

65 44036

Chofee

WARRANTY DEED

Project 1-70(52)
Code 0536
Parcel 20

This Indenture Witnesseth, That Edith Gardner (unmarried adult)

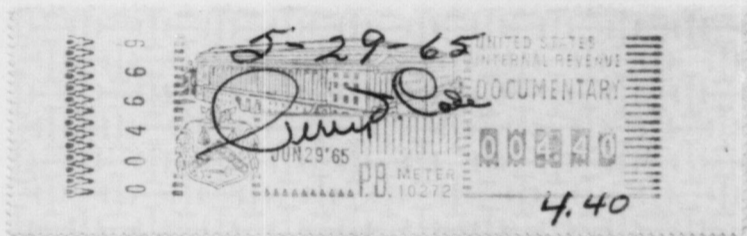
of Marion County, in the State of Indiana Convey and Warrant to

the STATE OF INDIANA for and in consideration of Four thousand - - - - -

- - - - - (\$4,000.00) - - - - - Dollars,

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

LOT 214 IN McCARTY'S SUBDIVISION OF THE MIDDLE PART OF OUT LOT 120 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 145, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.



DULY ENTERED
FOR TAXATION
SEP 1 1965
John T. Sutton
COUNTY AUDITOR

RECEIVED FOR RECORD
1965 SEP -1 AM 9:18
MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

Paid by Warrant No. *17057296*
17057295
17057294
Dated *8-2-65* 19

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.

720
6-30-65
In Witness Whereof, the said Edith Gardner (unmarried adult) has hereunto set her hand and seal, this *28th* day of *June* 1965
Edith Gardner (Seal) (Seal)
Edith Gardner (unmarried adult) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

65 44036

This Instrument Prepared by *D. W. King*

DEC 15 1965

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

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

STATE OF INDIANA, MARION County, ss:
 Before me, the undersigned, a Notary Public in and for said County and State, this 28th
 day of JUNE, A. D. 1965; personally appeared the within named EDITH GARDNER
 _____ 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 May 8, 1968 _____ Notary Public
PERRY S. COLE

1037 Church St. Mort Release.

The undersigned owner of a mortgage and/or lien on the land of which the real estate
 (Parcel No. 20, Project No. L-70-3-52) described in the attached deed is
 conveyed, hereby releases from said mortgage and/or lien said real estate, and do hereby
 consent to the payment of the consideration therefor as directed in claim voucher provid-
 ing for payment for said deed, this 23 day of Aug.,
 1965.

 (Seal)

 (Seal)

SHELBY STREET FEDERAL
 SAVINGS & LOAN ASS'N. (Seal)
William Lee Pres. (Seal)

State of INDIANA)
 County of MARION) SS:

in and for said County and State
 Personally appeared before me, A Notary Public, Wm. A. Renn, Vice President,
 SHELBY STREET FEDERAL SAVINGS AND LOAN ASSOCIATION,
 _____ above named and duly acknowledged the execution
 of the above release the 23rd day of August, 1965.

Witness my hand and official seal.
 My Commission expires September 30, 1967

Loretta M. Green
 LORETTA M. GREEN Notary Public

DULY ENTERED
 FOR TAXATION

SEP 1 1965

John T. Sutton
 COUNTY AUDITOR

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

August 9, 1965 19

To Edith Gardner
1037 Church Street
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 057296 8-2-65 19
in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase	
<i>For the purchase of Right of Way on State Road</i>	
No. I-70 in Marion	
County I Project 70-3	
Section (52) as per Grant dated	
June 28, 1965	
Parcel 20 escrow	400.00

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

Edith Gardner
8-26-65

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

.....August 9, 1965..... 19.....

To Treas. of the United States
 United States Attorney
 246 Federal Building
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No.A.057295... 8-2-65..... 19.....
 in settlement of the following vouchers:

DESCRIPTION	AMOUNT
Purchase--Edith Gardner FHA Claim # IP64-C-136 6-153717 <i>For the purchase of Right of Way on State Road</i> No.I-70... in... Marion..... County.... I..... Project..... 70-3..... Section..... (52)..... as per Grant dated June 28, 1965..... Parcel 20	528.09

PLEASE RECEIPT AND RETURN

Received Payment:

Richard P. Steinf.

Date:

8/23/65

R E S O L U T I O N

(20) ✓

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

including trees, shrubs and fence, if any, on Road # I-70 ✓
located within the limits of the proposed improvements to be made on
said highway. The parcel of real estate is situated in Marion ✓
County, Indiana, and more particularly described as follows:

**Lot 214 in McCarty's subdivision of middle part of
out lot 120 of Donation Lands of City of Indianapolis.** ✓

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

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

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

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

BE IT FURTHER RESOLVED, that a copy of this Resolution be submitted to the Director of Public Works as his warrant of authority for the disposal of said personal property as herein requested.

ADOPTED and PASSED by the Indiana State Highway Commission of Indiana this 5th day of August, 19 65.

Offices of the Indiana State Highway Commission of Indiana.

This is to certify that the attached is a full, true and complete copy of a Resolution authorizing the sale of improvements on the right of way as described, as the same appears in the minutes of the Commission in the State Office Building in the City of Indianapolis, Indiana.

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

Roy P. Whitton
Secretary

SEAL:



APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Control

Project I-70-3(52)
Parcel No. 20
Road I-70
County Marion
Owner Edith Garbner
Address 1037 S. Church
Address of Appraised Property: same

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

1. I have personally checked all Comparables and concur in the determinations made. yes
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income Approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on June 3, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of April 19, 1965 :
(Date)

(a) The fair market value of the entire property before the taking is:	\$ <u>4,000.00</u>
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ <u>0</u>
The total value of taking is: (a minus b)	TOTAL \$ <u>4,000.00</u>
(1) Land and/or improvements	\$ <u>4,000.00</u>
(2) Damages	\$ <u>0</u>
(3) Other damages and/or temp. R.O.W.	\$ <u>0</u>
(4) Estimated Total Compensation	\$ <u>4,000.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	1-14-65	James P. [Signature]
Asst. or Chief Appr.	6-15-65	Richard S. [Signature]

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # Check Del.

PROJECT # I-70-3-52 PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St. PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Above w/ Rep of Metro Coal + oil (Mr Johnson)
and Mr. Penn of Shelby Fed Sav + Loan PHONE # _____
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED _____ DATE OF CONTACT 8-23-65

OFFER \$ _____ TIME OF CONTACT 1:30 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? (Is it VA _____, FHA _____, FNMA _____, Fed.Ld. Bk. _____, Conv'l. _____?)
 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
 5. () () () Filled out RAAP Form?
 6. () () () Walked over property with owner (or who? _____)
 7. () () () Arranged for payment of taxes? (Explain how in remarks)
 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
 9. () () () Explained Eminent Domain Procedures?

REMARKS: Del Check. Rec Mort release and release of
of Lien. Signed by Mr. Johnson. Also received 2nd
for recording of Lien.
Also delivered the check to Richard P. Stein. U.S. attorney
for full payment of Tax Lien.

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

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

John
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 23

PROJECT # I-70-3(52) PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St, Indianapolis, Ind. PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Mrs Gardner
1037 Church St. PHONE # None

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-28-65

OFFER \$ 4,000.00 TIME OF CONTACT 2:00 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? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Called on Mrs Gardner and secured her signature to the documents. Mrs Gardner gave me \$4.40 in cash for documentary stamps for the deed.

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

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

[Signature]
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 5

PROJECT # I-70-3(52) PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St. Indianapolis PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Metropolitan Coal & Oil Co.
1001 Massachusetts Ave. Indianapolis PHONE # —
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 6-17-65 DATE OF CONTACT 7-6-65

OFFER \$ 4,000.⁰⁰ TIME OF CONTACT 4:30 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? (Is it VA ____, FHA ____, FNMA ____, Fed.Ld. Bk. ____, Conv'l. __?)
4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
5. () () () Filled out RAAP Form?
6. () () () Walked over property with owner (or who? _____)
7. () () () Arranged for payment of taxes? (Explain how in remarks)
8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
9. () () () Explained Eminent Domain Procedures?

REMARKS: Called at the office of Metropolitan Coal & Oil Co.
and obtained the signature of Julius F. Johnson,
V.P. to the purchaser as a lienholder to satisfy
their judgment against Mrs Gardner.

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

Distribution Made

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

Jerry G. Cole
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 4

PROJECT # I-70-3(52) PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St. Indianapolis, Ind. PHONE # No Phone

NAME & ADDRESS OF PERSON CONTACTED Mrs Gardner
Same as above PHONE # Same

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 7-6-65

OFFER \$ 4,000.⁰⁰ TIME OF CONTACT 3:15 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? (Is it VA____, FHA____, FNMA____, Fed.Ld. Bk.____, Conv'l.____?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who? _____)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Called on Mrs Gardner and informed her that
a new judgment for Metropolitan Coal & Oil Co had
been recorded. I informed her I was adding
Metropolitan as a payee on the first check.

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

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

Derry J. Cole
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 2

PROJECT # I-70-3(52) PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St, Indianapolis, Ind. PHONE # None

NAME & ADDRESS OF PERSON CONTACTED See note below
PHONE # —

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-25-65
OFFER \$ 4,000.⁰⁰ TIME OF CONTACT 1000 - 12:00 AM

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

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

REMARKS: Called at Marion County Treasurers Office and picked up
tax billing for taxes (1965 A + B). Called at Marion
Courty Circuit Court, County Clerk, Federal Court
Clerk, and office of US Attorney # 24th Federal Bldg
to get information on judgment. The US Attorney
will send statement of total amount owed
on the judgment. Will prepare a check to
County Treasurer for taxes and the US Treasurer
for the judgment.

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

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

Jerry S. Cole
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I-70-3(52) PARCEL # 20 COUNTY Marion

NAME & ADDRESS OF OWNER Edith Gardner
1037 Church St., Indianapolis, Ind. PHONE # None

NAME & ADDRESS OF PERSON CONTACTED Mrs Gardner
Same as above PHONE # None

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

DATE ASSIGNED 6-17-65 DATE OF CONTACT 6-24-65

OFFER \$ 4,000.⁰⁰ TIME OF CONTACT 2:15 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? (Is it VA , FHA , FNMA , Fed.Ld. Bk. , Conv'l. ?)
- 4. () () () Explained about retention of Buildings? (any being retained? () Yes, () No)
- 5. () () () Filled out RAAP Form?
- 6. () () () Walked over property with owner (or who?)
- 7. () () () Arranged for payment of taxes? (Explain how in remarks)
- 8. () () () Secured Right of Entry? Secured Driveway Permit? () Yes () No () N/A
- 9. () () () Explained Eminent Domain Procedures?

REMARKS: Called on Edith Gardner and discussed the offer.
She will accept the offer. I informed her I
would check on the US Judgment for \$456.66
and on the amount of taxes owed. I
made an appointment for Monday
afternoon to secure the parcel.

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

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

Jerry D. Cole
(Signature)

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-23813-0

Amount \$ 5,000.00

Mortgage Policy No. _____

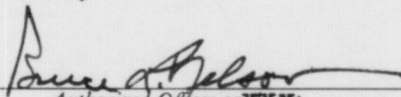
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of **October 5, 1964, 8 A. M.**



Authorized Officer or ~~Agent~~
Assistant Vice-President

Name of party or parties in whom title is vested:

EDITH GARDNER

Description of Premises:

State of Indiana, County of **Marion**:

Lot 214 in McCarty's Subdivision of the middle part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8 page 145, in the Office of the Recorder of Marion County, Indiana.

SCHEDULE B 64-23813-0

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964 in name of Edith Gardner.
Duplicate #359709, I-Center Township, Code #1-01, Parcel #51382.
May \$17.91 paid; November \$17.91 unpaid;
Taxes for 1964 payable 1965 in name of same.
7. Mortgage for \$1,250.00 from Edith Gardner, an unmarried adult to Shelby Street Federal Savings and Loan Association dated January 15, 1960, recorded January 19, 1960, in Mortgage Record 2026 page 215.
8. Judgment for \$456.66 and costs in favor of U.S.A. vs Edith Gardner rendered June 18, 1964, filed June 26, 1964, in the Circuit Court, Transcript Federal Court #IP 64-C-136.

Note: Zoned U-2; H-1; A-4.

DOCKET G
PAGE 40

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.

PRELIMINARY TITLE INSURANCE CERTIFICATE

Union Title Company

155 East Market Street
Indianapolis, Indiana

Owners Policy No. 64-23813-0

Amount \$ 5,000.00

Mortgage Policy No. _____

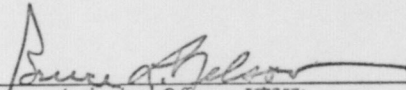
Amount \$ _____

THE UNION TITLE COMPANY, in consideration of the payment of its premiums, hereby certifies that the title to the premises hereinafter described has been examined and approved by it, and that a good title thereto in fee, clear of all encumbrances and defects except as hereinafter noted under Schedule B hereof, is vested in and can be conveyed, mortgaged, or leased by the party or parties hereinafter named; and upon the proper execution, delivery and recordation of the papers conveying such interest, as hereinafter provided, said Company will insure the title of such grantee, mortgagee, assignee or lessee, as directed in the application herefor.

When the title is properly closed and the papers are duly executed and delivered by the proper parties and duly recorded, and the abstract continued and certified to show the same (except that in Marion County, Indiana, such abstract continuation is not necessary), a policy of Title Insurance in the usual form of the Union Title Company will be issued for the amount named above, excepting all estates, liens, encumbrances and defects shown herein or created subsequent to the date hereof, and not properly disposed of. No liability will be assumed by the Company under this certificate unless the premium for the same is paid.

This certificate shall not be binding until it shall have been countersigned by an authorized officer or agent of the Union Title Company.

Dated as of October 5, 1964, 8 A. M.



Authorized Officer or Agent
Assistant Vice-President

Name of party or parties in whom title is vested:

EDITH GARDNER

Description of Premises:
State of Indiana, County of Marion:

Lot 214 in McCarty's Subdivision of the middle part of Out Lot 120 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 8 page 145, in the Office of the Recorder of Marion County, Indiana.

SCHEDULE B 64-23813-0

Showing estates, liens, encumbrances, defects and other objections to title which now exist thereon, and will be made exceptions in the policy, unless removed.

1. Rights or claims of parties in possession not shown of record.
2. Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements and claims of easement not shown of record.
4. Mechanic's or materialmen's liens, or other statutory liens for labor or material not shown of record.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes for 1963 payable 1964 in name of Edith Gardner. Duplicate #359709, I-Center Township, Code #1-01, Parcel #51382. May \$17.91 paid; November \$17.91 unpaid; Taxes for 1964 payable 1965 in name of same.
7. Mortgage for \$1,250.00 from Edith Gardner, an unmarried adult to Shelby Street Federal Savings and Loan Association dated January 15, 1960, recorded January 19, 1960, in Mortgage Record 2026 page 215.
8. Judgment for \$456.66 and costs in favor of U.S.A. vs Edith Gardner rendered June 18, 1964, filed June 26, 1964, in the Circuit Court, Transcript Federal Court #IP 64-C-136.

Note: Zoned U-2; H-1; A-4.

NOTE: Unless otherwise specifically excepted in Schedule B hereof, this policy insures that no restriction upon the sale or occupancy of insured premises on the basis of race, color or creed, has been filed of record at any time subsequent to February 15, 1950.