

342

Inner Belt Thoroughfare (NW Sec) portion of
lot at southwest corner of intersection of
Marion St. & Leland Ave.

portion
sold

3-14-85

#342
25023

WARRANTY DEED

FROM

Virginia Ulm

TO

The Civil City of South

Bend

Received for record this.....

day of....., 19.....

at..... o'clock..... M., and

Recorded in Book No.....page.....

Recorder..... County.

Duly entered for taxation this.....

day of....., 19.....

Auditor's fee \$.....

Auditor..... County.

Furnished by

**THE ABSTRACT AND
TITLE CORPORATION**

226 West Jefferson

South Bend, Indiana 46601

ST. JOSEPH CO.
INDIANA
FILED RECORD

AUG 24 10 39 AM '67

PAGE 584
BENJAMIN A. KACZYNSKI
RECORDER

INDEXED

[Handwritten Signature]

24
Aug
1967
270

21

Warranty Deed

74

This Indenture Witnesseth, That

Transfer 11332
Taxing Unit SB
Date 8-24-67

Virginia Ulm, single and of adult age,

25023

BOOK **591** PAGE **584**

of St. Joseph County, State of Indiana

CONVEY AND WARRANT to

The Civil City of South Bend, Indiana, a municipal corporation

of St. Joseph County in the State of Indiana

~~heirs~~ and assigns for the sum of

One Dollar (\$1.00) and other valuable consideration

the following REAL ESTATE situate in

St. Joseph

County, in the

State of Indiana

, to-wit:

A lot or parcel of land Forty-three (43) feet in width, taken off of the entire length of the Easterly side of Lot Numbered Twenty-seven (27) as shown on the recorded plat of Henricks and Grant's Addition to the Town, now City, of South Bend, being also described as follows: Beginning at the Southeasterly corner of said Lot Numbered Twenty-seven (27); thence Northwesterly along the Southerly line of said lot a distance of Forty-three (43) feet; thence Northeasterly, on a line parallel with the Easterly line of said lot Twenty-seven (27) to the Southerly line of Marion Street in said City; thence Easterly along the Southerly line of Marion Street to the Northeasterly corner of said Lot Twenty-seven (27); thence Southerly along the Easterly line of said Lot Twenty-seven (27) to the place of beginning.

Subject to the second installment of taxes for the year 1966 due and payable on or before the first Monday in November, 1967, and all subsequent taxes.



IN WITNESS WHEREOF, the said grantor above named has hereunto

set	her	hand	and seal	this	16th	day of	August	A. D., 19	67
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____	_____	_____

Virginia Ulm
Virginia Ulm

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

Before me, the undersigned, a Notary Public in and for said County, came

Virginia Ulm, single and of adult age,

and acknowledged the execution of the above deed.

WITNESS my hand and Notarial Seal, this 16th day of August 1967

My Commission Expires May 20, 1968

This instrument was prepared by

John E. Monahan, Attorney.

Jerome E. Michaels
Jerome E. Michaels
Notary Public



*American Land Title Association
Owner's Policy
Standard Form B-1962*

POLICY
OF
TITLE
INSURANCE



THE ABSTRACT & TITLE CORPORATION
226 West Jefferson Boulevard
South Bend, Indiana 46601

AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY
STANDARD FORM B — 1962

12345

15 21 04 01236

CHICAGO TITLE INSURANCE COMPANY
A STOCK COMPANY

a corporation of Missouri, herein called the Company, for a valuable consideration, hereby insures the party named in Schedule A, hereinafter called the Insured, the heirs, devisees, personal representatives of such Insured, or, if a corporation, its successors by dissolution, merger or consolidation, against loss or damage not exceeding the amount stated in Schedule A, together with costs, attorneys' fees and expenses which the Company may become obligated to pay as provided in the Conditions and Stipulations hereof, which the Insured shall sustain by reason of:

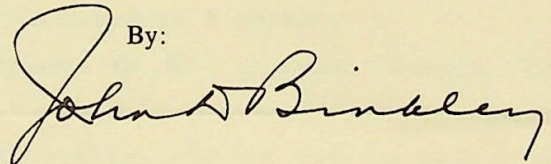
1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability of such title; or
3. Lack of a right of access to and from the land;

all subject, however, to the provisions of Schedules A and B and to the Conditions and Stipulations hereto annexed; all as of the date of this policy.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

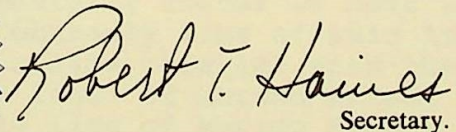
By:



President.

Issued by
THE ABSTRACT & TITLE
CORPORATION
226 West Jefferson Boulevard
South Bend, Indiana 46601
(219) 233-8258

ATTEST:



Secretary.

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

12345

SCHEDULE A

Policy Number 15 21 04 01236
OwnersAugust 25, 1967
Date of PolicyAmount of Policy \$2,000.00
Owners

1. Name of Insured:

THE CIVIL CITY OF SOUTH BEND, INDIANA A MUNICIPAL CORPORATION

2. The estate or interest in the land described or referred to in this schedule covered by this policy is:

Fee simple

3. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows: situate in St. Joseph County, in the State of Indiana:

A lot or parcel of land 43 feet in width, taken off of the entire length of the Easterly side of Lot Numbered 27 as shown on the recorded plat of Henricks and Grant's Addition to the Town, now City of South Bend, being also described as follows: Beginning at the Southeasterly corner of said Lot Numbered 27; thence Northwesterly along the Southerly line of said lot a distance of 43 feet; thence Northeasterly on a line parallel with the Easterly line of said Lot 27 to the Southerly line of Marion Street in said City; thence Easterly along the Southerly line of Marion Street to the Northeasterly corner of said Lot 27; thence Southerly along the Easterly line of said Lot 27 to the place of beginning.

12345

SCHEDULE B

Policy Number 15 21 04 01236
Owners

This policy does not insure against loss or damage by reason of the following exceptions:

- (A) Rights or claims of parties in possession not shown by the public records.
- (B) Encroachments, overlaps, boundary line disputes, and any matters which would be disclosed by an accurate survey and inspection of the premises.
- (C) Easements or claims of easements not shown by the public records.
- (D) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (E) Taxes or special assessments which are not shown as existing liens by the public records.
- (F) Rights of Dower, homestead or other marital rights of the spouse, if any, of any individual insured.
- (G) The mortgage or trust deed, if any, shown as Item 4 of Schedule A.

1. Second installment of taxes for the year 1966 due and payable in November, 1967 and all subsequent taxes.

Countersigned

John E. Monahan
Authorized Signatory Vice President

also
a
sterly

3-342

Ronald E. Gordon
529 Lincolnway West
South Bend, IN 46601

Ronald E. Gordon
529 Lincolnway West
South Bend, IN 46601

AUDITOR'S RECORD

Transfer No. _____

Taxing Unit _____

Date _____

QUIT-CLAIM DEED

CIVIL CITY OF SOUTH BEND, a municipal corporation

the Grantor

Release and Quit-Claims to

RONALD E. GORDON

the Grantee

for and in consideration of One (\$1.00) Dollar and other good and valuable consideration. the receipt of which is hereby acknowledged, Real Estate in St. Joseph County, in the State of Indiana, described as follows:

A lot or parcel of land Forty-three (43) feet in width, taken off of the Easterly side of Lot Numbered Twenty-seven (27) as shown on the recorded plat of Henricks and Grant's Addition to the Town, now City, of South Bend, being also described as follows: Beginning at the South-easterly corner of said Lot Numbered Twenty-seven (27); thence Northwesterly along the Southerly line of said lot a distance of Forty-three (43) feet; thence Northeasterly on a line parallel to the Easterly line of said lot Twenty-seven (27) a distance of seventy (70) feet to a point; thence Northeasterly a distance of fifty-five (55) feet more or less to a point on the East line of said lot Twenty-seven (27) which point is 102 feet north of the Southeast corner thereof; thence South along the east line of said lot Twenty-seven (27) a distance of 102 feet to the point of beginning. (Containing approximately 3,698 square feet.) Commonly known as S.E. corner of Leland and Marion.

Subject to all easements and restrictions of record.

Grantor certifies that there is no Indiana Gross Income Tax due or payable at this time.

Signed and dated on March 14, 1985.

State of Indiana, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared:

Roger O. Parent and Irene K. Gammon, known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

Signature [Handwritten Signature]
ROGER O. PARENT, MAYOR
Typed or printed name

Signature [Handwritten Signature]
IRENE K. GAMMON, CITY CLERK
Typed or printed name
Attestor

and acknowledged the execution of the foregoing deed on

March 14, 1985.

Signature Caryl L. Tarnar, Notary Public
CARYL L. TARNER
Typed or printed name

My commission expires February 9, 1986.

Signature _____
Typed or printed name _____
Signature _____
Typed or printed name _____

Prepared by Carolyn V. Pfothenauer, Assistant City Attorney, South Bend, IN
Attorney at Law

CURVE DATA

NORTH BOUND	SOUTH BOUND	SOUTH BOUND
PI STA 53+76.22	PI STA 52+11.19	PI STA 54+18.34
Δ = 90°33'52"	Δ = 30°45'29"	Δ = 153°39'01"
D = 2053.754'	D = 18°47'078"	D = 723'348"
R = 275.00'	R = 305.00'	R = 775.00'
L = 432.28'	L = 211.64'	L = 211.46'
T = 275.31'	T = 110.28'	T = 106.39'
E = 114.13'	E = 19.33'	E = 727'



BENCH MARK #5 - ON THE FLANGE OF FIRE HYDRANT AT N.E. CORNER LASALLE AVE & SCOTT ST. - ELEV 501.30
 BENCH MARK #1 - ON PAINTED SQUARE N.E. SIDE FIRE HYDRANT, END OF LELAND, S.W. SIDE LINCOLN WAY - ELEV 500.0
 500
 Profile Grade at Southbound Point

Mikalt. Lane

known to me to be the Mayor and City Clerk of the Civil City of South Bend, a municipal corporation of the State of Indiana.

and acknowledged the execution of the foregoing deed on

March 14, 1985.

Signature Caryl L. Tarnier, Notary Public
 CARYL L. TARNER
 Typed or printed name

My commission expires February 9, 1986.

Prepared by Carolyn V. Pfothenauer, Assistant City Attorney, South Bend, IN
 Attorney at Law

Signature _____
 IRENE K. GAMMON, CITY CLERK
 Typed or printed name Attestor

Signature _____
 Typed or printed name

Signature _____
 Typed or printed name