

#281

Cooper Bridge, approach  
to.

p. 103 Sidwell

75710

Transfer 29862  
Taxing Unit S.B.  
Date 5-25-59

# WARRANTY DEED

This indenture witnesseth that HAROLD A. DOWNHAM and ROSEMARY DOWNHAM,  
Husband and Wife

of Santa Clara County in the State of California

Conveys and warrants to CIVIL CITY OF SOUTH BEND, a municipal corporation  
under the laws of Indiana.

of St. Joseph County in the State of Indiana  
for and in consideration of One (\$1.00) dollar and other valuable consideration  
the receipt whereof is hereby acknowledged, the following Real Estate in St. Joseph  
in the State of Indiana, to wit:

Beginning at the point of intersection of a line Fifty Feet  
(50') North of and parallel to the South line of Section 12,  
Township 37 North, (T 37 N), Range 2 East (R 2 E), and the  
Southwesterly property line of said Lot No. 20; thence running  
easterly approximately Eleven feet (11') along a line Fifty  
Feet (50') North of and parallel to the South line of Section 12,  
Township 37 North (T 37 N), Range 2 East (R 2 E), to its inter-  
section with the southeasterly property line of said Lot No. 20;  
thence running southeasterly approximately Nine feet (9') along  
the southeasterly property line of the Southeast corner of said  
Lot No. 20; thence running northwesterly approximately Five  
feet (5') along the southwesterly property line of said Lot No.  
20 to the place of beginning.

Said triangular parcel of land contains Twenty-five (25) square  
feet of area, more or less.

Subject to the following: Removal and relocation of fence  
and erection of retaining wall.

The consideration for this transfer being less than \$500.00  
no documentary stamps are attached hereto.

California, Santa Clara  
State of ~~Indiana~~, ~~St. Joseph~~ County, ss:

Before me, the undersigned, a Notary Public in and for said County  
and State, this 14 day of May 1959 personally appeared:

Harold A. Downham and Rosemary  
Downham, husband and wife

Dated this 14 Day of May 19 59  
Harold A. Downham Seal  
Harold A. Downham  
Rosemary Downham Seal  
Rosemary Downham

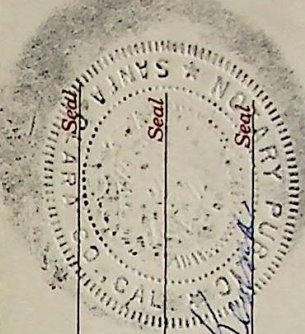
And acknowledged the execution of the foregoing deed. In witness  
whereof, I have hereunto subscribed my name and affixed my official  
seal. My commission expires 12-13-62

Notary Public

Prepared by the law office of William A. Hosinski, 625 Odd Fellows Bldg., South Bend, Indiana  
Member of St. Joseph County Indiana Bar Association

MAIL TO: Board of Public Works  
4 Safety - City Hall

STATE OF INDIANA  
MAY 25 1 54 PM '59  
BOOK EME  
PAGE HIRSCH



BOOK 589 PAGE 391

William A. Hosinski  
Notary Public  
California

#281

75710

# WARRANTY DEED

*10 own ham*

To

STATE OF INDIANA, S. S. NO.  
T. C. JOSEPH COUNTY  
FILED FOR RECORD

MAY 25 1 54 PM '59

589 PAGE 39/  
EMERY L. HIRSCHLER  
RECORDS

Entry for Taxation:

*R. D. D. Klein*

Auditor

*May 25, 1959*

*Free 20¢*

COPYRIGHT BY

ST. JOSEPH COUNTY INDIANA

BAR ASSOCIATION

**INDEXED**

**CHECKED**

*Joc*

#281

68752

STATE OF INDIANA  
DESEY COUNTY  
CHIEF OF ELECTED

MAR 14 10 42 AM '59

507 11-72

BOOK PAGE  
EMERY L. HIRSCHLER  
RECORDS

3/14/59

ILY ENTERED FOR TAXATION

RICHARD F. KLEISER  
AUDITOR

ST. JOSEPH CO., INDIANA

304

CHECKED

INDEXED

BOOK

*Franklin D. Miller & Co., Inc.,*  
*City, Ill. - So. Bend, Ind.*

WARRANTY DEED

Transfer of 28478  
Taxing Unit *AB.*  
Date 3/14/59

THIS INDENTURE WITNESSETH: That Franklin D. Miller Company, 68752 formerly the Miller, Harbaugh Realty Company, an Indiana Corporation, of Howard County in the State of Indiana.

CONVEYS AND WARRANTS to the City of South Bend, Indiana, of St. Joseph County, in the State of Indiana, for the sum of Forty-five Thousand (\$45,000.00) Dollars, the receipt of which is hereby acknowledged, the following REAL ESTATE in St. Joseph County, in the State of Indiana, to-wit:

The South thirty (30) feet of the following real estate, located in the City of South Bend, St. Joseph County, Indiana, to-wit:

All of that part of Lot Numbered 3 lying Southwesterly of George Avenue and bounded on the South by Sample Street in J. C. Knoblocks Sub-division of all of the large Lot Numbered 4 Petermans Sub-division of a tract of land situated at the intersection of Vistula Avenue, now Lincoln Way East and Sample Street in the City of South Bend, Indiana. Also all of that part lying East of the established property line of Miller Court of the Lot Lettered E as shown on the plat in George L. Frantz's Third Addition to the City of South Bend, St. Joseph County, Indiana, which Lot Lettered E is bounded by a line running as follows, to-wit: Beginning at the Northwesterly corner of Lot Numbered 17 in said Frantz's Second Addition and thence Southeasterly on the West lines of Lots Numbered 17, 18, 19, and 20 in said Frantz's Second Addition a distance of 230-1/2 feet to the line dividing said Addition from Knoblock's Sub-division of Peterman's Lot Numbered 4 in said City, thence Southwesterly from said line to Sample Street, thence West on the North line of Sample Street to the line dividing said George L. Frantz land from Rachel Gallagher's land, thence North on said dividing line until the same intersects the South line of Osborn Street in said Frantz's Third Addition, thence Northeasterly on the South line of Osborn Street to the place of beginning. Also Lot Numbered 4 in J. C. Knoblocks Sub-division of the Peterman's Lot Numbered 4 originally surveyed and platted by W. W. Stokes, County Surveyor, on June 3, 1859, and recorded in plat book 1, on page 71, in the Recorder's Office of said County and said Knoblocks Sub-division thereof as recorded in plat book 4, page 31, in said office to which Plat and the record thereof reference is hereby made for greater certainty of description all on East Sample Street, in the City of South Bend, except that part taken for the opening of George Avenue.

Also a part of Lot numbered 3 as shown on the Recorded Plat of J. C. Knoblock's Sub-division of all of the large Lot

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numbered 4 Peterman's Sub-division described as follows, to-wit:

Beginning on the Southwesterly line of George Avenue in said City of South Bend, at a point 30 feet due North of the North line of Sample Street in said City of South Bend, thence westerly on a line 30 feet north of and parallel with the said north line of Sample Street a distance of 30 feet, thence northeasterly to the southwesterly line of said George Avenue at a point 15 feet northwesterly of the place of beginning, thence southeasterly along the said southwesterly line of George Avenue to the place of beginning.

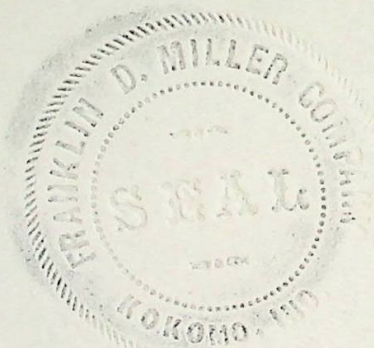
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Subject to taxes on the above described tract for the year 1958, due and payable in the year 1959, and thereafter, and any other County or Municipal tax or assessment now levied or pending.

The Franklin D. Miller Company, formerly the Miller, Harbaugh Realty Company, has never issued any shares of preferred stock.

This deed is issued by order of the Board of Directors of the Franklin D. Miller Company.

IN WITNESS WHEREOF, the said Franklin D. Miller Company by its President, Edward E. Miller, and its Secretary, Lucile M. Elliott, has hereunto set its hand and seal this 19th day of February, 1959.



STATE OF INDIANA  
ST. JOSEPH COUNTY  
FILED FOR RECORD

MAR 14 10 41 AM '59

BOOK PAGE  
EMERY L. HIRSCHLER  
RECORDED

FRANKLIN D. MILLER COMPANY.

Edward E. Miller  
(Edward E. Miller) President

ATTEST:

Lucile M. Elliott  
(Lucile M. Elliott) Secretary

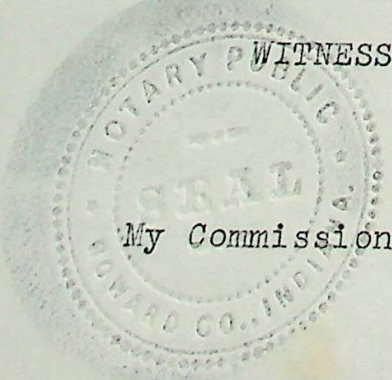
STATE OF INDIANA) ss  
COUNTY OF HOWARD)

Before me, Xen Pence, a Notary Public, in and for said County and State, this 19th day of February, 1959, personally appeared the Franklin D. Miller Company, by its President, Edward E. Miller and its Secretary, Lucile M. Elliott, and acknowledged the execution of the annexed Deed.

WITNESS my hand and Notarial Seal.

Xen Pence  
(Xen Pence) Notary Public.

My Commission expires March 2, 1961.



*Miller Franklen D.*

TITLE INSURANCE POLICY

Issued By  
The ABSTRACT and TITLE Corp.  
302 Tower Building  
South Bend, Indiana  
Phone Central 3-8258

Union Title  
Company

INDIANAPOLIS



*Ct. deeds #277  
and #281*

Name of Insured

CITY OF SOUTH BEND

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Amount of Insurance \$ 45,000.00

Policy No. T-494

### Officers

VERN E. BUNDRIDGE.....President  
HIRAM E. STONECIPHER  
Vice-President and Secretary  
C. EDWARD BLUM.....Vice-President  
ROBERT W. STOCKWELL  
Vice-President  
GEORGE W. THOMPSON  
Vice-President and Treasurer  
FRANK P. HUSE.....Asst. Vice-President  
FONNIE SNYDER.....Asst. Vice-President  
RAY E. SWEAT.....Asst. Secretary

### Directors

C. EDWARD BLUM  
ERWIN L. BOHN  
ALBERT F. BROMLEY  
VERN E. BUNDRIDGE  
FRANCIS M. HUGHES  
FRANK P. HUSE  
PAUL E. JONES  
CARL C. KOEPPER  
JOHN K. PARRY  
GEORGE SADLIER  
HIRAM E. STONECIPHER  
GEORGE W. THOMPSON

*Miller, Franklin D.*

TITLE INSURANCE POLICY

Issued By  
The ABSTRACT and TITLE Corp.  
302 Tower Building  
South Bend, Indiana  
Phone Central 3-8258

## Union Title Company

INDIANAPOLIS



*Cf. deeds #277  
and #281*

Name of Insured

CITY OF SOUTH BEND

Amount of Insurance \$ 45,000.00

Policy No. T-494



No. T-494

\$ 45,000.00

# Union Title Company

INDIANAPOLIS

## POLICY of TITLE INSURANCE

This Policy of Title Insurance Witnesseth, that the UNION TITLE COMPANY, in consideration of the payment of its premiums and charges for examination of title, the receipt of which is hereby acknowledged, doth hereby guarantee and insure

CITY OF SOUTH BEND, indiana,

executors, administrators, heirs, devisees, successors or assigns against all loss or damage not exceeding FORTY FIVE THOUSAND and no/100 ----- dollars, which the insured shall sustain by reason of any defect in the title of the insured as set forth in Schedule A herein to the real estate or interest therein, described in said Schedule A, or by reason of liens or encumbrances affecting the same, at the date hereof, excepting only such liens, encumbrances and other matters as are set forth in Schedule B herein, subject to the conditions and stipulations hereto annexed, which are incorporated herein and made a part of this Policy.

The LOUISVILLE TITLE INSURANCE COMPANY is jointly and severally liable with the UNION TITLE COMPANY as insurer to the full extent of this policy, under a co-insurance treaty between said companies.

IN WITNESS WHEREOF, UNION TITLE COMPANY has caused this policy to be executed this 16th day of March 19 59

This policy is valid only when countersigned by a duly authorized officer or agent.

Countersigned

UNION TITLE COMPANY

By *Vern E. Bondridge* President

And by *Kiram E. Stonecipher* Secretary

The ABSTRACT and TITLE Corporation  
of South Bend  
302 Tower Building

By *John E. Moulton*  
Vice President

Authorized Officer—Agent

