

# MUSEUM ITEMS

Abstract Prepared for  
Heirs of J. A. Kennedy.



No. 7.

## Abstract of Title

TO THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN

HENDRICKS COUNTY, STATE OF INDIANA, TO-WIT:

A part of the Northeast quarter of the Southeast quarter of Section 29, Township 17 North, Range 1 West bounded and described as follows, to-wit:

Beginning on the South line of the Indianapolis and Crawfordsville State Road on the West line of the Town of New Elizabeth, now Lizton, and running thence Southwest with the line of said town 120 feet; thence Northwest parallel with said road 190 feet; thence Northeast parallel with said town 43 feet and 3 inches; thence Southeast, parallel with said road 76 feet; thence Northeast parallel with said town 76 feet and 9 inches to the south line of said road; thence southeast along the south line of said road 114 feet to the place of beginning, containing 0.68 acre, more or less.

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nsc



APPENDIX OF CHIT

74

No. 2.

United States

NO. 3

Isaac Veiley

Entry

Dated December 23, 1891

Entry Book

Hendricks County Records

The East half of Section 29, Township 17 North of Range 1 West--310 acres.

E. 1/2 M. S. SEC. 29. T. 17. R. 1 W.

VEILEY TO

WILSON LOT.

252' VEILEY TO PAYNE LOT. 143'

Original

Town

12

10' 90'

16' 15' 4"

VEILEY TO LEACHMAN LOT.

100.934

SCALE - 1" = 100 FDS.



No. 3.

No. 3

United States  
State of Indiana,  
NO. 3 to

Entry  
Dated December 23, 1831  
Entry Book  
Hendricks County Records

Isaac Vieley  
The East half of Section 29, Township 17 North of Range 1 West--320 acres.  
Isaac Veley, grantor at transfer No. 8 of this abstract, who inherited said real estate.

.....Elizabeth Veley

Subscribed and sworn to before me this 28th day of May, 1891.

D. C. Leach  
Notary Public

United States  
NO. 4 to  
Isaac Veley, his heirs and assigns forever

Patent  
Dated May 1, 1833  
Recorded August 29, 1911  
Deed Record 109, page 500  
Hendricks County Records

The East half of Section 29, Township 17 North of Range 1 West in the district of lands subject to sale at Crawfordsville Indiana, containing 320 acres according to the official plat of the survey of the said lands returned to the General Land Office by the Surveyor General which said tract has been purchased by the said Isaac Veley. was well and personally acquainted with Isaac Veley who entered from the United States Government the East half of Section 29 in Township 17 North of Range 1 West in said County and State, containing 320 acres on December 23, 1831 and to whom letters patent were issued by the United States bearing date of May 1, 1833 and recorded in the records of Hendricks County in said State, August 29, 1911 in Deed Record 109, page 500.

Affiant further states that the said Isaac Veley departed this life intestate in said County and State on the 8th day of February, 1881, leaving no widow but leaving him surviving as his sole heirs at law his son Jesse Veley and no other descendants of deceased sons or daughters.

Affiant further says that he has no interest in the real estate herein above described. Further he saith not.

James M. Leach  
Notary Public

Subscribed and sworn to before me this 24th day of February, 1920.

George Huber  
Notary Public



NO. 5.

A F F I D A V I T  
Recorded July 30, 1918  
Misc. Record 11, page 468  
Hendricks County Records

State of Indiana,  
County of Hendricks, ss:

Comes now Elizabeth Veiley, who first being duly sworn on oath, says that she is the Elizabeth Veiley mentioned as the wife of Jesse Veiley at transfer No. 8 of this abstract, and that she well knew Isaac Veiley grantor at transfer 7 of this abstract, that he departed this life seized of the E. 1/2 of Section 29 in Township 17 North, Range 1 West, leaving as his only surviving heir, his son Jesse Veiley, grantor at transfer No. 8 of this abstract, who inherited said real estate.

Elizabeth Veiley

Subscribed and sworn to before me this 28th day of May, 1891.

Signed and sealed by:

D. C. Land  
Notary Public

Seal

Acknowledged . . . . . before,

NO. 6.

A F F I D A V I T  
Recorded February 26, 1920  
Misc. Record 12, page 555  
Hendricks County Records

State of Indiana,  
Hendricks County, ss:

James M. Leach, whose post office address is Lizton, in said County and State, being first duly qualified on his oath says that he has resided in said County and State for 86 years last past. That he was well and personally acquainted with Isaac Veley who entered from the United States Government the East half of Section 29 in Township 17 North of Range 1 West in said County and State, containing 320 acres on December 23, 1831 and to whom letters patent were issued by the United States dearing date of May 1, 1833 and recorded in the records of Hendricks County in said State, August 29, 1911 in Deed Record 109, page 500.

Affiant further says that the said Isaac Veley departed this life intestate in said County and State on the 8th day of February, 1841, leaving no widow but leaving him surviving as his sole heirs at law his son Jesse Veley and no other descendants of deceased sons or daughters.

Affiant further says that he has no interest in the real estate herein above described. Further he saith not.

James M. Leach

Seal

Subscribed and sworn to before me this 24th day of February, 1920.

George Huber  
Notary Public

Seal

. . . . .



County of Hendricks, Ind.  
State of Indiana

Hendricks County Record  
Warrant Record 11, page 108  
Recorded July 30, 1861  
V E E I D V A I L

NO. 2

Jesse Veeley and Elizabeth  
Veeley, wife of said Jesse  
Veeley

NO. 8 Jesse Veeley and Elizabeth  
Veeley, his wife

NO. 7 to Milbern C. Higgins and  
Johnson Vanarsdall

Darius Leachman

Warranty Deed  
Dated January 11, 1861  
Recorded January 11, 1861

Warranty Deed  
Dated December 10, 1860  
Recorded February 19, 1861  
Deed Record 24, page 33  
Consideration: \$65.00

.....convey and warrant the following real estate in Hendricks  
County in the State of Indiana, to-wit:

The following lot land adjoining New Elizabethtown, Commencing  
at the Indianapolis and Crawfordsville Road running thence with the  
alley of said Town Southward 120 feet; thence North-west 120 feet;  
thence North-east 120 feet to said road; thence with said road 120 feet  
to the beginning, out of the South-east quarter of Section 29, Township  
17 North of Range 1 West.

Signed and sealed by: 15, 1861 by Jesse Veeley Seal  
Elizabeth Veeley Seal

Acknowledged December 10, 1860 by \_\_\_\_\_, before,

David S. Buzzard Seal  
Justice of Peace  
Hendricks County, Indiana

ABSTRACTER'S NOTE:

We have checked the records as to the lots of real  
estate mentioned in No. 8 following as having been conveyed to George  
Wilson and O. H. Payne. Neither of these lots embrace any of the  
caption land. We have shown on our plat the location of said lots,  
and also the 7 acres in New Elizabeth. We are unable to find any  
record of a conveyance to Peter Ousley.

James W. Thompson

.....convey and warrant the following real estate in Hendricks  
County in the State of Indiana, to-wit:  
The East half of Section 29, Township 17 North of Range 1 West,  
except 7 acres in New Elizabethtown and four lots, one sold to George  
Wilson, one to O. H. Payne, one to Darius Leachman, one to Peter  
Ousley. Said tract estimated to contain 309 acres, more or less.  
Subject to a mortgage held by Jesse Veeley for \$4500.00

Signed and sealed by: Milbern C. Higgins Seal  
Johnson Vanarsdall Seal  
Louisa J. Vanarsdall Seal  
Samantha J. Higgins Seal

Acknowledged 1861 by Milbern C. Higgins, Samantha J.  
Higgins, Johnson Vanarsdall and Louisa Vanarsdall, before,

Elias Leach Seal  
Notary Public  
Hendricks County, Indiana



Accepted by the State  
Jesse Veiley and Elizabeth

Deed December 10, 1860  
Merrill's Deed

Jesse Veiley and Elizabeth  
Veiley, wife of said Jesse  
Veiley

NO. 8

to

Milbern G. Higgins and  
Johnson Vanarsdall

.....convey and warrant the following real estate in Hendricks  
County in the State of Indiana, to-wit:

The East half of Section 29 in Township No. 17 North of Range 1  
West, except 7 acres in New Elizabeth and four lots, one sold to  
George Wilson, one to O. H. Payn, one to Darius Leachman, one to  
Peter Ousley. Said tract estimated to contain 309 acres.

Signed and sealed by:

Jesse Veiley Seal  
Elizabeth Veiley Seal

Acknowledged January 15, 1861 by Jesse Veiley and Elizabeth  
Veiley, before,

David Buzzard, J.P.  
Hendricks County, Indiana

.....

Milbern G. Higgins and Samantha  
J. Higgins, his wife, and  
Johnson Vanarsdall and Louisa  
J. Vanarsdall, his wife

NO. 9

to

James W. Thompson

Warranty Deed  
Dated January 10, 1863  
Recorded January 12, 1863  
Deed Record 25, page 446  
Consideration: \$7725.00

.....convey and warrant the following real estate in Hendricks  
County in the State of Indiana, to-wit:

The East half of Section 29, Township 17 North of Range 1 West,  
except 7 acres in New Elizabethtown and four lots, one sold to George  
Wilson, one to O. H. Payne, one to Darius Leachman, one to Peter  
Ousley. Said tract estimated to contain 309 acres, more or less.

Subject to a mortgage held by Jesse Vealy for \$4500.00

Signed and sealed by:

Milbern G. Higgins Seal  
Johnson Vanarsdall Seal  
Louisa J. Vanarsdall Seal  
Samantha J. Higgins Seal

Acknowledged \_\_\_\_\_ 1863 by Milbern G. Higgins, Samantha J.  
Higgins, Johnson Vanarsdall and Louisa Vanarsdall, before,

Elias Leach Seal  
Notary Public  
Hendricks County, Indiana

.....



NO. 812222 Dec 40 and 11/12/1901  
Letted  
Letted, wife of said lessee  
Lessee Letted and Elizabeth

Consideration: \$3352.00  
Deed Record 33, Page 357  
Recorded January 31, 1867  
Dated January 12, 1867  
Marilyn Deed

James W. Thompson  
NO. 10. to  
Darius Leachman

Warranty Deed  
Dated April 30, 1867  
Recorded May 15, 1867  
Deed Record 33, page 47  
Consideration: \$70.00

.....convey and warrant the following real estate in Hendricks  
County, in the State of Indiana, to-wit:  
One Lot commencing at the west side of the west lot of Darius  
Leachman, at the Indianapolis and Crawfordsville Road running South  
West one hundred and twenty feet; thence North West Seventy feet,  
thence North East One hundred and twenty feet, to said Road, thence  
with said Road Seventy feet, to the place of beginning, said Lot out  
of the South East quarter of Section 29, Township 17 North of Range  
1 West.

Signed and sealed by: J. W. Thompson Seal

Acknowledged April 30, 1867 by James W. Thompson, before,  
Thos. B. Hall Seal  
Justice  
Hendricks County, Indiana

Acknowledged by James W. Thompson, before,  
Eliza Leach, N.P.  
Hendricks County, Indiana

RELEASE OF ABOVE MORTGAGE

This mortgage is fully paid and satisfied by lapse of time  
By virtue of Acts of the State of Indiana 1937 page 467

Attest: Recorder of Hendricks County  
By: Maude E. Rynerson, Recorder  
This 7 day of Nov. 1957 at 8:25 A.M.  
At request of Abstract & Title Guaranty Co.

Marginal Entry  
Mortgage Record 5, page 114  
Hendricks County Records.



Deafies Leachman

NO. 10

to

James M. Thompson

Consideration: \$10.00  
Deed Record 33, page 13  
Recorded May 12, 1891  
Deed Vol. 30, 1891  
Mellanch Deed

Deafies Leachman  
NO. 10 to  
Sarah F. Leachman

Mortgage  
Dated January 2, 1871  
Recorded January 19, 1871  
Mortgage Record 6, page 114  
Amount: \$300.00

.....mortgages the following real estate in Hendricks County,  
in the State of Indiana, to-wit:-

Commencing on the Indianapolis and Crawfordsville Road on the  
West line of the town of New Elizabeth, and running Southwest with  
said Town 120 feet; thence Northwest 120 feet; thence Northeast  
120 feet; thence with said Road 120 feet to the beginning, being part  
of the South East quarter of Section 29, Township 17 North of Range  
1 West.

To secure the payment of one promissory note of \$300.00 of even  
date herewith due twelve months after date bearing interest at ten  
per cent per annum.

Signed and sealed by: Deafies Leachman

LS Acknowledged January 2, 1871 by Deafies Leachman, before,  
Elias Leach, N.P.  
Hendricks County, Indiana

NO. 10-A. RELEASE OF ABOVE MORTGAGE

This mortgage is fully paid and satisfied by lapse of time--  
By virtue of Acts of the State of Indiana 1937 page 467

Attest: Recorder of Hendricks County

By: Maude E. Rynerson, Recorder  
This 7 day of Nov. 1957 at 8:25 A.M.  
At request of Abstract & Title Guaranty Co.

Marginal Entry  
Mortgage Record 6, page 114  
Hendricks County Records.



State of Indiana,  
Hendricks County, ss:

Sarah F. Leachman

NO. 12 vs

Darius Leachman, John N.  
Shirley, William N. Crabb,  
Manuel Marblestone, Marcus  
Heilbrun and First National  
Bank of Danville, Indiana

Hendricks Circuit Court  
March Term 1877

COMPLAINT FOR FORECLOSURE

Filed March 1, 1877

Sarah F. Leachman files complaint against Darius Leachman to foreclose the mortgage given by said Darius Leachman to Sarah F. Leachman securing a promissory note for \$300.00 due 12 months after date, which mortgage was duly recorded in Mortgage Record 6, page 114 of the Hendricks County Records, and which note is past due and wholly unpaid.

That the other defendants named above claim some lien or interest in said real estate, and are made parties to said action for said reason.

Wherefore plaintiff asks for judgment and decree of the Court that her mortgage may be foreclosed as against each and all of said defendants and that said land may be sold to satisfy the amount now due the plaintiff upon the note, including interest, costs and attorney's fees, to-wit: -\$600.00 and for general relief in the premises.  
(See No. /// of abstract for mortgage and description of real estate).

Summons duly issued and served by the Sheriff of Hendricks County on March 2, 1877 by reading to Darius Leachman, John N. Shirley, Wm. N. Crabb and B. F. Thomas, Cashier First National Bank of Danville, Ind. and by leaving a copy of summons with said Bank. M. Marblestone and Marcus Hilburn not found.

Sarah F. Leachman

NO. 13 vs

Darius Leachman et al

March 15, 1877  
Order Book 17, page 545  
Hendricks Circuit Court

DECREE FOR FORECLOSURE

Plaintiff shows to the Court the summons issued and served on defendants Darius Leachman, John N. Shirley, William N. Crabb and First National Bank of Danville, and said defendants failing to appear and answer on motion are duly called and make default. On motion of plaintiff cause is dismissed as to defendants Manuel Marblestone and Marcus Heilbrun.

Cause submitted to Court for trial and the Court having examined the premises and being sufficiently advised therein finds for the plaintiff on her complaint and that there is due on said note at this time on principal and interest the sum of \$515.92 and \$40.00 for attorney's fees and she is entitled to judgment against defendant Darius Leachman in the sum of \$556.67 and a foreclosure of said mortgage.

It is therefore ordered, adjudged and decreed that the plaintiff have judgment against said Darius Leachman for the sum of \$556.67 and that the same is a prior and paramount lien to that of the other defendants and that the real estate described in said mortgage shall be sold to satisfy said amount as other lands are sold on execution.  
(See No. /// of abstract for mortgage and description of real estate to be sold.) etc. - - - - -



Sheriff E. Leachman  
Hendricks County, ss:  
State of Indiana

WELCH TERM 1877  
HENDRICKS CIRCUIT COURT

Sarah F. Leachman  
NO. 14. vs  
Darius Leachman

Sheriff's Return on Execution  
Execution Docket 7 page 178  
Hendricks Circuit Court

Sheriff's Return on Execution shows that said Sheriff in pursuance of the command in the Order of Sale which came to hand on April 10, 1877, on the 12th day of April, 1877 advertised the real estate described therein for sale at the Court House door of Hendricks County, Indiana, on the 5th day of May, 1877 by due publication in the Danville Union a weekly newspaper published in the town of Danville for three weeks successively and by posting printed notice at the Court House door of said County.

That on the day set for sale, to-wit:-May 5, 1877 he offered said real estate for sale in the manner prescribed by law and Sarah F. Leachman bid therefor \$598.57 and she being the highest and best bidder therefor, the same was openly struck off and sold to her for that sum, there being present at said sale more than three competent bidders, and a certificate of purchase was issued to her for said premises.

Writ returned satisfied

A. B. Bryant, Sheriff H.C.

Commencing on the Indianapolis and Crawfordsville Road on the West Line of the town of Danville, Indiana, and running Southwest with said town 120 feet; thence Northwest 120 feet; thence Northeast 120 feet to said road; thence with said road 120 feet to the beginning, being a part of the South East Quarter of Section 28, Township 17 North of Range 1 East in Hendricks County, Indiana.

To have and to hold all and singular the premises aforesaid with the privileges and appurtenances to the said Sarah F. Leachman, her heirs and assigns forever, in as full and ample a manner as the same was held by Darius Leachman immediately before the execution of the mortgage mentioned in said decree foreclosing the same.

Ashbury B. Bryant Seal  
Sheriff H. County

Acknowledged May 28, 1878 by Ashbury B. Bryant, Sheriff of said County, before,

13

William Wells, Clerk  
Hendricks Circuit Court  
Hendricks County, Indiana.



Deputy Recorder  
NO. 15  
Asbury B. Leachman

Hendricks Circuit Court  
Execution Docket 1 Page 133  
Sheriff's Deed on Execution

Asbury B. Bryant, Sheriff  
NO. 15 to

Sarah F. Leachman

Sheriff's Deed  
Dated May 17, 1878  
Recorded November 12, 1878  
Deed Record 51, pages 178-180  
Consideration: \$598.57

Whereas at the March Term of the Hendricks Circuit Court 1877, Sarah F. Leachman recovered judgment in a certain action against Darius Leachman in the sum of \$561.32 damages and the sum of \$37.25 costs and a decree for the sale of all the right and title of defendant Darius in and to the real estate hereinafter described. (Here follows a resume of the proceedings had in the Hendricks Circuit Court in said action and by which said real estate was duly sold by Sheriff's sale to Sarah F. Leachman, for the sum of \$598.57, she being the highest and best bidder for the same).

Now, therefore, to confirm to said Sarah F. Leachman the sale so made as aforesaid, the said Asbury B. Bryant as Sheriff, in consideration of the said sum of \$598.57 to him in hand paid by said Sarah F. Leachman and of the non-redemption of said Real Estate as provided by law, doth by these presents grant, bargain, sell, convey and confirm to the said Sarah F. Leachman, her heirs and assigns forever, all the following Real Estate situate in the County of Hendricks and State of Indiana, to-wit:-

Commencing on the Indianapolis and Crawfordsville Road on the West line of the town of New Elizabeth, and running Southwest with said town 120 feet; thence Northwest 120 feet; thence Northeast 120 feet to said \_\_\_\_\_; thence with said road 120 feet to the beginning, being a part of the South East quarter of Section 29, Township 17 North of Range 1 West in Hendricks County, Indiana.

To have and to hold all and singular the premises aforesaid with the privileges and appurtenances to the said Sarah F. Leachman, her heirs and assigns forever, in as full and ample a manner as the same was held by Darius Leachman immediately before the execution of the mortgage mentioned in said decree foreclosing the same.

Asbury B. Bryant      Seal  
Sheriff H. County

Acknowledged May 28, 1878 by Asbury B. Bryant, Sheriff of said County, before,

LS

William Irvin, Clerk  
Hendricks Circuit Court  
Hendricks County, Indiana.

.....



SARAH F. LEACHMAN  
NO. 16  
SARAH F. LEACHMAN

CONSIDERATION: \$228.25  
DEED RECORDED AT BUREAU 138-180  
RECORDED NOVEMBER 15, 1898  
DATED MAY 13, 1898  
SPECIAL DEED

Charles Leachman et al  
NO. 16  
Darius Leachman's Estate

Quit Claim Deed  
DATED MAY 1893  
JUNE 12, 1877  
ORDER BOOK 8, PAGES 232-3  
HENDRICKS PROBATE RECORDS

Comes now Sarah F. Leachman by Campbell, her attorney, and shows to the court the petition filed by her in the office of the Clerk of this Court on the 16th day of April, 1877, together with the appointment, oath and appraisement of Jacob H. Kendall and Jacob Hoerner the appraisers appointed by the said Sarah F. Leachman and the Clerk of this Court to appraise the Estate of the said Darius Leachman, Decd., which appraisement, together with the oath of said appraisers was filed in said Clerk's office on the 21st day of April, 1877 and it appearing to the satisfaction of the Court from said appraisement that said Estate amounts in value to less than five hundred dollars, to-wit:-the sum of \$270.30, and on motion it is ordered by the Court that the possession of said estate be delivered over to the said Sarah F. Leachman, the widow of said decedent, and that no letters of administration shall be issued on said Estate.

One being the only child and heir at law of Darius Leachman, Decd.

Signed and ..... Seal

Aquilla Jordan

Marriage License

NO. 17 to  
Sarah F. Leachman

Marriage Record 10, page 116  
Hendricks County Records

Marriage license issued by the Clerk of the Hendricks Circuit Court on June 14, 1886 and the return on the certificate shows said marriage solemnized on June 15, 1886 by Urban C. Brewer, Minister.

Acknowledged ..... & Opal H. Leachman  
his wife, before

(SEAL)

Albert B. Strohn, M.P.  
Franklin Co., Ohio

Acknowledged July 3, 1893 by Charles Leachman, before

(SEAL)

A. D. Sullivan, M.P.  
Clear Creek County, Colorado



comes now before E. Reserpen by Campbell, per attorney and  
Darius Leachman, a Deced  
Hendricks County records  
Order Book 8, pages 335-3  
June 15, 1893

Charles Leachman et al  
NO. 18. Sarah F. Jordon and Agquilla  
Jordon, her husband  
Sarah F. Jordon

Quit Claim Deed  
Dated May \_\_, 1893  
Recorded July 10, 1893  
Deed Record 75 page 311-312  
Consideration: \$1.00

Charles Leachman (unmarried), Marshall Leachman and Opal H. Leachman, his wife, Fannie S. Cox and Charles Cox, her husband convey and quit claim to Sarah F. Jordon, the following real estate in Hendricks County, Indiana, to-wit:

A part of the Southeast quarter of Section 29, Township 17 North, Range 1 West, bounded as follows, Beginning on the Indianapolis and Crawfordsville Road at a point 120 feet Northwest of where the West line of the Town of New Elizabeth (Lizton) crosses said Road; thence Southwest 120 feet; thence Northwest 70 feet; thence Northeast 120 feet to said Road; thence Southeast with said road 70 feet to the place of beginning.

The grantors Charles Leachman, Marshall Leachman, and Sarah F. Cox being the only children and heirs at law of Darius Leachman, Decd.

Signed and sealed by  
Fannie S. Cox (Seal)  
Chas. M. Cox (Seal)  
Opal H. Leachman (Seal)  
Marshall Leachman (Seal)  
Chas. Leachman (Seal)

Witnesses: Albert B. Strohm  
Chas. A. Pryce

Acknowledged May 5, 1893 by Fannie S. Cox and Charles M. Cox, her husband, before

(SEAL)  
Otis E. Gulley, N.P.  
Hendricks County, Indiana

Acknowledged May 11, 1893 by Marshall Leachman & Opal H. Leachman his wife, before

(SEAL)  
Albert B. Strohm, N.P.  
Franklin Co., Ohio

Acknowledged July 3, 1893 by Charles Leachman, before

(SEAL)  
A. D. Bullis, N.P.  
Clear Creek County, Colorado

Signed and sealed by:  
Margaret Kendall LS  
Jacob W. Kendall LS

Acknowledged April 18, 1902 by Margaret Kendall and Jacob Kendall, her husband, before,

S. Delores Hancy Seal  
Notary Public  
Hendricks County, Indiana



referred to the title of the 2nd Cox of Charles Cox per preparing conveyance  
Charles Reschman (unmarried), Warrant Reschman and Obert H.  
Charles E. Jordan  
NO. 18. to  
Charles Reschman et al  
CONSIDERATION: \$1.00  
Deed Record 52, page 311-313  
Recorded July 10, 1893  
Deed Record 75, 1893  
Deed Record 75, 1893

Sarah F. Jordon and Aquilla  
Jordon, her husband  
NO. 19. to  
Margaret Kendall

Warranty Deed  
Dated July 15, 1893  
Recorded July 21, 1893  
Deed Record 75, page 330  
Consideration: \$300.00

.....convey and warrant the following Real Estate, in Hendricks  
County, in the State of Indiana, to-wit:

A part of the South East quarter of Section 29, Township 17 North  
Range 1 West, bounded as follows, Beginning on the Indianapolis and  
Crawfordsville Road on the West line of the Town of New Elizabeth  
(Lizton) and running South West with the line of said town 120 feet,  
thence North West parallel with said Road 190 feet, thence North East  
120 feet to said Road, thence South East with said Road 190 feet to  
the place of beginning.

Signed and sealed by: Sarah F. Jordon Seal  
his Aquilla x Jordon Seal  
mark

Acknowledged July 15, 1893 by Sarah F. Jordon and Aquilla Jordon,  
her husband, before,

Otis E. Gulley Seal  
Notary Public  
Hendricks County, Indiana

Margaret Kendall and Jacob  
Kendall, her husband  
NO. 20. to  
Sarah E. Leak

Warranty Deed  
Dated April 18, 1902  
Recorded April 21, 1902  
Deed Record 91, page 402  
Consideration: \$950.00

.....convey and warrant the following Real Estate in Hendricks  
County in the State of Indiana, to-wit:

A part of the South East quarter of Section 29, Township 17 North  
Range 1 West, bounded as follows: Beginning on the Indianapolis and  
Crawfordsville Road on the West line of the town of New Elizabeth now  
Lizton, and running South West with the line of said town, 120 feet,  
thence North West parallel with said road 190 feet, thence North East  
120 feet to said road, thence South East with said road 190 feet to  
place of beginning, containing 81/100 of an acre, more or less.

Signed and sealed by: Margaret Kendall LS  
Jacob H. Kendall LS  
Acknowledged April 18, 1902 by Margaret Kendall and Jacob Kendall,  
her husband, before,

S. Deloss Haney Seal  
Notary Public  
Hendricks County, Indiana



NO. 10 40

George M. Thompson, being first duly sworn upon his oath, deposes and states that he is a son of James W. Thompson, Sr., who was the grantor in a certain Warranty Deed recorded on September 20, 1900 in Deed Record 87 at page 545 of the Hendricks County Records, by virtue of which certain tracts of land lying in Section 6, Township 15 North, Range 1 West and Section 31, Township 16 North, Range 1 West, were conveyed to Mary Susan Hughes.

Consolidation: \$300.00  
Deed Record 12, Page 330  
Recorded July 21, 1903  
Deed Record 12, Page 330  
Mellon's Deed

NO. 20-A

A F F I D A V I T  
Recorded March 23, 1945  
Misc. Record 27, pages 516-7  
Hendricks County Records

STATE OF INDIANA,  
HENDRICKS COUNTY, SS:

George M. Thompson, being first duly sworn upon his oath, deposes and states that he is a son of James W. Thompson, Sr., who was the grantor in a certain Warranty Deed recorded on September 20, 1900 in Deed Record 87 at page 545 of the Hendricks County Records, by virtue of which certain tracts of land lying in Section 6, Township 15 North, Range 1 West and Section 31, Township 16 North, Range 1 West, were conveyed to Mary Susan Hughes.

Affiant further states that from such relationship, he knows of his own personal knowledge, that the following facts are true: That his father the said James W. Thompson, Sr., died in September 1900, leaving surviving him as his sole and only heirs at law, the following:--James W. Thompson, Jacob J. Thompson, Henry H. Thompson and George M. Thompson, this affiant, sons and Sarah E. Leak, a daughter.

That afterwards, to-wit:--On August 11, 1918, the said Sarah E. Leak died and that she left as her sole and only heirs, her husband, Henry B. Leak, Ora E. Leak, a son and Iza A. Leak, a daughter, who later intermarried with one Nicholas Kennedy. That the said Henry B. Leak died January 31, 1922, leaving as his sole heirs, the above mentioned children Ora E. Leak and Iza A. Kennedy.

That the said Jacob J. Thompson died in April, 1942 and that he left as his sole and only heirs at law, Leota Thompson, his widow, and one daughter, Helen Thompson.

That on May 17, 1933, affiant's brother, the said Henry H. Thompson died, leaving as his sole heir, a son, Edwin Thompson.

George M. Thompson

Subscribed and sworn to before me this 7th day of March, 1945.

Seal

Lee Buechler, Notary Public

.....



NO. 21

In the Matter of the Estate  
of Sarah E. Leak

December 2, 1922  
Order Book 45, page 370  
Hendricks Probate Records  
INHERITANCE TAX

It appearing from the inventory and report of Ora E. Leak (settled out of Court) and from the report of Robert M. Shirley which have heretofore been duly filed herein that said deceased died on or about the 11th day of August, 1918.

The total amount of tax assessed in said estate is \$36.39, which tax is shown to be paid on April 28, 1923.

The names of the heirs in whom the tax was assessed are Ora E. Leak, son, Iza A. Leak, daughter and Henry B. Leak, husband, deceased.

Henry B. Leak, unmarried,  
Ora E. Leak and Fannie E.  
Leak, his wife

Quit Claim Deed  
Dated October 29, 1919  
Recorded November 27, 1920  
Deed Record 127, page 26  
Consideration: \$1500.00

NO. 22 to

Iza A. Kennedy

.....release and Quit Claim the following real estate in Hendricks County, in the State of Indiana, to-wit:-

Their undivided interest in A part of the Southeast quarter of Section 29, Township 17 North, Range 1 West, bounded as follows, to-wit: Beginning on the Indianapolis and Crawfordsville Road on the West line of the Town of New Elizabeth, now Lizton, said County and State, and running South-west with the line of said Town 120 feet; thence North-west parallel with said road 190 feet; thence North-east 120 feet to said road; thence South-east with said road 190 feet to place of beginning, Containing 81/100 of an acre, more or less.

The grantors Henry B. Leak, Ora E. Leak and the grantee Iza A. Kennedy herein being the sole, all and only heirs at law of Sarah E. Leak, deceased.

Signed and sealed by:

Henry B. Leak      Seal  
Ora E. Leak      Seal  
Fannie E. Leak      Seal

Acknowledged October 29, 1919 by Henry B. Leak, unmarried, Ora E. Leak and Fannie E. Leak, his wife, before,

George Huber      Seal  
Notary Public  
Hendricks County, Indiana



of sales E. T. T. T.  
in the matter of the estate

NO. 23

INHERITANCE TAX  
HERRICKS COUNTY RECORDS  
ORDER BOOK 72, PAGE 340  
DECEMBER 5, 1955

NO. 23

Last Will and Testament of  
Iza Alice Kennedy

LAST WILL AND TESTAMENT  
Will Record 10, pages 599-600  
Hendricks County Records

I, Iza Alice Kennedy, of Hendricks County, Indiana, being of sound mind and disposing memory, do hereby make, publish and declare this to be my last Will and Testament hereby revoking all former Wills, and/or codicils heretofore by me made.

My property now consists of real estate, more particularly described as follows: all located in Hendricks County, Indiana

A part of the southwest quarter of Section 28, Township 17 North Range 1 West, consisting of 73 acres, more or less. Also a part of the south half of the southeast half of the Southeast quarter of Section 29, Township 17 North Range 1 West, containing 25 acres, more or less

and personal property consisting of money in the State Bank of Lizton, at Lizton, Indiana, Government Bonds, and household goods, etc.

Item 1 I direct my executor hereinafter named to pay all of my just debts and funeral expenses as soon as possible after my death.

Item 2 All the rest and residue and remainder of my estate, both real and personal, wheresoever situate, I give, devise and bequeath to my beloved grandchildren, Mary Kathryn Holwager, Elizabeth Marie Atkinson, John Douglas Hall and James Kennedy Hall, share and share alike, except the eight acres of ground previously conveyed to John Douglas Hall as a gift shall be considered an advancement to John Douglas Hall as a portion of his share. Should any of the above mentioned legatees predecease me, then it is my Will that the share of the deceased legatee be taken by their child or children then living share and share alike.

Item 3. I hereby constitute and appoint my beloved grandson, John Douglas Hall, Executor of this my last Will; should John Douglas Hall predecease me, then and in that event, I appoint my beloved granddaughter, Mary Kathryn Holwager, as executrix of this my last Will.

IN WITNESS WHEREOF, I affix my hand and seal this 9 day of June, 1952.

/s/ Iza Alice Kennedy

Signed, sealed and acknowledged by the said Iza Alice Kennedy as her last Will and Testament in our presence, who at her request, in her presence and in the presence of each other, have subscribed our names as witnesses thereto this 9 day of June, 1952.

/s/ Violet M. Keller  
/s/ Frank R. Ryan

NO. 24

Upon the testimony of Frank R. Ryan, one of the subscribing witnesses, the above and foregoing instrument in writing, purporting to be the last will and testament of Iza Alice Kennedy, was duly admitted to probate. Done this 31th day of January, 1957.

Claude Hughes, Clerk



NO. 25

CERTIFICATE OF PROBATE

On January 31, 1957, Claude Hughes, Clerk of the Hendricks Circuit Court, certified that the foregoing last will and testament of Iza A. Kennedy, was duly admitted for probate, upon the testimony of Frank R. Ryan, one of the subscribing witnesses, and that said will was duly recorded in Will Record 10, page 599.

.....

NO. 26

On January 31, 1957, as per entry in Probate Order Book 76, page 336, the last will and testament of Iza A. Kennedy was duly probated.

.....

NO. 27

On January 31, 1957, John D. Hall filed his application for letters of Administration on the estate of Iza A. Kennedy, showing therein that said decedent departed this life testate on January 27, 1957 and left a personal estate of the probable value of \$4,655.94 and real estate of the estimated value of \$25,000.00 and Annual rents, issues and profits of \$1,500.00 and left surviving her as her sole and only heirs at law, the following:

John Douglas Hall, age 40, Grandson, R.R., Lizton, Indiana  
James Kennedy Hall, age 36, Grandson, Armed forces at (Capt.) 449 F.I.S.  
Box 139, A.P.O. 731, Seattle, Wash.  
Mary Kathryn Holwager, age 44, Granddaughter, 1117 W. Main St.  
Madison, Indiana  
Elizabeth Marie Atkinson, age 42, Granddaughter, R.R. Zionsville, Ind.

Personal Representative is John D. Hall, R.R. Lizton, Indiana.

Counsel for Personal Representative is Richard J. Groover,  
127 S. Washington St. Danville, Indiana.

Total Appraised Value of Estate ..... \$33,065.94

NO. 28

The Hendricks Circuit Court duly appointed John D. Hall, Executor of the estate of Iza Alice Kennedy, on January 31, 1957, as per entry in Probate Order Book 76, page 336. Bond filed in the amount of \$6500.00.

.....

NO. 29

On January 31, 1957, Claude Hughes, Clerk of the Hendricks Circuit Court, certified to the mailing of notices of Notice of Administration to the following:  
John Douglas Hall, R.R. Lizton, Indiana  
James Kennedy Hall (Capt.) 449 F.I.S. Box 139, APO 731, Seattle, Wash.  
Mary Kathryn Holwager, 1117 W. Main St. Madison, Indiana  
Elizabeth Marie Atkinson, Zionsville, R.R., Ind.

.....



NO. 30

On February 25, 1957, Vera M. Hall, Publisher of The Danville Gazette, filed proof of publication of Notice of Administration of the estate of Iza A. Kennedy, showing therein that same was published for three weeks, the first publication being on February 7, 1957 and the last on February 21, 1957.

NO. 31

PERSONAL REPRESENTATIVE'S INVENTORY  
Estate of Iza A. Kennedy

The following listed items are all of the property of the above decedent of which the personal representative has knowledge. All known encumbrances, liens, and other charges on any item are also stated.

NO. 1 Real Property

Part of the South half of the South East Quarter, Section 29, Township 17 North Range 1 West, containing 25 acres.	\$ 7500.00
Part of the South Half of the North West Quarter and Part of the Southwest quarter of Section 28 Twp 17 North Range 1 West containing 3.28 acres.	\$ 900.00
Part of the South East quarter of Section 29, Township 17 North Range 1 West, containing 0.68 acres, more or less	\$ 6000.00
Part of the South half of the North West Quarter and Part of the southwest quarter of Section 28, Township 17 North, Range 1 West, containing 56.60 acres, more or less	\$16000.00
Total	\$30400.00
(Together with personal property in the amount of	\$ 4765.94

RECAPITULATION

Appraised Value of Real Property	\$30,400.00
Appraised Value of Mortgages, Bonds, Notes	\$ 136.50
Appraised Value of Bank Accounts, Money	\$ 4,529.44
Total Appraised Value of Estate	\$35,065.94

Signed this 4 day of April, 1957.

John D. Hall,  
Personal Representative  
Geo. Huber  
Marion C. Ginn  
Appraisers

State of Indiana,  
Hendricks County, set:

We, George Huber and Marion C. Ginn swear that we will honestly and impartially appraise all the estate of Iza A. Kennedy, deceased, late of said County and State that may be exhibited to us, at its fair cash value.

Geo Huber  
Marion C. Ginn

Subscribed and sworn before me, this 4th day of April, 1957

Seal  
State of Indiana,  
Hendricks County, ss:

Richard J. Groover, Notary Public

The undersigned Personal Representative of the estate of Iza A. Kennedy, deceased, late of said County and State, swear that the



FOR THREE WEEKS: THE LATE DEPT. OF REVENUE ON APRIL 1, 1924 AND  
THE OFFICE OF THE V. KENNEDY, SPOKING SPECIALLY THAT HAVE BEEN DEPT. OF  
REVENUE, LATE DEPT. OF DEPARTMENT OF REVENUE OF THE DEPARTMENT OF  
ON APRIL 22, 1924, ALE N. HOTT, DEPT. OF THE DEPARTMENT  
NO. 30

foregoing inventory (which consists solely of personal assets of de-  
finitely liquidated value or negligible value), contains a complete  
statement of all the estate of said decedent which has come to his  
knowledge, as well as a complete statement of all the property taken  
by the widow of said decedent, and the appraisement thereof.

John D. Hall  
Subscribed and sworn to before me, this 4th day of April, 1957  
Seal Richard J. Groover, Notary Public  
Filed April 5th, 1957.

NO. 32

In the Matter of the Inheritance  
Tax in the Estate of Iza A.  
Kennedy, deceased

August 23, 1957  
Order Book 76, page 569  
Hendricks Probate Records  
ORDER DETERMINING VALUE OF  
ESTATE AND AMOUNT OF TAX, etc.

.....The Court finds and determines that the clear market value  
of the property of the said decedent, subject to and within the juris-  
diction of the laws of this State, is as follows:

Value of Personal Property (Gross)	\$ 4,665.94
Value of Real Property (Gross)	\$32,120.00
Total Gross Value of Estate	\$36,785.94
Deductions, (Debts, Claims, Expenses, etc.)	\$ 1,640.61
Total Net Value of Estate	\$35,145.33
Schedule B-3 and/or other Transfers "Outside of Estate"	\$ _____

And the Court further finds and determines that the proportions  
and amounts of the property of the decedent transferred, the names  
and relationships of the persons beneficially entitled to receive  
the same, the rates and amounts of tax for which they are liable,  
are as follows:

NAME	RELATION	VAL. OF INT.	EXEMPT.	RATE	AMT. OF TAX
John Douglas Hall	Gr-Son	\$6,911.34	\$2,000.	1%	\$49.11
James Kennedy Hall	Gr-Son	\$9,411.33	\$2,000.	1%	\$74.11
Mary Kathryn Holwager	Gr-Daughter	\$9,411.33	\$2,000.	1%	\$74.11
Elizabeth Marie Atkinson	Gr-Daughter	\$9,411.33	\$2,000.	1%	\$74.11

Schedule filed; date 7/27/57 Amount of penalty at 50¢ per day - - -

WHEREFORE, IT IS ORDERED, That John D. Hall, Executor of said  
persons pay and deliver to the County Treasurer, as and for the tax  
imposed by the acts in relation to the taxable transfers of property  
the proportions and amounts as above set forth.

Such tax shall be a lien upon the several items of personal pro-  
perty described in the schedule for determination and the appraiser's  
report, and the following real estate:

County	Twp.	City or Town	Description, etc.	Sec.	Twp.	Rge.	Acres
Hendricks	Union Twp.		PT S <sub>1</sub> SW <sub>1</sub>	28	17	1W	7.12
"	"	"	PT S <sub>1</sub> SE <sub>1</sub>	29	17	1W	25.00
"	"	"	PT S <sub>1</sub> NW <sub>1</sub> & PT SW <sub>1</sub>	28	17	1W	56.60
"	Lixton Corp.		PT S <sub>1</sub> NW <sub>1</sub> & PT SW <sub>1</sub>	28	17	1W	3.96
"	"	"	PT SE <sub>1</sub>	29	17	1W	.68

It is further ordered that Harlie R. McIntyre Appraiser, be al-  
lowed and paid \$27.00 for his services and expenses in this matter.

(The above inheritance tax was fully paid on August 31, 1957 in  
the sum of \$257.87 as shown by the Inheritance Tax Receipt Record in  
the office of the Treasurer of Hendricks County, Indiana.



State of Indiana,  
Hendricks County, ss:

NO. 32-A

In the Matter of the Estate  
of Iza A. Kennedy, Deceased

Hendricks Circuit Court  
Vacation 1957,

(No file mark shown)

WAIVER OF NOTICE

Comes now John Douglas Hall, James Kennedy Hall, Mary Kathryn Holwager and Elizabeth Marie Atkinson, they being the sole heirs and beneficiaries under the Will of Iza A. Kennedy, and Waive notice of hearing upon the Executor's Final Account and Petition to Settle and Allow Account, Determining Heirship and for Authority to Distribute Estate.

John D. Hall  
Mary Kathryn Holwager  
Elizabeth Marie Atkinson  
James Kennedy Hall

NO. 33

On September 20, 1957, Vera M. Hall, Publisher of The Danville Gazette, filed her Publisher's Affidavit showing therein that Notice to All Persons Interested in the Estate of Iza A. Kennedy, deceased, was published for two successive weeks, the first publication being on September 5, 1957 and the last on September 12, 1957.

NO. 34

On September 3, 1957, John D. Hall, Executor filed his Final Account and Petition to Settle and Allow Account, To Determine Heirship and For Authority to Distribute Estate.

NO. 35

In the Matter of the Estate  
of Iza A. Kennedy, deceased

October 1, 1957  
Order Book 77, pages 23-4  
Hendricks Probate Records

FINAL DECREE ALLOWING FINAL ACCOUNT, DETERMINING HEIRSHIP,  
AUTHORIZING DISTRIBUTION, APPROVING DISTRIBUTION, AND DIS-  
CHARGING PERSONAL REPRESENTATIVE

This cause came on to be heard this 1st day of October, 1957, upon the final account and petition to settle and allow account and to determine heirship, and for authority to distribute estate filed herein by John D. Hall, as personal representative of the estate of Iza A. Kennedy, deceased, which account and petition and affidavit are in the following words and figures, to wit: (H.I.).

No objections having been filed thereto, the Court being fully advised in the premises, now finds:

1. Due notice of the filing of said account and petition and of the hearing on the same were given to all of the heirs of said decedent and all persons interested in said estate, and the same are now properly before the court for final action thereon, as per waiver of heirs.



IN THE MATTER OF THE ESTATE OF  
HENDRICKS COUNTY, IND.  
JANUARY 1937

OFFICE OF THE CLERK  
(HENDRICKS COUNTY, IND.)  
JANUARY 1937  
HENDRICKS COUNTY, IND.

2. The matters and things stated in said account and petition and affidavit of heirship are true and said personal representative has accounted for all assets of this estate coming into the hands of said personal representative.

3. More than six months have elapsed since the date of the first published notice to the heirs and creditors herein; all claims filed against said estate and all debts and liabilities of said decedent and the estate except those incidental to transfer and distribution have been paid or discharged; neither said decedent nor this personal representative was an employer of labor as that term is defined in the Indiana Employment Security Act; all onheritance and gross income taxes due the State of Indiana have been paid; said estate was not subject to Federal Estate Tax.

4. Decedent died testate and left surviving her as sole heir and only heirs at law or devisees the following persons:

Name	Relationship
John D. Hall	Grandson
James K. Hall	"
Elizabeth Marie Atkinson	Grandaughter
Mary Kathryn Holwager	"

5. Said decedent died the owner in fee simple of the following described real estate, located in Hendricks County, Indiana, and said real estate is accounted for by this personal representative as follows:

Part of the southwest quarter of Section 28, Township 17 North, Range 1 West, bounded and described as follows, to-wit:

Beginning in the middle of the Danville and Lebanon gravel road (now U.S. Highway No. 136) at a point 63 rods southeast of the Section line dividing Sections 28 and 29 in said Township and range, and running thence in a southeasterly direction on said road 44, 1/2 rods to a point in the middle of said road, and to the middle of the Joseph W. Jones County ditch; thence in a southwesterly direction on a line in the middle of said ditch 57 rods and 14 feet to a point in the center of said ditch 23 rods east of said Section line; thence north 226 feet, more or less, to the south line of the Lizton K. Of P. Cemetary Association land; thence East 340 feet; thence East 64 feet, more or less to the place of beginning, containing 7.12 acres, more or less.

A part of the West half of Section 28, Township 17 North, Range 1 West, bounded and described as follows, to-wit: Beginning at a point on the State Road which is 71 rods south of and 13 1/2 rods east of the northwest corner of the southwest quarter of said Section and running thence south 52 degrees East along said road 66 2/3 rods; thence north 48 1/4 rods; thence east with the Section bearing 97 rods to the east line of said Southwest quarter of said Section; thence north on said east line 48 1/5 rods; thence north 74 degrees West and with the center of the O.I. and W. R.R. to the east right-of-way line of State Road No. 39; thence in a southwesterly direction following said East right-of-way line to where the same intersects with the center line of said State Road; thence south 52 degrees East along the center line of said road to the place of beginning, EXCEPT the following described tract, to-wit: Beginning at a point 71 rods south of and 13.5 rods east and south 50 degrees 28 minutes East 174 feet from the northwest corner of the northwest quarter of the southwest quarter of said Section 28 and running thence North 50 degrees 28 minutes west 112 feet following the north right of way line of U.S. Road 136; (old State Road 34); thence north 10 degrees 32 minutes West 128 feet following the East right-of-way line of State



# CERTIFICATE

Road #39; thence south 9 degrees 23 minutes east 326 feet to the place of beginning, EXCEPTING ALSO the right of way of said railroad and containing exclusive of said exceptions, 60.56 acres, more or less.

The South half of the south half of the southeast quarter of Section 29, Township 17 North, Range 1 West, excepting 60 rods of even width off of and across the east end thereof, containing exclusive of said exceptions 25 acres, more or less.

A part of the Northeast quarter of the southeast quarter of Section 29, Township 17 North, Range 1 West bounded and described as follows, to-wit: Beginning on the south line of the Indianapolis and Crawfordville State Road on the west line of the Town of New Elizabeth, now Lizton, and running thence southwest with the line of said Town 120 feet; thence northwest parallel with said road 190 feet; thence northeast parallel with said town 43 feet and 3 inches thence southeast, parallel with said road 76 feet; thence northeast parallel with said town 76 feet and 9 inches to the south line of said road; thence southeast along the south line of said road 114 feet to the place of beginning, containing 0.68 acres, more or less.

IT IS, THEREFORE, ORDERED, ADJUDGED AND DECREED by the court as follows:

1. Said report and account is hereby in all things approved, settled and confirmed.

2. The following named persons are the sole and only heirs at law or devisees of said decedent and are entitled to the following designated portions of decedent's personal estate, and said personal representative is hereby directed to distribute and pay over the designated portions of said personal estate as follows:

John D. Hall	\$696.89
James K. Hall	\$696.88
Mary Holwager	\$696.88
Elizabeth M. Arkinson	\$696.88

3. The real estate hereinbefore described, vested at the date of death of said decedent in the following persons, and in the proportions indicated, as tenants in common or in accordance with the terms of the will as follows:

An undivided one-third interest as tenants in common in James Kennedy Hall, Mary Kathryn Holwager and Elizabeth Marie Atkinson, to the following described:

The South half of the South half of the Southeast quarter of Section 29, Township 17 North, Range 1 West, excepting 60 rods of even width off of and across the East end thereof, containing exclusive of said exceptions, 25 acres,

An undivided one-fourth interest as tenants in common in John Douglas Hall, James Kennedy Hall, Mary Kathryn Holwager and Elizabeth Marie Atkinson, to all of the remainder of the hereinbefore described real estate, with the exception of the 25 acre tract above mentioned.

4. Said personal representative is hereby directed to record a certified copy of this decree in the office of the Recorder of said County.

5. Said personal representative is hereby directed to file herein a supplemental report of distribution and attach thereto receipts and vouchers showing that distribution and payment of balance of the assets in his hands have been made pursuant to the terms of this decree and that he has in all things carried out the provisions of this decree. (The above and foregoing Final Decree was recorded October 4, 1957 in Misc. Record 36, pages 363-5, Hendricks County Records.

NO. 36-

On October 4, 1957, John D. Hall, Executor filed Supplemental Report of Distribution and Petition for Discharge, said report is duly approved Oct. 4, 1957 by the Hendricks Circuit Court, P.O.B. 77, page 29.



# CERTIFICATE

No. 37.

I, the undersigned, do hereby certify that the master plan and ordinance attached hereto, containing provisions for subdivision control and the approval of plats and re-plats, have been adopted and are submitted to you for filing, and that hereafter, a plat of a subdivision shall not be filed with the Auditor, and the Recorder shall not record unless it has first been approved by the Hendricks County Plan Commission, provided however, that subdivision plats of land within the corporate limits of any incorporated town shall be exempt from prior approval of said Plan Commission.

Given under my hand and official seal this 25th day of January, 1957.  
NORMAN S. COMER,  
Secretary Hendricks County Plan Commission.

## ORDINANCE NO. 1-1957

AN ORDINANCE PROVIDING FOR THE CONTROL OF THE SUBDIVISION OF LAND AND THE APPROVAL OF PLATS AND REPLATS OF LAND, WITHIN THE JURISDICTION OF THE HENDRICKS COUNTY PLAN COMMISSION AS A PART OF THE MASTER PLAN FOR THE COUNTY OF HENDRICKS, INDIANA, AND REPEALING ORDINANCE NO. 1 ADOPTED 1952.

NOW BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE COUNTY OF HENDRICKS, INDIANA, UNDER AUTHORITY OF CHAPTER 174, ACTS OF 1947, GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO.

SECTION 1. No plat or replat of a subdivision of land located within the unincorporated area of Hendricks County, Indiana, shall be recorded until it shall have been approved by the Hendricks County Plan Commission and such approval shall have been entered in writing on the plat by the President and Secretary of the Commission.

SECTION 2. DEFINITIONS: For the purpose of this ordinance certain terms or words used herein shall be interpreted or defined as follows: Words used in the present tense include the future tense. The term "shall" is always mandatory.

COUNTY: The County of Hendricks, Indiana.  
COMMISSION: The Hendricks County Plan Commission.  
LOT: A portion of a subdivision, or other parcel of land intended as a unit for transfer of ownership or for development.

MASTER PLAN: The complete plan, or any of its parts, for the development of the County of Hendricks, prepared by the Commission and adopted in accordance with Chapter 174, Acts of 1947, General Assembly of Indiana, as is now or may hereafter be in effect, and all amendments thereto.

STREET: A right-of-way, dedicated to the public use, which affords the principal means of access to abutting property.

SUBDIVISION: The division or setting aside of any parcel of land into tracts of five acres or less, by deed, lease or other arrangement, except where such action does not alter or change the area of the last tax assessment unit, and except the sale or exchange of parcels between adjoining owners for the purpose of re-establishing boundaries.

SECTION 3. APPLICATION. Whenever any subdivision of land is proposed to be made the subdivider or his agent shall submit upon the forms provided by the Secretary of the Commission a written application for a certificate of approval together with three copies of a preliminary plat of said subdivision to the Secretary at least 15 days before the meeting at which the Commission is expected to consider said application and plat.

At the time of filing, the application shall be accompanied by a check or money order made payable to the Treasurer of Hendricks County, Indiana, in the amount of \$10.00, plus 25 cents for each lot in the proposed subdivision with a minimum charge of \$15.00 to cover the cost of examining and verifying said application and proposed plat.

If the Commission, tentatively approves said application, said Secretary shall surrender the above-mentioned check or money order to the County Treasurer for deposit in the General Fund of the County, and shall set a date for a hearing on the proposed plat, giving written notice to the applicant and publish a notice thereof at least 10 days prior to the date of the hearing. The cost of publishing the notice of the hearing shall be paid to the publisher by the applicant at the time of inserting the notice. The date set for the hearing shall not be later than the second regular meeting following proper submittal of the application.

SECTION 4. APPROVAL OF PRELIMINARY PLAT. At the time and place fixed for the hearing, and from time to time if said hearing is continued, all persons and governmental units having an interest in the proposed plat shall be given an opportunity to be heard. After the hearing the Commission shall carefully read the requirements of this ordinance to determine if the proposed plat complies herewith, and if the Commission is satisfied that all conditions have been satisfactorily met by the subdivider, it may give its approval of the preliminary plat which shall be governed by the following qualifications:

- The approval of a preliminary plat by the Commission is strictly tentative, involving merely the general acceptability of the layout as submitted.
- The Commission may indicate such changes or revisions as are deemed necessary to the interests and needs of the community.
- Tentative approval shall be effected for a maximum of one year unless, upon application of the subdivider, the Commission grants an extension. If the final plat has not been recorded within this time limit, the preliminary plat must again be submitted to the Commission for approval.
- Any person feeling himself aggrieved at any action of the Commission upon any proposed plat or replat, may apply in writing to the Commission, prior to its next regular meeting, for modification of the action complained of, and such application shall be considered by the Commission, at such time and in such manner as it may determine.

SECTION 5. VARIANCE AND MODIFICATION. Where the subdivider can show that a provision of paragraphs 4, 5, 6, or 9 (c) (1) of Section 8, "Design" of these regulations would cause unnecessary hardship if strictly adhered to and where, in the opinion of the Commission, because of topographical or other conditions peculiar to the site, a departure may be made without destroying the intent of such provision, the Commission may authorize a variance. Any variance thus authorized is required to be entered in writing in the minutes of the Commission and the reasons on which the departure was justified shall be set forth.

## SECTION 6. APPROVAL OF FINAL PLAT

(a) After approval of the preliminary plat by the Commission, and the fulfillment of the requirements of these regulations, one original plat of the subdivision and three blue prints, blue-line (not ozalid or vapors) or lithographed prints thereof, shall be submitted to the Commission. The original and 2 prints shall be returned after final action has been taken, but one print shall remain the property of the Commission.

(b) In submitting the final plat to the Commission, it shall be accompanied by a certificate, signed by a Registered Professional

Engineer, stating that all improvements and installations to the subdivision required for its approval have been made or installed in strict conformity with the plans and specifications previously made by the commission; or a notice from the Board of Commissioners of the County stating that there has been filed with the approval by that body a bond which shall:

- Run unto Hendricks County, Indiana.
- Be in an amount determined by the Commission to be sufficient to complete the improvements and installations in compliance with this ordinance.
- Be with surety by a company entered and licensed to do business in the State of Indiana.
- Specify the time for the completion of the improvements and installation, and,
- Be substantially in the following form:

## KNOW ALL MEN BY THESE PRESENTS, THAT WE, AS

principal, and ..... as surety, are firmly bound unto the Board of Commissioners of the County of Hendricks, State of Indiana, in the penal sum of \$..... for the payment of which we jointly and severally bind ourselves, our heirs, executors, administrators and assigns.

Sealed and dated this ..... day of ..... 19..... THE CONDITION OF THE ABOVE OBLIGATION IS THAT IF THE ABOVE bound shall faithfully discharge his obligation to complete the improvements and installations (specify which) in his subdivision named ..... in compliance with the Hendricks County Subdivision Control Ordinance on or before ..... 19..... then the above obligation is to be void; else to remain in force.

by ..... (Principal)  
by ..... (Authorized Agent) (Company)

Approved by the Board of Commissioners of the County of Hendricks, State of Indiana, this ..... day of ..... 19.....

Attest: ..... Auditor

(c) Any subdivider may, upon completion of any street or other construction for which he has furnished bond to guarantee the completion thereof, report such fact to the Secretary of the Plan Commission, who shall, within thirty (30) days thereafter, cause such construction to be inspected and the findings of such inspection reported to the Board of County Commissioners for final inspection, determination and approval.

(d) The Board of Commissioners shall consider the report of such inspection at its first regular meeting after receipt of such report, and if found satisfactory shall accept same and discharge the subdivider and his sureties of further liability under his bond.

(e) After hearing for approval of the plat, the Commission shall approve or disapprove it. If the Commission approves, it shall affix the Commission's seal upon the plat together with the certifying signature of its president and secretary. If the subdivision contains new streets, the Secretary shall then serve notice in writing to the Board of County Commissioners that said plat has been approved by the Commission, and that the same may be recorded by the subdivider. If it is disapproved, it shall set forth its reasons in its own records and provide the applicant with a copy.

SECTION 7. ENGINEERS AND SURVEYORS. Only Registered Professional Engineers or Registered Land Surveyors who qualify in accordance with the registration statutes of the State of Indiana will be recognized as qualified to certify their respective work before the Commission, except that Registered Professional Engineers who are classified in the Indiana Roster of Registered Engineers and Surveyors in "civil" Branch, and who are qualified for registration as a land surveyor, whether he is registered as such or not, shall be recognized as qualified to certify to the correctness of land surveying and plats.

SECTION 8. REQUIREMENTS AND PRINCIPLES. In considering the approval of a plat, the Commission shall observe and enforce the following requirements:

## A. DESIGN:

1. No land shall be subdivided for residential use unless adequate access to the land over improved streets exists or will be provided by the subdivider, or if such land is considered by the Commission to be unsuitable for such use by reason of flooding or improper drainage, objectionable earth formation, topography or any other feature harmful to the health and safety of possible residents of the community as a whole.

2. Streets and Alley Location and Arrangement:  
(a) The street and alley layout shall provide access to all lots and parcels of land within the subdivision, and shall provide for the unbroken alignment of continuing streets at street intersections.

(b) Proposed streets shall be adjusted to the contour of the land so as to produce useable lots and streets of reasonable gradient.

(c) Wherever there exists a dedicated or platted portion of a street and alley adjacent to the tract to be subdivided, the other portion of the street or alley to the prescribed width shall be platted.

(d) Alleys shall be provided in all parts of the proposed subdivision which are designated as Commercial or Industrial Districts.

## 3. Minimum Street and Alley Specifications.

(a) All streets and roadways, culverts and drainage shall conform to the specifications set out in the Resolutions of the Board of Commissioners of Hendricks County, setting out specifications required of Roadways for acceptance into County Highway Systems, as is now or as it may be amended from time to time.

(b) Where curbs are provided, the paved portion of said highway shall extend from curb to curb.

## 4. Maximum Grades

(a) Streets, six (6) per cent;

(b) Street gutters, 0.10 per cent.

## 5. Minimum Radii of Curvature on the Center Lines:

(a) Where a deflection angle of more than ten (10) degrees in the alignment of a street occurs a curve shall be introduced, providing for: A minimum radius of 400 feet, but should be greater wherever possible.

6. Tangents: Between reserved curves on a street there shall not be less than a minimum tangent of 200 feet.

7. Intersection: At street intersections property line corners shall be rounded by an arc at least 20 feet in radius.

8. Blocks: The width of blocks shall be sufficient to allow two tiers of lots as described in paragraph 9-(a) & (b) of this section, and shall not exceed 1,400 feet in length.



lengths and size of all pipe culverts under approaches from lots entrances shall be shown, together with hydraulic data for each. No plans will be considered unless they have been prepared by a Registered Professional Engineer.  
5. All restrictive covenants which are to run with the land; provided however, that a list of said covenants may be filed separately from the plat.  
6. The plat shall contain the following information:  
(a) Description:  
(1) Exact name of proposed subdivision.  
(2) Location by section, township and range, or by other legal description.  
(3) Name and address of subdivider.  
(4) Name, address, and seal of Registered Professional Engineer or Registered Land Surveyor preparing the plat.  
(5) Scale of plat, north point and date.  
(b) Existing Conditions:  
(1) Boundary line of proposed subdivision indicated by solid heavy line.  
(2) Location, width and legal names of all existing or

Approved by County Plan Commission at meeting held .....  
SEAL .....  
President .....  
Secretary .....  
SECTION 9. ADOPTION. This ordinance shall be in force and effect from and after its passage and all ordinances and parts of ordinances in conflict herewith are hereby repealed. Ordinance No. 1 adopted 1952, is hereby specifically repealed.  
Passage by the Board of Commissioners of the County of Hendricks, Indiana, on the 4th day of February, 1957.  
ARTHUR HIMSEL, President  
LOWELL FRANKLIN, Member  
WILBUR E. NEWLIN, Member  
SEAL  
Attest: CHESTER V. PARKER, County Auditor.  
Entered for filing ....; Feb. 7, 1957, Miscel. Record 35, Page 563.  
Records of Hendricks County, State of Indiana.

NO. 38.

RE: Cause No. 19852

Petition has been filed in the Hendricks Circuit Court on April 5, 1955 pertaining to the James Landreth drain and among the various property owners listed therein, is the following:

Kennedy, Iza A. Pt SE 29-17-1W 0.68 acre

This cause of action is pending.

.....

NO. 39.

Taxes for the year 1955 payable in 1956 and all former years have been paid in full.

.....  
SPECIAL SEARCHES were made in the RECORDS OF HENDRICKS COUNTY for such matters as Mechanics Liens, Federal Tax Liens and Miscellaneous Instruments affecting the title, all as entered up and indexed in the office of the AUDITOR search made in the Tax Sales Register for unsatisfied or unredempted tax sales; in the office of the TREASURER search made in the current Tax Duplicates for unpaid taxes; and the Assessment Duplicates for unpaid Ditch assessments; in the office of the CLERK of said County, search made in the Tax Payers Record of complaints and at-

NO. 40.

Taxes for the year 1956 payable in 1957 assessed in the name of IZA A. KENNEDY in LIZTON CORPORATION in Hendricks County, under KEY NO. 39-12, as shown by the records in the Treasurer's Office, are as follows:

DESCRIPTION	VAL OF LAND	VAL OF BLDGS	ACRES
Pt SE 29-17-1W	\$300.00	\$1010.00	0.68
May Installment	\$23.84	Paid	
November Installment	\$23.84	Paid	

.....

NO. 41.

Taxes for the year 1957 payable in 1958 are a lien but are not computed at this time.

.....

NO. 42.

No search has been made for municipal assessments, or for any ordinances not recorded among the Hendricks County Records; inquiry should be made of the Clerk-Treas. of Lizton, as to such.

.....

8 o'clock A.M. October 22, 1957



THIS CERTIFICATE OF RECORD IS BEING  
RECORDED IN THE  
BOOK 24 PAGE 42  
BY THE  
COUNTY CLERK OF HENDRICKS COUNTY, INDIANA  
ON OCTOBER 22, 1957  
RE: CASE NO. 10825

## THE ABSTRACT & TITLE GUARANTY CO.

THIS CERTIFICATE WITNESSETH, That the undersigned Company, in consideration of the payment of its fee therefor, and subject to the exceptions hereinafter specified, does hereby certify for the use and benefit of any owner of the real estate described in the caption hereto, his mortgagees, trustees, vendees and assigns, that the foregoing, consisting of 24 sheets with 42 instruments thereon numbered consecutively, is a complete and correct abstract of all instruments, entries and proceedings, as entered or filed of record, in Hendricks County, Indiana, during the period of time hereinafter specified, affecting the real estate set forth in the caption hereto.

That all instruments, entries and proceedings, transferring or otherwise affecting the ownership of said real estate, or any part thereof, or any interest therein, have been included.

That there are no instruments, entries or proceedings, which are liens against said real estate, except those shown; that the status of such liens is correctly set forth, including any assignments thereof; that (in case this Certificate be made to the continuation of an abstract) all changes in the status of liens, shown as such on this abstract prior to this continuation thereof, have been correctly noted or shown.

It is further certified that SPECIAL SEARCHES have been made in the office of the RECORDER OF HENDRICKS COUNTY for deeds, affidavits, unsatisfied mortgages, Mechanic's Liens, Federal Tax Liens, Old Age Assistance Liens and Miscellaneous instruments affecting the title, all as entered up and indexed; in the office of the AUDITOR search made in the Tax Sales Register for unsatisfied or unredeemed tax sales; in the office of the TREASURER search made in the current Tax Duplicates for unpaid taxes, and the Assessment Duplicates for unpaid Ditch assessments; in the office of the CLERK of said County, search made in the Lis Pendens Record of complaint and attachments, the Will Records, Estate and Guardianship Dockets, and the general Judgment Dockets of the Hendricks Circuit Court, of the Probate and Criminal Court, including Replevin Bail and Recognizance Bonds, as said records and dockets are now indexed.

This Certificate includes only matters entered or filed of record during said period, except in case of judgments. Certificate includes all judgments, not satisfied of record, entered on the Judgment Dockets of the Circuit Court of said County, at any time during the ten years last preceding the date of this Certificate, against all owners of the said real estate whose names are shown by the records as holding title at any time during the period covered by this Certificate, under the names by which said owners acquired title. Other liens, including special assessments, which appeared of record prior to said period, are not included, even though existing during said period; said real estate is herein certified to as subject to existing public roads or highways and to regulations by any governmental agency limiting the use thereof. Taxes on personal property, adoption proceedings, conditional sales transfers of the title to chattels and such as may have become fixtures are not included. Pending suits are not included unless the said real estate is the subject matter thereof, or a Lis Pendens notice has been filed describing said real estate.

From the searches above enumerated, we find no further conveyance nor unsatisfied encumbrances, as indexed or entered up, within the period herein certified affecting the title of John Douglas Hall, James Kennedy Hall, Mary Kathryn Holwager and Elizabeth Marie Atkinson

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 United States Government Entry to (8 AM) October 22, 1957 and including



THE ABSTRACT & TITLE GUARANTY CO.  
By Norman L. Lome, Pres.



# Abstract of Title

TO

NE 38 29-17-12 (1/4, Sec. 17, T. 29 N., R. 17 E., S. 12)

Prepared For

Heirs of Ten A. J. ...

Prepared By

THE

ABSTRACT and TITLE

GUARANTY COMPANY

of Danville, Indiana

(Incorporated 1902)

MEMBER OF AMERICAN TITLE ASS'N.  
THE INDIANA TITLE ASSOCIATION

## OFFICERS

President ..... Norman S. Comer  
Vice-President ..... Vernon Nichols  
Secretary and Treasurer .... Norma S. Comer

## OFFICES

First National Bank Building  
Telephone Sherwood 5-4300

## ABSTRACTS OF TITLE

to all Lands and Town Lots in  
Hendricks County, Indiana

*Facts Worth Knowing*

### An Abstract of Title Is Necessary

To the Owner of land, to show whether he has a clear merchantable title.

To the Buyer of land, to protect him against liens and defects which may cause trouble and expense.

To the Seller of land, to guard him against liability on his covenants of warranty.

To the Borrower of money, to prevent delay in securing a loan.

To the Lender of money, to show the condition of his security, and prevent loss and expense.

An Abstract is not evidence of a good title; it may show a defective title; but it will show what is needed to make a good title.

We give special attention to the writing of deeds, mortgages and other instruments affecting land titles.

THE

ABSTRACT and TITLE

GUARANTY COMPANY

Danville, Indiana