

Deed No. 114

Alley, south of South St., from
Columbia St., to Carroll St.

OK

CA. p. 101 SIDWELL

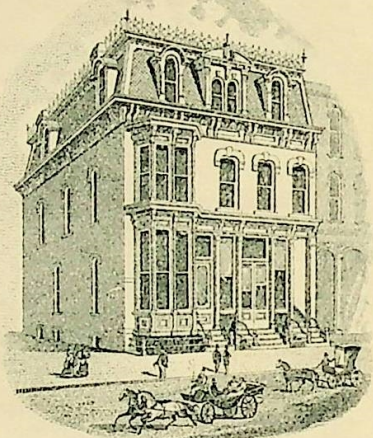
alley south 5 of South St from
Columbia St to Carroll

OUR COMMON DEED

114

The Birdsall Mfg Co,
To

The City of South Ber



#10

ARNOLD'S LAW & ABSTRACT BLOCK

J. B. Arnold, Attorney at Law.

Arnold's Abstracts of Title.

ARNOLD'S ABSTRACT DIGEST.

ENTERED FOR TAXATION

This 14th day of Decem. 1883

By Aaron Jones Auditor.

By L. E. Howard Deputy.

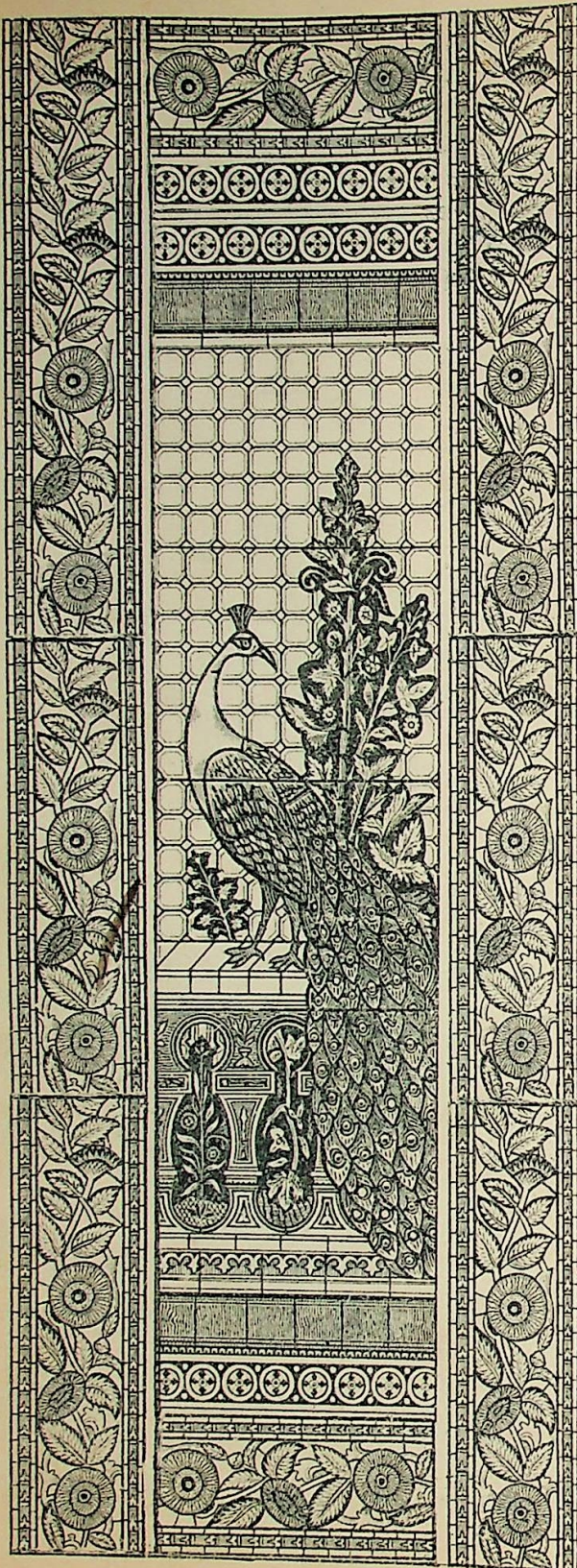
Received for Record this 14th day of Dec. 1883
at 3 1/2 o'clock, P. M., and Recorded in Deed Record 711
on page 165.

By Mrs. M. Howard Recorder.

of St. Joseph County, by W. C. Michael, Deputy.

15

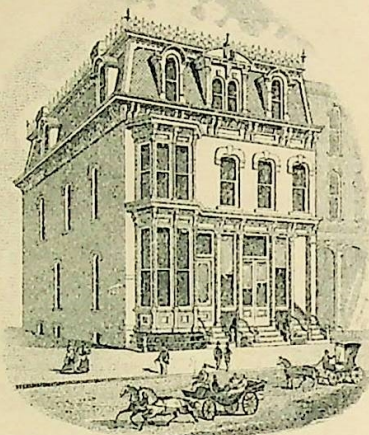
Due



alley south 5 of South St from
Columbia St to Carroll
QUIT-CLAIM DEED
114

The Birdsell Mfg Co,
To

The City of South Bend



#10

ARNOLD'S LAW & ABSTRACT BLOCK

J. B. Arnold, Attorney at Law.

Arnold's Abstracts of Title.

ARNOLD'S ABSTRACT DIGEST.

ENTERED FOR TAXATION
This 14th day of Decem. 1883

Aaron Jones Auditor.

By *E. Howard* Deputy.

Received for Record this 14th day of Dec. 1883
at 3^{1/2} o'clock, P. M., and Recorded in Deed Record 71
on page 165.

Thos. M. Howard Recorder.
of St. Joseph County, by *W. C. McMichael* Deputy.

15

Due

County of
State of

SS:

Before me, the undersigned, a Notary

Public in and for said County, came said

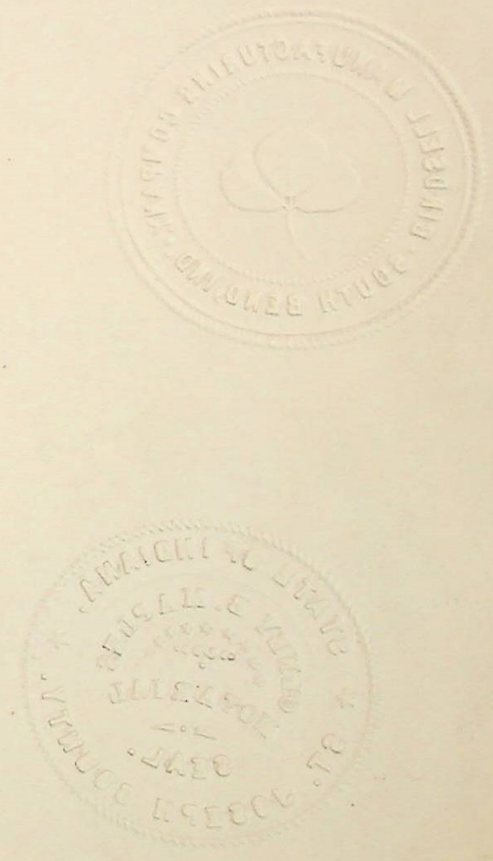
And acknowledged the execution of the within Deed.

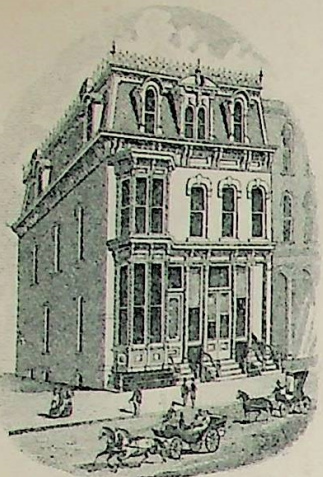
Witness my hand and Notarial seal this

188

day of

Notary Public.





ARNOLD'S LAW & ABSTRACT BLOCK

Arnold's Abstracts of Title to all Lands in St. Joseph County
Indiana, and Arnold's Abstract Digest.

THEIR USE AND IMPORTANCE.

"Title, when applied to real estate, signifies the means whereby the owner of lands has the just possession of his property."—2d Blackstone's Com. page 195.

An Abstract of Title is "an Abstract or summary of the most important parts of the deeds and other instruments, and evidences of a title to real estate, and intended to show the origin and incidents of the title; it also contains a statement of all changes, liens and liabilities to which the property may be subjected, and of which it is in any way material for purchasers to be apprised," so as to show whether the title is perfect or defective, and if the latter whereof the defect consists.

Before the organization of the government of the United States of America, a large portion of the territory now belonging thereto, including that now comprising the State of Indiana, was discovered by subjects of Great Britain and was appropriated by that Government, under which the Colony of Virginia was formed, and which once included within its boundaries the territory now constituting the State of Indiana.

After the renunciation of the British Government by the colonies and their consolidation into the Government of the United States of America, the commonwealth of Virginia ceded to the United States certain territory, including what now comprises the State of Indiana. Thus the United States became

possessed of its title to this territory and became the supreme power of State controlling the same.

Since which time the title or "means whereby the owners" of all land in the territory now comprising the State of Indiana "have the just possession of such property," is derived from the United States, and in this sense the United States is the starting point for all those titles.

It thus appears that the title to all lands in St. Joseph County, Indiana, of which Arnold's Abstracts of title treat, must, if perfect, be traceable from the United States.

By a perfect title is meant a title which the laws and forces of the State and United States, will recognize and protect against every other claim, subject only to the right of taxation and eminent domain.

A portion of land in St. Joseph County, Indiana, the United States by treaty permitted certain Indians to retain as their individual possessions subject to certain conditions, one of which was the approval of the President of the sale thereof, to be expressed upon the deeds of conveyance. Other lands in said County have been granted to the State of Indiana by acts of Congress while other have been sold and conveyed directly to individual purchasers. Some of those lands thus granted to the State of Indiana have been conveyed directly to individuals, while certain County officers have been empowered by the State legislature to sell and convey other portions in accordance with certain prescribed forms of procedure, and thus through those various means the title to nearly all the land in St. Joseph County has passed into the possession of individuals. The usual means employed by individuals to alien or transfer their title to land, is by deed of conveyance, either of quit claim or containing full or partial covenants of warranty, but an individual may lose his title through other means, as by mortgaging and allowing the mortgage debt to become over due, and land sold by reason thereof; or by personal judgment and sale thereon, also by sale for non-payment of taxes, by the loss of the evidences of title, and in various other ways.

It is very essential that all the evidences of title from the government down be preserved not only for the purpose of preserving the title itself but so that a purchase or creditor may know that he is safe in investing. These evidences of title consist of the "deeds and other documents establishing such title." For the purpose of preserving those evidences the State Legislature has enacted laws providing for places for keeping records of the same and also for establishing and quieting titles in rightful owners and preserving the records thereof, courts of record have been established. Laws also have been enacted providing

for the assessment and collection of taxes and sale of property therefor and the record of such proceedings. All these various records are kept in the several county offices, and the records of the entry and sale of such land by the United States and State of Indiana, are in part in those offices and in part in the State offices at Indianapolis.

These records consist of numerous volumes in each department, which are constantly increasing in number, there being at this time in the several offices, at least 500 volumes of 600 pages each, and these evidences of title to all the land in St. Joseph County consisting of Deeds, Mortgages, Wills, Mechanics' liens, Ditching assessments, Judgments, Tax sales, etc., are scattered promiscuously through these voluminous records. Vast files of papers and plats containing evidence effecting these titles, have also accumulated. It is thus apparent that a person might spend days and even weeks with only such assistance as the general indexes furnish, without being able to form an accurate opinion as to any one title. This impossibility of forming correct conclusions from those general sources constitute the necessity of Abstracts of titles.

ARNOLD'S ABSTRACTS OF TITLE.

In Arnold's Abstracts of title each 80 acre tract and fraction as surveyed by the Government, and each town and city lot and other subdivision, has a separate place assigned to it, and those voluminous records and files have been examined page by page in succession, and everything effecting each lot or parcel has been carefully transcribed to its appropriate place in these abstracts, and each day this is continued as to the accumulating matter, and these entries have been compared and re-compared for perfection; so now by simply turning to the proper place, any desired title may be shown almost at a glance.

ARNOLD'S ABSTRACT DIGEST.

Arnold's Abstract Digest is distinct from the foregoing and forms no part thereof, but is an almost indispensable addition thereto. Where there is no Digest connected with the Abstracts, a person desiring a title examined must furnish a description of the ground or its location, to enable the Abstracter to find it in his books, but it often occurs that parties desire a title examined without knowing the description or location, and also desire to learn what real estate some individual owns or has owned (as often occurs in settling estates), and his financial standing. By simply furnishing the name with this Digest, it is easily shown just what real estate a person holds of record and where each tract is located, and also what he has owned before, and when and to whom conveyed, so that the real estate

he owns and has owned, and his financial standing of record may be shown, and often his motives and dealings whether honest or corrupt may thus be accurately portrayed. These facts are of great value in making loans and collections and in settling estates.

The Digest is also useful for perfecting the Abstract entries. Keeping it up in connection with the Abstracts renders mistakes almost impossible, serving like double entry in book keeping. No Abstract system is complete without such a Digest, yet owing to the great labor and expense of keeping them up they are often omitted and seldom found except in large cities. All persons purchasing real estate, loaning money or making collections in St. Joseph County will find it to their advantage to consult these books and have their papers prepared at this office. By so doing many lawsuits may be avoided and much expense and vexatious labor saved. A large portion of the quieting title suits are occasioned by deeds, mortgages, wills, and other instruments of conveyance being imperfectly drawn.

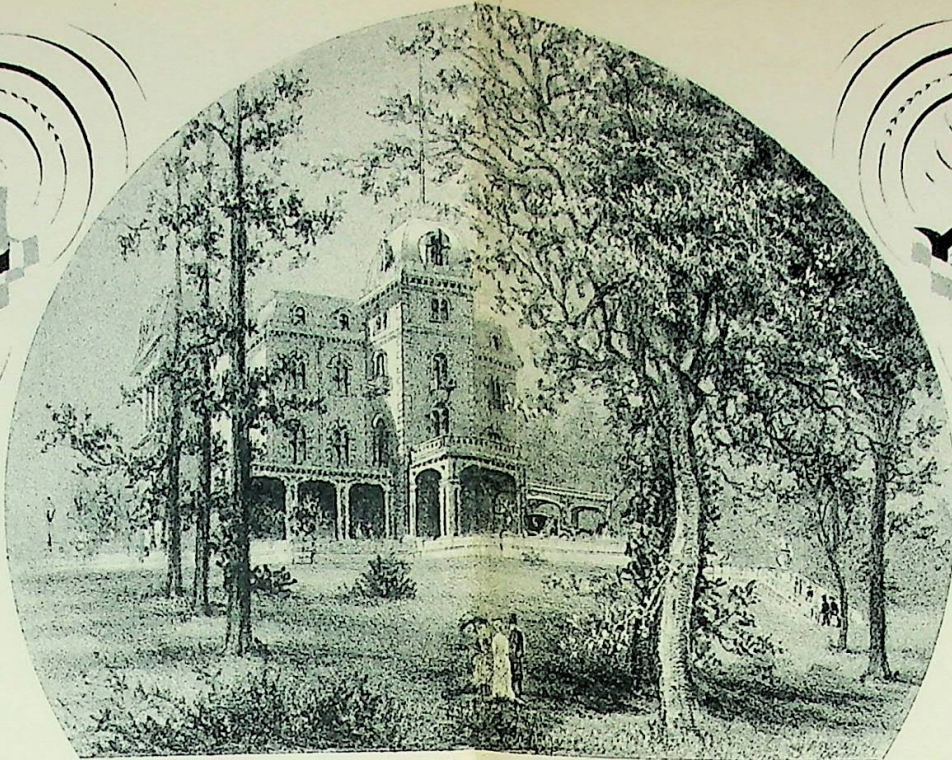
I have devoted a large portion of my life to this business and thoroughly understand it. Much in my system of Abstracts is original with me, and its superiority has often been attested by experts, and by its being adopted in other localities after a rigid inspection and comparison with other systems. For the accommodation of my Law and Abstract business and the convenience of my clients, I have constructed a double front building with numerous business apartments, vaults, and other conveniences on the ground floor (Nos. 87 and 89 Washington street, South Bend), known as "Arnold's Law and Abstract Block," which has been pronounced by many of the legal profession to be the best and most convenient suite of law and abstract rooms in the State. All visitors are welcome whether on business or otherwise.

Call and see the rooms, inspect the records, and try my system of doing business.

J. B. ARNOLD, JR.



This Indenture



Witnesseth That

THE UNDERSIGNED

The Birdsell Manufacturing Company
By John C. Birdsell its President

Duly authorized by a resolution of the Board of Directors of said Company

SELL CONVEY AND WARRANT TO

The City of South Bend

For One (\$1,000) Dollar

The Following Described Real Estate in St. Joseph County, in the State of Indiana, to-wit:

Beginning at the North West corner of Lot Twenty four (24) in Denniston and Fellows addition to

South Bend

Thence East to Grant Street, Thence South Fourteen (14) feet, Thence West to West end of said lot twenty four (24), Thence North Fourteen (14) feet to the place of beginning. For public alley. Being the West end of the strip reserved by said Company when said lot was platted.

To have and to hold the same unto the said grantee, heirs and assigns, forever.

South Bend

Thence East to Grant Street, Thence South Fourteen (14) feet, Thence West to west end of said lot twenty four (24), Thence North Fourteen (14) feet to the place of beginning, For public alley. Being the west end of the strip reserved by said Company when said lot was platted.

To have and to hold the same unto the said grantee... heirs and assigns, forever.

By said John C. Birdsell its president

In Witness Whereof, said Co., has hereunto set its hand and seal this 28th day of August 1882.

State of Indiana, St. Joseph County, So.

SEAL

Birdsell Mfg Co

SEAL

SEAL

By John C. Birdsell Pres

SEAL

SEAL

SEAL



Before me, the undersigned, a Notary Public in and for said county, came said Birdsell Manufacturing Company by John C. Birdsell its President

and acknowledged the execution of the above deed.

Witness my hand and Notarial Seal this 28 day of August 1882

O. B. Maples

Notary Public.