

Deed No. 85

Eddy Street, from River to Mishawaka  
Avenue.

cf. p. 93 SIDWELL

1K

WARRANTY DEED

85

Louise Beyer and August Beyer TO The City of South Bend

DUTY ENTERED FOR TAXATION.

The 17 day of Oct, 1901

John M. Brown AUDITOR. RECEIVED FOR RECORD.

The day of OCT 17 1901

at 1 1/2 o'clock M., and recorded in Record page 388

J. P. Reed Recorder St. Joseph County.

WILLIS A. BUGBEE

AMERICAN LAW



South Bend\*

St. JOSEPH COUNTY, INDIANA.

SOLE PROPRIETOR OF

ANDERSON'S ABSTRACTS OF TITLE

The Original, Oldest and most Complete, showing all Judgments, Wills, Liens, Deeds, Mortgages and other Records affecting Title to Land in St. JOSEPH COUNTY.

OFFICE OVER THE ST. JOSEPH CO. SAVINGS BANK,

122 - 124 NORTH MAIN STREET.

Deed

COMPARED 16



Michigan Ave

# WARRANTY DEED

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August Beyer  
TO  
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### ATTORNEY AT LAW



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COMPARED 16

Be careful and have a Good Title before  
you invest, and so avoid Loss and  
Trouble and save Time and  
Money.

THE CHAIN OF TITLE should be direct and perfect, and  
no defects nor errors in any of the deeds should exist.

There should be no interest of heirs or widows outstanding.

There should be no Mortgages, Trust Deeds, Mechanics'  
Liens, Judgments, Attachment Liens, Tax Title, Assessments,  
Leases, Liens by Execution, nor other liens nor incumbrance  
of any kind. All Wills in the Title should be clear in their  
terms, in due form, and duly probated. If the property was  
ever obtained by descent, the intestate's estate must have been  
duly settled in court. If ever sold at Sheriff's, Executors,  
Administrator's, Guardian's Commissioner's or other judicial  
sale, under any decree of court, all of the proceedings must be  
in conformity with the Statute. The title must be for the fee  
simple, and no life estate, nor right to reversion, nor remainder  
must exist, nor the property be liable to forfeiture for breach  
of condition subsequent. These, with many other requirements  
to be shown of record, too numerous to mention, should be  
ascertained, and all facts external to the records, and all  
statutes or decisions of the courts, affecting the rights of  
ownership, or possession of the land should be shown.

FOR SAFETY, CONSULT

## Anderson's Abstracts of Title

TO EVERY FOOT OF LAND IN ST. JOSEPH CO.

ESTABLISHED A. D. 1856.

- If you want an Abstract of Title,
- If you want an Opinion of Title,
- If you want a Statement of Incumbrances,
- If you want a Deed drawn,
- If you want a Mortgage drawn,
- If you want a Contract drawn,
- If you want a Lease drawn,
- If you want to Borrow Money,

If you want anything pertaining to Real Es-  
tate, Titles or Conveyancing, call upon

## WILLIS A. BUGBEE, Prop'r,

SOUTH BEND, INDIANA.



# This Indenture Witnesseth.



That *Yovise Beyer* and *August Beyer* (her husband)

of *St. Joseph County in the State of Indiana,*

CONVEY AND WARRANT

To *The Municipal City of South Bend.*

of *St. Joseph County in the State of Indiana, its successors* ———— *has* and assigns for the sum of *One (\$1.00)* Dollars

*The following Real Estate in St. Joseph County in the State of Indiana, To wit: A strip of land sixty (60) feet in width, being an extension South from the Mishawaka Road of Eddy Street in the City of South Bend; which strip is bounded by a line running as follows viz; Beginning on the East line of Section twelve (12) Township thirty seven (37) North; of Range No. two (2) East, at a point five hundred and forty one and 3/10 feet South of the Southerly <sup>or South West</sup> corner of Lot No. twenty (20), as shown on the recorded plat of August Beyer's First Addition to the City of South Bend; thence East sixty (60) feet, thence North parallel with said section line to the South line of the Mishawaka Road; thence North West with the said South line of said Road to the Section line aforesaid; thence South with said Section line to the place of beginning; which strip of land hereby conveyed is situated in parts of the South West 1/4 of Section No. Seven (7), and of the North West quarter (1/4) of Section No. Eighteen (18) in Township thirty seven (37) North; Range Three (3) East, in Portage Township in said County.*

*And covenant for themselves their heirs and personal representatives that they are lawfully seized of the premises, has good right to convey the same and guarantee the quiet possession thereof, that the same are free from all incumbrance and that they will warrant and Defend the title to the same against all lawful claims.*

*In Witness Whereof* they have hereunto set their hands and seals this 15th day of May 1875.



One  
 The following Real Estate in St. Joseph County in the State of Indiana, To wit: A strip of land sixty (60) feet in width, being an extension South from the Mishawaka Road of Eddy Street in the City of South Bend; which strip is bounded by a line running as follows viz; Beginning on the East line of Section twelve (12) Township thirty seven (37) North; of Range No two (2) East, at a point five hundred and forty one and 3/10 feet South of the Southerly <sup>or South West</sup> corner of Lot No twenty (20), as shown on the recorded plat of August Beyer's First Addition to the City of South Bend; thence East sixty (60) feet; thence North parallel with said section line to the South line of the Mishawaka Road; thence North West with the said South line of said Road to the Section line aforesaid; thence South with said Section line to the place of beginning; which strip of land hereby conveyed, is situated in parts of the South West 1/4 of Section No Seven (7), and of the North West quarter (1/4) of Section No Eighteen (18) in Township thirty seven (37) North; Range three (3) East, in Portage Township in said County.

And covenant for themselves their heirs and personal representatives that they are lawfully seized of the premises, have good right to convey the same and guarantee the quiet possession thereof that the same are free from all incumbrance and that they will warrant and Defend the title to the same against all lawful claims.

In Witness Whereof they have hereunto set their hands and seals this 15 day of October A.D. 1901

Louise Beyer LS  
 August F. Beyer LS  
 LS  
 LS

State of Indiana, St. Joseph County S.S.

Before me, the undersigned, a NOTARY PUBLIC,  
 in and for said County, came Louise Beyer and August Beyer (her husband)

and acknowledged the execution of the above Deed

Witness my hand and Notarial seal this 15<sup>th</sup> day of October 1901.  
 Louis Atwell LS

NOTARY PUBLIC  
 Commission Expires April 4-1905

