

WARRANTY DEED

Form WD-1
Revised 05/2019

Project:	<u>1400639</u>
Code:	<u>N/A</u>
Parcel:	<u>20 & 20A</u>
Page:	<u>1 of 3</u>

THIS INDENTURE WITNESSETH, That The City of South Bend, Indiana, by and through its **Board of Park Commissioners**, the Grantor(s) of St. Joseph County, State of Indiana Convey(s) and Warrant(s) to **BOARD OF COMMISSIONERS OF THE COUNTY OF ST. JOSEPH, INDIANA**, the Grantee, for and in consideration of the sum of Thirty eight thousand four hundred ten and 00/100 Dollars (\$51,730.00) (of which said sum \$3,850.00 represents land and improvements acquired and \$47,880.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of St. Joseph, State of Indiana, and being more particularly described in the legal description(s) attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor(s) hereby specifically acknowledge(s) and agree(s) that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor(s), or any successors in title to the abutting lands of the Grantor(s), notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor(s) and all successors and assigns.

The undersigned represents and warrants that they are the Board of Park Commissioners of the Grantor, that pursuant to state and local ordinance they are fully authorized to grant the fee simple interest under this Warranty Deed easement it is and that said authority has not been revoked, and that they therefore, fully authorized and empowered to convey to the **Board of Commissioners of the County of St. Joseph, Indiana** said real estate of the City, and that on the date of execution of said conveyance instruments they have full authority to so act

For use as a county highway or for highway purposes

Interests in land acquired by
Board of Commissioners of the County of St.
Joseph, Indiana
Grantee and Tax mailing address:
227 West Jefferson Boulevard
South Bend IN 46601
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor(s) has executed this instrument this 7 day of August, 2020.

The City of South Bend, Indiana, by and through its Board of Park Commissioners,

By [Signature] (Seal)
Signature

Mark Neal, President
Printed Name

[Signature] (Seal)
Signature

Consuela Hopkins, Vice President
Printed Name

[Signature] (Seal)
Signature

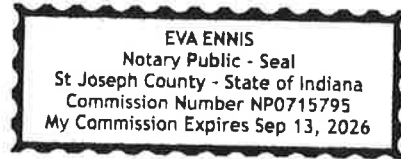
Aimee Buccellato, Member
Printed Name

[Signature] (Seal)
Signature

Dan Farrell, Member
Printed Name

Witness [Signature] [Signature]
Signature

Eva Ennis
Printed Name



STATE OF INDIANA:

SS:

COUNTY OF ST. JOSEPH:

Before me, a Notary Public in and for said State and County, personally appeared Mark Neal, President; Consuela Hopkins, Vice President; Aimee Buccellato, Member; and Dan Farrell, Member of The City of South Bend, Indiana, by and through its Board of Park Commissioners, the Grantor(s) in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be their voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 7 day of August, 2020.
Eva Ennis Signature [Signature]

Printed Name Eva Ennis
My Commission expires September 13, 2026
I am a resident of St. Joseph County.

Form T-3
Revised 05/2019

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PROOF NOTARIAL CERTIFICATE

STATE OF INDIANA:

SS:

COUNTY OF ST. JOSEPH:

Before me, a Notary Public in and for said State and County, personally appeared, the witness Matt Frazier, to the foregoing instrument, who, being duly sworn by me, did depose and say that they know Mark Neal, President; Consuela Hopkins, Vice President; Aimee Buccellato, Member; and Dan Farrell, Member of The City of South Bend, Indiana, by and through its Board of Park Commissioners, Signatory(s) of the Grantor(s) to be the individual(s) described herein and who executed the foregoing instrument; that said witness Matt Frazier was present and saw Mark Neal, President; Consuela Hopkins, Vice President; Aimee Buccellato, Member; and Dan Farrell, Member of The City of South Bend, Indiana, by and through its Board of Park Commissioners, Signatory(s) of the Grantor(s) execute the same; and said witness Matt Frazier at the same time subscribed his/her name as a witness thereto.

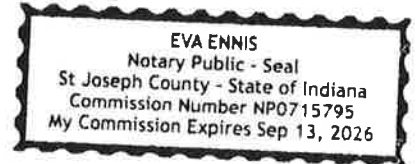
Witness my hand and Notarial Seal this 7 day of August, 2020.

Signature Eva Ennis

Printed Name Eva Ennis

My Commission expires September 13, 2026

I am a resident of St. Joseph County.



This instrument was prepared by Jamie C. Woods, Thorne Grodnik, LLP, License No. 21879-79, 420 Lincolnway West P.O. Box 1210, Mishawaka, Indiana 46546-1210

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each and every Social Security number from this document, unless it is required by law. Jamie C. Woods