

Guard. D. 3 Page 104

Disposed of at March 1894

No. 305

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# HENDRICKS CIRCUIT COURT.

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## PROBATE.

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### GUARDIANSHIP OF

Effie Adams  
Minor

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Ora Adams

Guardian.

F. B. 6 Page

April 4<sup>th</sup>

1888

L M Campbell

Adm'r's Attorney.

No. 3 0 5 .

Hendricks Circuit Court,

June Term, 1888.

In the Guardianship of Effie Adams,  
Minor.

Report in Lieu of Inventory .

*Examined and approved*  
*Thomas L. Sullivan*  
*Judge*

*Filed June 15<sup>th</sup> 1888*

*W. R. McCall and*  
*Clerk*

L. M. Campbell, Attorney .



State of Indiana, (  
(  
Hendricks County: (

In the Hendricks Circuit Court,  
  
June Term, 1888.

In the Guardianship of Effie Adams, (  
(  
Minor. (

No. 3 0 5.  
  
Report, in Lieu of Inventory.

To the Hon. Thomas L. Sullivan, Judge of said Court.

The undersigned guardian of said infant Effie Adams respectfully reports and states to the Court that said infant is her daughter and her only child, and that said guardian and said infant were and are the only heirs at law of her deceased husband, Franklin P. Adams, who departed this life in the year 1882 intestate.

Said guardian would refer the Court to the final settlement report made by herself as administratrix of the estate of said Franklin P. Adams, which was filed in this Court in July, 1884, and which was duly examined and approved at the September Term of said Court in 1884, from which it appears that on the final settlement of said estate the same was indebted to her as such administratrix in the sum of \$224.99, and had that the personal goods and assets of said estate which come into her hands were duly administered, accounted for and exhausted, and that she at that time waived her right to have the real estate or any part thereof belonging to said decedent sold to pay said balance due her.

Said guardian would further report to the Court that since the settlement of said decedent's estate, and prior to her appointment as guardian of said infant ward, she continued to make use of the real estate belonging to herself and said ward, known as a Normal School Building, situate in the town of Danville, Indiana, and that she continued to maintain and conduct a Normal school therein as the same had been conducted and carried on by her husband in his life time, and that from the proceeds thereof she has maintained and supported her said ward and daughter Effie Adams and has likewise invested more than two thousand dollars in the permanent improvement of a part of the real



estate which descended to herself and her said ward in equal parts, being the west half of lot one (1) in Block twenty-three (23) in the town of Danville, by erecting thereon a dwelling house and all necessary out houses for a residence for herself and said ward, which they still occupy, and that she further invested a large sum in furnishing and improving said building on lot two (2) in Block nine (9), known as the Normal school building, and that she considered and does now consider and believe such occupation, use and improvement of said premises, and the increased value thereof to both herself and said ward have been of permanent benefit and profit to said ward, and that the support and maintenance of said ward by her has been and she considers it fairly off set by whatever of the rents of said Normal School Building would or might otherwise be due from her to said ward, wherefore she has not taken or made any account of said rents as a part of the assets of said ward.

Said guardian would further report that by the order of this Court, made at the April term thereof, 1888, she made sale of certain real estate of her ward, to-wit: the undivided half of the east half of Lot one (1) in Block twenty-three (23), in the town of Danville, which was sold for the sum of \$175, and for which she now holds a note as guardian, secured and drawing interest.

Said guardian would further report and show to the court that it would be fair and equitable as she believes to off set whatever might otherwise be due said ward as her share of the rental value ~~xxxxx~~ of the Normal School Building belonging to herself and said ward together against the care and maintenance of said ward by herself, wherefore she asks the Court to allow her to so off set said two items.

She says that said ward is her only child and heir at law and that she has no interest greater or stronger than its welfare and maintenance, and that it is her desire and intention to so continue to manage said school for the interest of herself and ward jointly; that she procured the appointment of guardian for the purpose of making sale of



the real estate herein before last described, partly for the consideration that the sale of said lot, which was made to one of the professors employed in said school, would result in the permanent improvement and benefit of said school, and consequently to the interest of both herself and said ward, and that but for the necessity of such appointment to make such sale there would have been no need or occasion for the appointment of a guardian .

Said guardian submits therefore her account current which she makes as follows, and asks that the same be approved.

I am debtor to said ward in the amount for which said real estate was sold, . . . . . \$ 175 00  
 And with interest accrued on the same to this date, . " 2 55  
 Total amount of indebtedness, . . . . . " 177 55

I am entitled to credits as follows as against said ward, one half the \$224.99, amount due and allowed me on the settlement of the estate of said Franklin P. Adams, to-wit " 112 50  
 Interest on the same to this date, . . . . . " 25 00  
 Amount paid William R. McClelland, Clerk, on costs . . . " 10 05  
 Amount paid L.M. Campbell, Attorney, . . . . . " 20 00  
 I ask to be allowed for my services to date . . . . . " 10 00  
 Total amount of credits, . . . . . \$ 177 55

Which fully accounts for all the money or property of said ward that has come into my hands to this date.

And said ward being still under age, and having no other assets or property I ask the Court to accept this report in lieu of an inventory and to approve the same, and that said guardianship be continued.

Respectfully submitted.

*Mrs. Ora Adams*

*Subscribed and sworn to before me this 15<sup>th</sup> day of June 1888.* *W.R. McClelland Clerk*

Guardianship of

Effie Adams  
minor heir of  
Franklin P Adams  
dec'd

Land Sale Proceedings

Appointment of Appraisers,

—AND—

Appraisement of Real Estate.

Filed 4<sup>th</sup> of April 1888  
W M Clelland Clerk.

Attorney for Guardian.

Appraisers fees.



**State of Indiana, Hendricks County, ss:**

I, William R. McCelland Clerk of the Circuit Court  
of said County, certify that William H. Cash and  
Alexander Chambers, of said County, have been appointed, by said  
Court, Appraisers of the following Real Estate, to-wit:

The undivided one half (1/2) of the East half  
of Lot No 1 in Block No 23 in the town  
of Danville

in Hendricks County, and State aforesaid, part of the Real Estate  
of Franklin P. Adams, deceased; and they are to report their  
appraisement at the March Term thereof.

In Witness Whereof, I have hereunto set my hand, the 3<sup>rd</sup>  
day of April 1888

W. R. McCelland Clerk.

**State of Indiana, Hendricks County, ss:**

Personally appeared before me, William R. McCelland  
County, William H. Cash and Alexander Chambers,  
the above named Appraisers, and were sworn truly and impartially to appraise the  
property in the above certificate mentioned.

(Signed,)

W. H. Cash

Alexander Chambers

Subscribed and sworn to before me, this 3<sup>rd</sup> day of April 1888

W. R. McCelland Clerk.

The undersigned, appointed to appraise the following Real Estate, to-wit:

The undivided one half (1/2) of the East half  
of Lot No 1 in Block No 23 in the  
Town of Danville Hendricks County  
State of Indiana

the property of Franklin P. Adams, deceased, of Hendricks  
County, and State of Indiana, having been duly sworn, report that after due examination  
of the premises, we are of opinion that said Real Estate is worth

One hundred and Seventy five Dollars.

W. H. Cash

Alexander Chambers

April 3<sup>rd</sup>

1888

In the Guardianship  
of Effie Adams  
Minor Heir of  
Franklin P Adams

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Petition to be appointed  
Guardian

Filed April 4<sup>th</sup> 1888

Wm Metcalf

Clerk

L M Campbell atty



State of Indiana ( In the Hendricks Circuit  
Hendricks County ) Court March Term 1888

To the Honorable Thomas L Sullivan  
Judge of said Court

Petition to be appointed Guardian

The undersigned respectfully represents to  
the Court that Franklin P Adams depart-  
ed this life intestate on the 25<sup>th</sup> day of  
Nov 1882 leaving the undersigned his widow  
and Effie Adams his daughter as his  
only heirs at law; that said Effie Adams  
is of the age of eight years May 6<sup>th</sup>  
1888 : That said Decedent left Real  
Estate in Hendricks County Indiana, which  
descended to your Petitioner and said  
minor as tenants in Common in Equal  
proportions, described as follows Dwit:  
Lots ~~2 & 3~~ 2 & 3 in Block 9, and lot 1  
in Block 23 in the town of Danville  
That all of said lots were vacant at the  
time of his death except lot 2, in Block  
9, on which was a School Building  
That since his death your Petitioner  
has erected a dwelling House for herself  
on the west half of lot 1. in Block 23  
That the Real Estate of said minor is of  
the probable value of \$2000 and its annual  
rental value excluding the dwelling built  
by the undersigned is as near as she can  
estimate the same about \$250<sup>00</sup>  
That there is a necessity for the appoint-  
ment of a Guardian for said Effie Adams



and your Petitioner being the Mother of  
said Minor applies for Letters of Guar-  
dianship of her Person and Property

Respectfully Submitted

Mrs. Ora Adams

Subscribed and sworn to April 2<sup>nd</sup>  
1888 before the undersigned

WM Chelland Clerk



## Entry

Now at this time comes Ora Adams Guardian of Effie Adams - minor Heir to the Estate of Franklin P Adams deceased and presents and files her <sup>for the sale of certain Real Estate of her ward</sup> Petition under oath, in these words (here insert) and the Court having examined said Petition and being satisfied of the propriety of selling the Real Estate of said minor as prayed for now appoints William H Cash and Alexander Chambers two freeholders of said County of Hendricks, wherein said Real Estate is situated to appraise said Real Estate proposed to be sold which is described as follows to wit: The undivided one half ( $\frac{1}{2}$ ) of the East half of lot No 1- in Block No 23 in the Town of Danville, in the County of Hendricks and State of Indiana, And now said appraisers come into open Court and take an oath to truly and impartially appraise said premises at their fair cash value which oath is indorsed on their certificate of <sup>their</sup> appointment, And said appraisers now report and file their Inventory and appraisement of said Real Estate from which it appears that said lands of said minor are valued at \$175- It is now ordered by the Court that said Guardian file an additional bond herein in the sum of \$350



payable to the State of Indiana, with  
Condition, for the faithful discharge of  
her duties and the faithful payment  
and accounting for all moneys arising from said  
Sale of Real Estate according to Law

And now said Guardian presents and files such additional Bond with L M Campbell as surety thereon in the penal sum of \$350 which Bond and Security are now approved by the Court - It is now ordered adjudged and decreed that Ora Adams as Guardian of said Effie Adams, sell at private sale without notice for not less than the appraised value thereof said Real Estate Dunt! The undivided half of the East half of lot No 1 - in Block No 23 in the town of Vauville County of Hendricks and State of Indiana being the interest of said Ward therein, ~~and~~ ~~where said Guardian~~ on such terms as to time and security as will insure the collection of the purchase money and interest thereon from the date of sale.

And said Guardian now reports to the Court that she has made sale of said Real Estate to Edgar A. Tuttle at the appraisement and has secured the purchase money as required by the Court which sale is in all things and approved & confirmed and said Guardian is ordered to make out and report to this Court for approval a deed conveying said Real Estate to said purchaser - And said Guardian now reports and acknowledges a deed of conveyance conveying to said purchaser which is acknowledged in open Court and is examined and approved by the Court and ordered to be delivered to said purchaser and this Cause is stricken from Docket



No 804

In the Guardianship of  
Effie Adams  
Minor

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Petition to sell Real  
Estate

Filed April 4<sup>th</sup> 1888  
R M Clelland  
Clerk

L M Campbell atty



State of Indiana } In the Hendricks Circuit  
Hendricks County } Court March Term 1888

In the matter of the Guardianship of Effie  
Adams - Minor Heir of Franklin P Adams  
Deceased

Petition to sell Real Estate -  
To the Honorable Thomas L Sullivan  
Judge of said Court

The undersigned  
Respectfully represents to the Court that  
she is the Guardian of Effie Adams the  
Minor heir of Franklin P Adams De-  
ceased, duly appointed and qualified  
at the present term of this Court

That said Effie Adams is ~~now~~ of the  
age of Eight years May 6<sup>th</sup> 1888

That she resides with the undersigned  
who is her Mother, in Danville in the  
County of Hendricks and State of Indiana

That said Guardian has not received  
any money or property belonging to  
said ward since her appointment.

That said ward has no property or  
Estate except what she acquired by  
the death of her father Franklin P Adams

That said Franklin P Adams died  
Nov 25<sup>th</sup> 1882 seized in fee simple

of the following Real Estate situated in  
Hendricks County Indiana Durt, Lots #  
2. & 3 ~~and 4~~ in Block 9, and lot  
1 in Block 23 in the Town of Danville

That all of said lots were vacant at the time



of the death of said Franklin P. Adams except lot 2 in Block 9 - on which was situated a large Building used at the time of his death as a Normal School Building, of which School said Decedent was Proprietor - That the value of said Real Estate and the annual income therefrom depended greatly upon the fate of said School which was rendered uncertain by the death of said Proprietor. That the undersigned ~~was~~ ~~was~~ widow of said Decedent and said minor Effie Adams ~~was~~ were the only heirs at law of said Decedent, and she being deeply interested in the success of said School continued the same in operation with the aid of the Corps of Teachers who had been in the employ of said deceased, and the same has prospered under <sup>her</sup> management until she has been able to and has put improvements on said School Building at great expense and has erected a dwelling House on lot 1, in Block 23, at her own expense, all of the probable cost of \$3000.

That without continuing said School and but for the success of the same said Real Estate would have been unsalable and would have yielded a very small income, if any at all over necessary expenses and taxes.

Your Petitioner further shows that the



East half of lot 1. in Block 23. is vacant and yielding no income whatever That she can sell the same to a person connected at present with her school who desires to build a residence thereon which will in her judgment materially add to the value of the other Real Estate belonging to said ward and your Petitioner That your Petitioner desires to sell her undivided half of said half lot but cannot sell the same unless a good title can be made to the whole of said half lot, That said half lot is worth about \$350 and the interest of her ward therein \$175. The rental value of which in its present condition is nothing. That she can use or loan the proceeds thereof due said ward so as to realize interest thereon, and she proposes to make the same bring interest

Wherefore she prays the Court to order and authorize her as Guardian to sell the interest of her ward in the East half of lot 1. in Block 23. in the Town of Danville on the following terms to wit: on 12 months time, the purchase money & draw interest and she believes it will be to the interest of said ward to sell the same at private sale without notice - Respectfully Submitted  
Mrs. Ora Adams

Subscribed and sworn to before me this 2 day of April 1888

MRUC Bellard clk



In the Guardianship  
of Effie Adams  
Minor

Land Sale  
Report of Sale

OK

Thomas L. Sullivan  
Judge

Filed April 4<sup>th</sup> 1888  
W. M. McLelland  
Clerk



State of Indiana } In the Hendricks C.C.  
Hendricks County } March Term 1888

In the Guardianship of Effie Adams  
Minor Heir of Franklin P. Adams see -  
Report of Sale of Land

To the Honorable Thomas L. Sullivan  
Judge of said Court

The undersigned  
Guardian of Effie Adams reports  
to the Court that pursuant to the  
order of this Court now made she  
has bargained and sold the undivided  
 $\frac{1}{2}$  of the East  $\frac{1}{2}$  of lot No 1 - in Block  
23 in the Town of Danville to one  
Edgar A. Tuttle, for \$175 - the full  
appraised value thereof and that the  
purchaser has secured the purchase money  
therefor to his satisfaction, so that she  
is willing to charge herself as Guardian  
with the amount of said purchase money  
Wherefore she asks that the sale be  
confirmed and that she be authorized  
to make a deed conveying said Real  
Estate to said purchaser

Respectfully Submitted

Mrs. Ora Adams,

Subscribed and sworn to this 4<sup>th</sup> day of April 1888  
W. M. C. C. C. C. C.



Mendocino Circuit Court  
No 305

Guardianship of  
Effie Adams

Current Report

FILED.  
NOV 21 1890

J. G. Hogate  
CLERK.

Approved  
M. W. Vandy  
Judge



State of Indiana Hendricks County S.S.

In the Circuit Court September Term 1890

In the Guardianship  
of Effie Adams a minor.

Ora A. Joseph (formerly Ora A. Adams) respectfully reports to the Court that as such guardian she is chargeable with nothing in her last report and that she has collected nothing for said Effie since said report.

That said Effie has no personal estate but that her estate consists of realty as set out and in substantially the same condition except as to some permanent improvements made by her said guardian at her own expense, as described in her current report number one to which reference is here made. That said real estate is still used as set out in said report no 1.

That said Effie lives with and is cared for and educated by said guardian for which she makes no charge other than this; said guardian is continually making permanent and lasting improvements on the real estate which is the joint property of said Effie and said guardian and using said real estate as a residence and for college purposes. and that the lasting and valuable improvements made on said realty up to this time far exceeds the one half of the rental value thereof and she asks that said improvements which have been made wholly at the expense of said guardian and the care and keeping of said Effie be offset against the rental of



of said real estate and that she be not re-  
quired to charge herself with said rentals  
she further asks to be continued in her trust

Mrs. Ora A. Joseph

Subscribed and sworn to before me Sept. 13, 1890

James L. Clark  
Notary Public



IN THE GUARDIANSHIP OF

EFFIE ADAMS, MINOR HEIR  
OF FRANK P. ADAMS.

Final Report.

*Costs now paid  
Approved  
Guardian & charged  
J. M. Buckley  
Judge*



STATE OF INDIANA, HENDRICKS COUNTY SS:

IN THE CIRCUIT COURT, NOVEMBER TERM 1894.

XX

IN THE MATTER OF THE  
GUARDIANSHIP OF EFFIE

ADAMS, MINOR HEIR OF  
F.P. ADAMS, DECEASED.

Ora A. Joseph, Guardian of the minor heir of F.P. Adams, deceased respectfully reports to the Honorable, the Hendricks Circuit Court that in her last report she was chargeable with no balance in her hands and no funds of said minor have come into her hands since that time and that she now has no funds belonging to said minor. That said minor has no estate in expectancy. That the real estate of said minor is unproductive. That said minor is now 14 years of age and resides with this Guardian and it is the request of said minor that this guardianship be closed up and taken out of this Court and this Guardian asks that the same be done.

Ora A. Joseph,

Subscribed and sworn to before me this 20th. day of November 1894.

James L. Clark

Notary Public.



No. ....

CLERK'S OFFICE,

\$ 10<sup>05</sup> .....

Danville, Hendricks Co., Ind.

June 15 1888

RECEIVED OF

Ora Adams

Guardian of

Effie Adams

Ten

Dollars and 05 Cents,

In full of Costs to date to include  
Costs of Land sale, appraisers fees,  
and Guardianship fees,

W. R. McClelland

Clerk.