, Ind.

Harrington & Folger, Printers, Indianapolis



15109

549

This Indenture Witnesseth, That CECELIA ZICKLER and ALBERT C. ZICKLER, her husband

of MARION County, in the State of INDIANA

RELEASE AND QUITCLAIM TO CATHERINE MUSHRUSH

DULY ENTERED FOR TAXATION

MAY 19 1937

of MARION County, in the State of INDIANA

Charles J. Prosser
COUNTY AUDITOR

for the sum of ONE and 00/100 Dollars, and other valuable considerations the following REAL ESTATE in MARION County, in the State of

Indiana, to wit: All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West Part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said sub-division as recorded in Plat Book No. 7 at page No. 74 thereof of the records in the office of the Recorder of Marion County, Indiana

IN WITNESS WHEREOF, the said CECELIA ZICKLER and ALBERT C. ZICKLER, her husband

have hereunto set their hands and seals, this _____ day of _____ 19__

Cecelia Zickler (Seal.)
Albert C. Zickler (Seal.)
(Seal.)
(Seal.)

550 State of Indiana MARION County, ss:

Before me, a _____ NOTARY PUBLIC

in and for said County, this 18th day of May 19 37

CECELIA ZICKLER and ALBERT C. ZICKLER, her husband

(THE GRANTOR OR GRANTORS)

acknowledged the execution of the annexed Deed.

Witness my hand and seal.

Ernest Deen (Seal.)

My Commission expires March 4 19 38.

NOTARY PUBLIC.
OFFICIAL CHARACTER

RECORDED AT 11 25 A. M.
MAY 19 1937

15109

6



INDIANA

QUITCLAIM DEED

SHORT FORM

CECELIA ZICKLER, and

ALBERT C. ZICKLER, her husband

TO

CATHERINE MUSHRUS,

RECORDED

RECEIVED FOR RECORD

the _____ day of _____ M.

A. D. 19 _____, at _____ o'clock _____ M.,

and recorded in Record _____

page 549

1937
MAY 19

Recorder _____ County _____

DULY ENTERED
DULY ENTERED

MAY 1 1937 19

Ernest J. ...
AUDITOR
COUNTY AUDITOR

This Indenture Witnesseth, That ESTHER M. ALLEN and RAYMOND ALLEN, her husband

of MARION County, in the State of INDIANA

RELEASE AND QUITCLAIM TO CATHERINE MUSHRUSH

DULY ENTERED FOR TAXATION

MAY 19 1937

Chas. B. Everett COUNTY AUDITOR

of MARION County, in the State of INDIANA

for the sum of ONE and 00/100 Dollars,

and other valuable considerations the following REAL ESTATE in MARION County, in the State of

Indiana, to wit: All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West Part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said sub-division as recorded in Plat Book No. 7 at page No. 74 thereof of the records in the office of the Recorder of Marion County, Indiana

IN WITNESS WHEREOF, the said ESTHER M. ALLEN and RAYMOND ALLEN, her husband

have hereunto set their hands and seals, this day of 19

Esther M. Allen (Seal.)

Raymond Allen (Seal.)

(Seal.)

(Seal.)

State of Indiana MARION County, ss:

Before me, a NOTARY PUBLIC

in and for said County, this 18th day of

ESTHER M. ALLEN and RAYMOND ALLEN, her husband (THE GRANTOR OR GRANTORS)

DULY ENTERED FOR TAXATION

MAY 19 1937

acknowledged the execution of the annexed Deed.

Witness my hand and seal.

My Commission expires March 4 1938.

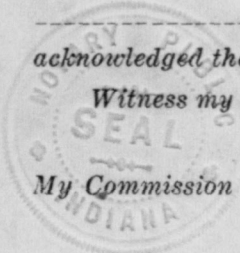
Chas. B. Everett COUNTY AUDITOR (Seal.)

NOTARY PUBLIC.

OFFICIAL CHARACTER

RECORDED AT 11:25 A.M.

MAY 19 1937



J.H. Smith - (6)
15114
May 19 1937

**INDIANA
QUITCLAIM DEED
SHORT FORM**

ESTHER M. ALLEN, and
RAYMOND ALLEN, her husband
TO
CATHERINE MUSHRUSH.

RECORDED

RECEIVED FOR RECORD

the _____ day of _____
A. D. 19____, at _____ o'clock _____ M.,
and recorded in Record _____
page 553 1937
MAY 18 1937

Recorder _____ County _____

**DULY ENTERED FOR TAXATION
DULY ENTERED
FOR TAXATION**

MAY 19 1937 AUDITOR
John A. Stewart
COUNTY AUDITOR



This Indenture Witnesseth, That JEREMIAH F. COSTELLO and DELLA COSTELLO, his wife

of MARION County, in the State of INDIANA

RELEASE AND QUITCLAIM TO CATHERINE MUSHRUSH

DULY ENTERED FOR TAXATION

MAY 19 1937

Handwritten signature of County Auditor

of MARION County, in the State of INDIANA

for the sum of ONE and other valuable considerations the following REAL ESTATE in MARION County, in the State of

Indiana, to wit: All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West Part of Out Lot No. 120 in the City of Indianapolis, according to the Plat of said sub-division as recorded in Plat Book No. 7 at page No. 74 thereof of the records in the office of the Recorder of Marion County, Indiana

IN WITNESS WHEREOF, the said JEREMIAH F. COSTELLO and DELLA COSTELLO, his wife

have hereunto set their hand and seal s, this 15th day of May 1937

Jeremiah F. Costello (Seal.)
Della M. Costello (Seal.)

State of Indiana MARION County, ss:

Before me, a NOTARY PUBLIC

in and for said County, this 15th day of May 1937

JEREMIAH F. COSTELLO and DELLA COSTELLO, his wife (THE GRANTOR OR GRANTORS)

acknowledged the execution of the annexed Deed.

Witness my hand and seal.

My commission expires Mar. 15, 1941

Thomas N. Pitts (Seal.)

My Commission expires 19

NOTARY PUBLIC OFFICIAL CHARACTER

RECORDED AT 11 25 A.M. MAY 19 1937

15113
301 N. 5th St. S.W.
OKLAHOMA CITY, OKLA.
6

INDIANA
QUITCLAIM DEED
SHORT FORM

JEREMIAH F. COSTELLO, and
DELLA COSTELLO, his wife
TO RECEIPIE

CATHERINE MUSHRUSH,

the _____ day of _____

A. D. 19____, at _____
M.,
and recorded in Record _____
969

page 552

Recorder _____ County _____



RECEIVED FOR RECORD

DULY ENTERED FOR TAXATION
DULY ENTERED FOR TAXATION
FOR TAXATION

MAY 19 1937
AUDITOR

Charles S. Swanson
COUNTY AUDITOR

This Indenture Witnesseth, That ANNA L. GROLLMAN, and ARTHUR GROLLMAN, her husband

of BALTIMORE County, in the State of MARYLAND

RELEASE AND QUITCLAIM TO CATHERINE MUSHRUSH

DULY ENTERED FOR TAXATION

MAY 19 1937

Charles J. ...
INDIAN COUNTY AUDITOR

of MARION County, in the State of INDIANA

for the sum of ONE and 00/100 Dollars, and other valuable considerations the following REAL ESTATE in MARION County, in the State of

Indiana, to wit: All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West Part of Out Lot No. 120 in the city of Indianapolis, according to the plat of said sub-division as recorded in Plat Book No. 7 at page No. 74 thereof of the records in the office of the Recorder of Marion County, Indiana

PAGE 552

IN WITNESS WHEREOF, the said ANNA L. GROLLMAN and ARTHUR GROLLMAN, her husband

have hereunto set their hands and seals, this day of 19

x *Anna L. Grollman* (Seal.)

x *Arthur Grollman* (Seal.)

DULY ENTERED FOR TAXATION

MARYLAND State of Indiana BALTIMORE County, ss:

Before me, a NOTARY PUBLIC

in and for said County, this Second day of November 1935

ANNA L. GROLLMAN and ARTHUR GROLLMAN, her husband

(THE GRANTOR OR GRANTORS)

acknowledged the execution of the annexed Deed.

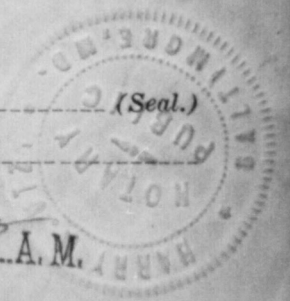
Witness my hand and seal.

My Commission expires May 1st 1937.

Harry M. ...

NOTARY PUBLIC. OFFICIAL CHARACTER

RECORDED AT 11:25 A.M. MAY 19 1937



15112
INDIANA
QUITCLAIM DEED
SHORT FORM

ANNA L. GROLLMAN, and
ARTHUR GROLLMAN, her husband
TO
CATHERINE MUSHRUSH.

RECORDED

RECEIVED FOR RECORD

the _____ day of _____
A. D. 19____, at _____ o'clock _____ M.,
and recorded in Record _____
page 557
MAY 19____

Recorder _____ County _____

DULY ENTERED
DULY ENTERED FOR TAXATION
MAY 19 1937

Chas. M. Swanson
COUNTY AUDITOR





This Indenture Witnesseth, That FREDERICK WILLIAM L. MUSSMANN, unmarried,

of MARION County, in the State of INDIANA
CONVEY AND WARRANT to MARY COSTELLO,

of MARION County, in the State of INDIANA
for the sum of One Dollar and other valuable consideration, ... Dollars,
the receipt whereof is hereby acknowledged, the following REAL ESTATE, in MARION County,
in the State of Indiana, to-wit:

Lot One Hundred Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7 at page 74 in the Office of the Recorder of Marion County, Indiana.

Subject to the second installment of taxes for 1922 payable in 1923 and all subsequent taxes.



In Witness Whereof, The said FREDERICK WILLIAM L. MUSSMANN, un-
married,

has hereunto set his hand and seal

this 18th day of August, A. D. 1923.

Frederick William L. Mussmann [SEAL.] [SEAL.]
[SEAL.] [SEAL.]
[SEAL.] [SEAL.]

8973

DELTA SAVINGS & TRUST ASSN. INC.
Standard Form Adopted by the Indianapolis Real Estate Board.

WARRANTY DEED

J. H. T. Mussmann

TO

Mary Coates
1016 Church St

RECEIVED FOR RECORD

The day of Aug 21 1923

A. D., 19 at 4³⁵ o'clock P M.

and recorded in Deed Record 702

page 155

John W. Carter

Recorder _____ County _____

DULY ENTERED FOR TAXATION
DULY ENTERED
FOR TAXATION 19

AUG 21 1923

Geo K. Fowler
Auditor
County Auditor

Form No. 14

My commission expires January 5-1923

and acknowledged the execution of the annexed Deed.
WITNESS my hand and Notarial Seal.

James H. Bell
Notary Public.

MUSSMANN, unmarried,

of August

A. D., 19 23 personally appeared FREDERICK WILLIAM T.

Before me, the undersigned, a Notary Public in and for said county, this

18th

day

STATE OF INDIANA
MARION COUNTY, ss:

State of Indiana #
#SS
County of Marion #

Affidavit.

Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Frederick William L. Mussmann, of Indianapolis, Indiana, who being by me first duly sworn, according to law, upon his oath, says:-

That affiant is the owner in fee simple absolutely and in his own right of the following described real estate in the County of Marion, State of Indiana, towit:-

Lot One Hundred Twenty-four (124) in McCarty's Subdivision of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, at page 74, in the office of the Recorder of Marion County, Indiana.

That on the 16th. day of February, 1886, one Frederick Engelking and wife conveyed said real estate by warranty deed recorded in Town Lot Record 180, at page 559, to this affiant and wife, Mary M. Mussmann, jointly, the survivor to inherit. that subsequently, towit, February 9, 1887, affiant's said wife, Mary M. Mussmann died and this affiant by such survivorship became vested with the absolute title thereto. That, subsequently, affiant married Christina R. Mussmann, November 10, 1887, and that they were husband and wife until her death, which occurred on the 21st. day of September, 1922. That during the life time of said Christina R. Mussmann, on the 14th. day of March, 1888, this affiant and wife conveyed said real estate to Louis H. Mussmann, by warranty deed recorded on same date in Town Lot Record 198, at page 594, and that said Louis H. Mussmann, being then and there an unmarried man, immediately on same date by quit claim deed recorded said March 14, 1888, in Town Lot Record 198, at page 595, reconveyed said real estate to this affiant and affiant's said wife, Christina R. Mussmann, jointly, the survivor to inherit. That affiant and said wife held title thereto in such manner until the death of said Christina R. Mussmann, as above shown, and that through such death, this affiant became vested with sole and absolute title thereto in fee simple, and has since been and is now such owner thereof. And further affiant saith not.

Frederick William L. Mussmann

Subscribed and sworn to before me this 18th. day of August, 1923.

Charles F. Barry
Notary Public.

My commission expires
January 3, 1927.

ABSTRACT OF TITLE

TO

Lot One Hundred and Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, as per Plat Book 7. page 74.

MARION COUNTY, INDIANA

Prepared for JULIUS F. MUSSMANN.

BY

Indiana Title Guaranty and Loan Company
INDIANAPOLIS, IND.

HISTORICAL NOTES

After the first permanent settlement of the North American Continent by the Spaniards in Florida, about 1568, by the French in Nova Scotia in 1605, and again at Quebec in 1608, and by the English in Virginia in 1607, the French, with the aid of the Catholic Church through its Jesuit missionaries, succeeded in gaining control of the country between the Great Lakes and the Ohio River.

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

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

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

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

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

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

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

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

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

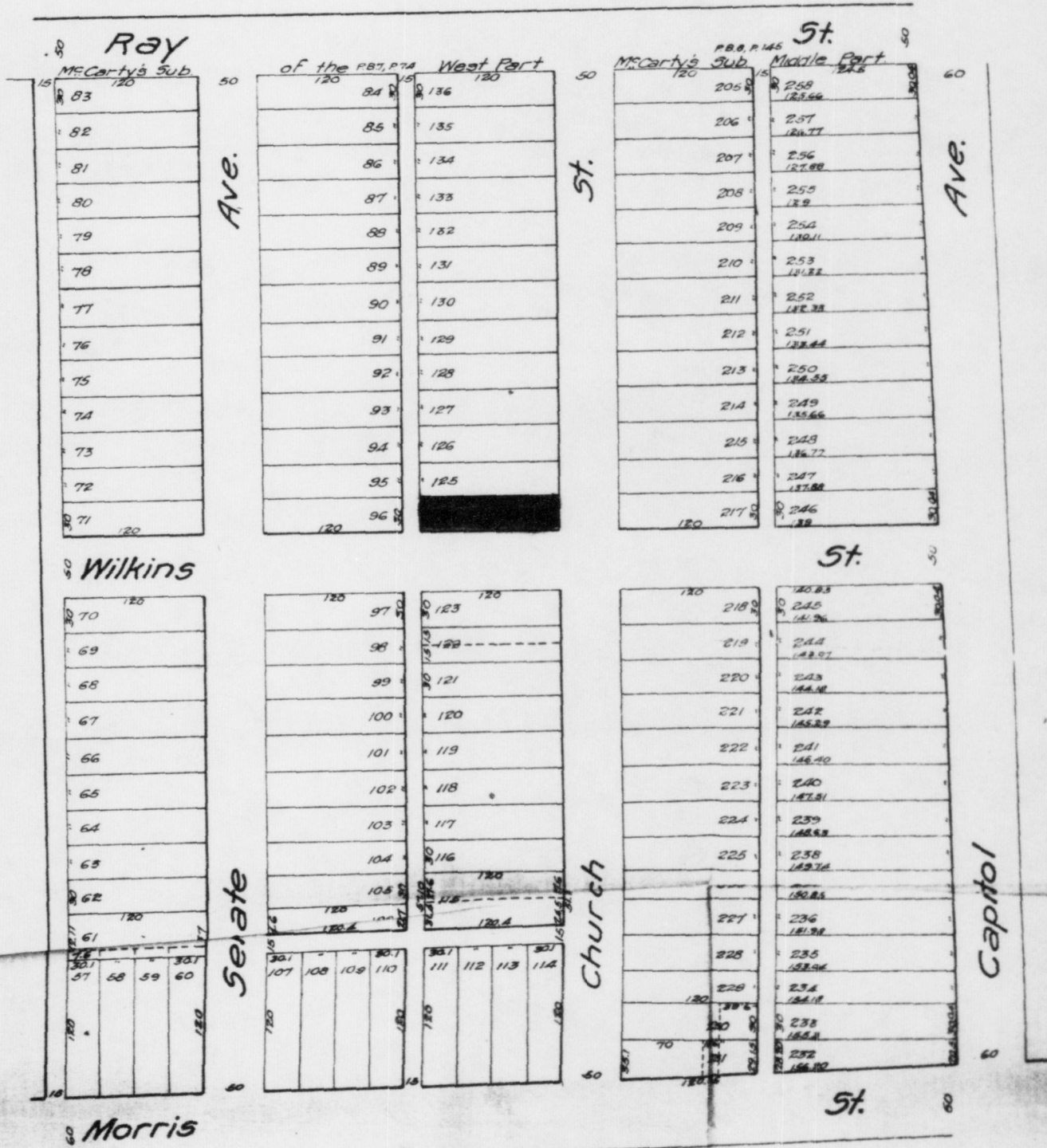
By virtue of the treaty at St. Mary's, Ohio, in 1818, all lands in central Indiana, with certain exceptions, were ceded to the United States, the territory thus acquired including the present boundaries of Marion County.

By act of Congress the United States granted to the State of Indiana four sections of land for a State capital, the donation consisting of sections 1, 2, and 12, and part of sections 3 and 11, in township 15 north, range 3 east, containing in all 2,560 acres, the surveys being made in 1819.

The town of Indianapolis was laid off in 1821. The original survey of 101 squares, of which some were subdivided into lots, embraced an area of one square mile near the center of the four sections comprising the donation. The remaining portion of the donation was surveyed and platted in 1831. A plat including the original survey was filed in the recorder's office July 5, 1831.

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

W. Pt. Out Lot No. 120.



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

Ebenezer Sharpe, Agent of State
for the Town of Indianapolis.
to
Nicholas McCarty, his heirs and assigns.
Out Lot 120 and others in the Town of
Indianapolis.

Agent's Deed.

-1-

-2-

Nicholas McCarty died intestate May 17, 1854, leaving him surviving as his sole and only heirs at law, his widow, Margaret McCarty and four children, to-wit:-
Nicholas McCarty, Margaret R. McCarty, Susannah McCarty and Frances J. McCarty; see Complete Record 11 page 66, of the Marion Common Pleas Court.

-3-

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

Marriage Record

6. p. 30
Dec. 9, 1857.

Susannah McCarty,
with
Henry Day.

Marriage.

-4-

Marriage Record

10. p. 30
Oct. 2, 1867.

Margaret R. McCarty,
with
John C. S. Harrison.

Marriage.

-5-

-6-

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

Estate Docket.
8 p. 283.

-7-

Nicholas McCarty was appointed and qualified as Administrator of the estate of Margaret McCarty, deceased, March 14, 1874; see Order Book 34 page 551.
September 12, 1899, the estate of Margaret McCarty deceased was finally settled and closed; see Order Book 140 page 121 of the Marion Circuit Court.

-8-

Susanna McCarty Day died testate August 30, 1873.

Will Record
"E" p. 123
Aug. 21, 1873.

-9-

LAST WILL AND TESTAMENT OF SUSANNA McCARTY DAY,
DECEASED. Probated September 19, 1873.

Devises her real estate in three equal parts to her husband Henry Day and to her two children Henry McCarty Day and Margaret McCarty Day.

-10-

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

Guardian's Docket
3. p. 30

-11-

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

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

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

AFFIDAVITS.

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

-12-

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

Msc. Record.
71, p. 357
Mar. 1, 1912.
Recorded
May 14, 1912.

-13-

STATE OF INDIANA, COUNTY OF MARION, SS:

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

Further affiant sayeth not,

(Signed) Nicholas McCarty.

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

(Signed) Fred D. Stilz, Notary Public

-3-

(L.S.) (over)

My commission expires April 8th, 1916.

Plat Book
7. p. 74
April 10, 1875
Recorded
April 13, 1875

Nicholas McCarty, Frances J. McCarty, John C. S. Harrison and Margaret R. McCarty Harrison, his wife, and Henry Day for himself and as Guardian of Henry McCarty Day, and Margaret McCarty Day, filed a plat of McCarty's Subdivision of the West part of Out Lot 120, in the city of Indianapolis. This subdivision comprises 136 lots numbered 1 to 136, inclusive and two large lots or blocks lettered "A" and "B".

-14-

92 P. 153
April 15, 1875
Recorded
Aug. 10, 1875.

Nicholas McCarty, John C. S. Harrison, Margaret R. McCarty, Harrison, his wife, Frances J. McCarty and Henry Day.

Warranty Deed.

-15-

to
Frederick Engelking.

The undivided five sixths (5/6) part of Lots numbered 124 and 125 in McCarty's Subdivision of the West part of Out Lot 120 in the City of Indianapolis, according to the Plat of said Subdivision as recorded in the Recorder's office of said County of Marion.

Sale Real Estate
Docket.
1. p. 302.
#336.

GUARDIANSHIP OF HENRY McCARTY DAY
AND MARGARET McCARTY DAY.

Petition for sale
of real estate.

-16-

May 19, 1875, petition filed
Lawrence G. Hay and William Mansur
appointed appraisers Order Book 35 page 486.
May 20, 1875. Appraisement filed, bonds filed,
Real Estate ordered sold at private sale for not
less than appraised value, without notice, Order
Book 35 page 488.
May 29, 1875. Now comes Henry Day Guardian
of said Minor wards and makes the following report of
the sale of the undivided one sixth (1/6) part of
the following described lots in McCarty's Subdivision
of the West part of Out Lot No. 120 in the City
of Indianapolis, Marion County, Indiana, To-wit:-
Frederick Engelking Lots 124 and 125 for \$141.66
each making \$283.32/100.

Cash in hand	\$16.66
One note at one month	\$66.66
" " " one year	\$50.00
" " " two "	\$50.00
" " " three "	\$50.00
" " " four "	\$50.00

Each note to bear 6% interest before maturity
and 10% interest after maturity, and secured by
mortgage upon the premises.

And the Court examines and approves said Report
of Sale; orders Deed made, Deed made and reported and
approved in open Court, Order Book 35 page 522.

The mortgage given as part payment is recorded in
mortgage record 70 page 478 and was entered satisfied
of Record, May 4, 1881.

92 p. 153
May 20, 1875
Recorded
Aug. 10, 1875.

92. P. 154
May 20, 1875.
Recorded
Aug. 10, 1875.

-17-

Henry Day Guardian of
Henry McCarty Day and
Margaret McCarty Day, minor
heirs of Susanna McCarty Day,
Deceased, as such Guardian by order
of the Circuit Court of Marion
County in the State of Indiana,
entered in Order Book 35 of said Court on page
522.

Guardian's Deed.

to
Frederick Engelking
The undivided one sixth (1/6) of Lots
numbered 124 and 125 in McCarty's Subdivision
of the West part of Out Lot numbered 120 in the
City of Indianapolis.
Subject to a mortgage dated April 15th, 1875,
executed by the said Frederick Engelking to the
said Henry Day Guardian to secure the unpaid
purchase money of said real estate.
Examined and approved by me this 29th day
of May 1875.

Livingston Howland, Judge Marion
Circuit Court.

180 p. 559
Feb. 16, 1886.
Recorded
Feb. 16, 1886.

-18-

Frederick Engelking,
Engel Engelking, his wife,
to
Frederick William L. Mussmann
and Mary M. Mussmann, his wife
jointly, the survivor to inherit of
Marion County, Indiana.

Warranty Deed

Lot 124 in McCarty's Subdivision of the West part
of Out Lot 120 in the City of Indianapolis.

198 p. 594
Mch. 14, 1888
Recorded
Mch. 14, 1888

-19-

Frederick William L. Mussmann
and Christina R. Mussmann, his
wife,
to
Louis H. Mussmann

Warranty Deed

Lot 124 in McCarty's Subdivision of the West
part of Out Lot in the City of Indianapolis.

198 p. 595
Mch. 14, 1888
Recorded
Mch. 14, 1888.

-20-

Louis H. Mussmann, unmarried,
to
Frederick William L. Mussmann and
Christina R. Mussmann his wife's
jointly the survivor to inherit.

Quit Claim Deed

Lot 124 in McCarty's Subdivision of the
West part of Out Lot 120 in the City of Indianapolis.

We are informed that Christina R. Mussmann
died. We find no record of death or administration
on her Estate. *Died Apr 21/1922*

There are no further conveyances.

73
Since Paid
3/11

✓ Taxes for the year 1922, 1st installment paid.
2nd installment not paid.
✓ Taxes for the year 1923, now a lien.

As shown of records the taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO., INC.
BY *Russell*
PRES. & MGR.

75

Indianapolis, Indiana, June 23, 1923.

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

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

"C" & "F"
Compared with "R"

INDIANA TITLE GUARANTY & LOAN CO.

J. J. Boone
By _____
Scribble

307604

INDIANAPOLIS
TITLE
OF
ABSTRACTS

-1-

Continuation of Abstract of Title to Lot Number One Hundred Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Jennings Brothers, since date of June 23, 1923.

CONVEYANCES.

ABSTRACTER'S NOTE.

-2-

A careful search in the Probate indexes in the office of the Clerk of the Marion Circuit Court fails to disclose any entry of the Probate of the last will or of the granting of letters of administration upon the estate of Christina R. Mussmann who died September 21, 1922.

L. M. Brown Abstract Co.,

-1-

307604

INDIANAPOLIS

TITLE

OF

Misc. Record
140 page 418
August 18, 1923
Recorded
Aug. 21, 1923

Frederick William L. Mussmann

Affidavit

-3-

ABSTRACTS

Affiant says that affiant is the owner in fee simple absolutely and in his own right of the following described real estate in the County of Marion State of Indiana, towit:

Lot One Hundred Twenty-four (124) in McCarty's Sub-division of the West Part of Out Lot 120 in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, at page 74, in the office of the Recorder of Marion County, Indiana.

That on the 16th day of February 1886, one Frederick Engelking and wife conveyed said real estate by warranty deed recorded in Town Lot Record 180, at page 559, to this affiant and wife, Mary M. Mussmann jointly, the survivor to inherit, that subsequently, towit, February 9, 1887, affiant's wife, Mary M. Mussmann died and this affiant by such survivorship became vested with the absolute title thereto. That subsequently, affiant married Christine R. Mussmann, November 10, 1887, and that they were husband and wife until her death, which occurred on the 21st day of September, 1922. That during the life time of said Christina R. Mussmann, on the 14th day of March, 1888, this affiant and wife conveyed said real estate to Louis H. Mussmann, by warranty deed recorded on same date in Town Lot Record 198, at page 594, and that said Louis H. Mussmann, being then and there an unmarried man, immediately on same date by quit claim deed recorded said March 14, 1888 in Town Lot Record 198, at page 595, reconveyed said real estate to this affiant and affiant's said wife, Christina R. Mussmann, jointly the survivor to inherit. That affiant and said wife held title thereto in such manner until the

L. M. Brown Abstract Co.

(over)

-2-

INDIANAPOLIS

death of said Christina R. Mussmann, as above shown, and that through such death, this affiant became vested with sole and absolute title thereto in fee simple, and has since been and is now such owner thereof. And further affiant saith not.

Frederick William L. Mussmann

Deed Record
Town Lots
702 page 155
Aug.18,1923
Recorded
Aug.21,1923

TITLE Frederick William L. Mussmann, Warrantly Deed
unmarried,
to
Mary Costello -
Lot No. 124 in McCarty's Subdivision of the
west part of Out Lot 120 in the City of Indianapolis
as per plat thereof recorded in Plat Book 7, at page
74, in the office of the Recorder of Marion County,
Indiana.
Subject to all subsequent taxes.

-4-

4-1/2

ABSTRACTS Mary Costello died, intestate, April 13,1935.
PROBATE COURT OF MARION COUNTY

Estate Docket
110 page 39196

Mary Costello, Estate
October 13, 1937. Petition to determine Inheritance
Tax without letters of administration filed, ordered
referred to Inheritance Tax appraiser for investigation.
Order Book 117 page 107
October 18, 1937. Report of Inheritance Tax
Appraiser filed showing no Inheritance Tax assessed
against said estate, approved,
Order Book 177 page 125
Petition recites decedent left the following heirs
Jeremiah F. Costello, son, Catherine (Costello) Mushrush,
daughter, Cecilia (Costello) Zickler, daughter,
Esther M. (Costello) Allen, daughter, Anna L. (Costello)
Grollman, daughter, David F. Costello, son.
Schedule of property filed, in determining
inheritance tax, lists thereal estate herein abstracted
and shows the gross value of the estate to be \$3300.00.

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L. M. Brown Abstract Co.,

307604

Deed Record
969 page 549
May 18, 1937
Recorded
May 19, 1937

-6-

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Cecelia Zickler and
Albert C. Zickler
her husband,
to
Catherine Mushrush -

Quit Claim Deed
No Revenue Stamps
Attached.

All their right, title and interest of whatsoever nature and kind in and to Lot No. 124 in McCarty's Sub-division of the West Part of Out Lot 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book No. 7 at page 74 thereof, of the records in the office of the Recorder of Marion County, Indiana.

Deed Record
969 page 551
Aug. 23, 1937
Recorded
May 19, 1937

-7-

David F. Costello,
unmarried
to
Catherine Mushrush -

Quit Claim Deed
No Revenue Stamps
Attached.

All his right, title and interest of whatsoever nature and kind in and to Lot No. 124 in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book No. 7 at page No. 74 thereof, of the records in the office of the Recorder of Marion County, Indiana.

Deed Record
969 page 551
Nov. 2, 1935
Recorded
May 19, 1937

-8-

L. M. Brown Abstract Co.,

Anna L. Grollman and
Arthur Grollman, her husband
to
Catherine Mushrush -

Quit Claim Deed
No Revenue Stamps
Attached.

All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book No. 7 at page 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

Deed Record
969 page 552
May 15, 1937
Recorded
May 19, 1937

-9-

Jeremiah F. Costello and
Delia Costellos
his wife,
to
Catherine Mushrush.

Quit Claim Deed
No Revenue Stamps
Attached.

All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Sub-division of the West part of Out Lot No. 120 in the City of Indianapolis, according to the Plat of said Subdivision as recorded in Plat Book No. 7 at page No. 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

0 C

Deed Record
969 page 553
May 18, 1937
Recorded
May 19, 1937

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Esther M. Allen and
Raymond Allen
her husband
to
Catherine Mushrush.

Quit Claim Deed
No Revenue Stamps
Attached

All their right, title and interest of whatsoever nature and kind, in and to Lot No. 124 in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis, according to the plat of said subdivision as recorded in Plat Book No. 7 at page 74 thereof of the records in the office of the Recorder of Marion County, Indiana.

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Deed Record
1246 page 260
Apr. 3, 1946
Recorded
Jan 16, 1947

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Catherine Mushrush,
unmarried
to
Patricia Ann Breech -

Warranty Deed
No Revenue Stamps
Attached

Lot No. 124 in McCarty's Subdivision of the West part of Out Lot No. 120 in the City of Indianapolis according to the plat of said subdivision as recorded in Plat Book No. 7 at page 74 thereof, of the records in the office of the Recorder of Marion County Indiana.

Subject to the taxes of 1946 , payable in 1947
(Deed contains usual citizenship clause of grantor.)

- 11 -

-12-

WE FIND NO FURTHER CONVEYANCES.

L. M. Brown Abstract Co.,

ENCUMBRANCES

MORTGAGES

-13-

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

MECHANIC'S LIENS.

-14-

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

INDIANAPOLIS
TITLE
OF
ABSTRACTS

OLD AGE ASSISTANCE LIENS

-15-

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)

JUDGMENTS.

-16-

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.

Catherine Mushrush from May 12, 1941 to January 16, 1947, inclusive

Patricia Ann Breech for 10 years last past
(None found unsatisfied)

ASSESSMENTS

-17-

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

TAXES.

-18-

Taxes for year 1949 fully paid.

-19-

Taxes for year 1950, assessed in name of Patricia Ann Breech, are due and payable the first Monday in May and the first Monday in November, 1951

General Tax Duplicate No. 212282
Parcel No. 52374
Indianapolis, Center Township

May installment \$40.00 unpaid
Nov. installment \$40.00 unpaid

-20-

Taxes for year 1951 became a lien March 1st and are due and payable in May and November of the year 1952.

L. M. Brown Abstract Co.,

*SEA
SHB
CAN*

307604

ZONING

-21-

INDIANAPOLIS

TITLE

OF

ABSTRACTS

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, 1939, and effective January 10, 1940.

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

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

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

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

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

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

L. M. Brown Abstract Co.,

CERTIFICATE

-22-

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, 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.

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 June 23, 1923 to and including
May 12, 1951

and covers Paragraphs No. 1 to 22
both inclusive, and Sheets No. 1
to 8 both inclusive.



L. M. BROWN ABSTRACT COMPANY
By *Russell A. [Signature]*
President & Mgr.

GD

Established 1868

OFFICERS

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

L. M. BROWN ABSTRACT CO.

150½ EAST MARKET STREET
Phone Market 3448

ABSTRACTS — TITLE INSURANCE — ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

DIRECTORS

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

307604

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

JENNINGS BROTHERS

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 CO., 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 May 12, 1951
and all other Divisions of the State of Indiana, down to and including May 9, 1951

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.

Catherine Mushrush

Patricia Ann Breech

Dated... May 12, 1951

L. M. BROWN ABSTRACT CO.

By... *Russell A. Furr*

President and Manager

463098

1.

Continuation of Abstract of Title to Lot Number One Hundred Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Citizens Federal Savings & Loan Association
Since date of May 12, 1951.

INDIANAPOLIS, INDIANA

CONVEYANCES

Deed Record
1893 page 188
Inst. #27105
May 3, 1957
Recorded
May 6, 1957

Patricia A. Breech,
unmarried adult
and
A. Joseph Maloof.

Real Estate
Conditional Sales
Contract

2.

WITNESSETH: That if the buyer shall first make the payments and perform the covenants hereinafter mentioned on his part to be made and performed the seller hereby covenants and agrees to convey and assure to buyer, who hereby agrees to purchase, in fee simple, clear of any encumbrances whatsoever except as hereinafter expressed by good and sufficient deed or general warranty the real estate situated in the County of Marion, State of Indiana, known as 1050 Church Street, Indianapolis, Indiana, and more particularly described as follows, to-wit:

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

Lot #124 in McCarty's Subdivision of the West part of Outlot 120 of the Donation lands in the City of Indianapolis, as per plat thereof recorded in Plat Book 7, page 74 of the records of the Recorder of Marion County, Indiana.

Buyer shall have no right to encumber said real estate by Mechanics Lien or otherwise.

Subject to any and all conditions, utility easements, highways, rights of way, and other restrictions and limitations of record affecting said real estate. As purchase price for said described real estate, said buyer hereby covenants and agrees to pay to seller the sum of \$5750.00 without any relief from valuation or appraisal laws of the State of Indiana, with attorney's fees, in the following manner, to-wit:

The sum of \$700.00 cash in hand at the time of the execution and delivery of this contract, the receipt of which is hereby acknowledged, and the sum of \$50.00 each and every month hereafter until the remainder of purchase price, principal and interest, has been paid in full.

1.

(over)

463098

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

The first payment shall be made on or before the 4th day of June, 1957 at address designated by seller 4565 N. Park Ave. in the city of Indianapolis, Indiana, and like payments shall be made on or before the same day of each succeeding month.

It is understood and agreed that the deferred payments on the balance of said purchase price shall bear interest at the rate of 6% per annum, same to be computed semi-annually in advance on January 1 and July 1 upon the sum unpaid at the beginning of each six months period. The amount so found due as interest charge each six months as hereinbefore mentioned shall be deducted from the amount of aggregate monthly payments made during the preceding six months period and the balance remaining of such monthly payments shall then be credited on the principal still due.

The buyer shall have the privilege at any time of paying any sum or sums in addition to the payments herein required upon the consideration and it is understood and agreed that no such prepayment shall stop the accrual of interest on the amount so paid until the next succeeding semi-annual computation of interest after such payment is made as herein provided.

It is further understood and agreed between the parties hereto as follows: That the buyer will assume and pay the taxes on said real estate beginning with the installment due and payable in November, 1957.

Further payments may be made. Purchaser to have privilege of leasing premises or assigning contract to responsible persons. Purchaser may make needed repairs to the premises, at his own expense.

(For further particulars see instrument.)

Deed Record
1802 page 632
Inst. #28359
Apr. 7, 1960
Recorded
Apr. 22, 1960

Patricia Ann Breech,
unmarried adult
to

Warranty Deed
Revenue Stamps
Attached.

Independent Realty Corp.

Lot Number 124 in McCarty's Subdivision of the west part of out lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Subject to taxes due and payable in May, 1960 and thereafter.

Subject to a mortgage of record with Colonial Savings and Loan Association which purchasers herein assume and agree to pay.

(Deed contains citizenship clause.)

(Instrument discloses name of person preparing same.)

463098

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Deed Record
1802 page 631
Inst. #28358
Apr. 1, 1960
Recorded
Apr. 22, 1960

A. Joseph Maloof and
his wife, Victoria Maloof
to
Independent Realty Corp.,
an Indiana Corporation.

Quit Claim Deed
No Revenue Stamps
Attached.

4.

Lot number 124 in McCarty's Subdivision of the West part of out lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7 page 74, in the office of the Recorder of Marion County, Indiana.

Subject to all liens, encumbrances, assessments and taxes due and payable in May, 1960 and thereafter.

This deed is made to release all interest, right and equity in the conditional sales contract executed on the 3rd day of May, 1957 and recorded in the office of the Recorder of Marion County, Indiana.

(Instrument discloses name of person preparing same.)

3.

463098

Misc. Record
571 page 555
Inst. 213
Dec. 31, 1956
Recorded
Jan. 2, 1957

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

Independent Realty Corp.

Articles of
Incorporation

The name of the Corporation is Independent Realty Corp.

The purposes for which the Corporation is formed are:

1. To acquire, own, hold, lease, mortgage, convey, pledge and otherwise, in any and all manner whatsoever, deal in and with or dispose of real and personal property, tangible and intangible.

2. To possess, exercise and enjoy all of the rights, privileges and powers granted, authorized and conferred by an Act of the General Assembly of the State of Indiana, entitled "The Indiana General Corporation Act", approved March 16, 1929, and any and all Acts amendatory thereto or supplemental thereto, and any future Act or Acts adopted by the General Assembly of the State of Indiana, and any law of the State of Indiana, and among other things, in the furtherance and not in limitation of the powers conferred by law or herein expressed, to possess and exercist the following rights, privileges and powers, to wit:

(a) To continue as a corporation, under its corporate name, perpetually;

(b) To sue and be sued in its corporate name;

(c) To have a corporate seal and to alter same at pleasure, and to use such seal generally, but the use of such seal shall be necessary only as required by law;

(d) To acquire, own, hold, use, lease, mortgage, pledge, sell, convey or otherwise dispose of property, real and/or personal, tangible and intangible, legal or equitable;

(e) To borrow money and to issue, sell or pledge its obligations and evidences of indebtedness, and to mortgage or pledge its property and franchises to secure the payment thereof;

(f) To conduct business in this State or elsewhere; to have one or more offices out of the State; to acquire, own, hold, and use, and to lease, mortgage, pledge, sell, convey or otherwise dispose of property, real and/or personal, tangible or intangible, out of the State;

(g) To acquire, guarantee, hold, own and vote and to sell, assign, transfer, mortgage, pledge or otherwise dispose of the capital stock, bonds, securities or evidences of indebtedness of any other corporation, domestic or foreign;

(h) To purchase, own and/or hold, and to sell and transfer (but not to vote) shares of its own capital stock if and when the capital of this corporation is not thereby impaired;

(i) To appoint such officers and agents as the business of this corporation may require, and to define their duties and fix their compensation;

(j) To adopt, make, alter, amend or repeal by-laws

463098

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

for the government and regulation of its affairs, by its Board of Directors;

(k) To cease doing business and to dissolve and surrender its corporate franchise;

(l) To have the capacity to act possessed by natural persons, and to carry on, engage in and/or conduct any business or businesses and do any act or acts which a natural person or persons might do and which are necessary, convenient or expedient to accomplish the purposes for which this corporation is formed;

(m) To purchase, acquire, hold, mortgage, pledge, hypothecate, exchange, sell, deal in and dispose of, alone or in syndicates or otherwise in conjunction with others, commodities and other personal property of any kind, character and description whatsoever and wheresoever located, and any interest therein;

(n) To pay for any property, real or personal, this corporation may acquire or purchase, with shares of the capital stock, bonds or other obligations or securities of this corporation, or to issue its shares of stock or other securities in exchange therefor;

(o) To amend its Articles of Incorporation and Articles of Reorganization at any time, and as often as may be desired, so long as such amendment or amendments are or may be authorized by law;

(p) To do any and all acts and things necessary, convenient or expedient to be done to carry out the purposes for which the corporation is formed and organized, and not repugnant to law.

The foregoing clauses shall be construed as powers as well as purposes and the matters expressed in such clauses shall in no wise be limited by reference to or inference from the terms of any other clause, but shall be regarded as independent powers and purposes; and the enumeration herein of specific powers, objects, purposes, business rights and privileges shall not be construed to limit or restrict in any particular sense the general purposes, powers, rights and privileges possessed, exercised and enjoyed by the corporation or the meaning of the general terms herein expressed, nor shall the expression of one thing be deemed to exclude another not expressed, although it be of like nature.

The period during which the Corporation shall continue is perpetual.

The total number of shares into which the authorized capital stock of the Corporation is divided is 1,000 shares, consisting of 1,000 shares without par value.

The amount of paid-in capital, with which the Corporation is beginning business, is \$1,000.00.

The names and post-office addresses of the first Board of Directors of the Corporation are as follows:
 David Simon, 6116 N. Delaware St., Indianapolis, Ind.
 Rose Simon, 6116 N. Delaware St., Indianapolis, Ind.
 A. Joseph Maloof, 1802 N. Spencer, Indianapolis, Ind.

APPROVED AND FILED Dec 31 1956
 Frank A. Lenning
 Secretary of State of Indiana.

463098

Misc. Record
571 page 560
Inst. 214
Jan. 2, 1957
Recorded
Jan. 2, 1957

INDIANAPOLIS, INDIANA

Independent Realty Corp.

Paid-in Capital
Affidavit

The undersigned, being not less than a majority of the three members of the Board of Directors of Independent Realty Corp., hereby state that the amount of \$1,000.00 has been fully paid in.

David Simon
A. Joseph Maloof.

6.

7.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

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

Mtg. Record
2037 page 52
Inst. #28378
Apr. 20, 1960
Recorded
Apr. 22, 1960

L. M. BROWN DIVISION

Independent Realty Corp.
By: David Simon, it's President
and A Joseph Maloof, its Secretary
to
Union Federal Savings and
Loan Association.

(With other real estate.)
1050 Church Street:

Lot 124 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

To secure the payment of a loan as evidenced by a promissory note of even date herewith in the principal sum of \$43,650.00 payable on or before 10 years after date, with interest at the rate of 6 1/2% per annum from date until paid, said principal and interest being payable in monthly installments of \$495.66 per month, in advance, commencing on the 5th day of June, 1960 and on the 5th day of each calendar month thereafter until the whole of said principal sum and interest is fully paid in compliance with the stipulations of said note, all without relief from valuation and appraisal laws and with reasonable attorneys' fees.

(Instrument discloses name of person preparing same.)

*Asl as to
caption real estate
6-23-64
#30498
BB*

Lawyers Title Insurance Corporation

6.

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

MECHANICS' LIENS.

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

OLD AGE ASSISTANCE LIENS

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

We find None.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

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

We find None.

JUDGMENTS

12. 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.

Patricia Ann Breech from July 19, 1953 to April 22, 1960 inclusive.

Independent Realty Corp. from December 31, 1956 to date.

None found unsatisfied.

INDIANA

ASSESSMENTS

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

INDIANAPOLIS.

TAXES

14. Taxes for the year 1961 and prior years paid in full.

L. M. BROWN DIVISION

15. Taxes for the year 1962 assessed in the name of Independent Realty Corp.

ASSESSED VALUATION:

Land	\$ 280
Improvements	\$1720
Exemption	None
Net Valuation	\$2000

Parcel No. 52374
 General Tax Duplicate No. 376201
 Indianapolis, Center Township are due and payable the first Monday in May and November, 1963.

May Installment \$92.42 paid.
 Nov. Installment \$92.42 unpaid.

16. Taxes for year 1963 became a lien March 1st and are due and payable in May and November, 1964.

Lawyers Title Insurance Corporation

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

17.

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 District, H-1, 50 foot Height limit; H-2, 80 foot Height limit; H-3, 108 foot Height limit; and H-4, 180 foot Height limit.

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

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

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

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

Computation of Lot Area.

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 A3, A4, A5, or A6 district 720 square feet.

Building line and Yard Restrictions in U1 and U2 districts.

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

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

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.

The 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.

July 12, 1963

18.

We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of real estate described in the Caption hereof.

METROPOLITAN PLAN COMMISSION
DOCKET NO. 60-AO-4

463098

ORDINANCE

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

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

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

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

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

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

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

DATED: May 31, 1960
ATTEST: Clem Smith,
Auditor of Marion County, Indiana.

463098

O R D I N A N C E

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

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

(j) Restrictions of Floor Areas in Dwelling Houses.

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

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

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

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

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

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

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

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

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

Dated July 7, 1961

Clem Smith by Mary N. Darko, Deputy

Attest: AUDITOR OF MARION COUNTY, INDIANA.

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

21. 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 ordinance 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 the 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 Deed Record 1657 page 486.

463098

CERTIFICATE

22.

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

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

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

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

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

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

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

The period of search covered by this certificate is
from May 12, 1951 to and including

July 19, 1963 and covers Paragraphs No. 1 to 22
both inclusive, and Sheets No. 1
to 15 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M L Sullivan*



CW

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS 4, INDIANA

463098

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

CITIZENS FEDERAL SAVINGS & LOAN
ASSOCIATION

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

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

This certificate covers the Indianapolis Division down to and including July 19, 1963
and all other Divisions of the State of Indiana down to and including July 18, 1963

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.

Patricia Ann Breech
Independent Realty Corp.

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated July 19, 1963

By M L Sullivan

463321

1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Number One Hundred Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Citizens Federal Savings and Loan Association, since date of July 19, 1963.

CONVEYANCES

Deed Record
2012 page
Inst. #47631
Aug. 7, 1963
Recorded
Aug. 13, 1963

Independent Realty Corp.
(Corp Seal)
By A. Joseph Maloof, President
Attest: Victoria Maloof, Secretary
to

Warranty Deed
Revenue Stamps
attached

Citizens Federal Savings and Loan Association

2.

L. M. BROWN DIVISION

Lot Number 124 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Subject to: Mortgage of record in favor of Union Federal Savings and Loan Association which purchasers assume and agree to pay.

Subject to taxes due and payable in November, 1963, and thereafter.

Subject to all easements, restrictions, streets and highways of record.

The undersigned persons executing this deed on behalf of said grantor corporation represent and certify that they are duly elected officers of said corporation and have been fully empowered, by proper resolution of the Board of Directors of said corporation to execute and deliver this deed; that the grantor corporation has full corporate capacity to convey the real estate described herein and that all necessary corporate action for the making of such conveyance has been taken and done.

(Instrument discloses name of person preparing same.)

Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

Misc. Record
133 page 302
Dec. 28, 1922
Recorded
Dec. 29, 1922

The Commonwealth Building
and Savings Association

Articles

3.

L. M. BROWN DIVISION

I. Name. The Name of this Association shall be
The Commonwealth Building and Savings Association.

II. Purpose. The purpose of the Association is to
assist its members in the accumulation and investment of
their savings, by accumulating a fund for periodical
payment on its stock or otherwise, to be loaned among its
members or other than its members or to invest the same in
securities as may be permitted and authorized by the laws
of the State of Indiana.

Misc. Record
426 page 526
Nov. 1, 1948
Recorded
Nov. 15, 1948

The Commonwealth Building
and Savings Association

Articles of
Amendment of
Articles of
Incorporation

4.

Lawyers Title Insurance Corporation

Earl H. Schmidt, President
and Joseph G. Wood, Jr., Secretary.

1. The above named corporation was organized on
December 29, 1922 under the provisions of the Laws of the
State of Indiana.

2. The above named corporation upon the proposal of
its Board of Directors by resolution duly adopted by said
Board of Directors setting forth the proposed amendment
and directing that the same be submitted to a vote of the
shareholders entitled to vote in respect thereof at a
designated meeting of such shareholders and upon adoption
thereof by said shareholders at said meeting as provided
by law and as hereinafter more specifically set out, does
now hereby by Earl H. Schmidt, its President and Joseph G.
Wood, Jr., its Secretary, execute and acknowledge the
following:

3. (a) (Set out exact Text of Amendment)

Article I. is hereby amended to read as follows.

Article I. The name of this corporation shall be
Citizens Savings and Loan Association, Indianapolis, Indiana.

INDIANAPOLIS, INDIANA

Article 7. is hereby amended to read as follows:
Article 7. The principal place of business of this corporation shall be 219-220 Lemcke Building, Indianapolis, Marion County, Indiana.

Such change as necessitate by the new name of the association shall be made in the corporate seal, share certificates, membership certificates, and the other records and forms of the association.

The above amendment was adopted in the following manner and by the following vote, that is to say:

The Board of Directors of said corporation, at a duly called (or regular) meeting of said board held on October 11, 1948 at 301 Circle Tower, Indianapolis, Indiana adopted the following resolution of Articles of Amendment of the Articles of Incorporation of said Corporation.

(For further particulars see instrument).

L. M. BROWN DIVISION

Misc. Record
444 page 401
Jan. 27, 1950
Recorded
Feb. 27, 1950

5.

Citizens Savings and
Loan Association
Indianapolis, Indiana

Articles of
Amendment of the
Articles of
Incorporation

Earl H. Schmidt, President and William J. Schmidt, Secretary, of the above named corporation respectfully show that:-

1. The above named corporation was organized on December 29, 1922, under the provisions of the Laws of the State of Indiana.

2. The above named corporation upon the proposal of its Board of Directors by resolution duly adopted by said Board of Directors setting forth the proposed amendment and directing that the same be submitted to a vote of the share holders entitled to vote in respect thereof at a designated meeting of such shareholders and upon adoption thereof by said shareholders at said meeting as provided by law and as hereinafter more specifically set out, does not hereby by Earl H. Schmidt its President and William J. Schmidt, its Secretary executed and acknowledge the following:

That article 5 of the Articles of Incorporation of the Citizens Savings and Loan Association, Indianapolis, Indiana, be amended to read as follows:

Article 5. Directors. The business of said Association shall be managed by a Board of Directors composed of not less than five nor more than nine. The exact number of directors to serve for each year shall be determined from time to time in such manner as the By-Laws may prescribe.

Lawyers Title Insurance Corporation

INDIANAPOLIS, INDIANA

MECHANIC'S LIENS

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

JUDGMENTS

- 10. 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.
 Independent Realty Corp., from July 19, 1963 to date.
 Citizens Federal Savings and Loan Association, for 10 years last past.
 None found unsatisfied.

L. M. BROWN DIVISION
Lawyers Title Insurance Corporation

ASSESSMENTS

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

TAXES

- 12. For Taxes see last Continuation.

463321

Misc. Record
489 page 634
Inst. #63439
Sept. 2, 1952
Recorded
Sept. 24, 1952

6.

Home Loan Bank Board

Resolution

No. 5465 Date: September 2, 1952.

Resolved, That the Citizens Savings and Loan Association Indianapolis, Indiana, is hereby permitted to convert itself into a Federal Savings and Loan Association under the name and style of "Citizens Federal Savings and Loan Association of Indianapolis" with its office at Indianapolis in the State of Indiana, and a charter shall be issued to said association.

Resolved further: That triplicate certified copies of this resolution shall be transmitted to the said Citizens Federal Savings and Loan Association, for filing in the manner required by Section 280 (b) of the Indiana Financial Institutions Act, as amended, for the purpose of showing the conversion hereinabove approved.

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

7.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

8.

MORTGAGES

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

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

463321

CERTIFICATE

13.

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

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

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

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

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

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

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

The period of search covered by this certificate is

from July 19, 1963 to and including August 13, 1963

and covers Paragraphs No. 1 to 13 both inclusive, and Sheets No. 1

to 6 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M. T. Sullivan*



me

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

150 EAST MARKET STREET — PHONE MELROSE 8-6401 — INDIANAPOLIS 4, INDIANA

463321

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

CITIZENS FEDERAL SAVINGS & LOAN ASSOCIATION

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

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

This certificate covers the Indianapolis Division down to and including **August 13, 1963**
and all other Divisions of the State of Indiana down to and including **August 7, 1963**

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.

Independent Realty Corp.

Citizens Federal Savings and
Loan Association

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated

August 13, 1963

By

M L Sullivan

me

1.

INDIANAPOLIS, INDIANA

Continuation of Abstract of Title to Lot Number One Hundred Twenty-four (124) in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Prepared for Citizens Federal Savings and Loan Association, since date of August 13, 1963.

2.

WE FIND NO FURTHER CONVEYANCES.

L. M. BROWN DIVISION

ENCUMBRANCES

MORTGAGES

3.

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

Inst. #64-30498
June 23, 1964
Recorded
June 23, 1964

Lawyers Title Insurance Corporation

PARTIAL RELEASE OF MORTGAGE

4.

This is to certify that for value received, the mortgage executed by Independent Realty Corporation, by David Simon, it's President and A. Joseph Maloof, it's Secretary, (herein called "Mortgagors"), dated 20th, day of April, 1960, in Mortgage Record 2037, Page 52, in the Recorder's Office of Marion County, Indiana, is hereby released and satisfied in full as to the following described real estate:

Lot Number 124 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the office of the Recorder of Marion County, Indiana.

Said real estate is a part of the real estate described in said mortgage, and this release is limited to the above described real estate only.

467190

TAXES

INDIANAPOLIS, INDIANA
L. M. BROWN DIVISION

8. Taxes for the year 1962 and prior years paid in full.

9. Taxes for the year 1963 assessed in the name of Independent Realty Corp.

ASSESSED VALUATION:

Land	\$ 280
Improvements	1720
Exemption	----
Net Valuation	\$2000

Parcel No. 101 - 52374
General Tax Duplicate No. 376145
Indianapolis-Center Township
are due and payable the first Monday in May and November 1964.

May installment	\$89.52	Paid
Nov. installment	\$89.52	Unpaid

SINCE PAID IN FULL
ATTEST. UNION TITLE CO.
BY C. Edwards Blum
PRESIDENT

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

SEE SUBSEQUENT CONTINUATION

11. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis affecting the use of the real estate described in the caption hereof, from July 12, 1963 to June 12, 1964 inclusive.

Lawyers Title Insurance Corporation

CERTIFICATE

12.

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

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

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

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

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

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

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

The period of search covered by this certificate is from August 13, 1963 to and including

June 26, 1964
8:00 A.M.

and covers Paragraphs No. 1 to 12
both inclusive, and Sheets No. 1
to 4 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
L. M. BROWN DIVISION

By *M L Sullivan*



nsb

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

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

467190

In The UNITED STATES DISTRICT COURT

SEARCH FOR BANKRUPTCIES

At the Request of

Citizens Federal 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, New Albany, and Lafayette.

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

This certificate covers the Indianapolis Division down to and including June 26, 1964
8:00 A.M.
and all other Divisions of the State of Indiana down to and including June 19, 1964, 8:00A.M.

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.

Citizens Federal Savings and Loan Association

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated June 26, 1964, 8:00 A.M. By M L Sullivan

65-17233A

CAPTION

-1-

Continuation of Abstract of Title to Lot 124 in McCarty's Subdivision of the West part of Out Lot 120 of the Donation Lands in the City of Indianapolis, the plat of which is recorded in Plat Book 7, page 74, in the Office of the Recorder of Marion County, Indiana.

Since June 26, 1964, 8 A. M.

Prepared for: Harry C. Hildebrand

Uniform Commercial Code

-2-

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

Judgment Search

-3-

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

Citizens Federal Savings
and Loan Association

from June 26, 1964,
8 A.M. to date and
against none other.

65-17233A

-4- Taxes for the year 1963 and prior years paid in full.

-5- Taxes for 1964 payable 1965 in name of Citizens Federal Savings & Loan Association.

Duplicate No. 258567, Indianapolis, Center Township, Code No. 1-01, Parcel No. 52374.

May Installment \$93.26 Paid.

November Installment \$93.26 Unpaid.

-6- ASSESSED VALUATION:

Land \$280.00 Improvements \$1,720.00 Exemptions None

-7- Taxes for 1965 now a lien in name of Citizens Federal Savings & Loan Association.

SYNOPSIS OF ZONING AND PLANNING REGULATIONS

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

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

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

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

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

An Industrial Zoning Ordinance #63-A0-4 was adopted Nov. 7, 1963, incorporating the Industrial Land Use Map and Industrial Land Use Plan adopted by the Metropolitan Plan Commission for the classification, regulation and development of Industrial uses in Indianapolis and Marion County, including regulation and limitation of height, area, bulk and floor space of structures, and performance standards, standards of density, and traffic distribution therefor.

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

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

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

According to the maps filed with the respective ordinances, the real estate described herein appears to lie in District designated U-2, H-1, A-4.

-9- July 23, 1965. We hereby certify that no Variance has been granted by the Board of Zoning Appeals of the City of Indianapolis, affecting the use of the real estate described in the caption hereof.

SYNOPSIS OF BASIC CLASSIFICATIONS OF ZONING ORDINANCES

CITY OF INDIANAPOLIS ZONING ORDINANCE AS AMENDED, ESTABLISHED THE FOLLOWING DISTRICTS:

Six classes of Use Districts termed respectively Class U-1, or Dwelling House Districts; Class U-2, or Apartment House Districts; Class U-3, or Business Districts; Class U-3, (S), or General Commercial Districts; Class U-4, or First Industrial Districts; and Class U-5 or Second Industrial Districts; In addition to the six classes of Use Districts, there are two additional classes, namely U-6 or Prohibited Uses, and U-7, or Special Permit Uses.

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

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

Seven classes of Area Districts, Class AA, 15,000 square feet per family; Class A-1, 7,500 square feet per family; Class A-2, 6,800 square feet per family; Class A-3, 6000 square feet per family; Class A-4, 1700 square feet per family; Class A-5, 1100 square feet per family; Class A-6, 800 square feet per family.

Restrictions of Floor Areas:

In Class AA district 1500 square feet;

In Class A1 District 900 square feet;

In Class A2 District 900 square feet;

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

MARION COUNTY MASTER PLAN AS AMENDED ESTABLISHED THE FOLLOWING:

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

Minimum requirements as follows:

District - Lot Area - Lot Width - Dwelling Dimensions

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

Variations of foregoing are provided for multiple dwellings.

CENTRAL BUSINESS DISTRICT ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

Central Business District One (CBD-1)

Central Business District Two (CBD-2)

Central Business District Three (CBD-3)

INDUSTRIAL ZONING ORDINANCE CREATES CLASSES AS FOLLOWS:

I-1-S RESTRICTED INDUSTRIAL SUBURBAN DISTRICT

I-2-S LIGHT INDUSTRIAL SUBURBAN DISTRICT

I-3-S MEDIUM INDUSTRIAL SUBURBAN DISTRICT

I-4-S HEAVY INDUSTRIAL SUBURBAN DISTRICT

I-1-U RESTRICTED INDUSTRIAL URBAN DISTRICT

I-2-U LIGHT INDUSTRIAL URBAN DISTRICT

I-3-U MEDIUM INDUSTRIAL URBAN DISTRICT

I-4-U HEAVY INDUSTRIAL URBAN DISTRICT.

GUARANTEED CERTIFICATE

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

Dated at Indianapolis, Indiana, August 18, 1965, 8 A. M.

UNION TITLE COMPANY

by C. Edward Blum
 President

-5- eh

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

65-17233A

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: Harry C. Hildebrand

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

August 10, 1965, 8 A. M. and

The Indianapolis Division of the Southern District down to and including

August 11, 1965, 8 A. M.

Citizens Federal Savings and Loan Association

UNION TITLE CO.

BY C. Edward Blum
PRESIDENT

eh