

Deed No. 171

Part of City Cemetery.

CF. p 49 SIDWELL

OK

Part of City Cemetery
WILLIS A. BUGBEE.

171 ATTORNEY AT LAW,
AND NOTARY PUBLIC,
SOUTH BEND, IND.

WARRANTY DEED.

James DuShane & wife and
Benj M. Hance & wife
TO

The City of South Bend

DULY ENTERED FOR TAXATION

This 20th day of April 1880

Wm. D. Smith AUDITOR.

RECEIVED FOR RECORD.

This 20th day of April 1880

at 11 o'clock A. M., and recorded in

Record 603 Page 499.

W. B. Bunker RECORDER

St. Joseph County.

ANDREW ANDERSON,
ATTORNEY AT LAW.

WILLIS A. BUGBEE,
ATTORNEY AT LAW.

South Bend, St. Joseph County, Ind.

Anderson's Abstracts of Title,

Showing all Judgments, Wills, Liens, Deeds, Mortgages and
other records affecting title to land in St. Joseph County,
kept in my office.

Tribune Printing Co., South Bend, Ind.

125 - Bacon
10 - Grand
135 - Buege

BE CAREFUL TO 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 interests of heirs or widows,
out-standing.

There should be no Mortgages, Trust Deeds,
Mechanics' Liens, Judgments, Attachment Liens,
Tax Titles, Assessments, Leases, Liens by Execu-
tion, 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 intes-
tate's estate must have been duly settled in court.
If ever sold at Sheriff's, Executor's, Administra-
tor's, Guardian's, Commissioner's, or other judicial
sale, under any decree of court, all of the proceed-
ings 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 ex-
ternal to the records, and all statutes or decisions
of the courts, affecting the rights of ownership, or
possession of the land should be known.

FOR SAFETY, CONSULT

Anderson's Abstract of Titles

To Every Foot of Land in St. Joseph Co.

Established A. D. 1856.

WILLIS A. BUGBEE

171 ATTORNEY AT LAW,
AND NOTARY PUBLIC,
SOUTH BEND, IND.

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Benj M. Hance & wife
TO

The City of South Bend

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Feb 20 1880 RECORDER

St Joseph County.

ANDREW ANDERSON,
ATTORNEY AT LAW.

WILLIS A. BUGBEE,
ATTORNEY AT LAW.
South Bend, St. Joseph County, Ind.

Anderson's Abstracts of Title,

Showing all Judgments, Wills, Liens, Deeds, Mortgages and
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Tribune Printing Co., South Bend, Ind.

125 Recd
10 Grand
135-2000

State of Michigan }
Berrien County } ss.

Personally appeared before me the under-
signed a Notary Public, within and for said County
Benjamin M. Hance and Georgia A Hance his
wife, and acknowledged the execution of the within
and foregoing deed, for the uses and purposes therein
set forth.

Witness my hand and Notarial seal this 17th day
of March A.D. 1880.

A circular notary seal with a serrated edge. The text around the perimeter reads "THOMAS BEAMAN" at the top and "NOTARY PUBLIC" at the bottom. In the center, it says "STATE OF MICHIGAN".
Thomas Beaman (Seal)
Notary Public

THE **INDENTURE** WHEREBY

That James DuShane & Emma DuShane his wife
of St Joseph County in the State of Indiana do hereby
grant bargain, sell and convey, to the City of South Bend, and
Benjamin M. Hance, & Georgia A Hance, (his wife)

of Benien County in the State of Michigan

Convey and Warrant to said **City of South Bend**

of St Joseph County in the State of Indiana, Successors heirs and assigns, for the sum of

Twenty six hundred (\$2600) DOLLARS,

the following Real Estate in St Joseph County in the State of Indiana, to-wit:

Ten (10) and forty hundredths $\frac{40}{100}$ Acres bounded by a line running as follows, viz, Commencing at the South East corner of that part of the South West quarter, of Sections two (2), Township thirty seven (37), North of Range two (2) East, that lies South West of Laporte Avenue, in the City of South Bend, being at the center of the crossing of Linden Avenue, and Laporte Avenue, in said City, thence running West fifteen (15) chains and forty one (41) links, thence South thirteen (13) chains and fourteen (14) links to the center of said Laporte Avenue, the place of beginning being lot "A", as designated on a plat of said land, by the Commissioners appointed to partition real estate, in a certain action of partition, wherein James DuShane was Plaintiff and Isaac G. Dorn and others were defendants, the record of which plat, in said partition, is entered in Complete Record Vol. 17, page 575 (Civil) of the records of the St Joseph Circuit Court, And the said Benjamin M. Hance and Georgia A Hance his wife

~~THE~~ 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. Subject to city taxes
In Witness Whereof, they have hereunto set their hands and seals this 16th day of March A.D. 1880

Benjamin M. Hance

the following
 Ten (10) and forty ⁴⁰ hundredths ¹⁰⁰ Acres
 follows, viz. Corner ^{and running}
 of the South West ^{quarter}
 (37), North of Bang ^{two (2) East, plat}
 Avenue, in the ^{lies South West of LaPorte,}
 crossing of ^{being at the center of the}
^{thence}
^{to the center of said}
^{to the center of said}

LaPorte Avenue, the place of beginning, being lot "A", as
 designated in a plan of said land, by the Commissioners appointed to par-
 tition real estate, in a certain action of partition, wherein James DuShane was
 plaintiff and Isaac G. Demand and others were defendants, the record of which plat, ^{made}
 partition, is entered in Complete Record Vol. 17, page 57 S. (Civil) of the records of the St. Joseph Circuit Court,

And the said Benjamin M. Hance and Georgia A. Hance his wife
~~the~~ 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. Subject to city taxes
 In Witness Whereof, they have hereunto set their hands and seals this 16th day of March A.D. 1880

WILLIS A. BUGBEE
 ATTORNEY AT LAW,
 AND NOTARY PUBLIC,
 SOUTH BEND, IND.

Benjamin M. Hance [L. S.]
 Georgia A. Hance [L. S.]
 James DuShane [L. S.]
 Emma DuShane [L. S.]

STATE OF INDIANA, }
 St. Joseph County, } ss.



Before me, the undersigned, a Notary Public
 in and for said County, came James DuShane and Emma DuShane
 (his wife)
 and acknowledged the execution of the above Deed.

Witness my hand and seal this 16th day of March 1880
 Willis A. Bugbee (L. S.)
 Notary Public

(OVER)