

Sample St., widening on #310
north side thereof west
of intersection of South
Michigan St.

O P T I O N

To the Board of Public Works and Safety of the City of
South Bend, St. Joseph County, Indiana.

The undersigned, Blanch Mann, for value received, the receipt of which is hereby acknowledged, does hereby give, grant and extend to the City of South Bend, St. Joseph County, Indiana, a municipal corporation, the right, privilege and option of purchasing that certain parcel of real estate situate in St. Joseph County, Indiana, and described as follows, to-wit:

Lot Numbered Ninety-two (92)
in Garst's First Addition to
the City of South Bend, (by
your decision necessary for
the widening of Sample Street,)

at and for the price of Twenty-two Thousand Five Hundred Dollars (\$22,500.00), on or before thirty (30) days from the date hereof. On exercise hereof the undersigned will convey said parcel of real estate free and clear of all liens and encumbrances whatever, subject only to that certain lease and demise executed on the 27th day of July, 1959, to Burke Hammond, hereinafter more particularly referred to and described; and to that proportion of the taxes for the year 1961 from date of conveyance to December 31, 1961;

Further, on written notice to the undersigned by said optionee, she will procure and furnish an abstract of title, prepared by a competent abstract concern of said county, brought down and certified to the approximate date of conveyance, showing a good and merchantable title in her, subject only to said lease and demise. Said optionee shall have a reasonable time in which to examine or cause said abstract to be examined. If, upon examination, any defect or defects of title are shown or exhibited, the undersigned shall have a reasonable time in which to cure such defect or defects. Said optionee may, in lieu of said abstract of title, have furnished it by the undersigned, a policy of title insurance issued by a company duly licensed to do business in the State of Indiana, in the amount of said purchase price.

Said parcel of real estate, together with the adjoining lot numbered ninety-three (93) in said Addition, was leased and demised in writing by the undersigned to Burke Hammond, on the 27th day of July, 1959. The term therein demised is for that certain period from the first day of August, 1959, to the first day of August, 1964; that the rent therein reserved is the sum of Nine Thousand Dollars (\$9,000.00), payable in monthly installments of One Hundred Fifty Dollars (\$150.00) each, on the first day of each month of said term, and further and in addition, that said lessee pay all taxes levied and assessed against both of said parcels of real estate during said term; that said lease further provides that if said lessor should sell a tract of land off of and from the south side of said two lots and combined area, thirty (30) feet in width, north and south, or any part or portion thereof, to said city for the purpose of widening Sample Street, or if such quantity of land be condemned by said city for such purpose, said lease would thereupon be terminated; that second party shall surrender and deliver possession of said real estate to the undersigned on the date of the transfer of title from the undersigned to said city.

Dated at South Bend, Indiana, this 17th day of April, 1961.

✓ Blanch Mann

✓

April 19, 1961

City of South Bend,
South Bend, Indiana.

Attn: Board of Public Works

Gentlemen:

Pursuant to your request, we the undersigned appraisers have made an inspection and a careful study of the following described Real Estate:

The North West corner of Michigan Street and Sample Street. Land 25' x 130'.
Owner: Golden D. and B. Mann.

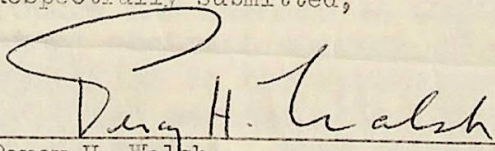
It is our opinion that the market value of the above described real estate as of March 19, 1961, is:

Twenty-two Thousand Five Hundred Dollars \$22,500.00

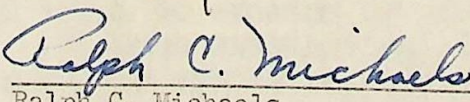
No survey has been made of this property and the amount is given without regard to boundaries or encroachments.

We hereby certify that we have no present or prospective interest in this property and that our employment is not contingent in any way upon the amount of value reported.

Respectfully submitted,



Percy H. Walsh



Ralph C. Michaels



Peter F. Gillis

TAXPAYERS ARE NOT REQUIRED TO APPEAR UNLESS OBJECTING AND REQUESTING AN APPEAL

Notice of Assessment to Land and *Improvements

You are hereby notified that the land and *improvements listed in your name in SOUTH BEND Township/Corporation and St. Joseph County, has been assessed by me in the amount in the statement below for the year 1979 . If you do not agree with the action of the assessing officer giving this notice, the county board of review will review that action if you file a petition with the St. Joseph County Auditor within thirty (30) days of the date of this notice.

PROPERTY OWNER

LEGAL DESCRIPTION

CITY OF SB

46601
0

LOT 92
D GARST 1ST ADD

101

REMARKS: 000195 RESSMT

#310

sample
R/W

KEY NUMBER

18 3042 1633

	LAND/LOT	*IMP	TOTAL
REASSESSMENT	1,730		1,730

*Improvements describe all buildings, structures or appurtenances affixed to land.

Under Indiana law assessors are required to send a notice to the taxpayer whenever a change is made in assessments, including additional *improvements (buildings or constructions).

AUG 10 1979

Witness my hand this _____ day of _____, 19_____.

Edual Baldoni

Assessor.

0279-1-29 (6/21) SOUTH BEND INDIANA - 000195 RESSMT

310

56484

DULY ENTERED FOR TAXATION
EMERY L. MOLNAR
AUDITOR
ST. JOSEPH CO., INDIANA

9-8-61
1961

SEP 8 1 16 PM '61
BOOK 619
JAMES T. WALSH
RECORDER

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

INDEXED

CHECKED

Book

MAIL TO:

Board of Public Works
City Hall - So Bend, Ind.

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AUDITOR'S RECORD

Transfer No. 133

Taxing Unit 213

Date 9-8-61

WARRANTY DEED

This indenture witnesseth that BLANCH MANN, survivor of Golden D. Mann 56434

of St. Joseph County in the State of Indiana

Conveys and warrants to CITY OF SOUTH BEND, a municipal corporation

SEP 8 1 16 PM '61
RECORDED
JAMES T. WILSON
RECORDER

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



Lot Numbered Ninety-two (92) in Garst's First Addition to the City of South Bend.

Subject to that proportion of the taxes for the year 1961, payable in the year 1962, for that period from the date hereof to the 31st day of December, 1961. Said parcel of real estate was, on the 21st day of September, 1937, conveyed by Warranty Deed to said grantor and her husband, Golden D. Mann and to them as husband and wife, which said deed was, on the 1st day of October, 1937, duly recorded in the records of the recorder's office of said county and is of record therein in Deed Record 296 at page 589. On the 29th day of November, 1943, said Golden D. Mann departed this life at said county and said grantor at his said death was his wife and surviving widow.



Subject to that certain lease executed by said grantor to one, Burke Hammond, on July 27, 1959, and of record in the office of the Recorder in Miscellaneous Record 179 at page 548, and which said lease, under the provisions thereof, is terminated on the execution hereof.

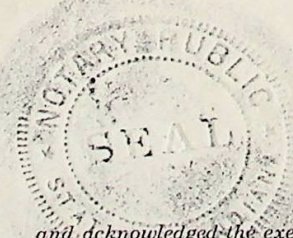


Signed and dated this 1st day of July, 1961

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared: Blanch Mann, survivor of Golden D. Mann,

Blanch Mann Seal
Blanch Mann



BOOK 619 PAGE 15

and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed my official seal this 1st day of July, 1961.

Lorraine Walczewski
Lorraine Walczewski - Notary Public

My commission expires March 21, 1962

Indiana Gross Income Tax on Sale of Real Estate		Seal
Paid by	Blanch Mann	Grantor Seal
Date Paid	July 12 - 1961	
Amount Paid \$	337.50	Seal
Treasurer's Receipt #	35212	Seal
St. Joseph County		