

67-11358

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 139

This Indenture Witnesseth, That Lucille M Hoeltke (unmarried adult)

of MARION County, in the State of INDIANA

Convey and Warrant to

the STATE OF INDIANA for and in consideration of

Twelve Thousand Five Hundred Dollars --- (\$12,500⁰⁰) Dollars,
the receipt whereof is hereby acknowledged, the following described Real Estate in MARION
County in the State of Indiana, to wit:

LOT 11 IN JOHN ROSETS SUBDIVISION OF PARTS OF OUT LOTS 107 AND 108 IN THE CITY OF INDIANAPOLIS,
AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 80 IN THE OFFICE OF THE RECORDER OF MARION
COUNTY, INDIANA.

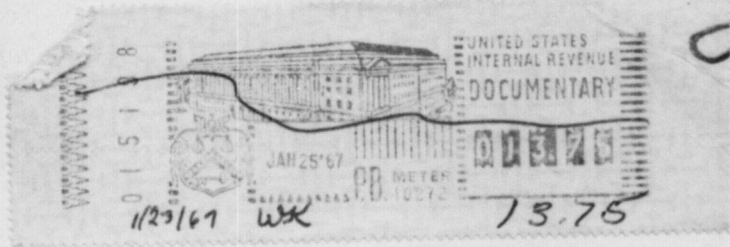
TOGETHER WITH THE PERMANENT EXTINGUISHMENT OF ALL RIGHTS AND EASEMENTS OF INGRESS AND EGRESS
TO, FROM, AND ACROSS THE ABOVE DESCRIBED REAL ESTATE.

DULY ENTERED
FOR TAXATION

MAR 22 1967

John T. Sutton
COUNTY AUDITOR

71156



A-143090
Paid by Warrant No. A-143089
Dated 3-8-1967

RECEIVED FOR RECORD

1967 MAR 22 AM 9:27

MARCIA M. HAWTHORNE
RECORDER OF MARION COUNTY

W.H.B
1-26-67

Land Improvements \$12,500⁰⁰ DAMAGES 0 Total \$12,500⁰⁰

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 GRANTOR

has hereunto set Her hand and seal, this 23rd day of January 1967

Lucille M. Hoeltke (Seal) (Seal)
Lucille M Hoeltke (unmarried adult) (Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)
(Seal) (Seal)

67-11358

This Instrument Prepared by S.W. BURRES

7-15-66

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 *23rd*
 day of *January*, A. D. 19*67*; personally appeared the within named.....
Phillip J. M. Hoeltke
 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..... *June 28 1970* *William G. Kramcan* Notary Public
 William G. KRAMCAN

67 11358

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

WARRANTY DEED

FROM

TO

STATE OF INDIANA

Received for record this.....

day of....., 19.....

at..... o'clock..... m, and

Recorded in Book No..... page.....

Recorder..... County

Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor..... County

ENVELOPE

29

Division of Land Acquisition
 Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

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

November 14, 1967

To

Donald Riddle
51 N. 4th St.
Bearcamp, Indiana 46107
GENTLEMEN:

We enclose State Warrant No. _____ 19 **67**
in settlement of the following vouchers: **A-180204 11-9-**
68-248

| Description | Amount |
|---|--------|
| For _____ on State Road Relocation Expense No. _____ in _____ 49 Marion County, Project _____ I-70-3(52) Parcel No. _____ as per Grant/Warranty 139 Deed, Dated _____ 9-29-67 | |

0102 00

FILE COPY

Payment Received: By _____
Date _____

INDIANA STATE HIGHWAY COMMISSION

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

October 19, 1967

To

Geneva G. Haddock
1004 Leonard Apt 4
Indianapolis, Indiana
 GENTLEMEN:

We enclose State Warrant No. A-175909 10-13 19 67
 in settlement of the following vouchers: 68-167

| Description | Amount |
|--|----------|
| For <u>Relocation Expense</u> on State Road No. <u>69</u> in <u>Marion</u> County, Project <u>1-70-3(52)</u> Parcel No. <u>139</u> as per Grant/Warranty, Deed, Dated <u>9-12-67</u> | \$222 00 |

FILE COPY

Payment Received: By _____

Date _____

INDIANA STATE HIGHWAY COMMISSION

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

March 16, 19 67

To Lucille M. Hoeltke
 2828 Fairhope Drive
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143089 3-8 19 67
 in settlement of the following vouchers: Transmittal 67-279

| Description | Amount |
|---|-------------|
| For Purchases _____ on State Road No. <u>I-70</u> in _____ Marion County, Project <u>I-70-3(52)</u> Parcel No. <u>139</u> as per Grant/Warranty Deed, Dated <u>January 23, 1967</u> | \$11,500.00 |

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Mrs. Lucille M. Hoeltke
 Date March 18 - 1967

INDIANA STATE HIGHWAY COMMISSION

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

March 16, 1967

To
 Lucille M. Hoeltke
 2828 Fairhope Drive
 Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 143090 3-8 19 67
 in settlement of the following vouchers: Transmittal 67-279

| Description | Amount |
|---|------------|
| For <u>Purchases</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>139</u> as per Grant/Warranty Deed, Dated <u>January 23, 1967</u> Esc. | \$1,000.00 |

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received:

By Lucille M Hoeltke.Date April 27 - 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 139
Road I-70
County Marion
Owner Lucille M. Hoeltke
Address 2828 Fairhope Dr.
Address of Appraised Property:
1013-15 S. High St.

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes
- 2. Planning and Detail Maps were supplied appraisers. Adv. Acq.
- 3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Yes
- 4. Necessary photos are enclosed. Yes
- 5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. Yes
- 6. Plats drawn by the appraisers are attached. Yes
- 7. I have personally inspected the Plans. Yes
- 8. I have personally inspected the site and familiarized myself with the parcel on... 1-12-67
- 9. The computations of this parcel have been checked and reviewed. Yes
- 10. The appraiser has complied with the Indiana State Highway Commission instructional outline and/or good appraisal practices. Yes

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

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

It is my opinion as of Jan. 12, 1967 :
(Date)

Estimate of Appraisers:

| | By: <u>Day</u> | By: | Approved By Reviewer |
|--|------------------|-----|----------------------|
| (a) The fair market value of the entire property before the taking is: | \$ <u>12,500</u> | \$ | \$ <u>12,500</u> |
| (b) The fair market value of the property after the taking, assuming the completion of the improvement is: | \$ <u>—</u> | \$ | \$ <u>—</u> |
| The Total Value of Taking Is: (a minus b) TOTAL | \$ <u>12,500</u> | \$ | \$ <u>12,500</u> |
| (1) Land and/or improvements | \$ <u>12,500</u> | \$ | \$ <u>12,500</u> |
| (2) Damages | \$ <u>—</u> | \$ | \$ <u>—</u> |
| (3) Less non-compensable items | \$ <u>—</u> | \$ | \$ <u>—</u> |
| (4) Estimated Total Compensation | \$ <u>12,500</u> | \$ | \$ <u>12,500</u> |

| Approved | Date | Signed |
|----------------------|----------------|-----------------------|
| Rev. Appr. | <u>1-12-67</u> | <u>Philip G. York</u> |
| Asst. or Chief Appr. | <u>1-20-67</u> | <u>Jay D. Lise</u> |

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

AFFIDAVIT

STATE OF INDIANA)
) SS
Marion)

Lucille M Hoeltke being duly sworn upon (~~his~~) (her) oath says that (he) (she) is 52 years of age and says that (he) (she) is the owner of the following described real estate located in 1013-15 S High St MARION County, State of INDIANA, to wit:

1013-1015' High St Indianapolis Indiana

Affiant further says that (he) (she) is the surviving widow of CARL F Hoeltke, who died intestate in the City of INDIANAPOLIS State of INDIANA, on July 4, 1966 that this affiant and the said CARL F Hoeltke lived together continuously as husband and wife from date of JANUARY 30, 1932 to the date of (~~his~~)(her) death on July 4, 1966, and were so living together on said date, that no administration was had upon the Estate of the said CARL F Hoeltke, but that all funeral expenses and debts of every kind and character of said decedent were fully paid, that no Indiana Inheritance Taxes were due the State of Indiana by reason of the death of the said CARL F Hoeltke and that his Estate was substantially less than the sum of \$60,000.00 and that no Federal Estate Taxes were due thereon.

And further affiant saith not.

Subscribed and sworn to before me the undersigned, a Notary Public, in and for said State and County this 23 day of January 19 67.
My Commission Expires: June 28, 1972.

Lucille M Hoeltke
William G. Kramer
Notary Public
William G. Kramer

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I 70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion PARCEL NO. 139

NAME & ADDRESS OF OWNER Lucille Haelthke
2828 Fairhope Ave PHONE # St 4 4179

NAME & ADDRESS OF PERSON CONTACTED Same
Re 1013-15 High St PHONE # _____

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

DATE ASSIGNED 1-20-67 DATE OF CONTACT 1-23-67

OFFER \$ 12,500⁰⁰ TIME OF CONTACT 1:30 PM

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

REMARKS: Met with Mrs Haelthke to buy her home at 1013-15 High St. Gave firm offer letter. Mrs Haelthke accepted the offer and all necessary papers were signed. Picked up 66B Tax receipt to be Xeroxed and returned. Also picked up \$13⁷⁵ for documentary stamps. Mrs Haelthke rents her apartment \$75⁰⁰ downstairs and half of double with ^{tenant} paying utilities for 70⁰⁰

Voucher # 1 \$ 11,500⁰⁰ due 8 to 10 weeks.
Voucher # 2 1000⁰⁰ payable on possession.

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

Distribution Made

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

(Signature)

Parcel 139

INTERIM CERTIFICATE OF TITLE

Pioneer National Title Insurance Company

Union Title Division

| S.R. | PROJECT | COUNTY | PNTIC # |
|------|-------------|--------|-----------|
| I-70 | I-70-3 (52) | Marion | 66-4955-S |

Name on Plans Carl and Lucille Hoeltke

Name of Fee Owner Carl F. Hoeltke and Lucille M. Hoeltke, husband and wife

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby certifies that a search of the records from June 22, 1966 to and including January 26, 1967 reveals no changes as to the real estate described under PNTIC # 66-4955-O except:

- Taxes for 19 65 payable 19 66 in name of Carl F. and Lucille M. Hoeltke
Duplicate # 6040708 Parcel # 1062458 Township I-Center Code # 1-01
May \$ 192.30 (paid) ~~(XXXXX)~~; November \$ 192.30 (paid) ~~(XXXXX)~~
Taxes for 1966 payable 1967 now a lien.

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Russell Nelson

Assistant Secretary

Walter A. McLean

Vice President

Countersigned and validated as of the 30th day of January, 19 67

Ralph W. Fraker

Authorized Signatory
RALPH W. FRAKER, Attorney

GUARANTY OF TITLE

139

Pioneer National Title Insurance Company

Union Title Division

| S.R. | PROJECT | COUNTY | PNTIC # |
|------|------------|--------|-----------|
| I70 | I70-3 (52) | Marion | 66-4955-0 |

Names on Plans Carl and Lucille Hoeltke

PIONEER NATIONAL TITLE INSURANCE COMPANY, a California corporation with its principal Indiana Office in the City of Indianapolis, in consideration of premium paid, hereby guarantees that as of the 22nd day of June, 19 66, 8 A.M.

Carl F. Hoeltke and Lucille M. Hoeltke, husband and wife

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

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

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

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

ATTEST:

PIONEER NATIONAL TITLE INSURANCE COMPANY

Ray E. Sweat
Assistant Secretary

Walter A. McLean
Vice President

Countersigned and validated as of the 5 day of July, 19 66.

James I. Wright
Authorized Signatory
James I. Wright
Attorney

SCHEDULE "A"

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

Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

The Record Owner or Owners disclosed above acquired title by

Warranty Deed from Glenn Rogers and Lessie J. Rogers, husband and wife, dated November 13, 1944 and recorded November 22, 1944 in Deed Record 1160 Inst #44949. (U.S.R. \$7.70)

SCHEDULE "B"

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

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

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

5. Taxes for 19 65 payable 19 66 in name of Carl F. and Lucille M. Hoeltke
Duplicate # 6040708 Parcel # 1062458 Township I-Center Code # 1-01
May \$ 192.30 (paid) (~~192.30~~); November \$ 192.30 (~~192.30~~) (unpaid)
Taxes for 19 66 payable 19 67 now a lien.

Assessed Valuation

Land \$430.00

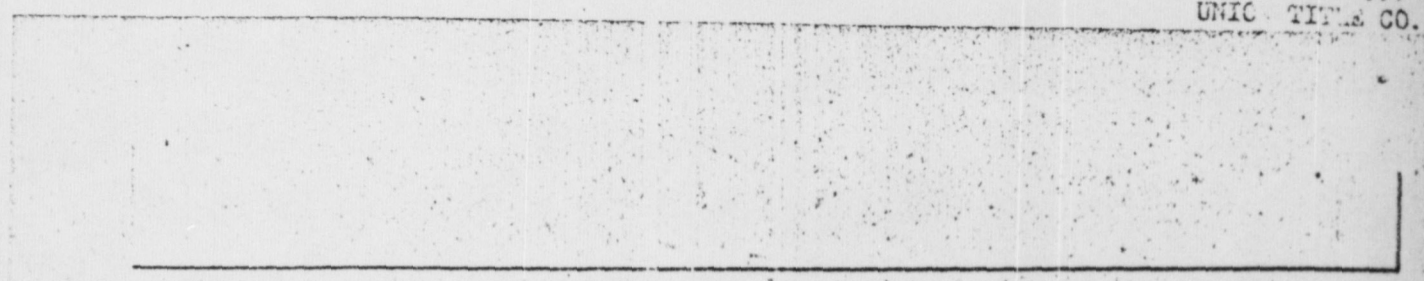
Improvements \$3,610.00

Exemptions None

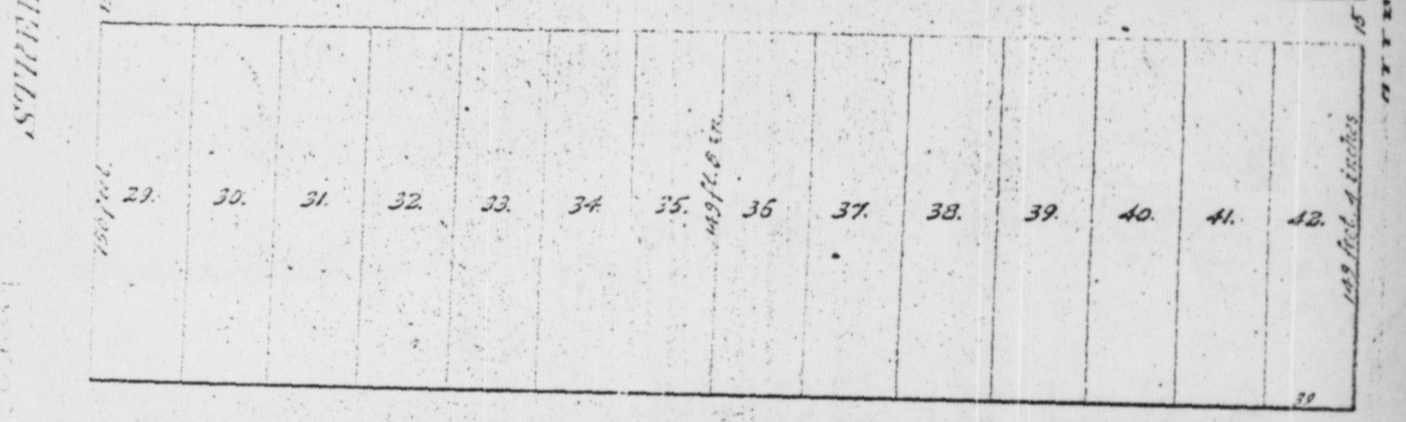
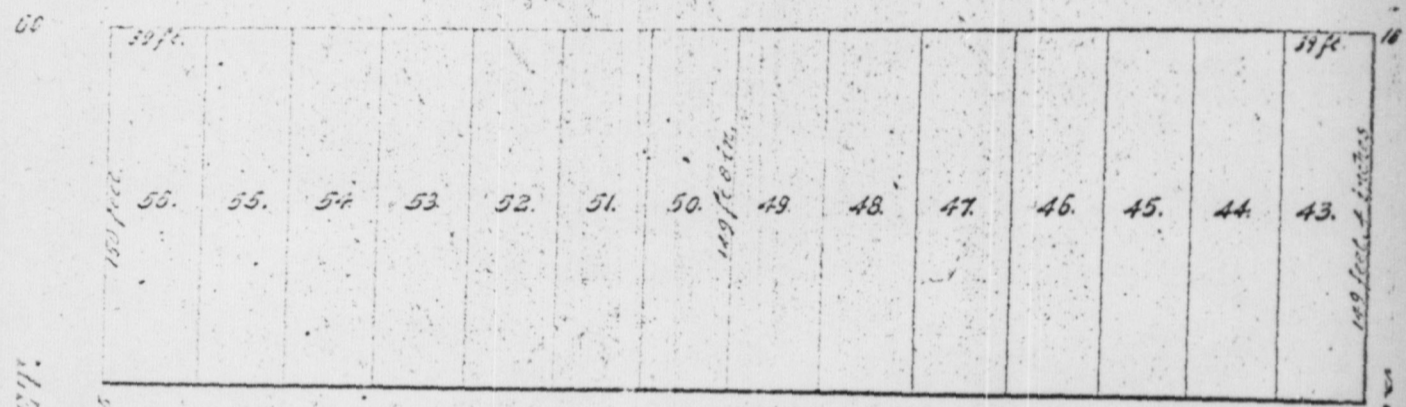
80
PP-970

John Rast - Sub 071044108

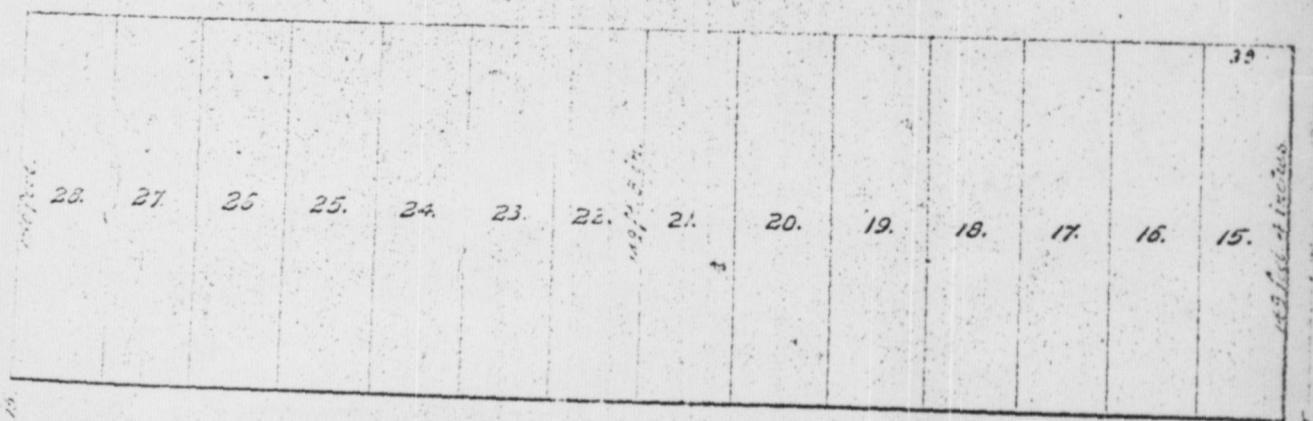
KEY # 2907-6
(office copy)
UNIC TITLE CO.



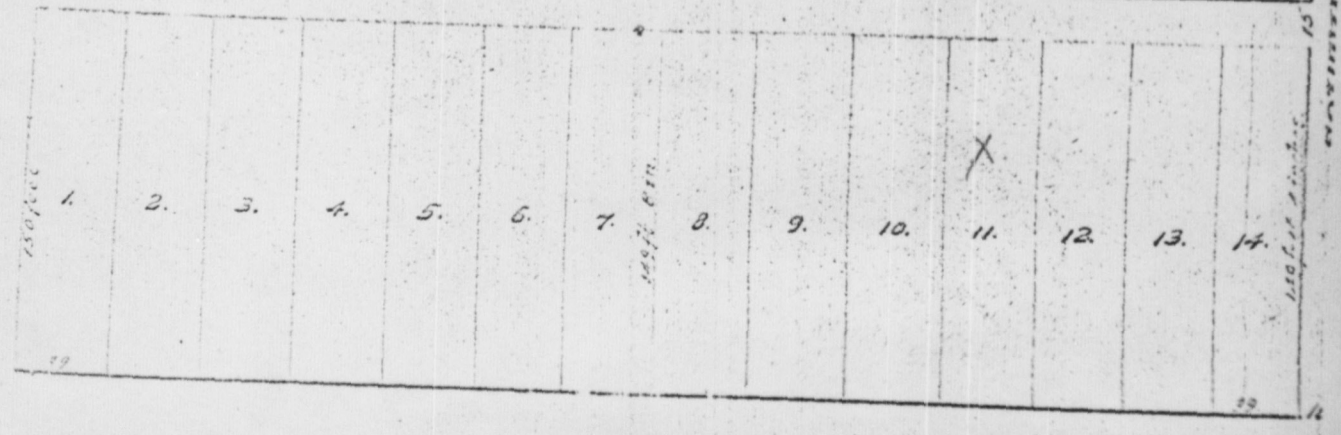
EAST STREET.



ROSET STREET.



GROVE



HIGH STREET.

Three feet

HOHLT, COBURN AND HOHLT

ATTORNEYS - AT - LAW
546-48 CONSOLIDATED BUILDING
INDIANAPOLIS 4, INDIANA

EDWARD W. HOHLT
FRANCES CARTER COBURN
HENRY S. HOHLT

November 10, 1944

Carl F. Hoeltke
1524 Prospect St.
Indianapolis, Indiana

Dear Mr. Hoeltke:

I have examined the Abstract of Title to the following described real estate in Marion County, Indiana: Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana, as last certified to by the Union Title Company of date November 4, 1944 and from such examination I am of the opinion that on said date the title to said real estate was good in Glenn Rogers and Lessie J. Rogers, husband and wife subject only to the following.

1. Taxes for the year 1944 payable in May and November 1945 which are now lien against said real estate.
2. Subject to any rights of any tenant now in possession.
3. You should require the usual vendors affidavit and be sure that the citizenship clause is included in your deed in accordance with the presidents order.

Respectively submitted,

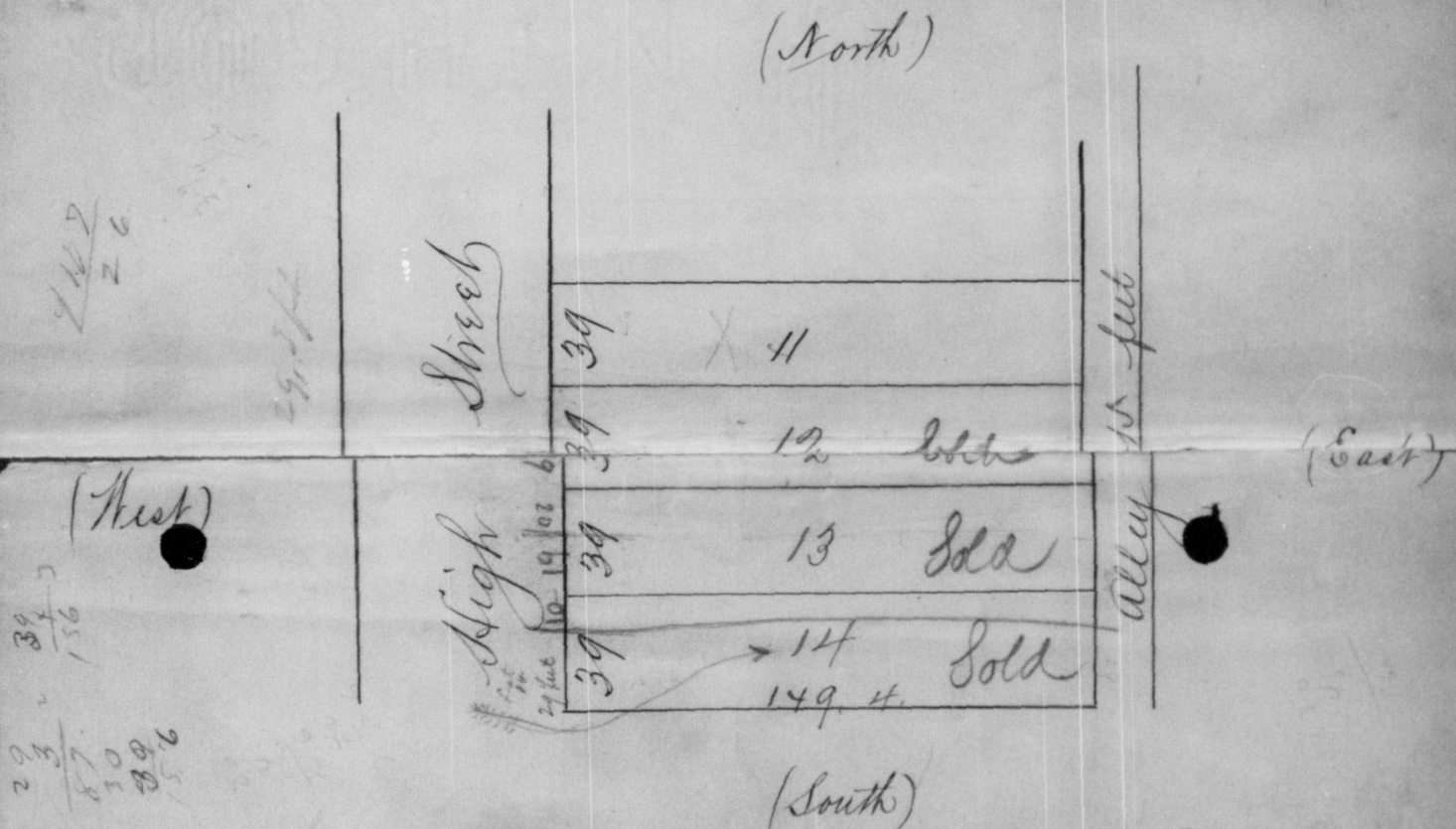
HOHLT, COBURN and HOHLT

By Frances Carter Coburn

FCC :mc

CHAIN OF TITLE AND INCUMBRANCES

To the following described real estate: Lots 11, 12, 13 and 14, in Blocks, Subdivision of a part of Out Lots 107 and 108, in the City of Indianapolis.



IN THE CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA.

Prepared for *Otto Stechan.*

By an act of the 14th Congress, 1st session, chapter 57, approved April 19, 1816, four sections of land in Township 15 north, of range 3 east, of the 1st principal meridian, are donated to the State of Indiana for a seat of Government.

According to the returns of the United States Surveyors, section 1, contains 658.20; section 2, 611.53; section 12, 640 acres; and section 11, on east side of White River, contains 448.20 acres, leaving 202.07 acres to be taken out of section 3.

By an act of the 15th Congress, 2d session, chapters 83, 84 and 85, approved March 3, 1819, sections 1 and 12, and fractional sections 2 and 11, which lies on the east side of White River, and so much of section 3 as will make four entire sections, or 2,560 acres, shall constitute the above donation.

The original survey of the City of Indianapolis, as made in the year 1821, is included within North, South, East and West Streets, embracing squares from 1 to 101 inclusive, which were subdivided into lots; and, in pursuance of an act of 1824, out-lots numbering from 1 to 10 on the north, and 11 to 20 inclusive, on the south side of the city were laid off, and in 1825 an additional survey of out-lots, including 21 to 30 on the south; and 31 to 40 on the north side of the city was authorized. "H" is a square of two acres, laid out and sold for a brick yard, under authority of an act of 1822. By an act of 1827 the original plan of the city was modified by vacating parts of certain streets and alleys, as now represented, and squares numbered 11 to 20 inclusive on the north, and 78 to 101 inclusive on the south part of the city were authorized to be sold as out-lots. The survey of the remaining part of the donation authorized by the law of 1831. Plat filed in the Recorder's Office of Marion County, Indiana, July 5th, 1831.

1 Agent of State
To Deed
Nicholas M. Carty
his assigns forever.

May 2, 1834,
Record "D." page 535,
Out lot 107 and N. 1/4
of Out lot 108.

corrected
Ind. T. G. & L. Co
"Tudgroom" W. & T. M.

2 Nicholas M. Carty ^{wife}
To W. Deed
John Roset and
George H. Bickling
his assigns forever.

April 1, 1842,
Record N. page 279.
Same Tracts,

corrected
Ind. T. G. & L. Co
"Tudgroom" W. & T. M.

3 John Roset wife
To W. Deed
George M. Hollenback
his assigns forever.

April 26, 1850,
Record X page 357,
Undivided 1/4 of
Same tracts

corrected
Ind. T. G. & L. Co
"Tudgroom" W. & T. M.

H George H. Bickling
To Quit Claim
George M. Hollenback

August 30, 1854,
Record 2, pages 341 & 343,
The North West part of

Out Block 107, Beginning at the N.W.
corner of said Out Block 107, corner of
McCarty and Delaware Streets and running
South along the East line of Delaware
Street 564 feet and 3 inches to a 60 foot
Street running East and West called
Gross Street. Thence East along the North line
of said Gross Street 690 feet 4 1/2 inches to a 60
foot Street running North and South across
said Block, and intersecting McCarty Street
at right angles, called High Street, thence
North 564 feet and 3 inches along the west
line of said last named 60 foot Street, called
High Street to McCarty Street, and thence along

the South line of McCarty Street 690 feet $4\frac{1}{2}$ inches to the place of beginning.
 Also that part of ground, being the S.E. portion of said Out Block 107, and the N.E. part of the N^o of Out Block 108, as follows. Beginning at a point on East Street, where the South line of Grov Street intersects said East Street, and running thence West along the South line of said Grov Street 690 feet $4\frac{1}{2}$ inches to High Street, thence South 564 feet and 3 inches along the East line of said High Street to a point, thence East 690 feet $4\frac{1}{2}$ inches to East Street, thence North along said East Street 564 feet and 3 inches to the place of beginning

5. George M. Hollenback & wife } August 30, 1857,
 To Quit Claim } Record 2, page 343,
 John Roset. } See Instrument
 Confirming title &c.

6. George M. Hollenback & wife } April 13, 1864,
 To W. Deed } Record 19, page 502,
 John Roset. } Same Tracts as
 at No 4.

7. John Roset & wife } December 3, 1862,
 To Plat } Plat Book 2, page 80.
 Subdivision } Part of Out Lots 107 & 108,
 into 56 lots.

8 John Roset & wife } April 26, 1864,
To W. Deed } Record 21, page 588,
Jeffrey Keating } Plat 11, Rosets
Subdivision of a part of Out
Lots 107 and 108 in the City of Indianapolis.

9 John Roset & wife } September 21, 1863,
To W. Deed } Record 20, page 184,
Jeffrey Keating } Plat 12, Same Sub.

10 John Roset & wife } May 4, 1863,
To W. Deed } Record 18, page 208,
Jeffrey Keating } Plat 13, Same Sub.

11 John Roset & wife } March 21, 1863,
To W. Deed } Record 16, page 419,
Jeffrey Keating } Plat 14, Same Sub.

12 Jeffrey Keating & wife } June 27, 1845,
To W. Deed } Record 91, page 141,
Upton J. Hammond } Plats 11, 12, 13 and 14
Same Subdivision

13

Upton J. Hammond,
Unmarried
To W. Reed
James A. Roosevelt

March 19, 1880.
Record 137 page 48,
Same Lots 11, 12, 13
and 14.

14

James A. Roosevelt & wife
To Deed
Henry R. Bond

August 2, 1880.
Record 139, page 7,
All same lots,

15

Henry R. Bond & wife and
The Equitable Trust Co.
By James A. Roosevelt,
President, (Seal)
To S. W. Reed
Otto Stechan

May 18, 1887.
Record 191, page 60.
Lots 11, 12, 13 & 14,
(Lots Second
subdivision of a
part of Out Lots
107 & 108 in the City of
Indianapolis Plat Book 2, page 80.

Incumbrances.

Otto Stechan & wife } May 18. 1887.
 To mortgage } Record 156. page 461.
 Equitable Trust Co. } Same Lots 11. 12. 13 & 14.
 Securing \$2175.⁰⁰ as follows.
 \$725.⁰⁰ on or before May 1. 1888. \$725.⁰⁰
 on or before May 1. 1889. \$725.⁰⁰ due on
 or before May 1. 1890. with 6% interest
 payable annually with 8% interest after
 maturity.
 Re-recorded, August 20. 1887. in
 Record 159. page 148. Satisfied May 18. 1894
 Elliott & Butler

Satisfied
 No. 29263
 Otto Stechan } April 20. 1887.
 vs } Superior Court
 } Order Book 99. page 616.
 } Costs

Taxes for 1887. are unpaid Taxes since Paid
 Elliott & Butler

Indianapolis, Ind. February 21. 1888.
 The foregoing is the Chain of title to and
 the incumbrances upon Lots 11. 12. 13^{and} 14 in
 Rosets Subdivision of a part of Out Lots 107^{and}
 108. in the City of Indianapolis, as shown by
 the Records of the Recorder's Office and general
 Judgment Dockets of the Circuit^{and} Superior
 Courts and Lis Pendens Records of Complaints
 and Attachments of Marion County, Indiana.
 Elliott & Butler

Indianapolis, Ind. July 6th 1895
On Examination made subsequent to Feb'y 21st
1888. as to Recorder's Office, General Judgment
Dockets of the Circuit and Superior Courts
and Lis Pendens Records of Complaints and
attachments of Marion County, Indiana.
We find no conveyances or incumbrances
on said Lot // other than as herein set forth.
Elliott Butler

Otto Stechhan and
Rosa, his wife
To Tr. Deed
Henry Arunge

February 24th 1888
Record 198 page 255
Lot 11 in Rosets
Subdivision of Part

of Out Lots 107 and 108 in the city
of Indianapolis Plat Book 2 page 80
Subject to a mortgage executed by Otto
Stechhan to Equitable Trust Co securing
\$2175⁰⁰ with 6% Interest and 8% after
maturity. Recorded in Book 156 page 461
May 18. 1889 and in Book 159 page 148 Aug
20. 1889 Satisfied Apr 11. 1889 and May 18. 1894

Incumbrances

Henry Arunge and
Anselia J. his wife
To Mortgage
William P. Junglaus
John A. Schumacher.

January 2. 1895
Record 288 page 396.

Lot 11 as above.

One Note for \$1000⁰⁰ due on or before
5 years with 6% Interest payable semi-
annually and 8% after maturity

Last half Jan 2. 1895 Unpaid

John A. Schumacher
Jan 2. 1895
Unpaid

Continuation of Abstract of Title to lot 11. in Roset's Subdivision of part of Out Lots 107 and 108. in the City of Indianapolis

Prepared for Mr. Henry Runge, since date of Elliott & Butler's continuation July 6, 1895.

There are no further conveyances.

Mortgages none unsatisfied.

Assessment for Sewer in alley North of Coburn Street paid:
Record 34. page 103:

14. p, 96
1898.

H. Runge, Assessment.
to
Sprinkling High Street.
Same lot 11. as described in caption: \$1.40:

Taxes for 1897 paid.

Taxes for 1898 amounting to \$40.87 not paid.

Indianapolis, January 25, 1899.

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

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

W. H. ...
Suite 229 Lemcke Building.

1. A Continuation of an Abstract of title to lot 11 in John Rosets Sub-division of parts of Out lots 107 and 108 of the City of Indianapolis as per plat thereof recorded in plat Book 2 page 80 in the Office of the Recorder of Marion County, Indiana, Since January 25, 1899,

J. Henry Runge , Amelia J. Runge
his wife.

#

Jan. 30, 1899.

Record 311 page 296.

2. To Warranty

Recorded Jan. 30, 1899.

Frederick Berner Sec.

Lot 11 in Rosets Subdivision of
Out lot 107 and 108 in the City

of Indianapolis, according to plat Book 2 page 80 in the Recorder's Office of said Marion County.

3. Frederick Berner died testate July 8, 1901.

4. Last will and testament of Frederick Berner deceased probated July 13, 1901 and recorded in Will record Q. page 581. In the Name of God Amen. I, Frederick Berner of the City of Indianapolis, State of Indiana, being now of sound mind and disposing memory but aware of the uncertainties of life and desirous to dispose of my temporal affairs in case of my decease do now make ordain establish and publish this as my last will and testament.

1. It is my will, that in case of my decease all the expenses of my funeral and last sickness and all other debts which I may owe to anybody be paid out of the proceeds of my estate.

2. All the balance of my estate real as well as personal I give and bequeath to my beloved wife Regina Berner as long as she remain my

widow, to use, control or dispose of the same as may seem best to her.

3. In case my wife should remarry after my decease I give and bequeath to her $\frac{1}{3}$ of all my estate, real as well as personal, and the remaining $\frac{2}{3}$ are to be divided share and share alike between my children Frederick Berner, Mina Berner and Louis Berner or their issue in case they should die before this provision of my will become valid.

4. I hereby revoke annul and cancel any and all last wills codicils or testaments made by me at any time previous to the date of these presents.

5. In case it should become necessary I hereby appoint my beloved wife Regina Berner as Executrix of this my last will and testament. But it is my desire that my estate is to be settled under the provisions of this will outside of Court and without Judicial Administration if possible.

In testimony whereof I have this 25th day of September A. D. 1885 signed sealed acknowledged and published this as my last will and testament in the presence of the co-subscribing witnesses.

(signed) Frederick Berner.

5. Regina Berner appointed and qualified as executrix of the estate of Frederick Berner deceased July 16, 1901. Order Book 152 page 329 Marion Circuit Court. Final report filed Oct. 8, 1902. Final report approved and estate closed Nov. 8, 1902. Order Book 158 page 117. Administrators reports 27 page 448. Appearance Docket 25 page 4956.

Frederick Berner (signed Fred Berner Jr.) Anna Berner, his wife Minnie S Berner, unmarried, Louis Berner, unmarried.

#

July 15, 1901.
Record 337 page 259.
Recorded July 25, 1901.
Lot 11 in Hosets Second Sub.
in Out lot 107 and 108 in
the City of Indianapolis.
The grantee in this deed is

6. To Quit Claim
Regina Berner.

the widow of Frederick Berner deceased late of Marion County, Indiana, whose will was probated in said County on the 13th day of July 1901 and the grantors Frederick Minnie S. and Louis Berner are the children of said Frederick Berner deceased and with said widow are all the heirs and beneficiaries under the Will of said decedent and this deed is made for the purpose of vesting in said Regina Berner widow of said Frederick Berner deceased the entire title to the real estate above named which is all the real estate owned by said decedent at the time of his death free from any and all claims on the part of the grantors herein whether as heirs at law of said decedent or beneficiaries under said will or in any other respect whatever.
The said Minnie S. Berner is designated in said Will as Mina Berner.

7. Regina Berner died testate January 18, 1912.

4

8. Last will and testament of Regina Berner probated January 22, 1912. Recorded in Will Record "Y" at page 66. I, Regina Berner of the City of Indianapolis, Marion County, Indiana, being of sound and disposing mind and memory do hereby make publish and declare this my last will and testament hereby revoking all other wills by me made.

Item 1- Whereas, I am the owner of 90 shares of stock in Hetherington & Berner Co. which 90 shares belonged to my late husband Frederick Berner deceased, and whereas my said husband during his lifetime gave to our son Frederick Berner 45 other shares of stock in said Hetherington & Berner Co. now for the purpose of making all our children equal, I hereby give devise and bequeath unto our daughter Minnie S. Berner 45 shares of the aforesaid 90 shares of stock and I give devise and bequeath unto our son Louis Berner, the remaining 45 shares of said 90 shares of stock.

Item 2. All the remainder of my property of whatever kind or character and wherever situate I give devise and bequeath to our said 3 children Frederick, Minnie S. and Louis Berner share and share alike.

Item 3. Should any of our said three children die before me leaving no descendants then the share or shares hereby given to said child or children shall go to the remaining child or children or their descendants per stirpes.

Item 4. I hereby appoint our said 3 children Frederick, Minnie S. and Louis Berner or such of them as may survive me executors of this my last will and testament.

In witness whereof I have hereunto set my hand and seal in the presence of Herman Weinberger and Frank T. Edgarter and have requested them in my presence to attest and subscribe to the same as witnesses this 15th day of July 1901.

(signed) Regina Berner.

9. Louis E. Berner appointed and qualified as executor under the will of Regina Berner deceased, Jany.23,1912. Order Book 18 page 401.

Final report filed Feby.11,1913. Final report approved and estate closed March 8,1913. Order Book 20 page 535 Final report record 43 page 338 Appearance Docket 40 page 10910.

Reend has been corrected to read "Louis E." instead of "Louise E." attested W.M. Ennis by W.N. Ennis

Frederick (signed Fred) Berner and
Anna Berner, his wife, Minnie
Berner, unmarried, Louise E. (signed
Louis E.) Berner, and Maude B. Berner
his wife.

Dec. 3, 1912.
Record 503 page 211.
Recorded Dec. 4, 1912.
Lot 11 in Rosets Subdivision
of Out lots 107 and 108 in
the City of Indianapolis ac-
cording to plat Book 2 page 80
in the Records Office of Marion

10. To Warranty
Berner Realty Company.

County, Indiana, (and other real estate.)

11. Articles of Incorporation of Berner Realty Company dated Dec. 3, 1912 and recorded Dec. 3, 1912 in Misc. record 74 page 323. The object of such Company shall be to buy, sell and lease lands and buildings and other structures thereon, and to erect dwellings and other buildings and structures on lands leased or purchased.

12. Judgments examined against Frederick Berner, Minnie Berner, Louis E. Berner, Regina Berner and Berner Realty Company and against none other.

13. Taxes for 1918 fully paid.

14. Taxes for 1919 1st half paid 2nd half unpaid.

15. Taxes for 1920 *payable* in 1921 now a lien.

Indianapolis Indiana, May 11, 1920.

16. Examination of January 25, 1899 Continued to date and we find no change in title or incumbrances upon the real estate described in the Caption of this Continuation except as within shown as appears from the records in the Recorders Office, the General Judgment Dockets of the Marion Circuit Superior and Probate Courts, the Lis Pendens records of Complaints and Attachments, the Tax Duplicates and Municipal assessment records in the Treasurers Office, and the Indexes of Tax Sales in the Auditors Office all in Marion County, Indiana, as said records and Dockets are now entered up.

VI. M. COVAL & SONS

BY *W. M. Coval*
204-205-206 City Trust Bldg.
156 EAST MARKET STREET

11981

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Continuation of Abstract of title to Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since date of May 11, 1920.

Prepared for H. W. Kothe

112 p. 402
May 20, 1920.
Recorded
May 22, 1920.

STATE OF INDIANA, COUNTY OF MARION SS:

Peter Pfisterer being duly sworn on oath says that he is a resident of the City of Indianapolis, Marion County, Indiana, and was personally acquainted with Henry Runge, the grantee in a certain deed from Otto Stechhan and wife dated February 24, 1888, whereby Lot 11 in Roset's Subdivision etc., was conveyed, which said deed is recorded in Town Lot Record 198, page 255, in the office of the Recorder of Marion County, Indiana. That said Henry Runge and J. Henry Runge, grantor in deed dated January 30, 1899 recorded in Town Lot Record 311 page 296 conveying the above described real estate to Frederick Berner, Sen. were one and the same person.

Peter Pfisterer.

Subscribed and sworn to before the undersigned, a Notary Public, in and for said county and State this 20th day of May 1920.

Allen P. Vestal (LS)
Notary Public.

My commission expires Oct. 30, 1920.

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112 p. 402
May 20, 1920.
Recorded
May 22, 1920.

STATE OF INDIANA, COUNTY OF MARION SS:

Minnie S. Berner, being duly sworn on oath says that she is Secretary of the Berner Realty Company a corporation organized and doing business under the laws of the State of Indiana; that at a meeting of the Board of Directors of said Company held April 24, 1920 the following resolution was adopted.

"Resolved that the officers of this Company are authorized and directed to sell the following described real estate at the best price obtainable to wit:- Lot 11 in Roset's Subdivision of Out Lots 107 and 108 known as 1013 and 1015 High Street."

Affiant also says that a Meeting of the Directors of the Company held May 8, 1920, the following resolution was adopted: "Resolved that it is for the best interests of this corporation that the property known as 1013 and 1015 High Street, in the City of Indianapolis, the same being Lot 11 in Roset's Subdivision of Out Lot 107 and 108, be sold at a price of \$3000.00 and that the officers of this corporation be authorized and directed upon receipt of the said amount in cash to execute and deliver to the purchaser, through the agent, the Union Trust Company the proper deed of conveyance and such other papers as may be required.

Minnie S. Berner

Subscribed and sworn to before me the undersigned a Notary Public in and for the said County and State this 20th day of May 1920.

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Allen P. Vestal (LS)
Notary Public.

My commission expires Oct. 30, 1920.

112 p. 403
May 20, 1920.
Recorded
May 22, 1920.

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STATE OF INDIANA, COUNTY OF MARION, SS:

Minnie S. Berner being duly sworn on oath says that she is a resident of the City of Indianapolis, and is a daughter of Frederick Berner and Regina Berner, his wife. That Frederick Berner, Sen., who took title to Lot 11 in Roset's Subdivision, etc., by deed shown in Town Lot Record 311 page 296 was one and the same person as Frederick Berner who died testate July 8, 1901, and whose last will and testament is recorded in Will Record Q, page 581, in the office of the clerk of the Circuit Court, Marion County, Indiana.

That said Frederick Berner was survived by his wife, Regina Berner and children, Frederick Berner, Minnie S. Berner, and Louis E. Berner, and that there survived said decedent no other children nor any descendants of a child deceased.

That Minna Berner, residuary devisee under the will of Frederick Berner, Minnie S. Berner who joined in a conveyance to Regina Berner, the same being dated July 15, 1901, recorded in Town Lot Record 337 page 259 in the office of the Recorder of Marion County, Indiana, Minnie S. Berner, residuary devisee under the will of Regina Berner, and Minnie Berner, grantor in the deed to Berner Realty Company dated December 3, 1912, recorded in Town Lot Record 503 page 211, in the office of the Recorder of Marion County, Indiana, were one and the same person.

Affiant further says that she knows no one named Louise E. Berner, and that if the record shows that Louise E. Berner was one of the grantors in the deed executed December 3, 1912, to the Berner Realty Company recorded in Town Lot Record 503, page 211, that it was a mistake either of the scrivener who prepared the deed or the Recorder's office in copying the same: that the said deed was signed by her brother Louis E. Berner and that the deed conveyed his interest in and to the said real estate.

Affiant further says that she is secretary of the Berner Realty Company and has the custody of the books and records of such company; that said company has never issued any preferred stock and that there is none outstanding.

Minnie S. Berner

Subscribed and sworn to before the undersigned a Notary Public in and for said County and State this 20th day of May, 1920.

Allen P. Vestal (LS)
Notary Public.

My commission expires Oct. 30, 1920.

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628 p.555
May 22, 1920
Recorded
May 22, 1920.

Berner Realty Company
(Corp.Seal)
By: Anna Berner
Attest: Minne S.Berner
Secretary.

Warranty
Deed

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to
The Decemvir Company.

Lot 11 in John Roset's Subdivision of part of
Out Lots 107 and 108 in the city of Indianapolis,
as per plat thereof recorded in Plat Book 2, page
80 in the office of the Recorder of Marion County,
Indiana.

75 p. 545
Mch. 10, 1913.
Recorded
Mch. 10, 1913.

THE DECEMVIR COMPANY.

The object of this association shall be to buy
and sell state, County, municipal and all other bonds,
to borrow, and loan money, to buy and sell promissory
notes, bills of exchange, accounts, choses in action,
fees and all other evidences of indebtedness, and to
buy, hold, own, mortgage, lease, and sell real estate
and personal property.

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The plan of said business shall be to use the
money derived from the sale of capital stock together
with such assessments specified in the by-laws in the
purchase of securities in the purchase of the kinds of
property above mentioned, and in loans on approved
security; and to sell any securities properties or
loans of the kinds of above mentioned.

113 p. 82
June 16, 1920
Recorded
June 24, 1920

RESOLUTION

Be it resolved that the President and Secretary of
The Decemvir Company now or hereafter in office are
authorized in the name and behalf of this Company to
purchase real estate, to lease or sell any real estate
owned by the Company, or contract for the sale thereof
and to convey any real estate sold by said Company
deed, to borrow money to be used in the purchase of
real estate bought by said Company and to secure the
sums so borrowed by the execution and delivery of said
Companys notes and its mortgage securing same, upon
any of its real estate the Treasurer of said Company,
however to join in the execution of said notes, that
all purchases, leases, sales, conveyances notes,
mortgages and contracts of said company of or relating
to real estate bought or sold by said company, executed
and made in the name of said Company by said officers
shall be effective as the acts and deeds of said
Company and shall be sufficient to convey title or to
create a lien thereon or otherwise bind said Company
according to the express terms and tenor of the
particular instrument or writing so executed and be it
further resolved that all purchases, leases, sales
conveyances, notes, mortgages and contracts of said
Company of or relating to real estate bought or sold by
said Company, made by said officers or their predecessors
in the office in the name of or in behalf of said
Company, are hereby declared to have been made by the

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authority and direction of this Board and the same are hereby confirmed approved and ratified.

Kurt Vonnegut, Secretary.

State of Indiana, Marion County, SS:-

Kurt Vonnegut of said County and State being duly sworn upon his oath says that he is the Secretary and a director of the Decemvir Company a corporation duly incorporated under the laws of the State of Indiana, and that the foregoing resolution is a full true and correct copy of a resolution presented by Clemens O. Mueller and passed unanimously by the Board of Directors of said Company at a regular meeting of the Board of Directors of said Company held on the 15th day of June 1920 at which meeting a quorum was present, all as appears in the minute book of said company.

Kurt Vonnegut.

Subscribed and sworn to before me this 16th day of June 1920.

Frank R. Childers, (LS) Notary Public.

My commission expires June 2, 1923.

852 p.347
Apr.19, 1923.
Recorded
Apr.19, 1923.

The Decemvir Company
(Corp.Seal)
By: Clemens O. Mueller
President.
Attest: Charles F. Meyer, Jr.
Secretary.

SATISFIED OF RECORD 11/2/37
ATTORNEY UNION TRUST CO. INC.
BY *William H. Coral*
PRES. & GEN. MGR.

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to
Home Building and Loan Association.

Lot 11 in Roset's Subdivision of parts of Out Lots 107 and 108 of the City of Indianapolis as per plat thereof in Plat Book 2, page 80 of the office of the Recorder of Marion County, Indiana.

As security for the performance of a certain bond of even date herewith in the sum of \$1800.00 with interest at the rate of 7% per annum together with other dues, fines, and etc. and 10% attorney's fees.

150 p.96
June 20, 1924.
Recorded
June 20, 1924.

P. O. Shields
to
Decemvir Co.
John Sirep.

Notice of
Mechanics
Lease.

-9-

Lot 11, Roset's 2nd Sub. in Out Lot 107 and 108 in the City of Indianapolis, Marion County, Indiana for the sum of \$2.30.

-10-

Examination for judgments made against Berner Realty Company from May 11, 1920 to and including May 22, 1920 and The Decemvir Company within the ten years last past and against none other.

-11-

Taxes for the year of 1923 paid in full.

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-12-

Taxes for the year 1924 1st installment paid.
2nd installment unpaid.

-13-

Taxes for the year 1925 now a lien as a bid in 1926.

SINCE PAID IN FULL
ATTACH UNION TITLE COMPANY
INCORPORATED
BY *William N. Wood*
PRES. & GENERAL MANAGER

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Indianapolis, Indiana. July 8, 1925.

From a search of the records in the Recorder's Office, tax sale records in the Auditor's Office, current tax duplicates and municipal assessment records in the Treasurer's Office, as certified by the City Comptroller; the Lis Pendens records of Complaints and Attachments, and the General 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 the tract described in the Caption.

No search made for judgments in the United States District Court at Indianapolis, for the District of Indiana.

No search made for pending resolutions for municipal improvements where the lien has not attached.

Union Title Company
Incorporated

By *William N. Wood*
V. PRES. & GENERAL MANAGER

164558

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.
Since July 8, 1925.

Prepared for: E. Jenkins

Town Lot Record
747 page 112
Inst. #30291
July 17, 1925
Recorded
July 21, 1925

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The Decemvir Company (Corp. Seal)
By Otto N. Mueller, President
Attest: Smiley N. Chambers, Secretary, a corporation
to
John E. Sierp and
Leota M. Sierp,
husband and wife

Warranty Deed

Lot numbered 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

Subject to all assessments, if any, for municipal improvements which may have become liens subsequently to May 20, 1920.

Subject to a mortgage to Home Building and Loan Association to secure \$1800.00 M. R. 852 page 347 which grantees assume and agree to pay as part consideration for this conveyance.

Subject further to all liens and encumbrances, if any, made, suffered or caused by said grantees or either of them.

The said grantor, The Decemvir Company does hereby represent and state that it has no preferred stock outstanding.

164558

Mtg. Record
928 page 482
Inst. #30292
July 20, 1925
Recorded
July 21, 1925

John E. Sierp and
Leota M. Sierp,
husband and wife
to
Home Building and
Loan Association

SATISFIED OF RECORD 11/2/37
Mortgage
ATTEST UNION TITLE CO., INC.
BY *Willis N. Coval*
PRES. & GEN. MGR.

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Lot 11 in John Rosets Subdivision of parts of
Out Lots numbered 107 and 108 in the City of Ind-
ianapolis, as per plat thereof, recorded in Plat
Book 2 page 80 in the office of the Recorder of
Marion County, Indiana

To secure the performance of a certain bond
of even date herewith in the sum of twenty-eight
hundred dollars, with interest on said loan at
the rate of seven per cent per annum together with
certain dues, fines, etc. and with ten per cent
attorney's fees.

Mtg. Record
1071 page 456
Inst. #30649
Aug. 21, 1930
Recorded
Sept. 2, 1930

John E. Sierp and
Leota M. Sierp,
husband and wife
to
Home Building and
Loan Association

SATISFIED OF RECORD 11/2/37
Mortgage
ATTEST UNION TITLE CO., INC.
BY *Willis N. Coval*
PRES. & GEN. MGR.

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Lot numbered 11 in John Rosets Subdivision of
parts of Out Lots numbered 107 and 108 in the City
of Indianapolis, as per plat thereof, recorded in
Plat Book 2 page 80 of the Recorder's Office of
Marion County, Indiana.

To secure the performance of a certain bond of
even date herewith in the sum of three hundred
dollars, with interest on said loan at the rate
of seven per cent per annum, together with certain
dues, fines, etc. and with ten per cent attorney's
fees

Misc. Record
176 page 478
Inst. #49279
Nov. 27, 1926
Recorded
Nov. 27, 1926

Potter Coal Company
By A. L. Case
to
J. E. Sierp
G. M. Sierp and
Hunter Realty Company

Notice of
Mechanic's Lien

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Lot No. 11 in Roset's Second Sub. of Out Lots
107 and 108, also known as 1013 High Street.
For the sum of \$17.58.

164558

Old Age Assistance
Search

-6-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 18, 1936.
We find none.

Judgment Search

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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:

John E. Sierp
and
Leota M. Sierp
not individually

for the 10 years last
past and against none
other.

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Taxes for the year 1936 on the real estate for which this abstract is prepared are assessed in the name of John E. and Leota M. Sierp and are due and payable on or before the first Mondays in May and November of 1937.

General Tax Duplicate No. 100323. S. Indianapolis Center Township.

May Installment \$24.89 paid.

November Installment ~~\$24.88~~ unpaid.

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Taxes for the year 1937 now a lien.

SINCE PAID IN FULL
UNION TITLE COMPANY
INCORPORATED
PRES. & GENERAL MANAGERS
BY *William H. [Signature]*

164558

GUARANTEED CERTIFICATE

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STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 10 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, October 14, 1937 8 A.M.

UNION TITLE COMPANY

By Walter N. Coval
President and General Manager

-4-MHL

MHL-11

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Lincoln 8361, 8362
INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



164558

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: E. Jenkins

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including
October 13, 1937 8 A.M. and

The Indianapolis Division of the Southern District down to and including
October 14, 1937 8 A.M.

John E. Sierp

Leota M. Sierp

Union Title Company
INCORPORATED
BY *Willis N. Loyal*
PRES. & GENERAL MANAGER

MHL-11

207011

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since October 14, 1937, 8.A.M.

Prepared for Indiana Trust Company.

-2-

John E. Sierp died - - - as appears at a subsequent entry herein.

-3-

NOTE: No letters of administration issued in the Clerk's office of Marion County, Indiana, upon the estate of John E. Sierp, deceased.
No will of said decedent filed for probate in said County.

Town Lot Record
979 page 539
Inst.# 34004
Oct. 28, 1937
Recorded
Nov. 2, 1937

Leota M. Sierp, unmarried,
the widow of John E. Sierp
to
Glenn Rogers and
Lessie J. Rogers,
husband and wife

Warranty Deed
U.S. Revenue
Stamp Attached

-4-

/ Lot numbered 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the city of Indianapolis, as per plat thereof recorded in plat book 2 page 80 in the office of the Recorder of

207011

Marion County, Indiana.

Subject to taxes for 1937 payable in 1938.

Subject further to the following mortgages:

Mortgage to Home Building and Loan Association securing \$1800.00 M.R. 852 page 237.

Mortgage to Home Building and Loan Association securing \$2800.00 M.R. 928 p. 482.

Mortgage to Home Building and Loan Association securing \$300.00 M.R. 1071 p. 456.

Said grantor does hereby represent and state that title to the above described real estate was acquired by John E. Sierp and Leota M. Sierp, grantor herein, by deed of conveyance recorded July 21, 1925, in Town Lot Record 747 page 112 of the Recorder's office of Marion County, Indiana; that said grantees were then intermarried; that said marital relationship continued unbroken until the -- day of -- 19-- at which time said John E. Sierp died, a resident of Marion County, Indiana, leaving said Leota M. Sierp surviving him as his widow; that these representations and statements are made under oath to induce the acceptance of this deed of conveyance.

Mortgage Record
1176 page 530
Inst. # 34007
Oct. 28, 1937
Recorded
Nov. 2, 1937

Glenn Rogers and
Lessie J. Rogers,
husband and wife
to
Home Building and
Loan Association

Lot numbered 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the city of Indianapolis, as per plat thereof recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana.

To secure the performance of a certain bond of even date herewith in the sum of \$1500.00 with interest on said loan at the rate of 6, 1/2 per cent per annum, together with certain dues, fines, etc. and with ten per cent attorney's fees.

Mortgage
SATISFIED OF RECORD
BY TEST UNION TITLE CO. INC.
BY *Willis M. ...*
PRES. & GENL. MGR

12/24/40

207011

Mortgage Record
1211 page 521
Inst.# 33911
Sept.8,1939
Recorded
Sept.9,1939

Glenn Rogers and
Lessie J.Rogers,
husband and wife
to
Home Building and
Loan Association

Mortgage

SATISFIED OF RECORD
ATTEST, UNION TRUST CO. INC.

BY *Willis A. Carol*
PRES. & GENL. MGR.

12/31/40

-6-

Lot 11 in John Rosets Subdivision of parts
of Out Lots 107 and 108 in the City of Indianapolis,
as per plat thereof recorded in Plat Book 2, page 80
in the office of the Recorder of Marion County,
Indiana.

To secure the performance of a certain bond
of even date herewith in the sum of \$300.00, with
interest on said loan at the rate of 6% per annum,
together with certain dues, fines, etc. and with
ten per cent attorney's fees.

Old Age Assis-
tance Search

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

-7-

We find none.

Judgment Search

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

-8-

John E.Sierp and
Leota M.Sierp,
not individually

from October 14,1937,8.A.M.
to and including
November 2,1937

Leota M.Sierp,
individually

from December 6,1930
to and including
November 2,1937

and vs:

Glenn Rogers and
Lessie J.Rogers,
not individually

for the 10 years last past
and against none other.

207011

-9-

Taxes for the year 1939 on the Real Estate for which this Abstract is prepared are assessed in the name of Glenn and Lessie J. Rogers and are due and payable on or before the first Mondays in May and November of 1940.

General Tax Duplicate No. 189936, P.Q.R.
Indianapolis, Center Township.

May Installment \$26.57 paid.

November Installment \$26.57 paid.

-10-

Taxes for the year 1940 now a lien.

SEE SUBSEQUENT CONTINUATION

207011

GUARANTEED CERTIFICATE

-11-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 11 both inclusive and sheets water-
marked "Union Title Company" Nos. 1 to 5 both inclusive.
Dated at Indianapolis, Indiana, December 6, 1940, 8. A. M.

UNION TITLE COMPANY

By... *Willis N. Coal*
President and General Manager

-5-

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★
207011

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
FEDERAL JUDGMENTS, PENDING BANKRUPTCIES,
INTERNAL REVENUE TAX LIENS

Prepared for: Indiana Trust Company

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

This certificate covers all divisions of both Districts of the State down to and including
December 4, 1940, 8. A. M. and

The Indianapolis Division of the Southern District down to and including
December 6, 1940, 8. A. M.

John E. Sierp

Leota M. Sierp

Glenn Rogers

Lessie J. Rogers

Union Title Company
Incorporated

Willis N. Coal
PRES. & GENERAL MANAGER

208001

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2 page 80 in the office of the Recorder of Marion County, Indiana. Since December 6, 1940, 8.A.M.

Prepared for Indiana Trust Company.

Mortgage Record
1241 page 486
Inst.# 55045
Dec.19,1940
Recorded
Dec.19,1940

Glenn Rogers and
Lessie J. Rogers,
husband and wife
to

The Indiana Trust Company

Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108, in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana.

To secure the payment when the same shall become due of - certain promissory note executed of even date and concurrently with this mortgage and further described as follows: One principal note in the sum of \$2,200.00 payable as follows: \$110.00, on the 19th day of the months of June and December in each year and to the 19th day of June, 1945, and \$1,210.00 payable at the expiration of five years from date with interest at the yearly rate of five per cent payable on the 19th day of the months of June and December in each year and with interest at the rate of eight per cent per annum after due until paid, and with ten per cent attorney's fees.

The principal indebtedness may be pre-paid at the second or any subsequent interest-paying date by payment of \$100.00 or multiples thereof.

Mortgage

SATISFIED OF RECORDS 5-17-44
UNION TITLE CO.
Albert M. Givner

-2-

208001

Old Age Assis-
tance Search

-3-

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

We find none.

Judgment Search

-4-

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

Glenn Rogers and
Lessie J. Rogers,
not individually

from December 6, 1940, 8.A.M.
to date and against none
other.

-5-

Taxes for the year 1939 on the Real Estate for which this Abstract is prepared are assessed in the name of Glenn and Lessie J. Rogers and are due and payable on or before the first Mondays in May and November of 1940.

General Tax Duplicate No. 189936, P.C.R. Indianapolis,
Center Township.

May Installment \$26.57 paid.

November Installment \$26.57 paid.

-6-

Taxes for the year 1940 now a lien

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

UNION TITLE COMPANY

INCORPORATED

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St. UNION TITLE BUILDING Market 2351-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00

★

208001

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR FEDERAL JUDGMENTS, PENDING BANKRUPTCIES, INTERNAL REVENUE TAX LIENS

Prepared for: Indiana Trust Company

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no unsatisfied judgments of record constituting liens on real estate in any of the seven divisions of the Federal Courts named above, rendered within that portion of the ten years last past prior to March 11, 1929, the date of the enactment of the Indiana Judgment Conformity Act; nor any transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, and that there is no notice of lien filed in the Federal Tax Lien Index in the Office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as herein-after 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
January 2, 1941, 8. A. M. and
The Indianapolis Division of the Southern District down to and including
January 3, 1941, 8. A. M.

Glenn Rogers

Lessie J. Rogers

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

261795

CAPTION

-1-

Continuation of Abstract of Title to Lot 11 in John Rosets Subdivision of parts of Out Lots 107 and 108 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 2, page 80, in the office of the Recorder of Marion County, Indiana. Since January 6, 1941, 8:00 A.M.

Prepared for: Hohlt, Coburn & Hohlt

Judgment Search

-2-

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

Glenn Rogers
and
Lessie J. Rogers
jointly and
not individually

from January 6, 1941
8 A.M. to date and
against none other.

-3-

Taxes for the year 1943 on the Real Estate for which this Abstract is prepared are assessed in the name of Glenn & Lessie J. Rogers and are due and payable on or before the first Mondays in May and November of 1944.

General Tax Duplicate No. 397489, P-Q-R, Indianapolis Center Township, Parcel No. 62458

May installment \$24.62 paid.

November installment \$24.62 paid.

-4-

Taxes for the year 1944 now a lien.

GUARANTEED CERTIFICATE

-7-

STATE OF INDIANA }
 COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 7 both inclusive and sheets water-
 marked "Union Title Company" Nos. 1 to 3 both inclusive.
 Dated at Indianapolis, Indiana, January 6, 1941, 8.A.M.

UNION TITLE COMPANY

By *Willis N. Coral*
 President and General Manager

-3-

GUARANTEED CERTIFICATE

-5-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 5 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 2 both inclusive.

Dated at Indianapolis, Indiana, November 4, 1944, 8 A.M.

UNION TITLE COMPANYBy *Albert M. Bristor*
President

-2-

MHH

UNION TITLE COMPANY

ABSTRACTS OF TITLE • TITLE INSURANCE • ESCROWS

155 East Market St.

UNION TITLE BUILDING

Market 2361-5

INDIANAPOLIS, INDIANA

Capital Stock \$1,000,000.00



261795

UNITED STATES DISTRICT COURTS OF INDIANA

Southern District

Indianapolis Division
Terre Haute Division
Evansville Division
New Albany Division

Northern District

South Bend Division
Hammond Division
Fort Wayne Division

SEARCH FOR
PENDING BANKRUPTCIES,
INTERNAL REVENUE TAX LIENS

Prepared for: Hohlt, Coburn & Hohlt

The undersigned hereby CERTIFIES, GUARANTEES, and WARRANTS to whoever relies upon this certificate, that there are no transcripts of judgments of the United States Courts filed in the office of the Clerk of the Circuit Court of Marion County, Indiana; that there is no notice of lien for unpaid internal revenue taxes or notice of income tax lien constituting a lien on real estate prior to March 4, 1925, the date of the Indiana Recording Act, that there is no notice of lien filed in the Federal Tax Lien Index in the office of the Recorder of Marion County, Indiana; and that there are not now pending upon the records of any of the seven divisions of the Federal Courts above named, voluntary bankruptcy proceedings by or involuntary bankruptcy proceedings against any of the following named persons, except as hereinafter set out:

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

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

November 1, 1944, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

November 1, 1944, 8 A.M.

Glenn Rogers

Lessie J. Rogers

UNION TITLE CO.

BY *Albert M. Busto*
PRESIDENT

MHH