

Christina

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 77

This Indenture Witnesseth, That Will R. CAINE and BEULAH B. CAINE, husband and wife

of MARION County, in the State of INDIANA Convey and Warrant to
the STATE OF INDIANA for and in consideration of Three Thousand -----

-----\$3,000.00 Dollars,

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

LOT 35 IN McCARTY'S SUBDIVISION OF THE WEST PART OF OUT LOT 120 OF THE
DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS PER PLAT THEREOF, RECORDED IN
PLAT BOOK 7, PAGE 74, IN THE OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA.

THIS CONVEYANCE IS FOR THE PURPOSES OF A LIMITED ACCESS FACILITY, AND THE
GRANTOR ALSO CONVEYS AND EXTINGUISHES ALL RIGHTS OR EASEMENTS OF INGRESS OR
EGRESS TO, FROM, OR ACROSS THE ABOVE DESCRIBED REAL ESTATE.



RECEIVED FOR RECORD
1966 MAY -9 PM 2:11
MARCIA M. HARTHORNE
RECORDER OF MARION COUNTY

DUBBY ENTERED
FOR WARRANTY

MAY -9 1966

John T. Sutton
COUNTY AUDITOR

3.30

Paid by Warrant No. *164249*
124300

Dated *4-20 1966*

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.

JTC
3-18-66

In Witness Whereof, the said Will R. Caine and Beulah B. Caine, husband and wife
have hereunto set their hand and seal, this 16th day of March 19 66

Will R. Caine (Seal) *Beulah B. Caine* (Seal)
Will R. Caine, adult husband (Seal) Beulah B. Caine, adult wife (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)
..... (Seal) (Seal)

W
MAR 25 1966

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 16
 day of March, A. D. 1966; personally appeared the within named
Will R. Caine WILL R. CAINE AND BEULA B. CAINE (ADULT HOUSBAND AND WIFE)
 Grantor S in the above conveyance, and acknowl-
 edged the same to be their voluntary act and deed, for the uses and purposes herein mentioned.
 I have hereunto subscribed my name and affixed my official seal.
 My Commission expires January 19, 1970 Luther C. Hepler Notary Public
LUTHER C. HEPLER

66 22987

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..... **DUPLICATE** County

Duly entered for taxation 1966

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

Auditor's fee \$.....

Auditor..... John T. Salmon County

ENVELOPE

(35)

Division of Land Acquisition
 Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA

✓
M

21-25

1966

To Will R. Caine and Beulah B. Caine
9 East Ohio
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A-94299 - 4-20 1966
in settlement of the following vouchers: Transmittal #131

DESCRIPTION	AMOUNT
Purchase <i>For the purchase of Right of Way on State Road</i> No. <u>I-70</u> in <u>Marion</u> County <u>I. Project</u> <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 16, 1966</u> Parcel Number 77	\$2700.00

PLEASE RECEIPT AND RETURN

Received Payment: Will R. Caine
Date: 4-26-1966

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 • 100 NORTH SENATE AVENUE
INDIANAPOLIS, INDIANA

4-25 1966

To Will R. Caine and Beulah B. Caine
9 East Ohio
Indianapolis, Indiana

GENTLEMEN:

We enclose State Warrant No. A 94300 4-20 1966
in settlement of the following vouchers: Transmittal #131

DESCRIPTION	AMOUNT
Purchase	
For the purchase of Right of Way on State Road No. <u>I-70</u> in <u>Marion</u> County <u>I</u> Project <u>70-3</u> Section <u>(52)</u> as per Grant dated <u>March 16, 1966</u>	
Escrow <u>Parcel # 77</u>	\$300.00

PLEASE RECEIPT AND RETURN

Received Payment:

Date:

W R Caine6-18-1966Beulah B. Caine

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 77
Road I-70
County Marion
Owner Will R. Caine
Address 4130 marion Place
Address of Appraised Property:
1026 Hedrick

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

- 1. I have personally checked all comparables and concur in the determinations made. Yes - see supplement
- 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. Adv. Acq.
- 8. I have personally inspected the site and familiarized myself with the parcel on... Dec. 21, 1965
- 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 Dec. 21, 1965 :
(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:	\$ 2,700	\$	\$ 3,000
(b) The fair market value of the property after the taking, assuming the completion of the improvement is:	\$ - 0 -	\$	\$ - 0 -
The Total Value of Taking Is: (a minus b) TOTAL	\$ 2,700	\$	\$ 3,000
(1) Land and/or improvements	\$ 2,700	\$	\$ 3,000
(2) Damages	\$ - 0 -	\$	\$
(3) Less non-compensable items	\$ - 0 -	\$	\$
(4) Estimated Total Compensation	\$ 2,700	\$	\$ 3,000

Approved	Date	Signed
Rev. Appr.	12-21-65	<u>[Signature]</u>
Asst. or Chief Appr.	1-21-66	<u>[Signature]</u>
	FEB 8 1966	<u>[Signature]</u>

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3-52

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 77

NAME & ADDRESS OF OWNER Will R. Caine and Beulah B. Caine (Adult Husband & Wife)
9 E Ohio St. Indiana, Indiana PHONE # Li 6-8133

NAME & ADDRESS OF PERSON CONTACTED Same
Same PHONE # Same

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

DATE ASSIGNED February 11, 1966 DATE OF CONTACT 2-11-1966

OFFER \$ 3-16-66 TIME OF CONTACT 12:00

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

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

REMARKS: Mr Caine signed the deed, vouchers and agreement for possession.

We are to see Mrs Cains after 4: PM to obtain her signature and to pick up the tax receipt and pick up a check for deed stamps amount \$3³⁵

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

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

Walter W Brown Trainee
Luther Hepler
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 1 COUNTY Marion

PARCEL NO. 77

NAME & ADDRESS OF OWNER Will R. Caine

9 E. Ohio St. Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Will R. Caine

PHONE # _____

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

DATE ASSIGNED Feb 11, 1966

DATE OF CONTACT March 10, 1966

OFFER \$ 3,000⁰⁰

TIME OF CONTACT 10:30

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

REMARKS: Mr Caine will consider the offer and call at a later date.

He feels the offer should have been more as this is zoned industrial.

Left the firm offer letter

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

() Other, awaiting what? _____

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

ME-3-4385
Luther F. Higler
(Signature)

Lawyers Title Insurance Corporation

140 EAST WASHINGTON STREET

INDIANAPOLIS, IND. 46204

MELROSE 8-6401

Will R. Caine
9 E. Ohio
City

July 6, 1965

In Re: State of Indiana

Gentlemen:

We enclose herewith the following:

X Binder # 70351 in duplicate
Survey
X Abstract in one part
~~X Statement~~
X Policy request forms

Policy #
Recorded Deed
Recorded Mortgage
Abstract

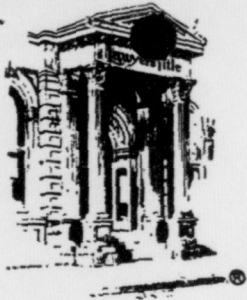
The foregoing enclosures
Complete our file

Policy can issue only after compliance
with requirements and recording of proper
instruments and is not in force until the
premium is paid.

bs

TITLE INSURANCE DEPARTMENT

Remarks:



Lawyers Title Insurance Corporation

BROWN DIVISION

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

Case No. 70351

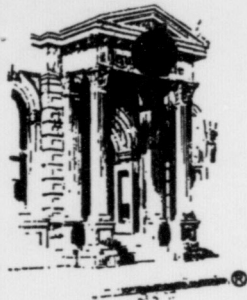
Please issue your policy pursuant to the above numbered commitment.

The requirements set forth therein have all been complied with except as noted hereon:

Party to be Insured _____

Deliver policy to _____

Signed _____
(Applicant)



Lawyers Title Insurance Corporation

BROWN DIVISION

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

Case No. 70351

Please issue your policy pursuant to the above numbered commitment.

The requirements set forth therein have all been complied with except as noted hereon:

Party to be Insured _____

Deliver policy to _____

Signed _____

(Applicant)

Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

INTERIM TITLE INSURANCE BINDER

Case No.

TO STATE OF INDIANA

No. 70351

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:
That the title to the land described in Schedule A hereof, was on June 30, 19 65,
at 8:00 o'clock A. M., vested in fee simple in

WILL R. CAINE and BEULAH B. CAINE, husband and wife.

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ TO BE DETERMINED, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws at Indianapolis, Indiana on July 6, 1965.

Countersigned:

Lawyers Title Insurance Corporation

Beverly M. Wood
Authorized Officer or Agent

W. C. Sawling
President

J. Bragg Byrne
Secretary

Schedule A

Legal description of the land referred to in this Binder.

Lot 35 in McCarty's Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in Plat
Book 7, page 74, in the Office of the Recorder of
Marion County, Indiana.

I-70-3(52)

Parcel # 77

bs

Will R. Caine

Li 6-8133

M 7-1428

Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

INTERIM TITLE INSURANCE BINDER

TO STATE OF INDIANA

Case No.

No. 70351

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:
That the title to the land described in Schedule A hereof, was on **June 30,** 19 **65**
at **8:00** o'clock **A.M.**, vested in fee simple in

WILL R. CAINE and BEULAH B. CAINE, husband and wife.

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ **TO BE DETERMINED**, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

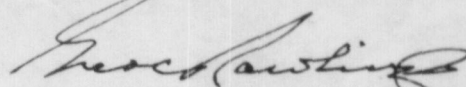
This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

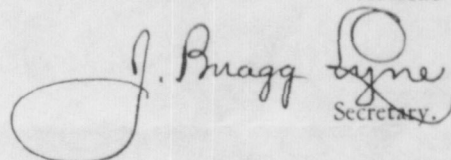
IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws at **Indianapolis, Indiana** on **July 6,** 19 **65.**

Countersigned:

Lawyers Title Insurance Corporation



President



Secretary

.....
Authorized Officer or Agent

Schedule A

Legal description of the land referred to in this Binder.

Lot 35 in McCarty's Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in Plat
Book 7, page 74, in the Office of the Recorder of
Marion County, Indiana.

Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

INTERIM TITLE INSURANCE BINDER

Case No.

TO STATE OF INDIANA

No. 70351

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:

That the title to the land described in Schedule A hereof, was on June 30, 19 65,
at 8:00 o'clock A. M., vested in fee simple in

WILL R. CAINE and BEULAH B. CAINE, husband and wife.

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ TO BE DETERMINED, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws at Indianapolis, Indiana on July 6, 1965.

Countersigned:

Lawyers Title Insurance Corporation

Beverly M. Wood
Authorized Officer or Agent

[Signature]
President

J. Bragg Payne
Secretary

Schedule A

Legal description of the land referred to in this Binder.

Lot 35 in McCarty's Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in Plat
Book 7, page 74, in the Office of the Recorder of
Marion County, Indiana.

I-70-3(52)

Parcel # 77

bs

Will R. Caine

Li 6-8133

Mc 7-1428

Schedule B—Section 1
Requirements

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item (a) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Warranty deed from Will R. Caine and Beulah B. Caine, husband and wife, to State of Indiana.

Item (b) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

Schedule B—Section 2
Exceptions

Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

ITEM 1. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

ITEM 2. Taxes for the last half of the year 1964 due and payable in November 1965 and taxes for all subsequent years. (Note: Insured property in 1964 was assessed in the name of James Allen Colvin, \$21.92 each half, Parcel No. 72623, Indianapolis, Center Township.)

ITEM 3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

Lawyers Title Insurance Corporation

Home Office - Richmond, Virginia

INTERIM TITLE INSURANCE BINDER

Case No.

No. 70351

TO STATE OF INDIANA

LAWYERS TITLE INSURANCE CORPORATION, herein called the Company, hereby insures:

That the title to the land described in Schedule A hereof, was on **June 30,** 19 **65**
at **8:00** o'clock **A.M.**, vested in fee simple in

WILL R. CAINE and BEULAH B. CAINE, husband and wife.

subject only to the defects, objections, liens and encumbrances, as shown in Schedule B hereof.

That upon compliance with and/or satisfaction of the requirements set forth under Section 1 of Schedule B of this Binder, and upon payment of its premium for title insurance, this Company will issue to you, as the insured, its policy of title insurance, on the usual form, in the sum of \$ **TO BE DETERMINED**, showing under Schedule B thereof only such exceptions as appear in Section 2, of Schedule B of this Binder and such liens, encumbrances or objections attaching to the title subsequent to the date hereof and prior to the issuance of the policy which are not satisfied and/or removed.

This Binder is delivered and accepted upon the understanding that you have no personal knowledge or intimation of any defect, objection, lien or encumbrance affecting said premises other than those shown under Schedule B hereof, and your failure to disclose any such personal information shall render this Binder and any policy issued based thereon, null and void as to such defect, objection, lien or encumbrance.

Nothing herein contained shall be construed as a guarantee against the consequences of the exercise and enforcement or attempted enforcement of governmental 'police power' over the property described herein.

This Company shall be liable under this Interim Title Insurance Binder only for actual loss or damage incurred by reliance upon the insuring provisions hereof.

This Interim Title Insurance Binder is subject to the terms, provisions and Conditions and Stipulations of the form of policy applied for.

This Binder is preliminary to the issuance of the policy of title insurance and shall become null and void, unless policy is issued, and the premium therefor paid, within six (6) months from the date hereof, and shall not be binding until it shall have been countersigned by an authorized Officer or Agent of the Company.

IN WITNESS WHEREOF, the Company has caused this binder to be executed pursuant to its by-laws at **Indianapolis, Indiana** on **July 6,** 19 **65**.

Countersigned:

Lawyers Title Insurance Corporation

[Signature]
President

[Signature]
Secretary

.....
Authorized Officer or Agent

Schedule A

Legal description of the land referred to in this Binder.

Lot 35 in McCarty's Subdivision of the West part of
Out Lot 120 of the Donation Lands of the City of
Indianapolis, as per plat thereof, recorded in Plat
Book 7, page 74, in the Office of the Recorder of
Marion County, Indiana.

**Schedule B—Section 1
Requirements**

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before policy of title insurance will be issued without exception thereto.

Item (a) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record, to-wit:

Warranty deed from Will R. Caine and Beulah B. Caine, husband and wife, to State of Indiana.

Item (b) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

**Schedule B—Section 2
Exceptions**

Showing defects, objections, liens and encumbrances, if any, to be shown as exceptions under Schedule B of the policy (such as easements, restrictive covenants, leases, unpaid taxes and assessments maturing subsequent to date hereof, prior lien or liens assumed).

ITEM 1. No liability is assumed for possible unfiled mechanics' and materialmen's liens.

ITEM 2. Taxes for the last half of the year 1964 due and payable in November 1965 and taxes for all subsequent years. (Note: Insured property in 1964 was assessed in the name of James Allen Colvin, \$21.92 each half, Parcel No. 72623, Indianapolis, Center Township.)

ITEM 3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

ABSTRACT OF TITLE

TO

Lot 44 in Jacob Klingensmith Jr's. Corrected Subdivision in Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3 page 27 in the Office of the Recorder of Marion County, Indiana, also the north 1/2 of vacated alley lying south of and adjoining said lot.

Prepared for A. F. & W. N. Mildner

—BY—

William M. Coval
Floyd C. Coval

W. M. COVAL & SONS, Inc.
INDIANAPOLIS, IND.

Willis N. Coval
Wendell W. Coval

OFFICES CITY TRUST BUILDING
ESTABLISHED 1888

Members American Association of Title Men and Indiana Title Association

HISTORICAL NOTES. The title to all real estate in Marion County, Indiana, is derived from the United States. An epitome of the fee title to these lands, prior to the local records of the county, is as follows: Spain, France and Great Britain asserted sovereignty over the territory, now forming the State of Indiana; Spain, by virtue of the discovery of America, by Columbus, the discoveries by Ponce de Leon, in 1512, and Hernando de Soto, between 1538 and 1542; France, by virtue of the explorations of Verrazzani in 1524, Carter and LaSalle; and Great Britain, by virtue of the explorations by the Cabots, in 1497, acquisition from the Indian Confederacy, and actual occupancy. Despite the claims based on priority of discovery, exploration and occupancy, the title vested in the nation strongest in military power. By the terms of the Treaty of Paris, February 18, 1763, between said countries, Great Britain was ceded all lands in the State of Indiana. The title of Great Britain to said territory passed to the United States by the Treaty of September 3, 1783, ratified by Congress, January 14, 1784. Virginia, Connecticut, New York and Massachusetts were claimants of the vacant lands north and west of the River Ohio. Whatever rights existed were compromised, and deeds of session were made to the United States. The conveyance by Virginia, the only state recognized to have a valid claim to lands in Marion County, was accepted by Congress March 1, 1784.

INDIAN CLAIMS. The original possessory title to said lands was held by the Indians. The Weas, Delawares, Miamis, and Kickapoos were the only tribes recognized as having substantial rights, and their claims were extinguished by cessions dated October 2, 3 and 6, 1818, and July 30, 1819.—7 U. S. Statutes at Large, pp. 185, 186, 183, 189 and 200.

TERRITORIAL GOVERNMENT. The maintenance of a government, in the Territory of the United States Northwest of the River Ohio, was provided for by a series of Resolutions of April 23, 1874. By authority of an Ordinance of Congress, July 13, 1787, Indiana Territory was organized May 7, 1800.

STATE GOVERNMENT. A Memorial praying for authority to form a State Government, was adopted by the Legislature of said Territory, December 14, 1815, and laid before Congress, December 28, 1815. An Enabling Act was approved by Congress, April 19, 1816. 3 U. S. Statutes at Large, p. 289. Elections were held May 13, 1816, for delegates to the Constitutional Convention. The convention met June 10, and on June 29, 1816, approved the Constitution. R. S. 1824, p. 33. The State Government superseded Territorial Government, November 7, 1816, and Indiana was formally admitted into the Union by a Joint Resolution of Congress, approved December 11, 1816. 3 U. S. Statutes at Large, p. 399.

(Over)

ORGANIZATION OF COUNTY. Marion County lands were included within the boundaries of Delaware County, organized January 20, 1820, Acts 1820, p. 95. Marion County was organized December 31, 1821, Acts 1821-2, p. 135. The boundary lines of Marion County were corrected and established January 7, 1824, Acts 1824, p. 52.

CITY OF INDIANAPOLIS. By act of Congress, approved April 19, 1816, hereinbefore mentioned, four sections of land were granted to the State, "for the purpose of fixing their seat of Government thereon," which grant was accepted by the Territorial Convention, by Ordinance of June 29, 1816, R. S. 1824, p. 33. By Act of Congress, approved March 3, 1819, it was provided that instead of 4 sections, "Any contiguous quarter sections, fractions, or parts of sections, not to exceed in the whole the quantity contained in 4 entire sections," were to be selected under the direction of the Legislature. 3 U. S. Statutes at Large, p. 516. By Act, approved January 11, 1820, Commissioners were appointed by the General Assembly to select and locate a seat for the permanent seat of Government of the State of Indiana. Acts 1819, p. 18. Commissioners reported, June 7, 1820, selection of sections 1 and 12, east and west fractional sections, numbered 2, east fractional section numbered 11, and so much of the east part of west fractional section, numbered 3, to be set off by a North and South line as will complete 4 entire sections, or 2,560 acres in township 15, North, and range 3, East of the second principal Meridian. House Journal 1820-1821, p. 25. According to the returns of the United States Surveyors, section 1 contains 658.20, section 2, 611.53, section 12, 640 acres, and section 11, on the east side of White River, 448.20 acres, leaving 202.07 acres to be taken out of section 3. The Act approved January 6, 1821, approved the selection of the above described land, provided for the appointment of three Commissioners, to lay out a town on such part of the land selected, as they deemed most proper, provided for the sale of lots, the appointment of Agents and authorized the execution of certificates and deeds by said Agents. Said act further provided, "that said town shall be called, and known by the name of Indianapolis." Acts 1820, p. 44. The original survey of the town, as made in the year 1821, included within North, South, East and West streets, embracing squares 1 to 101 inc., which were all divided into in-lots. By Act approved November 28, 1821, the acts and proceedings of the commissioners were legalized. Acts 1821-2, p. 18. By Act, approved January 3, 1822, it was provided that the agent lay off in lots from 5 to 20 acres, the fraction of land lying west of the west fork of White River, opposite Indianapolis, and which is within the Donation. Said Agent was authorized to sell any part of the unappropriated Donation, not exceeding 2 acres, to any person or persons, for the purpose of making bricks for the improvement of the town. Acts 1821-2, p. 129. A square tract of 2 acres was platted and sold as a brick yard and designated "H" on the map. By Act, approved January 20, 1824, Indianapolis was adopted and established as the permanent seat of Government, upon, from, and after the 2nd Monday in January, 1825. Acts 1824, p. 10. The Act, approved January 31, 1824, authorized the Agent to lay out on the North and South sides of the town plat, 20 out-lots of the same size as the squares in said town plat, and to offer said out-lots for sale. Acts 1824, p. 88. By the Act, approved February 12, 1825, the Agent was required to lay off one more tier of out-lots on the North and South sides of the said town, of the same size and dimensions of the 20 out-lots provided for in the foregoing Act. Acts 1825, p. 3. An Act, approved January 26, 1827, authorized the Agent to sell a quantity of ground not exceeding 7 acres, on White River and adjoining thereto, either above, or below the Ferry, on said river, to be by said Agent laid off and surveyed, in such form and manner as in his opinion will best answer the purpose designed; which piece of land shall be sold for the purpose of affording a site for the erection of a steam mill, etc. Acts 1827, p. 3. This tract is designated "Steam Mill" on the map. By an Act, approved January 26, 1827, all the alleys passing through squares 1 to 20 inc., 80, 84, 85 and 90 to 101 inc., were vacated and the Agent was granted authority to divide squares 80, 84 and 85. Acts 1827, p. 5. Within the surveys including that necessitated by the Act of 1827, the streets are 90 feet wide, except Washington, which is 120 feet, and Circle, which is 80. The alleys are 30 and 15 feet wide, each of the regular squares are 420 feet, including the alleys, and contain 4 4-100 acres. The lots in the regular squares are 67 feet 6 inches in front, and 195 feet in depth where they abut on 30 foot alleys; where they abut on 15 foot alleys, they are 65 feet in front and 202 feet and 6 inches in depth. By Act, approved February 9, 1831, the Agent was required to cause the lands around the Town of Indianapolis, belonging to the State, to be accurately surveyed and divided into lots, according to the plan designated on the plat presented by the said Agent, and cause the corners and boundaries thereof to be distinctly marked and numbered. Acts 1830-1, p. 82. A "Map of Indianapolis and Its Environs" as originally drawn by B. F. Morris, surveyor, was filed by E. Sharpe, Agent, July 5, 1831, in the Recorder's office of Marion County. A verified copy of the same is now of record in said office.

In the Survey of the Remaining part of the Donation, authorized by the law of 1831, the lines of the original survey of the town are assumed as having been run according to the True Meridian, and the lines on the east side of White River are run with the same bearing upon the assumption the variation of the needle indicated at this time, by the instrument used is 3 degrees, 25 minutes, east. The lines on the west side of the River are run at a variation of 5 degrees, 30 minutes, as corresponding more exactly with the congressional surveys, Washington street is continued west to the River and east with the National Road, to the Boundary of the Donation, 120 feet wide. The National Road, after leaving Washington street, is 80 feet wide. The Michigan Road is 100 feet. The continuations of Kentucky, Massachusetts, Virginia, New Jersey, north, and Delaware, Pennsylvania, Meridian and Illinois street, south, are respectively 80 feet wide; the Fort Wayne, Madison and Bluff Roads are severally 80 feet wide. The continuation of Market and New York streets, east, North street, west, and the Lafayette Road are severally 60 feet wide. Water street is 99 feet wide, between the River and lots 135, 136, 139, and the South end of 145; at the North end of 145 it is 118 feet wide. The Act of February 2, 1841, appointed the State Librarian ex-officio Agent of State, and made such officer custodian of all books and papers of every description relating to the affairs of the Town of Indianapolis. Acts 1841, p. 114. By Act of January 15, 1844, all books, papers and maps were placed in the custody of the Auditor of State and said act further provided, "All final or partial payments of lots in Indianapolis shall hereafter be made to the State Treasurer, upon the statement of the Auditor, and the final certificate of the Auditor of State shall authorize the Secretary of State to issue a patent therefor." Acts 1844, p. 103.

SCHOOL LANDS. By the proposition on the part of the United States, offered in the Enabling Act, approved April 19, 1816, which when accepted, as hereinbefore noted, became obligatory, every section numbered 16, in every township, in Marion County, was granted to the inhabitants of such township, for the use of Schools. 3 U. S. Statutes at Large, p. 290. R. S. 1824, p. 33. By Acts, approved January 31, 1831, the Congressional Townships were constituted bodies corporate. By the Act of 1824, the lands were vested in such corporation. By an Act of Congress, approved May 24, 1828, the legislature of the State of Indiana was authorized to sell and convey in fee simple, after complying with certain provisions, all, or any part of the lands heretofore reserved and appropriated by Congress for the use of the schools within said State. 4 U. S. Statutes at Large, p. 298. Provisions for the sale of such lands, and authority for certain officers to execute deeds, were provided, by the Acts of 1829, 1831, 1843, 1852 and 1865. R. S. 1824, p. 379; Acts 1829, p. 120; R. S. 1831, p. 463; R. S. 1843; Articles 13, R. S. 1852, p. 450; Acts 1865, p. 16.

Warranty Deed

26383

J. N. 367 #77



This Indenture Witnesseth, That

The Darrach Company, by Karl I. Hamilton, President, and James E. Rocap, Secretary, a corporation organized under

the laws of the State of Indiana, with principal office in the city of Indianapolis, Indiana,

of Marion County, in the State of Indiana

CONVEY AND WARRANT to

Etta Van Stan

of Marion County, in the State of Indiana

for the sum of One Dollar and other good and valuable considerations

the receipt of which is hereby acknowledged, the following REAL ESTATE in Marion County,

in the State of Indiana, to-wit:

Lot numbered Forty Four (44) in Jacob Klingensmith Jr's., Corrected Subdivision of Out Lot 128 in the City of Indianapolis, the plat of which is recorded in Plat Book 3, page 27, in the office of the Recorder of Marion County, Indiana.

Subject to the taxes for the last half of the year 1942, payable in November, 1943, and thereafter, and to all assessments.

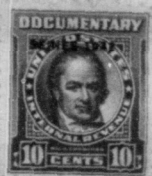
All of which the grantee hereby assumes and agrees to pay as a part of the purchase price.

The undersigned officers hereby certify that they have been duly authorized by the Board of Directors and stockholders of said The Darrach Company to execute and deliver this deed and that said The Darrach Company has no preferred stock outstanding nor has any preferred stock ever been issued.

The undersigned officers of the grantor corporation further certify that said The Darrach Company is not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof.

O. K. FOR TRANSFER CENTER TWP. ASSESSOR

Per [Signature]



DULY ENTERED FOR TAXATION

AUG 2 1943

[Signature] COUNTY AUDITOR

In Witness Whereof, the said The Darrach Company, by Karl I. Hamilton, President, and James E. Rocap, Secretary,

has hereunto set their hand and seals, this 23rd day of July, 1943.

(Seal.) THE DARRACH COMPANY

(Seal.) BY [Signature]

(Seal.) BY [Signature]

Warranty Deed

VOL 1120 PAGE 406

26383

J. No. 364 #77



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James E. Rocap, Secretary, a corporation organized under

the laws of the State of Indiana, with principal office in the city of Indianapolis, Indiana,

of Marion County, in the State of Indiana

CONVEY AND WARRANT to

Etta Van Stan

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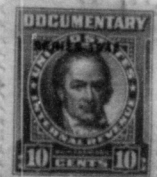
All of which the grantee hereby assumes and agrees to pay as a part of the purchase price.

The undersigned officers hereby certify that they have been duly authorized by the Board of Directors and stockholders of said The Darrach Company to execute and deliver this deed and that said The Darrach Company has no preferred stock outstanding nor has any preferred stock ever been issued.

The undersigned officers of the grantor corporation further certify that said The Darrach Company is not acting directly or indirectly in any capacity whatsoever for any foreign country or national thereof.

O. K. FOR TRANSFER CENTER TWP. ASSESSOR

Per [Signature]



DULY ENTERED FOR TAXATION

AUG 2 1943

Ralph F. Small COUNTY AUDITOR

In Witness Whereof, the said The Darrach Company, by Karl I. Hamilton, President, and James E. Rocap, Secretary,

has hereunto set their hand S and seals, this 23rd day of July, 19 43.

(Seal.) THE DARRACH COMPANY

(Seal.) BY [Signature]

(Seal.) BY [Signature]

100 26383

Standard Form Adopted by Indianapolis Real Estate Board
For Use by Members Only

Warranty Deed

Russell Dean

THE DARRACH COMPANY

TO

ETTA VAN STAN

RECEIVED FOR RECORD

The *day of* **RECEIVED FOR RECORD** M.

A. D. 19 **AUG 2** - 1943

page *and following* **Record 12 Page 406**

Recorder **Recorder Marion County**

County.

DULY ENTERED FOR TAXATION

DULY ENTERED FOR TAXATION
Auditor.

AUG 2, 1943

Russell Dean
COUNTY AUDITOR

10M-1-11-BPG

27498
Darrach Co



STATE OF INDIANA, Marion COUNTY, ss: Before me, the undersigned, a Notary Public in and for said County, this 23rd day of July, 1943, personally appeared The Darrach Company, by Karl I. Hamilton, President, and James E. Rocap, Secretary, who, for and on behalf of said The Darrach Company, and being thereunto duly authorized, and acknowledged the execution of the annexed Deed, recorded at Marion County, Indiana, My Commission Expires December 5, 1943.

Russell Dean
Notary Public.

60 **Mc Carty** 60

St. 60

1	2	3	4	5	6
30				30	40

St. 60

7	8	9	10	11	12
30				30	40

Mc Kernan & Pierce's

30	85	48	31	85	30
	90	47	32		
		46	33		
		45	34		
		44	35		
		43	36		
		42	37		
		41	38		
		40	39		
90				90	

P.B.P. 136. Sub.

30	85	30	13	85	30
	90	29	14		
		28	15		
		27	16		
		26	17		
		25	18		
		24	19		
		23	20		
		22	21		
90				90	

Wyoming Klingensmith's

20	35	12	35	20
		13		
		14		
		15		
		16		
		17		
		18		
		19		
		20		
		21		
		22		
200		201		40

P.B.P. 27 St. Sub.

30	35	23	34	35	20
		24	35		
		25	36		
		26	37		
		27	38		
		28	39		
		29	40		
		30	41		
		31	42		
		32	43		
		33	44		
30				90	

West

Chadwick

Missouri

50 **Ray** 50

McCartys

200	201
-----	-----

Sub. P.B.P. 111

202	203
-----	-----

SL. OL. 123

Ebenezer (signed E) Sharpe Agent
of the state of Indiana, for the
Town of Indianapolis.

1. To Deed

James VanBlaricum his heirs and
assigns.

May 1, 1835.

Record N. page 153.

Recorded Dec. 30, 1841

Out Lot 128 containing 17

72/100 acres in the town

of Indianapolis in the state

of Indiana.

2. James VanBlaricum died testate September 3, 1858.

3. Last will and testament of James VanBlaricum probated Sept. 3, 1858 will
record C. page 142.

I, James VanBlaricum of Indianapolis, Indiana, do make and publish
this my last will and testament hereby revoking all wills by me hereto-
fore made.

First: I give and bequeath to my beloved wife, Keren VanBlaricum two prom-
issory notes of five hundred dollars each on Osgood and Smith being
the notes of Osgood and Smith first due.

2nd. Out of the residue of my personal estate except my household goods
I direct that my debts be paid so far as the same will go to ligudate
them.

3rd. If my personal estate should prove insufficient to pay my debts and
funeral expenses after taking out said notes bequeathed my wife, my exe-
cutors or the survivors of them or any administrator of my estate with
the will annexed is authorized and empowered to sell a sufficiency of my
real estate to pay the residue of such debts and expenses and any other
charge on my estate created by this will or otherwise and to make deed to
the purchasers thereof as I might do if living and as some of said real
estate is encumbered by mortgage I authorize such mortgaged premises to
be sold subject to the mortgages or sold entire leaving the mortgages to be
paid out of purchase money or otherwise as may be most advisable.

6 23/100 chains to the place of beginning containing 12 31/100 acres being 7 33/100 acres in Out Lot 128 and 4 95/100 acres in Out Lot 121 to said City. Also so much of Out Lot 128 in the city of Indianapolis described as follows to wit:- Commencing at a point 6 23/100 chains west of the North East corner of said Out Lot 128 thence running south 12 chains then running west 8 54/100 chains to a stake at the South west corner of said Out Lot thence running North along west street 12 chains to the North West corner of said Out Lot thence running east 8 54/100 chains to the place of beginning containing 10 25/100 acres. This deed is intended to convey all interest of the said Keren VanBlaricum as widow and legatee of James VanBlaricum deceased, in and to said real estate and recently purchased by said Wallace of the Sheriff of Marion County on divers executions against her and others. It is further understood that the warranty does not extend to such of said real estate as shall be required to pay debts of said James VanBlaricum deceased, by the administrator of his estate.

7. State of Indiana, County of Marion, S.S.

Lew Wallace Jr. being first duly sworn on oath states that William Wallace mentioned and described at number 7 of an Abstract made by Steeg and Bernhamer under date of July 24, 1865 and that the said William Wallace when he made the deed to Joseph Van Blaricum's estate on January 11, 1865 and so mentioned and described at said number 7 was unmarried and further affiant says not.

(signed) Lew Wallace Jr.

Subscribed and sworn to this 31st day of December 1904

(signed) William F. Brown, (L.S.) Notary Public.

My Commission expires 10, 1907.

Recorded March 4, 1916 in Miscl. Record 91 page 208.

4th. Until the final settlement of my estate the rents arising from my real estate shall belong to my executors or other personal representative and they are authorized to take possession of the same and control them and receive the rents therefor as fully as I might do if living and out of such rents until my estate is finally settled my said wife shall receive a comfortable support to be paid her by my personal representative and the residue shall be applied to the payment of my debts &c. as aforesaid.

5th After the payment of all the liabilities above specified one half of my real estate remaining unsold I bequeath in fee simple to my said wife.

6th I bequeath to my son William VanBlaricum one hundred dollars in money to be paid by my executors when in their discretion it can be done without interfering with the payment of the liabilities above provided for.

7th. I have advanced to my daughter Elizabeth Bates about three thousand dollars and to my son George, about the same amount, and something to my daughter Frances Harrison the amount to be ascertained by my executors. And I direct that out of the residue of my real estate after setting a part one half to my wife and after the payment of all my debts and other legacies said Francis shall receive enough to make her advance equal to those of George and Elizabeth as aforesaid and I have deeded a part of a lot to my daughter Viola and I direct that she receive in like manner from the residue of my real estate amount sufficient to make her allowances equal to those of Elizabeth George and Francis, and then the residue shall be equally divided between said Elizabeth, Frances, George and Viola and in case of death of either of them then to the heirs of such deceased child the share its parent would take under this article of my will .

8th. I empower my executor or the survivors of them to execute all necessary deeds for real estate which I have sold and given title bonds for deeds.

(over)

9th. In case there should remain a surplus of my personal estate after the payment of all liabilities against it, I bequeath the same to my children George and Viola VanBlaricum Elizabeth Bates and Francis Harrison to be divided among them equally.

10 th. I hereby appoint Edwin A. Beck and William N. Jackson of Indianapolis, my executors and request of them to accept said trust.

11th. My household goods and books &ct. I bequeath absolutely to my said wife Kerin VanBlaricum.

In Witness whereof, I have hereunto set my hand this 18th day of August 1858.

(signed) James VanBlaricum.

4. William N. Jackson qualified as executor of the estate of James VanBlaricum September 20, 1858 and William Wallace appointed executor of the estate of James VanBlaricum Dec. 17, 1858. Estate settled July 1st, 1863 Order Book 13 page 351, and complete record 16 page 591 and 715. Also complete record 18 page 382. Common Pleas. Court.

Sheriff of Marion County	#	March 17, 1860
5. To Deed.	#	Record 10 page 411.
William Wallace,	#	Recorded June 19, 1860.
	#	

The undivided half of the following described real estate in said city of Indianapolis begins at the north west corner of Out Lot 121 thence running east in a south line of McCarty street 1 70/100 chains to the centre of the canal thence south eastwardly with the centre of the Canal 12 95/100 chains to, the south line of said Out Lot thence west 6 61/100 chains to the south west corner of said Out Lot thence west along the south line of Out Lot 128, 6 chains thence North parallel with west street 12 chains to the north line of said Out Lot 128 thence east along the south line of McCarty street 6 23/100 chains to the place of beginning containing 12 31/100 acres being 7 33/100 in out Lot 128 and 4 95/100 acres

in out lot 121 in the city of Indianapolis. Also so much of Out Lot 128 in the city of Indianapolis described as follows to wit:- Commencing at a point 6 23/100 chains west of the North East corner of said Out Lot 128 thence running South 12 chains thence west 8 54/100 chains to a stake at the South West corner of said Out Lot thence East 8 54/100 chains to the place of beginning containing 10 25/100 acres, on a judgment rendered September 23, 1859 in the Marion Circuit Court. William J. VanBlaricum Vs. William J. Van Blaricum and Keren VanBlaricum and a judgment rendered Nov. 12, 1859 in the Marion Circuit Court. Issac Coffin Vs James B.V. Harrison and George VanBlaricum. And a judgment rendered Jan. 6, 1860 in the Common Pleas. Court. William J. Van Blaricum Vs. William J. VanBlaricum and Kerin VanBlaricum. And a judgment rendered Feb. 15, 1860 in the Common Pleas. Court. George Tomlinson Vs. William J. VanBlaricum and Keren VanBlaricum and a judgment rendered Feb. 16, 1860 in the Common Pleas, Court. Isaac Coffin Vs. Keren VanBlaricum. The Full amount of said 5 judgments being \$3143.90 and costs. Five several writs of execution issued. Said writs duly received and Sheriff levied said writs Feb. 18, 1860 on above described real estate. Above described real estate sold at public auction March 17, 1860 to William Wallace.

Keren VanBlaricum	#	April 16, 1860.
6. To Special Warranty	#	Record 10, page 438.
William Wallace.	#	Recorded June 27, 1860.

The undivided half of the following described real estate, Beginning at the North West corner of Out lot 121, thence running East on the south line of McCarty street 1 70/100 chains to the centre of the canal thence south-eastwardly with the center of the Canal 12 95/100 chains to the South line of said Out Lot thence west 6 61/100 chains to the South West corner of said Out lot; thence west along the south line of Out Lot 128, 6 chain thence north parallel with west street 12 chains to the North line of said Out Lot 128; thence east along the South line of McCarty street

8. State of Indiana, Marion County, S.S.

Before me the undersigned a Notary Public in and for said County and State this 23rd day of Jan. 1896 personally appeared Joseph T. Elliott who after being duly sworn deposes and saith that he was well acquainted with Mrs. Keren VanBlaricum the Widow of James VanBlaricum and one of the heirs of the following described real estate to wit:-lot 18 in out lot 14 in VanBlaricum sub. of said Out Lot Which was sold by the Sheriff to William Wallace on the 17th day of March 1860 and at the time said conveyance was made the said Keren VanBlaricum was an unmarried person and remained so until her death.

(signed) Joseph T. Elliott.

Subscribed and sworn to this 23rd day of Jany. 1896.

Witness my hand and Notarial seal.

Benjamin F. Goodhart, (L.S.) Notary Public

Recorded Jany. 24, 1896 in Town Lot record 282 page 94.

Keren VanBlaricum etal.	#	Filed June 11, 1863.
	#	
9. Vs.	#	Common Pleas. Court.
	#	
William VanBlaricum etal.	#	#687.
	#	
	#	Complete Record 16 page 715.

Keren VanBlaricum Mary F. Harrison and John B. Harrison (with whom the said Mary F. is intermarried) George VanBlaricum Viola R. L. Chadwick and Levi N. Chadwick (with whom said Viola R. L. is intermarried) plaintiffs complain of William VanBlaricum and Elizabeth J. Norman, James H. McKernan and Winslow S. Pierce defendants and say that on--185--James VanBlaricum departed this life leaving his last will and testament which has been duly probated. That said Keren is the widow of said testator and said Mary F., George, Viola R.L. William, and Elizabeth are children and heirs at law of said testator who are also of full age except said Viola. That said Elizabeth J. is intermarried with one James Norman, but the said Elizabeth and James live apart and a suit for divorce is now pending against said James.

That said James VanBlaricum died seized in fee of the following described real estate all of out lot 128 in the city of Indianapolis containing 17.58 acres. Plaintiff avers that the debts and charges under said will have been paid. Defendants filled written appearance.

William Wallace administrator with the will annexed of James VanBlaricum filed petition to be made defendant.

That George VanBlaricum J.B. Harrison the husband of Francis Harrison became largely indebted to certain parties by notes and Keren VanBlaricum became endorsed thereon upon which judgments were rendered against said parties execution issued and the interest of said Keren levied and advertised to be sold that the said Wallace at the written request of the oldest heirs borrowed the money of Isaiah Mansur and paid said indebtedness to be reimbursed out of any money that might come to his hands as such administrator that said Wallace purchased the interest of said Keren VanBlaricum at said Sheriffs sale as a further indemnity and security for the advancement of said money that afterwards he reimbursed himself out of money realized from the sale of certain real estate of said James VanBlaricum deceased, and that he now only holds said interest of said Keren VanBlaricum in trust and upon the proper allowance of said advancements of money by said Wallace as such administrator said deed should be set aside and declared null and void. Your petitioner shows the amount so advanced by him with interest is \$4563.67.

Recites charges against the said defendants.

Said Petitioner made a defendant herein.

Court orders in as much as said Wallace holds the legal title to the interest of said Keren VanBlaricum in certain real estate sold at Sheriff sale and conveyed to said Wallace that he the said Wallace do within 30 days execute to said Keren VanBlaricum a deed of release for the real estate aforesaid. It is therefore by agreement of the said parties ordered by the Court, that the commissioners hereinafter named shall take an account of the several sums so advanced and paid as aforesaid by said Wallace and shall estimate the value of the advancements charged in said will and subject to the charges against the several parties named shall

(over)

make partition of the premises described in the petition to wit:-

All of Out Lot 128 in said City of Indianapolis containing 17.58 acres and that said partition be made according to this decree.

David S. Beaty, David V. Cully and Lazarus B. Wilson appointed commissioners to make partition.

Commissioners filed report. Report that they subdivided said out Lot 128 into four lots numbering the same lots 1,2,3, and 4 and have platted the same as shown by the plat herewith presented and duly acknowledged and submitted to the court for approval. And they set off and assign to said William VanBlaricum lot 2, of said out lot 128, and they set off and assign to said Elizabeth J. Norman lot 4 of said Out Lot 128. And they set off and assign to said Mary F. Harrison lot 3 in out Block 128. And they set off and assign to said Viola A.L. Chadwick lot 1 of said out lot 128. Report approved.

10. Whereas by a deed executed by the Sheriff of Marion County to me there was conveyed to me certain real estate in Marion County State of Indiana, then belonging to the heirs of James VanBlaricum deceased. Now these presents Witnesseth that the said conveyance was only intended to secure and indemnify me for large sums of money advanced for the estate of said James VanBlaricum and especially for the widow and heirs of said deceased, all of which has since been fully adjusted and said deed and Trust fully cancelled set aside and declared null and void. See proceedings for partition among the heirs of said James VanBlaricum in the Court of Common Pleas, of Marion County, in consideration of which I do hereby quit claim and convey all my right title claim interest or demand in and to each and every parcel of said real estate belonging to said heirs of James VanBlaricum or to their assigns. In witness whereof I hereto set my hand and seal this 11th day of January 1865.

(signed) William Wallace.

Recorded Jan 11, 1865 in Town Lot record 22 page 402.

11. E.C. Atkins & Co. City

Indianapolis, Indiana, Jan. 17, 1896.

Gentlemen:-

Your letter of January 14th requesting me to make certificate as to whether Mr. William Wallace was a married man on Jany. 11, 1865, has been received at that time Mr. William Wallace was a married man and I presume this deed must have been executed by him in the capacity of a trustee of some kind. If it relates to any property that was owned by the VanBlaricums I think Mr. Wallace was administrator of that estate. The Mrs. Wallace who was his wife on Jany. 11, 1865 died on the 31st day of August 1866, Mr. Wallace was unmarried for nearly two years when he married Miss Sarah Jameson who is now his widow. This certificate will explain what you desire and clear up the title for the simple reason that the Mrs. Wallace who was the wife on the date you refer to did not survive her husband and therefore any conveyance made by him in which she did not join conveyed the entire interest in the property as it was vested in Mr. Wallace at the time.

Yours with respect.

John S. Duncan.

Recorded Jan 24, 1896 T. L. Record 282 page 93.

12. Letters of Guardianship issued Oct. 6, 1863 to Levi W. Chadwick as guardian of Viola R. L. Chadwick aged 18 years Nov. 1863. Order Book 13 page 373. Report filed Sept. 14, 1877 showing death of ward who was wife of Gdn. approved and Gdn. discharged, Order Book 45 page 65 Marion Common pleas. Court. Guardians Docket 2 page 176.

13. Viola R.L. Chadwicks subdivision of Lot 1 in VanBlaricums Heirs subdivision of Out Lot 128. This is the subdivision of Lot 1 in Out Lot 128 in the City of Indianapolis as subdivided by David V. Cully, David S. Beaty and Lazarus B. Wilson, Commissioners appointed by the Court of Common pleas. of Marion County Indiana in a cause wherein Keren VanBlar-

icum etal are plaintiffs and William VanBlaricum etal are defendants at the June term thereof 1863 (See plat recorded in Plat Book 2 page 107) into 44 lots. The size of the lots are marked in feet and inches and we hereby dedicate the streets and alleys to the public use.

Witness our hands and seals the 3rd day of October 1864.

(signed) Levi W. Chadwick.

Viola Chadwick.

State of Indiana, Marion County, Recorders office to wit:- Before me William J. Elliott, Recorder in and for said County this 3rd day of October 1864 Levi W. Chadwick and Viola Chadwick, his wife acknowledged the execution of the above plat.

Witness my hand and official seal at the city of Indianapolis this 3rd day of October 1864.

William J. Elliott (L.S.) R.M.co.

Recorded October 10, 1864 in Plat Book 2 page 142.

14. In the Matter of Guardianship of Viola R. L. Chadwick, minor heir of James VanBlaricum. deceased.

October 20, 1864.

Sale Real Estate

Docket 1 page 273.

S.R.E. # 12.

Marion Common Pleas. Court.

O.B. 13 page 380 and 16 page

143. Complete record 18 page
#

382. That the said Viola is the owner in fee of lot 1 in Out Lot 128 in the City of Indianapolis, Marion County Indiana.

That the said real estate is entirely unimproved and yield to the estate of said minor no revenue whatever and is entirely unproductive and the taxes thereon amount to a large sum per annum Viz. Thirty nine dollars and that improvement cannot be placed thereon by the said Guardian or ward for want of money, the personal property of said minor not exceeding two hundred dollars and the real property owned by her being unimproved and unproductive.

That the money to be derived from the sale of the real estate herein described can be much better invested in improving the property of said ward so as to cause it to yield sufficient revenue to pay taxes State, City and County as well as the assessments made from time to time for street improvements by the city of Indianapolis.

Petitioner further shows that it would be beneficial to the estate of said minor to sell the real estate aforesaid and reinvest the proceeds of such sale.

The amount and value of the personal estate of said ward is two hundred dollars, and the character of the same is wearing apparel and ornaments, and that no other personal estate has come to the knowledge of the petitioner.

The disposition made of said estate is the personal and necessary use thereof, by the said ward.

That there is no personal estate dependant upon the settlement of any estate, or the execution of any trust.

The total value of the real estate owned by said ward is about five thousand dollars but yields no annual income or revenue whatever.

There is no rent whatever received from said wards estate.

The proposed manner of reinvesting the proceeds of said sale is by building on and improving the real estate of said minor in order to make it yield income and revenue sufficient to pay taxes and assessments, levied against the said real estate.

Petitioner furthur shows that there are charges, liens, and incumbrances upon the real estate of said minor to wit:-

Taxes amounting to about	\$55.00
Street assessment amounting to about	_____

The said ward is about nine teen years of age, and is now residing in the county aforesaid with this petition.

Petitioners shows that the liens, incumbrances, aforesaid cannot be paid or discharged unless said real estate herein mentioned and described be sold and that is necessary to sell, said real estate

to pay said liens. Petitioner further shows that it would be for the advantage, and benefit of said minors estate to sell the same at private sale.

Wherefore petitioner prays that said real estate to wit:-

Lot 1 in out lot 128 in said city of Indianapolis, may be ordered to be sold at private sale

Levi W. Chadwick, Guard.

Petition verified.

John B. Stump and Edmund Clark appointed appraisers. Oath filed. Appraisal filled at \$3450.00. Bond filed in the amount double the appraised value and approved. Private sale ordered with notice by posting and publication. Proof of such notice filed. Sale reported to Jacob Klingensmith Jr. for the sum of \$3500.00, \$1000.00 cash and note for \$2500.00 secured by mortgage in said real estate. (mortgage referred to above recorded in Mortgage Record R.R. page 339 Entered satisfied of Record July 8, 1868.

Sale approved and confirmed and Byron K. Elliott appointed a commissioner to execute and deliver a conveyance to purchaser. Deed reported and approved and ordered delivered.

Byron K. Elliott
Commissioner by order
of the Court of Common
Pleas. of Marion County Indiana
in petition of Levi W. Chadwick
guardian of Viola R.L. Chadwick
minor heir of James VanBlaricum
deceased, entered in Order Book 16
page 143.

November 11, 1864.

Record 22 page 325.

Recorded Nov. 26, 1864.

Lot 1 in out lot 128 in the
city of Indianapolis for the
sum of \$3500.00 Examined, ap-
proved and confirmed this 12th
day of Nov. 1864 in open
Court.
#

15. To Deed.
Jacob Klingensmith, Jr.

Chas. A. Ray, Judge C.C.P.

Levi W. Chadwick and	#	November 11, 1864.
Viola R.L. Chadwick his wife,	#	Record 22 page 324.
16. To Quit Claim	#	Recorded Nov. 26, 1864.
Jacob Klingensmith, Jr.	#	Lot 1 in Out Lot 128 of the City

of Indianapolis, said real estate is inherited by said Viola from her father, James VanBlaricum deceased and was set apart to her by Commissioners appointed to make partition of the real estate of VanBlaricum heirs.

17. J. Klingensmith Jr's Subdivision, Indianapolis.

J. Klingensmith Jr's Subdivision of Out Lot 128 in Subdivision by D.V. Cully etals Commissioners, etc. This is a subdivision of lot 1 Out Lot 128 in the City of Indianapolis as subdivided by David V. Cully, David S. Beaty and Lazarus B. Wilson, Commissioners appointed by the Court of Common Pleas of Marion County, Indiana, in a cause wherein Keren VanBlaricum etal were plaintiffs and William VanBlaricum etal were defendants at the June Term thereof 1863 (See Plat recorded in Plat Book 2 page 107) into 44 lots. The size of the lots is marked in feet and inches. I hereby dedicate the streets and alleys to the public use. A subdivision of this lot 1 Out Lot 128 was made by Viola R.L. Chadwick with her husband Oct. 3, 1864 see Plat Book 2 page 142 but at that time she being a minor no lots in said subdivision were sold but on application to said Common Pleas Court an order was granted to sell all of said lot 1 in said Commissioners Subdivision of said Out Lot 128 and was on the 11th day of Nov. 1864 conveyed by B.K. Elliott a Commissioner etc. to Jacob Klingensmith Jr. See Town Lot Record 22 page 325 and hence this plat is made and recorded which is in all respects just like the Chadwick plat except dates. Witness my hand and seal this 27th day of Sept. 1865.

(signed) Jacob Klingensmith, Jr.

State of Indiana, Marion County, Recorders Office, towit:

Before me, William J. Elliott Recorder of said County this 27th day of Sept. 1865 Jacob Klingensmith, Jr. acknowledged execution of the above plat.

Witness my hand and seal this 27th day of September 1865.

William J. Elliott (L.S.) Recorder of Marion County
Recorded October 11, 1865 in Plat Book 3 page 24.

18. J. Klingensmith Jr's. Corrected Subdivision, Indianapolis, Jacob Klingensmith Jr's Corrected Subdivision of lot 1 in Out Lot 128 in the City of Indianapolis, as subdivided by David V. Cully, David S. Beaty and Lazarus B. Wilson, Commissioners appointed by the Court of Common Pleas of Marion County, Indiana, in a cause wherein Keren Van Blaricum etal were plaintiffs and William VanBlaricum etal were defendants at the June Term thereof 1863. See Plat recorded in Plat Book 2 page 107 into 44 lots. The size of the lots is given in feet and inches I hereby dedicate the streets and alleys to the public use.

The correction in this plat consists in this. That the plat recorded on the 11th day of October 1865 in Plat Book 3 page 24 begins on the south end 15 feet to far south and this plat begins at the proper point on the south making same change in the width of the lots but no change however in the number of the lots and leaving in this plat an alley on the south end of the lot herein subdivided which is not in the above mentioned plat. This plat is to take the place of the Chadwick Plat recorded October 10, 1864 in Plat Book 2 page 142 and the Klingensmith Plat recorded October 11, 1865 in Plat Book 3 page 24.

Witness my hand this 14th day of November 1865.

(signed) Jacob Klingensmith, Jr.

State of Indiana, Marion County, Recorders Office, towit:

Before me William J. Elliott Recorder of said County this 14th day of November 1865 Jacob Klingensmith Jr. acknowledged the execution of the above plat.

Witness my hand and Official Seal.

William J. Elliott (L.S.) R.M.Co.

Recorded November 14, 1865 in Plat Book 3 page 27.

Jacob Klingensmith, Jr. (signed
 Jacob Klingensmith) and Susanna
 Klingensmith, his wife
 19. To Warranty
 Mary L. Stewart.

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Jan. 8, 1866.
 Record 28 page 133.
 Recorded Jan. 15, 1866.
 Lot 44 in Jacob Klingensmith
 Jrs. Corrected Subdivision
 of Lot 1 in Out Lot 128 in
 the City of Indianapolis as subdivided by David V. Culley, David S. Beaty
 and Lazarus B. Wilson commissioners appointed by the Court of Common Pleas
 of Marion County, State of Indiana.

Mary L. (signed Mary S.)
 Stewart and John A. Stewart ---
 20. To Warranty
 Israel and Jacob Klingensmith.

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May 22, 1866.
 Record 29 page 208.
 Recorded May 23, 1866.
 Lot 44 in Jacob Klingensmith Jrs.
 Corrected Subdivision of Lot 1
 in Out Lot 128 in the City of Indianapolis as subdivided by David S. Beaty,
 David V. Culley and Lazarus B. Wilson commissioners appointed by the
 Court of Common Pleas of Marion County, Indiana, in a cause wherein Kesia
 Vanblaricum et al were defendants at the June term of 1863. See Plat Book
 2 page 107.

Mary L. Stewart and
 John A. Stewart, her husband
 21. To Mortgage
 Jacob Klingensmith, Jr.

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Jan. 8, 1866.
 Record V.V. page 516.
 Recorded Jan. 15, 1866.
 Lot 44 in Jacob Klingensmith
 Jrs. corrected subdivision
 of lot 1 in Out Lot 128 in the City of Indianapolis as subdivided by David
 N. Culley, David S. Beaty and Lazarus B. Wilson Commissioners appointed by
 the Court of Common Pleas of Marion County State of Indiana.

To secure the payment when the same becomes due of 4 certain promissory notes bearing date January 6th, 1866 due 6 months and 1,2, and 3 years respectively after date, first note calling for \$200.00 second \$100.00, third \$100.00, fourth \$100.00 said notes bear interest from date and are executed for purchase money of said property.

Entered on margin:- Foreclosed and satisfied by sale. See Cause No. 2075, and Ex. Dkt. 7 page 344 Court of Common Pleas Oct. 23, 1882.

Daniel M. Ransdell, Clk.

By Geo. A. Wallace, Deputy.

Attest J.L.Bieler R.M.Co.

22. Ambrose C. Lamb
Vs. Mech. Lien
Mary L. Stewart.

April 30, 1866.
Record W.W. page 182.
Recorded May 11, 1866.
Lot 44 in Jacob Kingensmith Jrs.

corrected Subdivision of Lot 1 in Out Lot 128 in the City of Indianapolis as subdivided by David V. Culley, David S. Beatty and Lazarus B. Willson commissioners appointed by the Marion Court of Common Pleas for the sum of \$356.00.

23. Jacob Klingensmith &
Israel Klingensmith
Vs.
Mary L. Stewart, John
A. Stewart, Charles Marion,
Ambrose C. Lamb.

May 21, 1866.
Marion Common Pleas Court.
Cause #2075.
Execution Docket 7 page 344.
Complete Record 22 page 702.
Suit instituted to foreclose
mortgage recorded in Mtg.

Record V.V. page 516.

(over)

Served by reading Mary L. Stewart, Charles Marion, Ambrose C. Lamb. Served by copy John A. Stewart. Judgment and decree rendered July 12, 1866, judgment for the sum of \$919.27 and costs decree of foreclosure and sale of said mortgaged premises. Copy of judgment and decree issued and came to hands of Sheriff Oct. 30, 1866. Sold said real estate at public auction Dec. 1, 1866 to Israel and Jacob Klingensmith for the sum of \$1001.75. Certificate of sale executed and delivered to said purchaser.

24. Sheriff Marion County
To Deed
Daniel Monninger.

Dec. 29, 1869.

Record 40 page 356.

Recorded Dec. 30, 1869.

Lot 44 in Jacob Klingensmith Jr's.

Corrected Subdivision of lot 1 in Out Lot 128 as subdivided by David V. Cully, David S. Beaty and Lazarus B. Wilson in the City of Indianapolis. (Deed made by virtue of proceedings in cause #2075 Marion Common Pleas Court.) (Deed recites that certificate of sale was assigned April 30, 1868 by Israel & Jacob Klingensmith to William Gulliver and assigned Dec. 28, 1869 by William Gulliver to Daniel Monniger.

25. Daniel Monninger
Vs.
Israel Klingensmith and Mary
Klingensmith, his wife, Jacob
Klingensmith and Susanna
Klingensmith, his wife, Ellen E.
Biden, John Kepple, Thomas B.
Elliott, Willis Leonard, Mary Reed,
John Ott, William J.H. Robinson,
Charles A. Scott, Abraham Artman,
William J. Wallace, Samuel Showalters,
Christian Spiegel, Frederick Thomas,
Henry Frank, James H. McKerman, Wins-
low S. Pierce, John W. Rhodes, Augustus
D. Wood, John Sloan, William I. Woolen,
John L. Ketcham, Jr., Cornelius Dan-
iels, Carlin Hamlin, Thomas J. Burns.
Frederick A.W. Davis, William W. Woolen,
Samuel C. Vance, Jane Ketcham, Admin-
istratrix of John L. Ketcham decd.
George W. Stillwell, W.W. Webb, John P.
Banta, William Needham.

Dec. 18, 1871.

Marion Superior Court.

Cause #1088.

Order Book 3, page 791.

Execution Docket 1 page 168.

Suit instituted on personal
notes given by Israel
Klingensmith and Jacob
Klingensmith to plaintiff
herein.
Served by reading & copy
Henry Frank. Served by
reading Israel Klingensmith,

Mary Klingensmith, his wife, Ellen E. Biden, William J.H. Robinson, John W.
Rhodes, Carlin Hamlin, Frederick A.W. Davis, William W. Woolen, Samuel C.
Vance, Jane Ketcham, Administratrix of John L. Ketcham decd., Susanna
Klingensmith, Thomas B. Elliott, William J. Wallace, Christian Spiegel,
Frederick Thomas, John L. Ketcham, Jr., James H. McKerman,
Served by copy Samuel Showalters, Jacob Klingensmith, John Kepple, John Ott,
William I. Woolen, Winslow S. Pierce, Augustus D. Wood, John Sloan, George
W. Stillwell.

Answer filed by Frederick A.W. Davis, William W. Woolen, W.W. Webb, Samuel C.
Vance, John P. Banta, William Needham, Jane Ketcham Administratrix of John
L. Ketcham decd.

Answer filed by Cornelius Daniels.

Affidavit of non residence and proof of publication filed as to Willis
Leonard, Charles A. Scott, Abraham Artman, Thomas J. Burns.

Judgment and decree rendered March 27, 1872 judgment for the sum of
\$1193.19 & costs decree of foreclose and sale of lot 44 in Jacob Klingens-
smith Jr. Corrected Subdivision of Out Lot 128. Copy of judgment and
decree issued and came to hands of Sheriff March 30, 1872.

(over)

Sold said real estate at public auction April 27, 1872 to Daniel Monninger for the sum of \$1303.65. Certificate of sale executed and delivered to said purchaser. Writ returned fully satisfied.

Sheriff of Marion County # April 29, 1873.
26. To Deed # Record 65 page 380.
 # Recorded May 12, 1873.
Daniel Monninger. # Lot 44 in Jacob Klingensmith

Jrs. Corrected Subdivision of lot 1 in Out Lot 128 as subdivided by David V. Cully, David S. Beaty and Lazarus B. Wilson in the City of Indianapolis, Marion County, Indiana.

(Deed made by virtue of proceedings in cause #1088 Marion Superior Court.)

Auditor of Marion County # Sept. 6, 1867.
27. To Deed # Record 34 page 50.
 # Recorded Sept. 14, 1867.
Samuel Delzell. # Out Lot 128 (except lots

2, 3 and 4 of VanBlaricums Subdivision, Indianapolis. Sold February 6, 1865 in the name of William Wallace for the non payment of taxes, costs and charges for the years 1863 and 1864. Register 1 page 193. Certificate #3408.

Samuel Delzell and Martha
S.Dezell, his wife
28. To Quit Claim
Frederick W. Winter.

April 8, 1875.
Record 88 page 272.
Recorded April 8, 1875.
Lot 44 in Klingensmiths
Subdivision of Out Lot 128
#

in the City of Indianapolis.

Jacob Klingensmith, Jr. and
Susan Klingensmith, his wife and
Israel Klingensmith
29. To Mortgage
Patrick H. Sullivan.

May 2, 1867.
Record 1 page 250.
Recorded May 8, 1867.
Lot 44 in Jacob Klingensmith
Jr. Corrected Subdivision of
Out Lot 128 and other real
#

estate To secure the payment of a certain promissory note of even date
herewith of \$6000.00 due on June 26, 1867. Entered on Margin:- This
Mortgage is fully paid and satisfied by lapse of time - by virtue of Acts
of State of Indiana 1923 page 19 Attest: John W.Castor, Recorder Marion
County By L.G.Thomas, Deputy, this 21st day of May 1923.

Sheriff Marion County

31. To Deed

Patrick H. Sullivan the undivided 2/3 and John T. Dye and Addison C. Harris jointly the undivided 1/3.

#

July 20, 1874.

Record 77 page 481.

Recorded July 28, 1874.

Lot 44 in Jacob Klingensmith Jr's. corrected Subdivision of lot 1 in Out lot 128 as subdivided by David V. Culley,

David Beaty and L.B. Wilson Commissioners. (Deed made by virtue of proceedings in Cause #1252 Marion Superior Court.) (Deed recites that an undivided 1/3 interest in the certificate of sale was assigned Aug. 24, 1872 by P.H. Sullivan to Dye & Harris.)

John T. Dye and Anne G.

(signed Annie G.) Dye, his wife, Addison C. Harris and India Harris, his wife

32. To Quit Claim

Fredrick W. Winter.

#

June 19, 1874.

Record 83 page 540.

Recorded October 22, 1874.

Lot 44 in Klingensmiths Subdivision of Out Lot 128 in the City of Indianapolis and other real estate.

Patrick H. Sullivan (and Patrick H. Sullivan) and Sarah Sullivan (signed Sarah Sullivan) his wife

33. To Warranty

Frederick W. Winter.

#

June 4, 1874.

Record 83 page 541.

Recorded October 22, 1874.

Lot 44 in Klingensmiths Subdivision of part of Out Lot 128 in the City of

Indianapolis and other real estate.

Frederick W. Winter and Mary
Winter, his wife
34. To Mortgage
Jackson Saving and Loan
Association.

July 28, 1875.
Record 76 page 593.
Recorded Sept. 11, 1875.
Lot 44 in Klingensmiths
Subdivision of lot 1 in
Vanblaricums Subdivision

of Out Lot 128 in the City of Indianapolis, To secure the performance of certain agreements entered into on the 28th day of July 1875 as set forth in a bond executed on said date in penalty of \$800.00 together with certain dues, fines, interest etc. Entered on margin:- Foreclosed and satisfied by sale, see cause #18460 and Ex.Dkt.15 page 179 Superior Court October 23, 1882 Daniel M.Ransdell Clk. by Geo.A.Wallace, Deputy. Attest: J. L. Bieler, R.M.Co.

Jackson Savings & Loan
Association
35. Vs.
Frederick W. Winter, Mary
Winter, Gottlieb Kraemer, Ben-
jamin F. Stewart, Henry Mezger,
William A. Pattison, Isaac N.
Pattison, William Glenny, Edward
L. Anghenbaugh.

March 23, 1877.
Marion Superior Court.
Cause #18460.
Order Book 42 page 204.
Complete Record 15 page 586.
Execution Docket 15 page 179.
Suit instituted to foreclose
mortgage recorded in Mtg.76
page 593.
Served by copy Frederick W.

Winter, Mary Winter, Benjamin F. Stewart, Henry Mezger, Edward L. Anghenbaugh.
Served by reading & copy William A. Pattison, Isaac N. Pattison.
Answers filed by Gottlieb Kraemer and William Glenny.

(over)

Judgment and decree rendered April 21, 1877, judgment for the sum of \$366.06 & costs decree of foreclosure and sale of said mortgaged premises. Copy of judgment and decree issued and came to hands of Sheriff May 8, 1877. Sold said real estate at public auction June 2, 1877 to the said Jackson Saving and Loan Association for the sum of \$414.69.

Sheriff of Marion County # June 11, 1878.
36. To Deed ## Record 115 page 575.
Gottlieb Kraemer. ## Recorded June 13, 1878.
Lot 44 in Klingensmith-
Subdivision of Lot 1 in VanBlaricum's Subdivision of Out Lot 128 in the
City of Indianapolis, Marion County, Indiana.
(Deed made by virtue of proceedings in cause #18460 Marion Superior Court.)
to Gottlieb
(Deed recites assignment of certificate of sale, /Kraemer May 29, 1878.)

Gottlieb Kraemer (an unmarried # Juli 17, 1882.
man) ## Record 161 page 120.
37. To Warranty ## Recorded May 1, 1883.
Henrietta Mildner. ## Lot Forty four (44) in
Klingensmiths corrected
Subdivision of lot one in Van Blaricums Subdivision of Out Lot 128 in the
City of Indianapolis and State of Indiana.

38. State of Indiana, County of Marion, City of Indianapolis, S.S.
Transcript of the report of the City Commissioners of the City of
Indianapolis in the matter of the vacation of the 1st alley north of Ray

(over)

Street from West street to the first alley east of Missouri street in said City. The Commissioners reported to the Mayor Common Council and Board of Alderman of the City of Indianapolis that the names of the property owners interested in said vacation description of the property in the Matter of the vacation of the first alley north of Ray street from West street to the first alley east of Missouri street in the City of Indianapolis is as follows:- Jacob Schmidt lot 11 Klingensmith Sub. O.L.128. Ella Y. Butler lot 22 Klingensmith Sub. O.L.128 Simeon Klingensmith Lot 33 Klingensmith Sub.O.L.128. Henrietta Mildner Lot 44 Klingensmith Sub. O.L.128. Nicholas McCarty, Margaret R. McCarty, Harrison, Frances J. McCarty, Henry Day, Henry McCarty Day and Margaret McCarty Day, owners of lots 200,201,202 and 204 O.L.120. Frederick A. Mehl. Lot 203 McCartys Sub. O.L.120, Eliza C. Priller Lot 9 Meikels Sub. O.L.128 said Commissioners further reported in said matter that the names of the owners description of the property and benefits to real estate beneficially affected by said Vacation are as follows:- Jacob Schmidt Lot 11 Klingensmith Sub. O.L.128 Ella Y. Butler Lot 22 Klingensmith Sub. O.L.128 Simeon Klingensmith Lot 33 Klingensmith Sub. O.L.128. Henrietta Mildner Lot 44 Klingensmith Sub.O.L. 128 Nicholas McCarty, Margaret R. McCarty, Harrison, Frances J. McCarty, Henry Day, Henry McCarty Day and Margaret McCarty Day owners of lots 200,201,202 and 204 O.L.120. Frederick A. Mehl Lot 203 McCarty Sub. O.L.120. Eliza C. Priller Lot 9 Meikels Sub. O.L.128. The benefits to the persons desiring said vacation is \$125.00. There are no persons objecting to said vacation. The City is to pay no part of the expenses. The expenses attending said vacation amount to \$35.00 which is to be paid by the petitioners in proportion to the number of feet front owned by each on said alley. The said Commissioners recommend the prayer of the petition be granted and that said vacation be made as prayed for. The above and foregoing report was concurred in and the following resolution was concurrently adopted.

(over)

Resolved that the report of the City Commissioners in the matter of vacating the first alley north of Ray street from West street to the first alley East of Missouri street be and the same is hereby in all things accepted adopted and approved and in accordance with said report the following alley towit:- The first alley north of Ray street from West street to the first alley east of Missouri street be and the same is hereby vacated. Resolved further that the Petitioners to said vacation be and the same are hereby required to pay to the County Treasurer for the City within 20 days from the adoption of the resolution the sum of \$35.00 the amount of expenses reported by the City Commissioners as taxed in this matter and the same petitioners are hereby required to procure and have recorded in the Office of the Recorder of Marion County, Indiana, the proper certified copies of proceedings and maps as required by law at their own expense and that until said expenses are paid and said proceedings and maps recorded as aforesaid said alley shall not be closed or used otherwise than as now. Office of City Clerk, Indianapolis, Indiana.

I, Michael F. Shields Clerk of the City of Indianapolis do hereby certify that the foregoing abstract of the report of the City Commissioners was approved and concurred in by the adoption of the foregoing resolution by the Common Council and Board of Alderman of said City by a two thirds vote of each of said bodies at their sessions held respectively on the 15th day of November 1886 and the 22nd day of November 1886 are as fully shown by records now on file in my office.

Witness my hand and the seal of the City of Indianapolis this 25th day of January 1887.

(signed) Michael F. Shields (L.S.)

Plat of McCartys Sub. of North part of O.L.120 and J.Klingensmiths Jrs. Corrected Sub. of lot 1 in Cully etal Commissioners Sub. in O.L. 128, and Meikels Sub.of lot 4 in Cully etal Commissioners Sub. in O. L. 128,

(over)

Indpls. Jany. 25,/87.

All costs benefits etc. in the above case are paid and fully satisfied by Nicholas McCarty this 25th day of January 1887.

(signed) Michael F. Shields City Clerk.

Recorded Jan. 25, 1887 in T.L.R.187 page 579.

39. Henrietta Mildner (widow) # Sept. 12, 1901.
 To Warranty # Record 339 page 45.
 August F. Mildner. # Recorded Sept. 24, 1901.
 # Lot Forty four (44) in
Klingensmith Corrected Subdivision of lot one (1) in Van Blaricums Sub-
division of Out Lot one Hundred and twenty-eight (128) in the City of
Indianapolis, Indiana, said Henerietta Mildner to make above described
property her home as long as she may live.

40. August F. Mildner and Nancy # March 31, 1905.
 Nellie Mildner, his wife # Record 383 page 2.
 To Quit Claim # Recorded April 1, 1905.
 Henrietta Mildner. # Lot Forty four (44) in
 # Klingensmiths Corrected
Subdivision of lot one (1) Van Blaricums Subdivision of Out Lot One Hundred
and Twenty-eight (128) in the City of Indianapolis, Indiana.

Henrietta Mildner (unmarried) # March 31, 1905.
 41. To Warranty # Record 383 page 3.
 August F. Mildner and Nancy # Recorded April 1st, 1905.
 Nellie Mildner his wife jointly. # Lot forty four (44) in
 # Klingensmith corrected

Subdivision of Lot one (1) in Van Blaricums Subdivision of Out Lot one hundred and twenty-eight (128) in the City of Indianapolis, Indiana, and one half (1/2) of vacated alley South of and adjoining lot forty four (44) Out Lot one hundred and twenty-eight (128) as shown in Plat Book 3 page 27 in the County Recorders Office, Marion County, State of Indiana. (said Henrietta Mildner to make above described property her home as long as she may live.) Subject to all liens claims and incumbrances of any kind character whatsoever and namely a real estate mortgage executed by said August F. Mildner and Nancy Nellie Mildner his wife to said Henrietta Mildner.

42. Reference to Appearance Docket 38 page 10043 shows that Henrietta Mildner died intestate August 25, 1910.

Satisfied Aug 23, 1923
 August F. Mildner and Nancy # Feb. 10, 1908.
 N. Mildner, his wife # Record 505 page 101.
 43. To Mortgage # Recorded Feb. 11, 1908.
 Henrietta Mildner # Lot 44 in Klingensmiths
 # Corrected Subdivision of

Satisfied of Record *May 23, 1923*
 Attest W. M. COVAL & SONS, Inc.
 By *[Signature]*

Lot 1 in Van Blaricums subdivision of Out Lot 128 in the City of Indianapolis, Indiana. Also 1/2 of the vacated alley adjoining south of and adjoining lot 44 herein described. To secure the payment when it shall become due of one promissory note of even date herewith calling for the sum of \$1000.00 dated February 10th, 1908 and due 10 years after date. (Above mortgage assigned of record Dec. 22, 1911 to August F. Mildner.)

Auditor Marion County

#

Feb. 7, 1870.

44. To Tax Sale

Register 2 page 48.

Samuel Delzell.

Certificate #4949.

Lot 44 in Kingensmiths

Sub. Out Lot 128 Sold in the name of Samuel Delzell for taxes of years 1868 and 1869 including penalty interest and costs.

45. Judgments examined Vs. August F. Mildner and Nancy N. Mildner and against none other.

46. Taxes for 1921 fully paid.

47. Taxes for 1922 first half paid and second half unpaid.

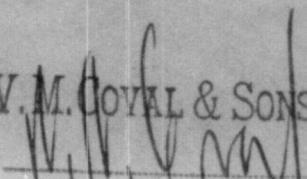
See Subsequent Continuation

48. Taxes for 1923 payable in 1924 now a lien.

Indianapolis, Indiana, May 21, 1923.

49. The foregoing is the chain of title to and incumbrances upon Lot 44 in Jacob Klingensmith Jr's. Corrected Subdivision in Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3 page 27 in the Office of the Recorder of Marion County, Indiana, also the north 1/2 of vacated alley lying south of and adjoining said lot 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.

W. M. COYAL & SONS, INC.

BY 
204-205-206 City Trust Bldg.
156 EAST MARKET STREET

1. A Continuation of an Abstract of Title to Lot 44 in Jacob Klingensmith Jr's. Corrected Subdivision in Out Lot 128 in the City of Indianapolis, as per plat thereof, recorded in Plat Book 3 page 27 in the Office of the Recorder of Marion County, Indiana, Also the north 1/2 of vacated alley lying south of and adjoining said lot, Since May 21, 1923.

August F. Mildner and Nancy

May 31, 1923.

Nellie Mildner, husband and wife,

Record 696 page -#20961.

2. To Warranty

Recorded May 31, 1923.

The Darrach Company.

Lot 44 in Klingensmith

Corrected Subdivision of lot

1 in Van Blaricums Subdivision of Out Lot 128 in the City of Indianapolis, Indiana, and one half of vacated alley south of and adjoining lot 44 Out Lot 128 as shown in Plat Book 3 page 27, in the County Recorders Office, Marion County, State of Indiana.

Subject to the taxes for 1923 payable in 1924.

3. Articles of Incorporation of "The Darrach Company" dated January 14, 1922 and recorded January 14, 1922 in Miscellaneous Record 123 page 551. The business to be done by this corporation is the buying, and selling of bonds of a County, township, city, town, government, governmental agency or other public securities, bonds or notes, secured by mortgage lien upon real estate or lease-holds, the borrowing and loaning money, of buying and selling promissory notes, accounts, choses in action and all other evidence of indebtedness, and buying, holding, leasing, owning, mortgaging and selling real estate and personal property in the following manner towit: To buy and sell county, township, city, town, government, governmental agency and mortgage bonds, and approved securities of

buying and selling promissory notes, choses in action and other evidence of indebtedness, to borrow and loan money, giving or taking approved security for the re-payment of the money so borrowed or loaned, to buy and sell contracts of sale, title bonds or lease contracts on real estate or personal property, to buy, hold, own, lease, mortgage and sell real estate and build and construct buildings on real estate so owned or held by it, and do such other things as are usually done by investment Companies and as are incidental to said business.

4. Examination made for judgments in the name of August F. Mildner and Nancy Nellie Mildner, husband and wife from May 21, 1923 to May 31, 1923 also Vs. The Darrach Company for 10 years last past and against none other.

5. Taxes for 1921 fully paid.

6. *Same (ms)* Taxes for 1922 first half paid second half unpaid.

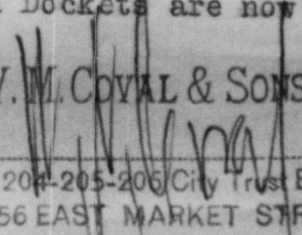
7. Taxes for 1923 payable in 1924 now a lien.

As shown of record taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO.
MGR.

Indianapolis, Indiana, June 23, 1923.

8. Examination of May 21, 1923 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.

W. M. COYAL & SONS, INC.

BY 
204-205-206 City Trust Bldg.
156 EAST MARKET STREET.

Continuation of Abstract of Title to Lot 44 in Jacob Klingensmith, Jr's Corrected Subdivision in Out Lot 128 in the City of Indianapolis, as per Plat thereof recorded in Plat Book 3 page 27 in the office of the Recorder of Marion County, Indiana, also the North Half of vacated alley lying South of and adjoining said lot.

Prepared for R. H. Hartman, since date of June 23, 1923.

Town Lot Record
700. p.
Inst. #27264
July 5, 1923,
Recorded
July 14, 1923.

The Darrach Company, a
Corporation, By Eugene H.
Darrach, President,
Frank B. Stout, Secretary,
(Corp. Seal)

Warranty Deed

-1-

to
Charles W. Shelburn.

Lot 44 in Jacob Klingensmith, Jr's Corrected Subdivision of Out Lot 128 in the City of Indianapolis, Marion County, Indiana, as per plat thereof in Plat Book 3, page 27 in the office of the Recorder of Marion County, Indiana. Also the North one half of a vacated alley lying South of and adjoining said lot, 44.

Subject to the taxes for 1923, payable in 1924.

There are no further conveyances.

Encumbrances.

861. p.
Inst. #27282
July 11, 1923,
Recorded
July 14, 1923.

Charles W. Shelburn, and
Carrie A. Shelburn, his wife,
to

The Railroadmen's Building
and Savings Association.

Lot 44 in Jacob Klingensmith, Jr's Corrected Subdivision in Out Lot 128 in the City of Indianapolis and 1/2 of vacated alley South of and adjoining lot 44.

To secure a loan of \$1500.00 with certain dues, interest, etc.

SATISFIED OF RECORD
L. M. BROWN ABSTRACT CO.
Mortgage
PRES.

Released on margin

-2-

-3-

Taxes see previous continuation.

Indianapolis, Ind., July 24, 1923.

We find no further conveyances nor unsatisfied encumbrances of record on Lot as described in Caption.

Search made in the Recorder's Office, the Tax Sale Indexes in the Auditor's Office, the Current Tax Duplicates in the Treasurer's Office, and the Lis Pendens Records of Complaints and Attachments and Judgment Dockets of the Marion Superior Circuit and Probate Courts; also Records of Street, Park, Alley and Sewer Improvement Assessments in the Treasurer's Office as certified by the City Comptroller, as said Records and Dockets are now entered up.

No search made as to pending improvements in the Office of the Board of Public Works or Park Board.

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

E.C.

-2-

Marion Title Guaranty Company
By *J. H. H. H.* Manager

#179288

1.

INDIANAPOLIS

Continuation of Abstract of Title to Lot Numbered Forty Four (44) in Jacob Klingensmith Jr's., Corrected Subdivision of Out Lot 128 in the City of Indianapolis, the plat of which is recorded in Plat Book 3 page 27 in the office of the Recorder of Marion County, Indiana. Also, the North Half of vacated alley lying South of and adjoining said lot.

Prepared for Edson T. Wood Realty Co., since date of July 24, 1923.

TITLE

CONVEYANCES.

Deed Record
Town Lots
701 page 276
July 27, 1923
Recorded
Aug. 16, 1923

OF

Charles W. Shelburn and
Carrie A. Shelburn,
his wife.

Warranty Deed

to
The Darrach Company.

Lot No. 44 in Jacob Klingensmith Jr's., Corrected Subdivision of Out Lot 128 in the City of Indianapolis, Marion County, Indiana, the plat of which is recorded in Plat Book 3 page 27 in the office of the Recorder of Marion County, Indiana.

Also the North one half of a vacated alley lying South of and adjoining said lot 44.

Subject to the unpaid balance of a certain mortgage of \$1500.00 due The Railroadmen's Building and Savings Association, of Indianapolis

ABSTRACTS

2.

3.

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES.

MORTGAGES.

4.

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

MECHANICS' LIENS.

5.

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

L. M. Brown Abstract Co.,

#179288

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

JUDGMENTS.

6.

Search is made, and strictly limited, for Judgments which may have been entered against the following party, solely under the name as herein written, and not otherwise, and the General Certificate hereto appended is accordingly limited.

The Darrach Company, for the ten years last past.
(None found unsatisfied).

ASSESSMENTS.

7.

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

TAXES.

8.

Taxes for the year 1941, paid in full.

9.

Taxes for the year 1942, assessed in the name of Darrach Company, are due and payable the First Monday in May and the First Monday in November, 1943.

General Tax Duplicate No. 436639
Parcel No. 27498.
Indianapolis, Center Township.

May installment \$12.57 paid.
Nov. installment \$12.57 not paid.

SINCE PAID IN FULL
ATTEST, UNION TRUST CO.
Robert M. Gustafson
PRESIDENT

10.

Taxes for the year 1943, became a lien, March First, and are due and payable in May and November, 1944.

ZONING

11.

INDIANAPOLIS
TITLE
OF
ABSTRACTS
L. M. Brown Abstract Co.,

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

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

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

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

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

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

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

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

CERTIFICATE

12.

The undersigned, L. M. BROWN ABSTRACT COMPANY, a corporation, hereby certifies that the foregoing, within the limits of the period of search herein specified, is an ABSTRACT OF THE TITLE to and unsatisfied encumbrances upon, the real estate described in the caption hereof, and that all instruments abstracted herein appear regular in form, execution and acknowledgment unless otherwise indicated.

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

I. IN THE OFFICE OF THE RECORDER OF MARION COUNTY, search made for deeds, affidavits, miscellaneous instruments affecting the title, unsatisfied mortgages, mechanics liens, Federal Tax Liens, and recipients under the Public Welfare Act established March 18, 1936, as shown by the Recorder's Abstract of Old Age Assistance Certificates, all as now entered up and indexed.

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

III. IN THE OFFICE OF THE TREASURER OF MARION COUNTY, search made in the current tax duplicates for unpaid taxes, assessed against the real estate for which this examination is prepared; search is also made in the assessment duplicates for unpaid municipal improvement assessments, as the same now appear in the hands of the Treasurer for collection, which are a lien upon the real estate for which this examination is prepared.

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

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

The period of search covered by this certificate is from July 24, 1923 to and including

June 28, 1943, and covers Paragraphs No. 1 to 12 both inclusive, and Sheets No. 1 to 4, both inclusive.



L. M. Brown Abstract Company

By *[Signature]*
President & Mgr.

MCA.

344614

CAPTION

-1-

Continuation of Abstract of Title to Lot 44 in Jacob Klingensmith's, Jr's. Corrected Subdivision of Out Lot 128 of the Donation Lands of the City of Indianapolis, as per plat thereof, recorded in Plat Book 3, Page 27, in the Office of the Recorder of Marion County, Indiana.

Also the North Half of vacated alley lying South of and adjoining said Lot.
Since June 28, 1943.

Prepared for: W. R. Caine.

Town Lot Record
1120 page 406
Inst. #26383
July 23, 1943
Recorded
Aug. 2, 1943

The Darrach Company
(-----)
By Karl I. Hamilton,
President,
By James E. Rocap,
Secretary, a corporation
organized under the
laws of the State of
Indiana.

Warranty Deed
(U.S. Revenue
Stamp attached)

-2-

to
Etta VanStan

Lot 44 in Jacob Klingensmith Jr's. Corrected Subdivision of Out Lot 128 in the City of Indianapolis, the plat of which is recorded in Plat Book 3, page 27, in the office of the Recorder of Marion County, Indiana.

Subject to the taxes for the last half of the year 1942, payable in November 1943, and thereafter, and to all assessments.

All of which the grantee hereby assumes and agrees to pay as a part of the purchase price.

The undersigned officers hereby certify that they have been duly authorized by the Board of Directors and stockholders of said The Darrach Company to execute and deliver this deed and that said The Darrach Company has no preferred stock outstanding nor has any preferred stock ever been issued.

Proper citizenship clause is attached.

344614

Old Age Assistance Search

-3-

Examination has been made as to the persons named under the heading of Judgment Search, and for the period so specified under said search, for liens shown by notices of Old Age Assistance, filed in the Office of the Recorder of Marion County, as provided by the Acts concerning Public Welfare, approved March 12, 1947.

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:

The Darrach Company

from June 28, 1943
to and including
August 2, 1943

and vs
Etta VanStan

for the 10 years
last past and
against none other

NOTICE OF TAX LIEN (S) UNDER INTERNAL REVENUE LAWS:

Federal Tax
Lien Index
1 page 282
Inst. #50280
July 9, 1946
Recorded
Aug. 26, 1946

No. 2322

United States Internal Revenue
District of Indiana
July 9, 1946

Pursuant to the provisions of Sections 3670, 3671 and 3672 of the Internal Revenue Code of the United States, notice is hereby given that there have been assessed under the Internal Revenue Laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount (or amounts) of said taxes, together with penalties, interest and costs that may accrue in addition thereto, is (or are) a lien (or liens) in favor of the United States upon all property and rights to property belonging to said taxpayer, to wit:

Name of Taxpayer: Etta VanStan

Residence of Place

of Business: R.R. #1,
Stilesville, Indiana.

Nature of Tax: Individual Income

Year or Taxable Period Ended: Adnl. 1944.

Date Assessment

List Received

4-17-46

Unassessed interest

computed to: 7-9-46

Filing Fee

Amount of
Assessment
2210.36

26.81

2.00

2239.17

Account No. March 290144-1946 Supl.
Wilbur O. Plummer (LS)
Deputy Collector

(Duly acknowledged)

ATTESTED OF RECORD 9-21-48
ATTEST. UNION TITLE CO.
Albert M. Justice
PRESIDENT

344614

IN THE SUPERIOR COURT OF MARION COUNTY

Cause #B19649
Apr. 16, 1942
Order Book
659 page 381

*Paid
9-22-48
D.W.*

Etta Van Stan
vs
John T. Van Stan

Judgment rendered vs plaintiff for costs.

COSTS PAID
ATTEST. UNION TITLE CO.

BY *Albert M. Briston*
PRESIDENT

-6-

-7-

Taxes for the year 1947 on the real estate for which this abstract is prepared are assessed in the name of Etta Van Stan and are due and payable on or before the first Mondays in May and November of 1948.

General Tax Duplicate No. 422977, S,
Indianapolis Center Township, Parcel No. 27498.

May Installment \$17.94 Paid.

November Installment \$17.94 Unpaid.

-8-

Taxes for the year 1948 now a Lien.

344614

GUARANTEED CERTIFICATE

-9-

STATE OF INDIANA }
COUNTY OF MARION } ss:

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

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

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

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

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

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

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

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

This certificate covers entries Nos. 1 to 9 both inclusive and sheets watermarked "Union Title Company" Nos. 1 to 4 both inclusive.
Dated at Indianapolis, Indiana, September 13, 1948, 8 A.M.

UNION TITLE COMPANY

By Albert M. Grist
President

-4- GT

UNION TITLE COMPANY

ABSTRACTS OF TITLE + TITLE INSURANCE + ESCROWS

155 East Market Street

Union Title Building

Indianapolis 4, Indiana

Market 2361-5

Capital Stock \$1,000,000.00

344614

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: **W. R. Caine**

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

September 8, 1948, 8 A.M. and

The Indianapolis Division of the Southern District down to and including

September 9, 1948, 8 A.M.

The Darrach Company

Etta VanStan

GT

-over-

344614

NOTICE OF TAX LIEN (S) UNDER INTERNAL REVENUE LAWS

Federal Tax Lien Index
1 page 282
Inst. #50280
July 9, 1946
Recorded
Aug. 26, 1946

No. 2322 United States Internal Revenue District of Indiana
July 9, 1946

Pursuant to the provisions of Sections 3670, 3671 and 3672 of the Internal Revenue Code of the United States, notice is hereby given that there have been assessed under the Internal Revenue Laws of the United States against the following-named taxpayer, taxes (including interest and penalties) which after demand for payment thereof remain unpaid, and that by virtue of the above-mentioned statutes the amount (or amounts) of said taxes, together with penalties, interest and costs that may accrue in addition thereto, is (or are) a lien (or liens) in favor of the United States upon all property and rights to property belonging to said taxpayer, to wit:

Name of Taxpayer: Etta VanStan
Residence of Place
of business: R.R. #1,

Stilesville, Indiana.

Nature of Tax: Individual Income

Year or Taxable Period Ended: Adnl. 1944.

Date Assessment	Amount of
List Received	Assessment
4-17-46	2210.36

Unassessed interest computed to: 7-9-46.	26.81
Filing Fee	2.00

Total 2239.17

Account No. March 290144-1946 Supl.
Wilbur O. Plummer (LS)
Deputy Collector

(Duly acknowledged)

SATISFIED OF RECORD 9-21-48
BY Albert M. Bristor
PRESIDENT

Satisfied
Sept. 21, 1948
JB

UNION TITLE CO.
BY Albert M. Bristor
PRESIDENT