

67. 1239

WARRANTY DEED

Project 1-70-3(52)
Code 0536
Parcel 42

Chapman
B

This Indenture Witnesseth, That
OSCAR SPARKS & NELLIE M. SPARKS, HUSBAND & WIFE
of **MONROE** County, in the State of **INDIANA** Convey and Warrant to
the STATE OF INDIANA for and in consideration of

FOUR THOUSAND ONE HUNDRED $\frac{00}{100}$ (**\$4,100⁰⁰**) Dollars,

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

LOT 141 IN SIMON YANDES SUBDIVISION OF THE EAST PART OF OUT LOT
NUMBERED 129 OF THE DONATION LANDS OF THE CITY OF INDIANAPOLIS, AS
RECORDED IN PLAT BOOK 2, PAGE 112 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

1967 JAN 11 AM 8:28

MARGIA M. HAWTHORNE
RECORDER OF MARION COUNTY

DULY ENTERED
FOR TAXATION

JAN 11 1967

John T. Sutton
COUNTY AUDITOR

4.95

Paid by Warrant No. *A-130225*

Dated *12-12-1966*



*W.H.B.
12-7-66*

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

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

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

In Witness Whereof, the said GRANTORS

have hereunto set their hand and seal, this **30**, day of **SEPTEMBER** 19**66**

.....(Seal).....(Seal)
Oscar Sparks.....(Seal).....(Seal)
OSCAR SPARKS, ADULT HUSBAND (Seal) **NELLIE M. SPARKS ADULT WIFE** (Seal)
.....(Seal).....(Seal)
.....(Seal) *Nellie M. Sparks*.....(Seal) *D*

67. 1239

This Instrument Prepared by **R. L. FIDLER 4/13/65**

R. L. Fidler

M. H. Fidler
OCT 20 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 acknowledged 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 acknowledged 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

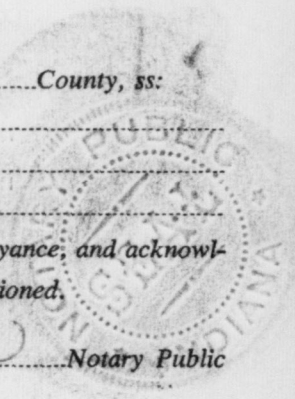
STATE OF INDIANA, MONROE County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, this 30th day of SEPTEMBER, A. D. 1966; personally appeared the within named OSCAR SPARKS & NELLIE M. SPARKS,

..... Grantor^s in the above conveyance, and acknowledged 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 November 3, 1969 Notary Public

67 1239



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 DULY ENTERED County

Duly entered FOR TAXATION

day of JAN 11 1967 19.....

Auditor's County

Auditor COUNTY AUDITOR

11 ENVELOPE

Division of Land Acquisition
Indiana State Highway Commission

INDIANA STATE HIGHWAY COMMISSION

Division of Land Acquisition

ROOM 1105 — 100 NORTH SENATE AVENUE

INDIANAPOLIS, INDIANA 46209

January 5, 1967

19

To Oscar Sparks
Nellie M. Sparks
417 West 6th Street
Bloomington, Indiana

GENTLEMEN:

We enclose State Warrant No. A-130725 12-12-66 19
in settlement of the following vouchers:

Transmittal #67-184

Description	Amount
For <u>Purchase</u> on State Road No. <u>I-70</u> in <u>Marion</u> County, Project <u>I-70-3(52)</u> Parcel No. <u>#42</u> as per Grant/Warranty Deed, Dated <u>September 30, 1966</u>	\$ 4100.00

PLEASE RECEIPT AND RETURN (Do not detach)

Payment Received: By Oscar SparksDate Jan. 7 - 1967

Control

APPRAISAL REVIEW FORM

Division of Land Acquisition
Indiana State Highway Commission

Project I-70-3(52)
Parcel No. 42
Road I-70
County Marion
Owner Oscar Sparks
Address P.O. Box 831, Bloomington, Ind.
Address of Appraised Property: 539 Vinton St., Indianapolis, Indiana

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

1. I have personally checked all Comparables and concur in the determinations made. see attachment
2. Planning and Detail Maps were supplied appraisers. yes
3. The three approaches required (Income, Market Data, and Cost Replacement) were considered. Income approach not used
4. Necessary photos are enclosed. yes
5. The appraisal is fully documented and supported as required by the State Highway Commission and the requirements of P.P.M. 21-4.1 of the Federal Bureau of Roads. yes
6. Plats drawn by the appraisers are attached. yes
7. I have personally inspected the Plans. yes
8. I have personally inspected the site on August 30, 1965 and familiarized myself with the Parcel.
9. The computations of this parcel have been checked and reviewed. yes
10. To the best of my knowledge, non-compensable items are not included in this appraisal. yes
11. The appraiser has complied with the Indiana State Highway Commission Instructional outline and/or good appraisal practices. yes

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

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

It is my opinion as of June 15, 1965 (Date):

- (a) The fair market value of the entire property before the taking is: \$ 4,100.00
- (b) The fair market value of the property after the taking, assuming the completion of the improvement is: \$ 0

The total value of taking is: (a minus b)	TOTAL	\$ <u>4,100.00</u>
(1) Land and/or improvements	\$	<u>4,100.00</u>
(2) Damages	\$	<u>0</u>
(3) Other damages and/or temp. R.O.W.	\$	<u>0</u>
(4) Estimated Total Compensation	\$	<u>4,100.00</u>

APPROVED BY:

Approved	Date	Signed
Rev. Appr.	9-9-65	<u>[Signature]</u>
Asst. or Chief Appr.	9/10/65	<u>[Signature]</u>

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

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-70-3(52)

BUYER'S REPORT NUMBER: 2 COUNTY Marion PARCEL NO. 42

NAME & ADDRESS OF OWNER Oscar Sparks
417 W. 6th St. Bloomington, Ind. PHONE # ---

NAME & ADDRESS OF PERSON CONTACTED above

Property 539 Kinton St. Indianapolis PHONE # ---
(List other interested parties on reverse side including nature of their interest)

DATE ASSIGNED 9-15-65 DATE OF CONTACT 9-30-66

OFFER \$ 4,100⁰⁰ TIME OF CONTACT 10:40 AM

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

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

REMARKS: Met with Mr & Mrs Sparks at State Office
Bldg to sign necessary papers for conveyance of
this parcel.
No encumbrances on property
Property fully exempted from real taxes.
Property is and will remain vacant.
Parcel secured.

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

Distribution Made

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

Robert Deeks
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I 70-3-(52) PARCEL # 42 COUNTY Marion

NAME & ADDRESS OF OWNER Oscar Sparks
B-10 - Box 109 Bloomington PHONE # NONE

NAME & ADDRESS OF PERSON CONTACTED _____
PHONE # _____

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

DATE ASSIGNED 9-15-65 DATE OF CONTACT 10-13-65

OFFER \$ 4,100 TIME OF CONTACT 10 A.M.

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

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

REMARKS: talked to Mrs. Eade the tenant found
Mr. Sparks correct address in Bloomington

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

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

E. L. Jackson
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

BUYERS REPORT # 1

PROJECT # I 70-3-(52) PARCEL # 42 COUNTY Marion

NAME & ADDRESS OF OWNER Oscar Sparks
R-10 Bloomington Ind PHONE # None

NAME & ADDRESS OF PERSON CONTACTED _____ PHONE # _____

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

DATE ASSIGNED 9-15 DATE OF CONTACT 12-9-65

OFFER \$ 4600 TIME OF CONTACT 3 P.M.

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

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

REMARKS: Talked to Mrs Sparks in Bloomington
wants week to think it over and talk to son

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

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

E. L. Haskin
(Signature)

INDIANA STATE HIGHWAY COMMISSION
Land Acquisition Division

PROJECT NO. I-65-3(72)

BUYER'S REPORT NUMBER: 3 COUNTY Marion PARCEL NO. 42

NAME & ADDRESS OF OWNER Fred & Fressk
3515 E Washington Indianapolis PHONE # _____

NAME & ADDRESS OF PERSON CONTACTED Mr. Allen Klineaman Attorney
1177 Circle Tower Bldg Indianapolis PHONE # ME6-7331

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

DATE ASSIGNED _____ DATE OF CONTACT February 13 1968

OFFER \$ _____ TIME OF CONTACT _____

Write YES, NO, or NA (for Not Applicable), as appropriate, in each numbered blank space:

- 1. _____ Checked abstract with owner? 2. _____ Any affidavits taken?
- 3. _____ Any mortgage(s)? 4. _____ Any other liens, judgements, etc.?
- 5. _____ Showed plans, explained take, made offer, etc.?
- 6. _____ Explained about retention of buildings, etc.? 7. _____ Any being retained?
- 8. _____ Walked over property with owner? (or with whom? _____)
- 9. _____ Arranged for owner to pay taxes? (Explain how in remarks)
- 10. _____ Secured Right of Entry? 11. _____ Secured Driveway Right of Entry?
- 12. _____ Was Chapter 316, Acts of 1967 Indiana General Assembly, explained?
- 13. _____ Was 180 Day Notice Letter delivered or mailed to all parties?
- 14. _____ Waivers, were any secured? 15. _____ Filled out RAAP Form?

REMARKS: Was unable to contact Mr. Klineaman as he was out of his office until 2/26/68

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

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

Lester Epler
(Signature)

Attorney,
Suite 3132 Stevenson Building,
Indianapolis, Indiana.
Local and Long Distance Telephone 417.

July 25th 1898.

Michael Callahan Esq.
Dear Sir:

- I have re-examined the accompanying abstract of title to lot 141 Yander sub. O.L. 129- and report in reference thereto as follows, viz:
- I. The taxes for the year 1898 are a lien but the amount thereof is not yet upon the tax duplicates.
 - II. The last half of taxes for the year 1897 remains unpaid, but such taxes are not delinquent until November 1898.
 - III. A warranty deed from Simon Yander to you in connection with the quit claim deed next called for me, subject to the taxes above noted, must in you a valid title to said real estate.
 - IV. A proper quit claim deed to you or to Simon Yander is required from Susan McKernan, Ella McKernan, William E. McKernan, The Trustee of William E. McKernan, Mary Mellonow and John H. Mellonow her husband - This deed is necessary by reason of the wording of the deed set out at entry # 25 of abstract.

Respectfully,
Charles E. Barrett

Notes,

upon the deed from Susan McKernan and others to Simon Yander recorded in Book 250 page 293 being shown on the abstract, requirement # 4 above met or complied with.

Charles E. Barrett

State of Indiana
Marion County, ss

The undersigned being duly sworn according to
Law upon his oath says; that he is personally acquainted with
the heirs and devisees of James H. McKernan deceased; that
he is also acquainted with the wife and children of David
S. McKernan; that the wife and two children of David
S. McKernan, referred to in the will of James H. McKernan
deceased, was Edwonia G. McKernan, who was the
wife and who has since died intestate, and Henry
McKernan and Mary McKernan, since intermarried
with John H. McMorrow - that at the date of the death of
said James H. McKernan said David S. McKernan
only had two children, to-wit: Henry McKernan and
Mary McKernan; that Edwonia G. McKernan
died leaving as her sole and only heirs her husband,
David S. McKernan and her two children Henry
McKernan and Mary McMorrow, nee McKernan,
And further affiant saith not.

J. McMorrow

Sworn to before me and subscribed in my presence this
day of July 1858

Leas. E. Barrett

Notary Public.

State of Indiana

Marion County ss.

The undersigned being duly sworn according to law upon his oath says that he personally knows Susan McKernan, and knows that on March 28th 1896 being the date of deed to Simon Yander, which deed is recorded in Book 285 page 146 in the Recorder's office of Marion County, Indiana, she was a widow.

Further affiant saith not.

J. M. Morrow

Sworn to before me and subscribed in my presence this
25th day of July 1898.

Wm. E. Barrett
Notary Public.

ABSTRACT OF TITLE

→ ❖ TO ❖ ←

Lots 141 and 142. in

Simon Yander's Subdivision of East Part Out Lot

129

in

THE CITY OF INDIANAPOLIS, MARION COUNTY, INDIANA.

Prepared for

Simon Yander.

BY

COVAL & LEMON,

3. 1870
ROOM ~~6~~ East Market St.,

INDIANAPOLIS, IND.

Original Title to Marion County and City of Indianapolis.

The land now known as Marion County is a part of the territory purchased by the United States of the Delaware Indians, by treaty, at Greenville, Ohio, in 1818. By act of Congress, the United States granted to the State of Indiana four sections of land for a State Capitol, subject to certain conditions, which grant and conditions were accepted, and in 1821 said four sections were located, being Sections 1, 2 and 12, and part of Sections 11 and 3, in Township 15, North of Range 3, East, containing in all 2,560 acres, equal to four full sections.

The City of Indianapolis was then laid out in Squares and Outlots, and the office of Agent of State created, the duty of said officer being to sell and convey Lots in said city. In 1844 said office was discontinued, and the papers and records transferred to the Secretary and Auditor of State, who are at present custodians thereof.

In the Marion Circuit Court

In the matter of Trusteeship of William E. McKernan.
Resignation of the Right Rev. Francis Silas Chatham, Bishop
of Vincennes as Successor of the Right Rev. Maurice de St
Palais in the Trust of William E. McKernan filed on
Dec 3 1890 and accepted by the Court who then and there
appointed Joseph V. McKernan as such Trustee, with full power
and authority to do and perform each and every act with
reference to said William E. McKernan and his Property as
said Will of James H. McKernan Deceased. directed: See
Orders on file.

For Appointment of John A. Deamus Trustee in place of
Joseph V. McKernan Deceased on January 12 1892. See
Order book Act. Page 555. etc.

Daniella Jones, Special Master
Commissioner. By order of Superior
Court. Cause No 17906. Entered in
Order book Act. Page 525.

Dec 28 1881.
Records 148 Page 338.

To Commissioners Adm.
Susan McKernan. Joseph V.
McKernan. Lewis H. McKernan
Geo A. McKernan. William E.
McKernan. Mary McKernan^{adm}
Henry McKernan. Heirs and
Devisees of James H. McKernan
Deceased.

Undivided 2/3 of Lots
141 and 142. in
Simon James
Subdivision of East
Part out Lot 129.

See Deeds quieting
Title in James H.
McKernan's Heirs

to 2/3 and Simon James 1/3 (Cause No 17906^{adm}
Order book Act. Page 525. of Superior Court.)

12

13

115

9
Hindes, S. Pierce and
Ann H. Pierce his wife
Goldwarrant Deed

Oct 7. 1868.
Record 31 Page 14

James H. McKernan
Division of land subdivision of East Part
of our Lot 126.

Lots 141 and 142. in

10
James H. McKernan dies Testate. James C. Hanna
Appointed Administrator. Estate finally settled and
closed on November 28. 1890. See Circuit Court Book 11
Page 112.

Last Will and Testament of James H. McKernan. Dated
January 4. 1891. Entered in Will Record 8. Page 158.

11
Bequeaths to his wife Susan McKernan one Equal
1/5 Part of his Real Estate and all the remainder is to be
divided into 5 Equal Parts.

1st - One Part to the wife and children of David S. McKernan

2nd - One Part to Foina McKernan in fee simple.

3rd - One Part to Joseph V. McKernan in fee simple

4th - One Part to Leo A. McKernan in fee simple.

5th - The remaining 1/5 to William E. McKernan in

fee simple to be held by and vested in the Right
Reverend Monseigneur St. Calais the Present Bishop of Vincennes
and after his death to his Successor as Bishop with
Power to sell and convey any of the Property of the said
William E. McKernan. but said Trust and Power to
terminate with the life of said William E. McKernan.

(over)

and full Proceedings in Complete Record 51. Page 343.

21
~~Division of land (unnamed)~~

~~Dec 16. 1894.~~

~~to quit claim Deed~~

~~Record 450 Page 484.~~

~~Susan McKernan, Eliza~~

~~McKernan, William E~~

~~All Interest in same Lots~~

~~McKernan and many more~~

~~141 and 142 herein~~

~~former name~~

This Deed is struck out
as it is an erroneous entry
by mistake.

~~McKernan)~~

Attest: Court Clerk

22
Leo A. McKernan (unnamed)

Dec 16. 1894.

and George McKernan (unnamed)

Record 450. Page 345

to quit claim Deed.

Division of land.

all Interest in same Lots

141 and 142 herein.

14
Leo A. McKernan
(unmarried)

June 12, 1884
Record 170 Page 3.

John Warrant, Esq.
Joseph V. McKernan

The undivided $\frac{2}{5}$ of undivided
 $\frac{2}{3}$ of same Lots 141 and 142 as above.

15
Joseph V. McKernan died testate on Dec 5 1881. Susan McKernan Executor. In Circuit Court over book at Page 4-5. Estate closed. See appearance docket 16 Page 1734.

675
415
215
16
Last will and Testament of Joseph V. McKernan. Dated May 9, 1881. and Entered in Will Record 2 Page 70. The decedent gives all his property to his mother Susan McKernan.

17
Henry McKernan. of full
and lawful age. unmarried

May 12, 1884.
Record 213. Page 34.

John Warrant, Esq.
Mary McKernan
(who is my sister)

All my interest in same
Lots 141, 142. herein as

heir and devise of James H. McKernan deceased. and
as heir of Edmonia G. McKernan deceased.

18
Edmonia G. McKernan died intestate. Mrs. H. A. Bell ^{appointed}
Administrator. Estate settled. See appearance docket 10.
Page 179.

19
Last will and Testament of Louis H. McKernan deceased. Probated
April 22, 1884. Will Record 14 Page 1. Any which will decedent
gives all his property to his wife Ella McKernan.

(over)

20
William B. Bell, Administrator
de bonis non of the Estate of Emma
McKernan deceased.

v. Jobby
Susan McKernan Ad.

July 3, 1891

Record 162, Page 37
Circuit Court.

Following Proceedings
had in Partition of

5/15
Real Estate herein. Commission appointed to
make Partition, have set off to defendants Susan McKernan,
Ella McKernan, William E. McKernan, Mary McKernan,
Henry McKernan, and Joseph V. McKernan an undivided $\frac{2}{3}$
of Lots 141, 142, in Simon J. Jones' Subdivision of the
East Part of out Lot 126.

See Entry of Confirmation in over book 93, Page 437
and full Proceedings in Complete Record 51, Page 343.

~~Simon J. Jones (unnamed)~~

~~do Quit claim Ad.~~

~~Susan McKernan, Ella~~

~~McKernan, William E.~~

~~McKernan, Mary McKernan~~

~~McKernan, Henry McKernan~~

~~McKernan (formerly Mary~~

~~McKernan)~~

~~Dec 16, 1891~~

~~Record 950, Page 484.~~

~~All interest in same Lots~~

~~141 and 142 herein~~

This Dec is struck out
as it is an erroneous entry,
made by mistake.

Attest: Court Clerk

21
Geo. A. McKernan (unnamed)

and Henry McKernan (unnamed)

do Quit claim Ad.

Simon J. Jones.

141 and 142 herein.

Dec 16, 1891

Record 950, Page 345

All interest in same Lots

1
Thomas H. Sharpe agent
for State of Indiana for
the Town of Indianapolis;
do Dec.
Edwin J. Peck

April 14. 1837
Recon 26 Page 453
Out Lot 12^{1/2} Containing
58 ⁶⁵/₁₀₀ Acres.

2
Edwin J. Peck
do Dec

May 28. 1838
Recon 9. Page 142.

Stoughton A. Fletcher
Henry Bradley
Containing 58 ⁶⁵/₁₀₀

June Out Lot 12^{1/2}
Acres.

3
Henry Bradley and wife
Stoughton A. Fletcher wife
do Warrant Dec
Lawrenceburg and Upper
Mississippi Railroad Co.

May 12. 1852
Recon C. Page 122.

June Out Lot 12^{1/2}

4
Lawrenceburg and Upper
Mississippi Rail Road Company
by George H. Sum. their
President

August 24. 1853.
Recon 9. Page 175.

June Out Lot 12^{1/2}
Containing 58 ⁶⁵/₁₀₀
Acres.

do Warrant Dec
William N. Jackson

5
Alexander C. Farrier
do Warrant Dec.
William N. Jackson
Out Lot 12^{1/2}

June 14. 1856.
Recon 4. Page 460
Divided one half of

(For affidavit relative to Alexander C. Farrier being
impaired. See miscellaneous Recon 3 Page 350 Recon
14. Page 356.)

1
William N. Jackson

To Warranted
James Gardner

58 ⁶⁵/₁₀₀ Acres.

Sept 26, 1863

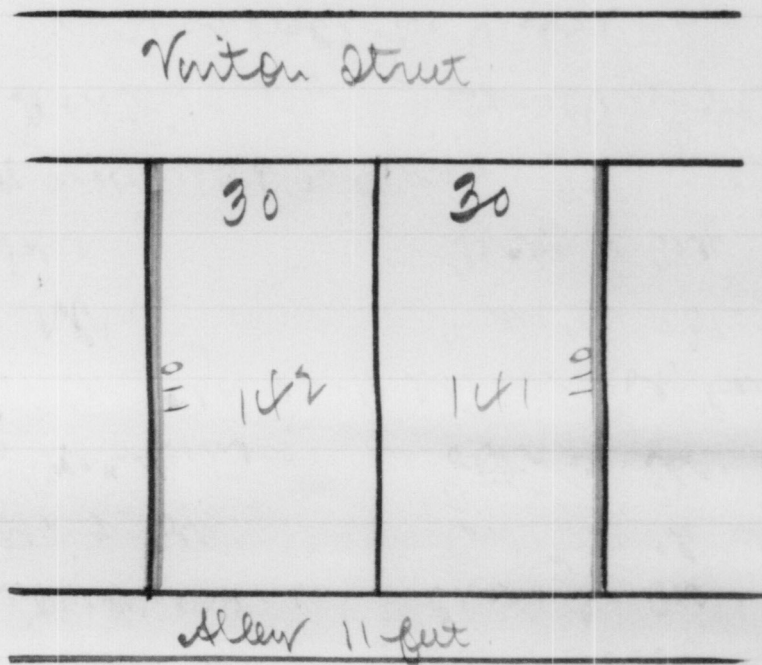
Record 10, Page 102

Out Lot 126. Containing

(For affidavit of Aquilla Jones relative to William N. Jackson being unmarried. See Miscellaneous Record 13 Page 350.)

8
James Gardner Subdivision of the East Part of Out Lot 126 in the City of Indianapolis. Containing 250 Lots. numbered from 1 to 250. Lots 1 to 42 inclusive and Lots 246 to 249 inclusive are 33 feet by 110 feet deep. ^{dated} October 12, 1863. Recored in Book 2, Page 112.

For Vacation of Vinton Street from Dakota Street to first alley west of Dakota St. in the City of Indianapolis See Town Lot Record 280, Page 249.



Jean McKernan widow
Ella McKernan (widow)
William E. McKernan
(minor) Mary McKernan
(formerly Mary McKernan) ^{and} John
H. McKernan. Her husband ^{and}
also John A. Reanne as Trustee.
for William E. McKernan
Es. Dec of Quit claim
Simon Yandes.

Dec 16. 1897.
Recor 250. Page 263.

All their interest in
Lots 141 and 142 in
S. Yandes subdivision of
the East part of our lot
174. in the City of Birmingham

Indianapolis Ind. July 15. 1898.

We hereby certify the foregoing to be the chain of Title to
and Incumbrance upon Lots 141. and 142. in Union Garden
Subdivision of the East Part of Lot 126 in the City
of Indianapolis. as appears from an Examination of Records
of the Recorder Office and general Judgment Books of Circuit
Superior Courts In Indiana Records of Complaints and
Attachments.

Coval Hanson. Abstracter

Room 3. 160 E. Market St.

23

David S. McKernan (widower)
Do Quit claim fees.
Simon Yander.
141. and 142. herein.

Dec 16. 1892
Recon 250. Page 328.
Interest in same Lots

24

Ella McKernan, widow.
Mary Mc Morrow and John
H. Mc Morrow, her husband.
William E. McKernan (unmarried)
and William E. McKernan by
John A. Deanne Trustee
Do Quit claim fees.
Susan McKernan
City of Indianapolis.

June 16. 1893
Recon 256 Page 523
Lot 141. and 142 and
other Property in
Yander Subdivision
of the East Part of
our Lot 126 in the

25

Susan McKernan
Do Quit claim fees.
Simon Yander.
142.

Feb 28. 1896.
Recon 285 Page 146
Same Lots (141) and

The above described lots were by mistake included in a deed
from Ella McKernan et al (as shown last above) The said
grantors having no interest in said lots. and this deed is now
Executed for the purpose of removing the cloud thereby created.

Taxes For 1897 one half paid

(over)

-1-

INDIANAPOLIS

Continuation of Abstract of Title to Lot numbered One hundred forty one (141) in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Railroadmen's Federal Savings and Loan Association, of Indianapolis, since date of July 15, 1898.

CONVEYANCES.

OF

John R. Welch

Affidavit

Misc. Record
123 page 387
Dec. 20, 1921
Recorded
Jan. 6, 1922

ABSTRACTS

Affiant says that he was well acquainted in their respective lifetime with James H. McKernan, Louis H. McKernan and Joseph V. McKernan.

And affiant says that each of the above named died testate, and that the will of James H. McKernan is of record in Will Record F page 128, and that the will of Louis H. McKernan is of record in Will Record K page 1, and that of Joseph V. McKernan is of record in Will record L page 70, in the office of the Clerk of Marion Circuit Court.

Affiant says that none of said testators had children born to them after the execution of said respective wills.

Affiant further says that he was well acquainted with Susan McKernan in her lifetime.

That said Susan McKernan was unmarried on March 28, 1896, when she made deed to Simon Yandes of lot 123 and other real estate, in Simon Yandes' subdivision of the east part of Out Lot 129 in the City of Indianapolis, which deed is of record in town lot record 285 page 146 of the Marion County Recorder's office.

John R. Welch.

-2-

L. M. Brown Abstract Co.,

OF

John R. Welch

Affidavit

Misc. Record
140 page 550
Aug. 21, 1923
Recorded
Aug. 30, 1923

Affiant says that he was for many years the agent for the heirs of James H. McKernan and was well acquainted with their affairs.

That to his knowledge the wife and two children of David S. McKernan mentioned in the last will of James H. McKernan were Edmonia McKernan, Mary McKernan, and Henry McKernan, all of whom were made parties to a suit to quiet title to clause No. 17906 as prosecuted by Samuel G. Hanna, administrator of the estate of James H. McKernan.

John R. Welch.

-3-

Misc. Record
171 page 61
May 24, 1926
Recorded
May 27, 1926

-4-

INDIANAPOLIS

TITLE

OF

ABSTRACTS

James H. McKernan, Jr.

Affidavit

Affiant says that he is a resident of Indianapolis, Marion County, Indiana, and he is a grandson of James H. McKernan, Sr., whose will dated January 24, 1874, was probated January 31, 1877, in the Circuit Court of Marion County, Indiana, and which will is of record in Will Record F. at page 158 of the records in the Clerk's office of Marion County, Indiana.

Affiant says that he is familiar with the children of said James H. McKernan, Sr., and knows that no children were born to said James H. McKernan Sr., subsequent to January 24, 1874.

Affiant further says that the wife and two children of David S. McKernan, the son of James H. McKernan, Sr., referred to in item 3 of said will, were Edmonia G., his wife and Henry McKernan and Mary McKernan, his children.

He further says that said Edmonia G. McKernan died prior to her husband, David S. McKernan without leaving a will and left surviving her as her only heirs, her said husband, David S. McKernan and her said children, Henry McKernan and Mary McKernan and that there survives said decedent, Edmonia G. McKernan, no other child nor children and no other descendant of a deceased child or children.

Affiant further says that he is a son of Louis H. McKernan whose will dated April 8, 1889 was probated April 22, 1889 and is of record in Will Record K at page 1, of the records in the Clerk's office of Marion County, Indiana, and affiant says that no children were born to his said father Louis H. McKernan, after the date April 8, 1889 of said will.

James H. McKernan.

Deed Record
Town Lots
306 page 549
Aug. 1, 1898
Recorded
Aug. 2, 1898

-5-

-6-

L. M. Brown Abstract Co.,

Simon Yandes, unmarried
to

Warranty Deed

Michael Callahan.

Lot No. 141 in Simon Yandes Subdivision of the East part of Out Lot 129 in the City of Indianapolis, Indiana.

Michael Callahan died testate March 10, 1903.

Will Record
 S page 364
 Oct. 23, 1900
 Probated
 Apr. 2, 1903

-7-

INDIANAPOLIS

Michael Callahan

Will

TITLE

In the name of the Benevolent Father of all, I, Michael Callahan, a resident of the City of Indianapolis, Indiana, being of sound and disposing mind and memory and realizing the uncertainties of life and desiring to dispose of all my worldly estate do make this my last will and testament.

OF

Item 1. It is my will and I do herein and hereby direct that upon my decease my body be decently interred, that all the expenses of last sickness and burial be paid out of the first moneys that come to the hands of my executor hereinafter named, and that all my just debts be paid out of my estate.

ABSTRACTS

Item 2. It is my will and I do herein and hereby demise to my beloved wife Maggie Callahan for and during her natural life all my estate, real personal and mixed, she preserving as nearly as possible the personal property and using the income therefrom for her own use.

Item 3. It is my will and I do herein and hereby devise and bequeath to my only daughter, she being my only child, Ellen Callahan all my estate, real personal and mixed, the same to be hers in fee simple, but this devise to my said daughter is subject to the life estate in said property devised to my said wife in item 2 of this will.

Item 4. I hereby revoke any and all other wills by me at any time made and declare, this to be my last will and testament.

Item 5. It is my will and I do herein and hereby appoint my esteemed friend and brother in law John Wren, Executor of this my last will and testament.

Item 6. My said executor is authorized to settle all claims against my estate without requiring the same to be filed in court, and said executor is authorized to collect, compound or compromise any claim due me or my estate.

In Testimony Whereof I, Michael Callahan have hereunto set my hand and seal this October 23rd, 1900.

Michael Callahan.

Signed by Michael Callahan in our and each of our presence and by us signed as witnesses in the presence of said Michael Callahan, and in the presence of each other.

Witness our hands and seal this October 23d, 1900.

Edgar A. Brown,
 Chas. E. Barrett.

L. M. Brown Abstract Co.,

Will Record
S page 365

-8-

INDIANAPOLIS

TITLE

OF

ABSTRACTS

L. M. Brown Abstract Co.,

ELECTION

STATE OF INDIANA, MARION COUNTY, -
IN THE MARION CIRCUIT COURT.

IN THE MATTER OF THE ESTATE OF MICHAEL CALLAHAN, DECEASED.

Comes now Maggie Callahan and respectfully represents and shows to the court that she is the widow of said Michael Callahan, deceased, that said Michael Callahan departed this life testate on the 10th day of March 1903 and that his last will and testament has been probated in this court and that John Wren has been duly appointed, qualified and is now acting as executor of such last will and testament. Your petitioner further represents and shows that she has read the will of said decedent and knows the contents thereof and now in pursuance of the statutes in such cases made and provided, she elects to take under said will and accepts the provisions thereof made in her behalf.

In Witness Whereof the said Maggie Callahan has hereunto set her hand and seal this 16 day of April A.D. 1903.

Maggie Callahan.

STATE OF INDIANA, COUNTY OF MARION.-

Before me, the undersigned, a Notary Public within and for said Marion County, Indiana, personally came, Maggie Callahan, the widow of Michael Callahan, deceased, and acknowledged the execution of the above and foregoing election to take under the last will and testament her deceased husband, Michael Callahan.

Witness my hand and notarial seal this 16th day of April A. D. 1903.

(Seal) Charles E. Barrett.

My commission expires January 20, 1906.

PROBATE COURT OF MARION COUNTY.

Michael Callahan

Estate

April 2, 1903 Will Probated in Open Court.
Bond filed and John Wren appointed Executor. Order Book 160 page 385.

April 18, 1903. Maggie Callahan files election to take under will.

June 11, 1904 Final report filed.

June 22, 1904, Proof of publication of final notice filed.

July 2, 1904, Proof of Posting Final Notice filed, Final report approved and estate closed. Order Book 164 page 116.

Estate Docket
27 page 5753

-9-

Deed. Record
Town Lots
431 page 521
May 27, 1908
Recorded
May 29, 1908

-10-

INDIANAPOLIS

Maggie Callahan

Affidavit

Affiant says that she is the widow of Michael Callahan, deceased, that said Michael Callahan, departed this life at Marion County, testate and his last will and testament was duly probated in the Circuit Court of Marion County, Indiana, and the estate of said Michael Callahan was duly settled in said Marion Circuit Court.

Affiant upon her oath further shows that by the last will and testament of said Michael Callahan, she became the owner of the following described real estate in Marion County, Indiana, to-wit:

Lot number 141 in Out Lot number 129 in Yandes E. Addition to the City of Indianapolis.

Said property now appearing on the tax duplicate No. 14878 in name of Michael Callahan.

And affiant makes this affidavit for the purpose of having the auditor of Marion County, Indiana, transfer said real estate in her name for taxation.

Further affiant saith not.
Maggie Callahan.

TITLE

OF

ABSTRACTS

-11-

WE FIND NO FURTHER CONVEYANCES.

ENCUMBRANCES

MORTGAGES

-12-

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

MECHANIC'S LIENS.

-13-

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

L. M. Brown Abstract Co.,

INDIANAPOLIS

JUDGMENTS.

-14-

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

Maggie Callahan and Ellen Callahan for the 10 years last past.

TITLE

(None found unsatisfied.)

OLD AGE PENSIONS:

-15-

Search has been made as to recipients under the Public Welfare Act established March 18, 1936 as shown by the Recorder's Abstract of Old Age Assistance Certificates as to all the names in the judgment search above certified to have been searched since March 18, 1936 and we find none.

OF

ABSTRACTS

ASSESSMENTS.

-16-

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

L. M. Brown Abstract Co.,

TAXES.

-17-

Taxes for the year 1935 paid in full.

*PDD
12-8-37*

-18-

Taxes for the year 1936 assessed in the name of Maggie Callahan are due and payable the first Monday in May and the first Monday in November of the year 1937.

General Tax Duplicate #69416
Indianapolis, Center Township

May installment \$12.52 paid.
Nov. installment \$12.51 paid.

-19-

Inst. paid

Taxes for the year 1937 became a lien March 1st and are due and payable in May and November of the year 1938.

As shown on these taxes are now
FULLY PAID.
L. M. BROWN ABSTRACT CO., INC.
BY *Russell G. ...*
PRES. & MGR.

ZONING

-20-

INDIANAPOLIS
TITLE
OF
ABSTRACTS

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

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

Six Classes of Area Districts, Class A-1, 7500 square feet per family; Class A-2, 4800 square feet per family; Class A-3, 2400 square feet per family; Class A-4, 1200 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.

L. M. Brown Abstract Co.,

CERTIFICATE

-21-

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 15, 1898** to and including
November 24, 1937 and covers Paragraphs No. 1 to **21**

both inclusive, and Sheets No. 1
 to **8** both inclusive.

L. M. BROWN ABSTRACT COMPANY

By *Russell A. Linn*
 Vice-President & Mgr.



116744

ESTABLISHED 1868

L. M. Brown Abstract Co.

321-331 LEMCKE BUILDING

PHONE LINCOLN 8518

ABSTRACTS OF TITLE — TITLE INSURANCE

CAPITAL \$150,000.00

INDIANAPOLIS, IND.

OFFICERS

HIRAM BROWN
PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
CORNELIUS O. ALIG
TREASURER
EDSON T. WOOD, JR.
SECRETARY
RUSSELL A. FURR
VICE-PRES. & MANAGER

DIRECTORS

CHAS. R. YOKE
HIRAM BROWN
EDSON T. WOOD, JR.
FERMOR S. CANNON
VOLNEY M. BROWN
FRED G. APPEL
CORNELIUS O. ALIG
EDWIN H. SHEDD
FRED WUELFING
ALLAN P. VESTAL
ALBERT E. UHL
RUSSELL A. FURR

UNITED STATES DISTRICT COURT

SEARCH FOR JUDGMENTS

Pending Bankruptcies and Internal Revenue Tax Liens

At the Request of

RAILROADMEN'S FEDERAL SAVINGS AND LOAN ASSOCIATION OF
INDIANAPOLIS,

the following certificate is prepared and furnished covering a search for Judgments, Pending Bankruptcies, and Internal Revenue Tax Liens in the United States District Court of Indiana, held in Indianapolis, Terre Haute, South Bend, Ft. Wayne, Evansville, Hammond, and New Albany.

The undersigned, L. M. BROWN ABSTRACT CO., of Indianapolis, hereby certifies that there are no unsatisfied judgments of record in any of the seven above named divisions of the United States District Court in Indiana, rendered within that portion of the ten years last past, prior to March 11, 1929, the date of the passage of the Indiana Conformity Act, nor any transcripts of judgments recovered in any of the United States Courts in Indiana, filed in the office of the Clerk of the Circuit Court of Marion County, Indiana, nor are there any pending Bankruptcies, either voluntary or involuntary, nor any notice of Liens for unpaid Internal Revenue or Income Taxes of record, in any one of the above named seven divisions of the United States District Courts, except such as may hereafter be set out against any one of the following named parties, under the spelling of the name as herein written, and not otherwise.

Search is made and limited as to the parties named below, solely under the name or names as herein written.

This certificate covers the Indianapolis Division down to and including November 24, 1937
and all other Divisions of the State of Indiana down to and including November 22, 1937

Maggie Callahan

Ellen Callahan.

L. M. BROWN ABSTRACT CO.

By.....*Russell A. Furr*.....
Vice-President and Mgr.

-1-

INDIANAPOLIS

Continuation of Abstract of Title to lot numbered One Hundred Forty one (141) in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana.

TITLE

Prepared for Hearn Russell, since date of November 24, 1937.

OF

CONVEYANCES

Maggie Callahan.

Affidavit

Misc. Record
285 page 383
Instr.#38110
Dec. 7, 1937
Recorded
Dec. 8, 1937

ABSTRACTS

Affiant says, that she is the surviving widow of Michael Callahan, who died testate on March 10, 1903, the owner of the following described real estate:

Lot One hundred forty-one (141) in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana,

having acquired title thereto by Warranty Deed of Simon Yandes, unmarried, executed on August 1, 1898 and recorded in Deed Record T.L. 306 page 549, in the office of the Recorder of Marion County, Indiana. Affiant herein further states that said Michael Callahan, left surviving him no child or or children born subsequent to October 23, 1900, the date of his Last Will and Testament recorded in Will Record S page 364, Probate Court of Marion County, Indiana.

This affidavit is made for the purpose of inducing the Railroadmen's Federal Savings and Loan Association of Indianapolis, to make a first mortgage Loan upon the above described real estate, to Amanda Power, who is purchasing said property.

Maggie Callahan

L. M. Brown Abstract Co.

-2-

Deed Record
981 page 578
Instr.#38107
Dec. 7, 1937
Recorded
Dec. 8, 1937

INDIANAPOLIS

Ellen Shea.

Affidavit

Affiant says, that she is of lawful age and resides in Marion County, Indiana. That she was formerly Ellen Callahan and is one and the same person as Ellen Callahan, the owner of the following described real estate situated in Marion County, Indiana, to wit:

Lot 141 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana, having acquired title thereto by Last Will and Testament of Michael Callahan, who died testate on March 10, 1903, the owner of the following described real estate. That subsequently on the 30th day of May, 1923, this affiant married her present husband, William F. Shea, in the County of Marion, State of Indiana.

This affidavit is made for the purpose of inducing the Auditor of Marion County, Indiana, to show the title to the above described real estate in the name of Ellen Shea, subject to a life estate in Maggie Callahan.

Ellen Shea.

-3-

TITLE OF

ABSTRACTS

Marriage Record
121 p. 402
May 30, 1923

Ellen M. Callahan,
to
William F. Shea.

Marriage

-4-

Deed Record
981 page 569
Instr.#38099
Dec. 7, 1937
Recorded
Dec. 8, 1937

L. M. Brown Abstract Co.,

Ellen Shea, formerly
Ellen Callahan, and
William F. Shea, her
husband; and
Maggie Callahan, widow and
unmarried,
to
Amanda Power.

Warranty Deed
Revenue Stamp
Attached

Lot 141 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana.
subject to all unpaid taxes and assessments.

-5-

Deed Record
1042 page 91
Instr.#34707
July 17, 1940
Recorded
Aug. 16, 1940

INDIANAPOLIS
TITLE
OF
ABSTRACTS

Amanda Allee.

Affidavit

Affiant says, that she was formerly Amanda Power and is one and the same person as Amanda Power, the owner of the following described real estate situated in Marion County, Indiana, to wit:

Lot 141 in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana, having acquired title thereto by Warranty Deed of Ellen Shea and William F. Shea, her husband; and Maggie Callahan, widow and unmarried; executed on December 7, 1937 and recorded in T.L. Record 981 page 569 in the office of the Recorder of Marion County, Indiana.

That subsequently on the 12th day of November, 1938 this affiant married her present husband, Charles Allee in Marion County, Indiana.

This affidavit is made for the purpose of inducing the Auditor of Marion County, Indiana, to change the tax records and show the title to the above realty in the name of affiant herein, Amanda Allee.

Amanda Allee.

Marriage Record
151 page 164
Nov. 12, 1938

Amanda Power,
to
Charles Ernest Allee.

Marriage

-7-

ABSTRACTER'S NOTE

-8-

A careful search in the Probate Indexes in the office of the Clerk of the Marion Circuit Court; fails to disclose any entry of the probate of the Last Will or of the grant of letters of Administration upon the estate of Charles Allee.

L. M. Brown Abstract Co.,

408364

Deed Record
1449 page 662
Instr.#24162
Apr. 14, 1952
Recorded
Apr. 15, 1952

INDIANAPOLIS

Amanda Allee DeBruler.

Affidavit

Affiant says, that she was formerly Amanda Allee and was married on December 31, 1949, and her name being now Amanda Allee DeBruler and that she is owner by the Entirety of the following real estate in Marion County, State of Indiana, to wit:

Lot 141 South Yandes Sub Division of Out Lot 129 an Addition to the City of Indianapolis, Indiana recorded in Deed Record 981 - 569 1042 page 91 in the Recorder's Office of Marion County, State of Indiana.

That this affiant Amanda Allee Debruler formerly (Amanda Allee) is the sole owner of the fee simple title to the above described real estate and make this affidavit to induce the proper transfer thereof into the name of Amanda Allee DeBruler upon the Tax Records in Marion County, State of Indiana. Further affiant saith not.

TITLE

OF

Amanda Allee DeBruler.

-9-

Marriage Record
187 pge. 26
Dec. 31, 1949

ABSTRACTS

Amanda Allee,
to
Walter DeBruler.

Marriage

-10-

-11-

L. M. Brown Abstract Co.,

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

408364

INDIANAPOLIS

MORTGAGES

-12-

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

TITLE

MECHANICS' LIENS

-13-

OF

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

ABSTRACTS

OLD AGE ASSISTANCE LIENS

-14-

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

We find none.

L. M. Brown Abstract Co.,

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA.

-15-

Individual Search has been made in the Juvenile Court of Marion County, Indiana, as to the persons named under the heading of Judgments and for the period so specified under search for unsatisfied judgments rendered in Paternity and Heirship proceedings, and we find none.

INDIANAPOLIS JUDGMENTS

-16-

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

Amanda Allee from July 24, 1947 to December 31, 1949 inclusive.

Amanda Allee DeBruler from December 31, 1949 to date.

None found unsatisfied.

OF

ASSESSMENTS

-17-

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

TAXES

-18-

Taxes for year 1955 paid in full.

-19-

Taxes for year 1956, assessed in name of Amanda Allee DeBruler, are due and payable the first Monday in May and the first Monday in November, 1957.

General Tax Duplicate No. 282540.

Parcel No. 56785.

Indianapolis, Center township.

May installment \$39.00 paid.

Nov. installment \$39.00 paid.

-20-

Taxes for year 1957 became a lien and are due and payable in May and November, 1958.

SEE EXTENSION OF ABSTRACT

L. M. Brown Abstract Co.,

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

-21-

The original comprehensive Zoning Ordinance adopted for the City of Indianapolis, being General Ordinance No. 114, 1922, as amended, was repealed and reordained, as changed by General Ordinance No. 104, 1950, except Section 22, as amended, being the establishment of the City Plan Commission, and except the District Zone Map, as amended, which were adopted, continued and are now in full force and effect.

The purpose of the "Municipal Code of Indianapolis, 1951" is to restate and codify, General Ordinance No. 104, 1950, as amended, and now in effect, so as to conform such zoning ordinances to become a part of said code. Said code contains the zoning and planning regulations of the City of Indianapolis, in order to regulate and restrict the height, area, bulk and use of all buildings to regulate and determine the area of yards, courts, and other open spaces, to specify and regulate the location of industries, commercial enterprises and the location and character of buildings designed for special uses, to establish building lines, and for all such purposes to divide the City of Indianapolis, into the following districts:

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

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

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

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

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

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

Computation of Lot Area.

In computing such area of the lot for the purpose of this section any part of the area of any corner lot in excess of 15,000 square feet, shall be considered an interior lot. In computing the area of a lot for the purpose of this section, if the depth of the lot is more than three times the width of such lot a depth of only three times such width shall be used.

In computing the area of the lot for the purpose of this section the lot shall be deemed to extend to the center line of any alley adjoining the rear line of such lot, but such center line shall not be deemed to be a lot line.

Restrictions on Reduction of Lot Areas.

The lot or yard area required by this chapter for a particular building shall not be diminished and shall not be included as part of the required lot or yard area of any other buildings.

Restrictions of Floor Areas in Dwelling Houses.
(General Ordinance No. 113, 1952)

No dwelling house may be erected, altered or used in which the ground floor area, exclusive of attached garage and open porches, for each family living in such dwelling house, is less than as specified.

In Class AA district 1500 square feet;

In Class A1 district 1200 square feet;

In Class A2 district 900 square feet;

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

Building line and Yard Restrictions in U1 and U2 districts.

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

Where no such lines are established, front set-back lines shall be equal to $\frac{1}{3}$ of the average depth of the lot up to 50 feet, width minimum of 20 feet.

At least 20 per cent of average width of lot shall be devoted to side yards, up to total of 16 feet, minimum side yard 4 feet.

In case of apartment house, or in case of any building more than $2\frac{1}{2}$ stories high, such least dimensions shall be not less than $\frac{1}{6}$ of height of building.

At least 15 per cent of average depth of lot shall be devoted to rear yard, up to 30 feet, (computed to center of alley.) For building other than dwelling house, least dimensions of rear yard shall be not less than $\frac{1}{2}$ of height of building. Accessory building not more than 15 feet high may occupy up to 40 per cent of rear yard area. In case of two or more family dwelling, accessory building shall be at least 25 feet from main building on interior lot or 15 feet on corner lot.

Every building used for dwelling purposes shall have front yard directly abutting on public street, with building lines, yards and areas conforming to requirements.

Garages. Private garage shall not provide storage space for more than one motor vehicle for each 2000 square feet of lot area in U1 district, or 500 square feet in U-2 district.

Non-Conforming uses.

Building, structure, or land use existing or permitted by the original zoning ordinance, and existing at effective date or later ordinance but not conforming thereto, shall be deemed to be a non-conforming use, which shall be permitted to continue, but which shall not be extended. In case of abandonment or destruction such non-conforming use shall not be renewed.

The City Plan Commission is hereby constituted and continued, without any lapse, (as so provided by Section 22 of General Ordinance No. 114, 1922, which section was reordained by the same section of General Ordinance No. 104, 1950, herein restated and reordained as amended), as the board of zoning appeals of this City, with all powers conferred thereon pursuant to law and by this chapter. Such commission and board, in addition to the continuance of any existing rules and regulations, adopted by either thereof, may from time to time amend, change and supplement the same, as needed to administer all statutes and this chapter, or any later ordinances, relating to their respective powers and duties.

The common council may from time to time, on petition, after public notice and hearing amend, supplement, or change the districts and regulations herein established.

The certificate is a synopsis only of the general provisions. For specific details; reference should be had to the complete text of the ordinance.

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

ZONING

-22-

July 12, 1957. We hereby certify that no variance has been granted by the Board of Zoning Appeals of the City of Indianapolis affecting the use of the real estate described in the caption hereof.

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

-23-

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

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

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

If such lands lie inside the corporate limits of any incorporated city or town within Marion County, Indiana, that they be classified and zoned R-3 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, and,

If such lands lie outside the corporate limits of any incorporated city or town within Marion County, Indiana, that they be classified and zoned A-2 as that classification and zoning is defined and prescribed in the existing Marion County Master Plan Permanent Zoning Ordinance, said existing Marion County Master Plan Permanent Zoning Ordinance, being one of the aforesaid existing zoning ordinances now in force in Marion County, Indiana, which The Metropolitan Plan Commission of Marion County, Indiana, hereby recommends to The Marion County Council for adoption by it without amendment.

NOTE: Above Resolution passed by the Metropolitan Plan Commission of Marion County at its regular meeting, held March 27, 1957, and certified to the Marion County Council by the Secretary of the Metropolitan Plan Commission and adopted by said Marion County Council as Ordinance #8, 1957. Effective March 28, 1957.

Copy of above Resolution recorded April 1, 1957 in Town Lot Record 1657 page 486.

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from November 24, 1937 to and including
 July 24, 1957

and covers Paragraph No. 1 to 24
 both inclusive, and Sheets No. 1
 to 11 both inclusive.

L. M. BROWN ABSTRACT COMPANY, Inc.

By *Russell G. Ford*
 President

em



OFFICERS

Established 1868

DIRECTORS

RUSSELL A. FURR
PRESIDENT
FRED G. APPEL
VICE-PRESIDENT
VOLNEY M. BROWN
VICE-PRESIDENT
LOWELL W. MYERS
ASST. VICE-PRESIDENT
MARION DAVIS
ASST. VICE-PRESIDENT
J. ALBERT SMITH
SECRETARY
ARCHIE H. ADAMS
ASST. SECRETARY
CORNELIUS O. ALIG
TREASURER
RICHARD W. BIRSFIELD
ASST. TREASURER
M. L. SULLIVAN
TITLE OFFICER

L. M. BROWN ABSTRACT COMPANY, Inc.

150 1/2 EAST MARKET STREET

Phone MEIrose 2-3448

ABSTRACTS—TITLE INSURANCE—ESCROWS

Capital \$150,000.00

INDIANAPOLIS 4, IND.

CORNELIUS O. ALIG
FRED G. APPEL
VOLNEY M. BROWN
FERMOR S. CANNON
HOWARD W. FIERER
EDWARD P. FILLION
RUSSELL A. FURR
A. C. MOLDTHAN
J. ALBERT SMITH
SAMUEL B. SUTPHIN
FRED H. WUELFING

408364

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

HEARN RUSSELL

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

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

This certificate covers the Indianapolis Division down to and including July 24, 1957 and all other Divisions of the State of Indiana down to and including July 23, 1957

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

AMANDA ALLEE

AMANDA ALLEE DeBRULER

Dated..... July 24, 1957

L. M. BROWN ABSTRACT COMPANY, Inc.

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

INDIANAPOLIS, INDIANA

1.

Continuation of Abstract of Title to Lot Numbered One Hundred Forty One (141) in Simon Yandes Subdivision of the East part of Out Lot 129 of the Donation Lands of the City of Indianapolis, the plat of which is recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County, Indiana.

Prepared for Oscar Sparks
Since date of July 24, 1957

L. M. BROWN DIVISION

CONVEYANCES

Deed Record
1673
Inst.#49401
July 22, 1957
Recorded
Aug. 14, 1957

Amanda Allee DeBruler
and Husband,
Walter DeBruler
to
Oscar Sparks

Warranty Deed
Revenue Stamps
Attached

Lot numbered 141 in Simon Yandes Subdivision of the East part of Out Lot numbered 129 of the Donation Lands of the City of Indianapolis, as recorded in Plat Book 2 page 112 in the office of the Recorder of Marion County Indiana.

2.

Subject to the taxes of 1957, due and payable in 1958, which Grantee assumes and agrees to pay.
Deed contains usual citizenship statement of grantors.

Lawyers Title Insurance Corporation

3.

WE FIND NO FURTHER CONVEYANCES

ENCUMBRANCES

MORTGAGES

4.

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

FINANCING STATEMENTS

5.

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

470121

MECHANICS' LIENS

6.

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

OLD AGE ASSISTANCE LIENS

7.

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

We find the Following:

Certificate #A49-18 May 1, 1947

Oscar Sparks 1016 1/2 E. Washington \$40.00 per month

Old Age Assitance Lien

8.

SEARCH IN THE JUVENILE COURT OF MARION COUNTY, INDIANA

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

We find None.

9.

JUDGMENTS

10.

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

Amanda Allee DeBruler from July 24, 1957 to August 14, 1957 inclusive.

Oscar Sparks for 10 years last past.

None found unsatisfied.

INDIANAPOLIS, INDIANA

L. M. BROWN DIVISION

Lawyers Title Insurance Corporation

Mr. Charles Oscar Sparks moved to Jasper 1950 Is found 68 up and 74

470121

ASSESSMENTS

11.

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

TAXES

12.

Taxes for year 1962 and prior years paid in full.

13.

Taxes for year 1963 assessed in the name of Oscar Sparks

ASSESSED VALUATION:

Land	\$ 290
Improvements	\$ 880
Exemption	\$ - -
Net Valuation	\$1170

Parcel No. 101-56785
General Tax Duplicate No. 435862
Indianapolis Center Township were due and payable the first Monday in May and November 1964.

May installment \$52.37 paid
Nov. installment \$52.37 paid

14.

Taxes for 1964 are due and payable in May and November 1965.

15.

Taxes for 1965 became a lien March 1st and will be due and payable in May and November of the year 1966.

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

16.

SECTION 2.08 1-4-U HEAVY INDUSTRIAL CENTRAL CITY DISTRICT REGULATIONS

Note: This district is designed for those heavy industrial uses within the central city which are typically characterized by certain factors which would be exceedingly difficult, expensive or impossible to eliminate, and should be buffered by sufficient area to minimize any detrimental aspects. The development standards and performance standards reflect the recognition of these problems. Wherever practical, this district is removed as far as possible from residential areas and buffered by intervening lighter industrial districts.

A. (1) PERMITTED 1-4-U USES

The following uses shall be permitted in the 1-4-U DISTRICT. All uses in the 1-4-U DISTRICT shall conform to the 1-4-U Development Standards (section 2.08, B hereof) and 1-4-U Performance Standards (section 2.08, C hereof).

1. ANY USE PERMITTED IN THE 1-3-U DISTRICT.
2. CREOSOTE MANUFACTURING AND TREATMENT.
3. BULK STORAGE OF PETROLEUM PRODUCTS.
4. BOILER TANK MANUFACTURING; STRUCTURAL STEEL FABRICATING.
5. MANUFACTURE OF DETERGENTS AND SOAPS.
6. FOUNDRIES.
7. RAILROAD EQUIPMENT MANUFACTURING, REPAIR AND SERVICING.
8. PROCESSING OF FOREST PRODUCTS SUCH AS, BUT NOT LIMITED TO VENEER MILLS, PLANING MILLS AND SAW MILLS.
9. UTILITY POLE YARDS AND PIPE YARDS.
10. MOTOR TRUCK TERMINALS subject to the regulations of section 2.11, 9.

(2) 1-4-U USES PERMITTED BY SPECIAL EXCEPTION.

In addition, the following uses shall be permitted in the 1-4-U DISTRICT by SPECIAL EXCEPTION only, upon issuance of a SPECIAL EXCEPTION PERMIT therefor by the Metropolitan Board of Zoning Appeals as set forth in section 2.11, A, 1.

These uses shall conform to the 1-4-U Development Standards (section 2.08, B hereof); 1-4-U Performance Standards (section 2.08, C hereof); all requirements set forth in section 2.11, A 1 and all conditions attached to the grant of such Permit by the Metropolitan Board of Zoning Appeals--in case of conflict, the more restrictive standards or requirements to control.

1. CEMENT, LIME AND GYPSUM MANUFACTURING. (Special exception permit required.)
2. OIL PROCESSING, REFINING AND MANUFACTURING. (Special exception permit required.)

3. OPEN HEARTHES AND BLAST FURNACES. (Special exception permit required.)
4. COKE OVENS. (Special exception permit required.)
5. FAT RENDERING AND FERTILIZER MANUFACTURING. (Special exception permit required.)
6. LEATHER CURING AND TANNING. (Special exception permit required.)
7. TAR, TAR PAPER AND TAR PRODUCTS MANUFACTURING AND PROCESSING. (Special exception permit required.)
8. SLAUGHTERING AND ALLIED FOOD PROCESSING. (Special exception permit required.)
9. MANUFACTURE OF EXPLOSIVES, MATCHES, AND FIREWORKS, subject to the requirements of section 2.11, 3. (Special exception permit required.)
10. CONCRETE MIXING; PRODUCTION OF CONCRETE BLOCKS AND SHAPES, CINDER BLOCKS AND OTHER SIMILAR BUILDING MATERIALS MANUFACTURE. (Special exception permit required.)
11. STOCK YARDS FOR SHIPPING, HOLDING AND THE SALE OF ANIMALS. (Special exception permit required.)
12. PRODUCTION OF EMULSIFIED ASPHALT AND PREPARATION OF ASPHALTIC CONCRETE PAVING MATERIAL. (Special exception permit required.)
13. MANUFACTURE OF CHEMICALS AND GASES. (Special exception permit required.)
14. SAND, GRAVEL OR AGGREGATE WASHING, SCREENING OR PROCESSING (NOT INCLUDING MINING OR DREDGING). (Special exception permit required.)

B. 1-4-U DEVELOPMENT STANDARDS

1. USE OUTSIDE OPERATIONS AND STORAGE AREA LIMITATION. In no case shall the total area of outside operations and storage exceed seventy-five (75) per cent of the total gross floor area of enclosed structures and buildings.
2. REQUIRED FRONT YARD, MINIMUM SETBACK A front yard, having at least fifty-five (55) feet width of frontage on a public street and having a minimum depth in accordance with the following setback requirements, shall be provided along the street right-of-way line.

No part of any structure (excluding an eave or cornice overhang not exceeding four (4) feet or a canopy at an entrance) shall be built closer to the centerline of the right-of-way of the following streets (as designated on the official Thoroughfare Plan of Marion County, Indiana) than:

- | | |
|-----------------|-------------------------------|
| (1) Expressway: | One hundred twenty (120) feet |
|-----------------|-------------------------------|

- (2) Primary thoroughfare or parkway: One hundred five (105) feet
- (3) Secondary Thoroughfare: Ninety-five (95) feet
- (4) or closer to the right-of-way line of all other streets (including but not limited to collector streets, local streets, cul-de-sacs and marginal access streets) than: Twenty (20) feet

No part of any structure shall be built closer to the right-of-way line of a street or highway designated as a Federal Interstate Route than sixty (60) feet, except:

- (1) Front roads immediately paralleling Federal Interstate Routes (with a coinciding right-of-way boundary) shall be considered collector streets, requiring a front setback of twenty (20) feet from the right-of-way line of such front road, unless such front road is designated otherwise on the official Thoroughfare Plan of Marion County, Indiana, or on the recorded plat thereof as required by the Subdivision Control Ordinance of Marion County, Indiana.
- (2) If side or rear lot lines coincide with a Federal Interstate Route right-of-way line, the required minimum side or rear setback for this district shall apply.

3. REQUIRED CORNER SIDE YARD, MINIMUM SETBACK

In any case where the side lot line abuts a street right-of-way line, there shall be provided a corner side yard in which the setback of any structure shall comply with the MINIMUM FRONT SETBACK requirements of section 2.08, B 2, unless subject to the requirement for transitional yards of section 2.08, B 6.

4. REQUIRED SIDE YARDS, MINIMUM SIDE SETBACK

A side yard and setback of not less than twenty (20) feet in depth shall be provided along each side lot line.

Provided, however, if the side lot line abuts a railroad operating right-of-way, the building shall be permitted to abut the railroad operating right-of-way, unless subject to the requirement for transitional yards of section 2.08, B 6.

5. REQUIRED REAR YARD, MINIMUM SETBACK

A rear yard and setback of not less than twenty (20) feet in depth shall be provided along the rear lot line.

Provided, however, if the rear lot line abuts a railroad operating right-of-way, the building shall be permitted to abut the railroad operating right-of-way, unless subject to the requirement for transitional yards of section 2.08, B 6.

6. TRANSITIONAL YARDS

a. MINIMUM FRONT, SIDE AND REAR YARDS AND SETBACKS

- (1) Where a front lot line faces a residential district on the opposite side of the street, a front yard and setback shall be provided not less than fifty (50) feet in depth from the front lot line.
- (2) Where a side lot line abuts a side or rear lot line in an adjacent residential district a side yard and setback not less than fifty (50) feet in depth shall be provided along such side lot line.
- (3) Where a rear lot line abuts a side or rear lot line in an adjacent residential district, a rear yard and setback not less than fifty (50) feet in depth shall be provided along such rear lot line.

b. SCREENING AND LANDSCAPING.

Where a side or rear lot line adjoins a residential district, a compact hedge, row of shrubbery or evergreen trees shall be provided along or within twenty (20) feet of such lot line, and not less than six (6) feet in height. Such hedge, shrubbery or row of trees shall extend the full length of said lot line--except that it shall be omitted between the front lot line and a point five (5) feet greater than the required or established building setback line of the adjacent residential district. Any ground area between such hedge, shrubbery or row of trees and the lot line shall be planted in grass and/or shrubbery, maintained in good condition, and kept free of litter.

Exception: Such hedge, row of shrubbery or evergreen trees shall not be required if:

- (1) The entire yard between the lot line and the building is landscaped with grass, trees, and shrubbery or hedges.

Non-vegetative materials not exceeding twenty-five (25) per cent of the entire yard area may be used in combination with vegetation and structural or ornamental fixtures.

7. USE OF
REQUIRED
YARDS

All required yards shall be planted with grass or landscaped with other suitable ground cover materials except:

a. Required Front yards may include:

- (1) Pedestrian walks, driveways, entrance guard boxes, flag poles, directional signs and similar appurtenant uses.
- (2) Access cuts and drives, provided they are not located within twenty (20) feet of a lot line abutting a residential district.

b. Required side and rear yards may include:

- (1) Pedestrian walks, driveways, entrance guard boxes, flag poles, directional signs and similar appurtenant uses.
- (2) Off-street parking subject to the off-street parking regulations of section 2.09.
- (3) Access cuts and drives, provided they are not located within twenty (20) feet of a lot line abutting a residential district.

8. HEIGHT
BUILDINGS
AND
STRUC-
TURES

Within three hundred (300) feet of any residential district the maximum vertical height of buildings and structures shall be fifty (50) feet.

Height Exceptions: The following exceptions to the above height regulations shall be permitted:

- (a) Parapet walls not exceeding two (2) feet in height.
- (b) Roof structures for the housing of elevators, water tanks, ventilating fans, sky lights, or similar equipment to operate and maintain the building.
- (c) Chimneys, smokestacks, flag poles, radio and television antennas, and other similar structures.
- (d) A monitor roof not exceeding twenty-five (25) per cent of the total horizontal area of the roof.

9. SIGNS

Signs and advertising devices shall comply with the sign regulations of section 2.10.

4-U REGULATIONS)

10. OFF-STREET PARKING Off-street parking facilities shall be provided in accordance with the off-street parking regulations of section 2.09.
11. OFF-STREET LOADING Off-street loading facilities shall be provided in accordance with the off-street loading regulations of section 2.09.

C. 1-4-U PERFORMANCE STANDARDS

1. SMOKE, PARTICULATE MATTER, NOXIOUS MATERIALS The emission of smoke, particulate matter, or noxious or toxic gases shall conform to the standards and regulations of the Air Pollution Control Ordinance of the City of Indianapolis, Indiana, (a copy of which is on file in the office of the Metropolitan Planning Department of Marion County, Indiana, and which standards and regulations are hereby incorporated by reference and made a part hereof).
2. VIBRATION No use shall cause earth vibrations or concussions beyond the lot lines, endangering the public health, safety or welfare, or causing injury to property.
3. ODOR No use shall emit across the lot lines odorous matter in such quantities as to endanger the public health, safety or welfare, or cause injury to property.
4. NOISE No use shall emit sound beyond the lot lines in such a manner or intensity as to endanger the public health, safety, or welfare, or cause injury to property.
5. GLARE AND HEAT No use shall produce heat or glare of such intensity beyond the lot lines as to endanger the public health, safety or welfare, or cause injury to property.
6. FIRE AND EXPLOSIVE HAZARDS The storage, utilization or manufacture of all products or materials shall conform to the standards prescribed by the National Fire Protection Association (a copy of which is on file in the office of the Metropolitan Planning Department of Marion County, Indiana, and which standards are hereby incorporated by reference and made a part hereof). Such storage, utilization or manufacturing shall not produce a hazard or endanger the public health, safety or welfare.

CH. II, SEC. 2.08, C

7. DISCHARGE
OF WASTE
MATTER AND
STORM
DRAINAGE

No use shall accumulate or discharge beyond the lot lines any waste matter, whether liquid or solid, in violation of the applicable standards and regulations of the Division of Public Health of the Health and Hospital Corporation of Marion County, Indiana; the Indiana State Board of Health; the Stream Pollution Control Board of the State of Indiana; or in such a manner as to endanger the public health, safety, or welfare; or cause injury to property.

Prior to improvement location permit issuance for any industrial use:

- (a) plans and specifications for proposed sewage disposal facilities therefor (unless a connection is being made to a public sewer), and industrial waste treatment and disposal facilities shall be submitted to and written approval obtained from the Stream Pollution Control Board of the State of Indiana and the Division of Public Health of the Health and Hospital Corporation of Marion County, Indiana;
- (b) written approval of proposed connection to a public sewer shall be obtained from the Board of Sanitary Commissioners of Indianapolis, Indiana; and
- (c) plans and specifications for proposed storm drainage facilities shall be submitted to and written approval obtained from the Board of Sanitary Commissioners of Indianapolis, Indiana, and/or a registered engineer.

Caption real estate re-classified to I-4-U by virtue of ordinance 63-A0-4.

17.

February 26, 1965

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

CH. II, SEC. 2.08, C

470121

CERTIFICATE

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

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

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

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

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

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

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

The period of search covered by this certificate is
 from July 24, 1957 to and including

March 16, 1965, 8AM

and covers Paragraphs No. 1 to 18
 both inclusive, and Sheets No. 1
 to 11 both inclusive.

LAWYERS TITLE INSURANCE CORPORATION
 L. M. BROWN DIVISION

By *m l Sullivan*



sah

Lawyers Title Insurance Corporation

L. M. BROWN DIVISION

Abstracts - Escrows - Title Insurance

140 EAST WASHINGTON STREET - PHONE MELROSE 8-6401 - INDIANAPOLIS, INDIANA 46204

470121

In The UNITED STATES DISTRICT COURT

SEARCH FOR
BANKRUPTCIES

At the Request of

Oscar Sparks

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

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

This certificate covers the Indianapolis Division down to and including March 16, 1965, 8AM and all other Divisions of the State of Indiana down to and including March 12, 1965, 8AM

In The OFFICE OF THE RECORDER OF MARION COUNTY, INDIANA, search is also made for Internal Revenue Tax Liens as filed in the Office of the Recorder of Marion County, Indiana, from March 4, 1925, to date. See Internal Revenue Code Sections 3670-3671-3672, and Acts of General Assembly of the State of Indiana, Burns' 49-3221 et seq.

Amanda Allee DeBruler

Oscar Sparks

LAWYERS TITLE INSURANCE CORPORATION

L. M. BROWN DIVISION

Dated March 16, 1965, 8AM

By

M L Sullivan

sah