

#344

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

#344
25028

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

AUG 24 10 40 AM '67

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EDWIN A. KALCZYNSKI
RECORDER

INDEXED

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

8-24-67

MAIL TO: North Central Appraisal Company,
410 West Washington
South Bend, Indiana

AUDITOR'S RECORD

Transfer No. 11346
Taxing Unit AB
Date 8-24-67

WARRANTY DEED

This indenture witnesseth that Darwin Sharpe and Marion Sharpe,
husband and wife,
25028

of St. Joseph County in the State of Indiana
Convey and warrant to Civil City of South Bend, Indiana
(a municipality)

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

Part of Lot Numbered Twenty-seven (27) as shown on the recorded plat of
First North West Addition to the Town, now City of South Bend, commonly
known as Hendricks and Grant's Addition, described as beginning at the
Southwest corner of said Lot Numbered Twenty-seven (27); running thence
Southeasterly on the Southerly line of said lot a distance of Thirty-
three (33) feet; thence Northeasterly, parallel with the Easterly line
of said Lot, to the Southerly line of Marion Street; thence Westerly
along the Southerly line of Marion Street to the Northwest corner of
said Lot; thence Southwesterly along the Westerly line of said lot to
the place of beginning.

Subject to all taxes and assessment.



Signed and dated this 2nd day of August, 1967.

State of Indiana, St. Joseph County, ss:

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

Darwin Sharpe and Marion Sharpe,
husband and wife,

Darwin Sharpe Seal
Darwin Sharpe
Marion Sharpe Seal
Marion Sharpe

and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed

my official seal, this 2nd day of August, 1967.
Carl Weidler Notary Public

My commission expires July 17, 1970.

This instrument was prepared by Carl Weidler.

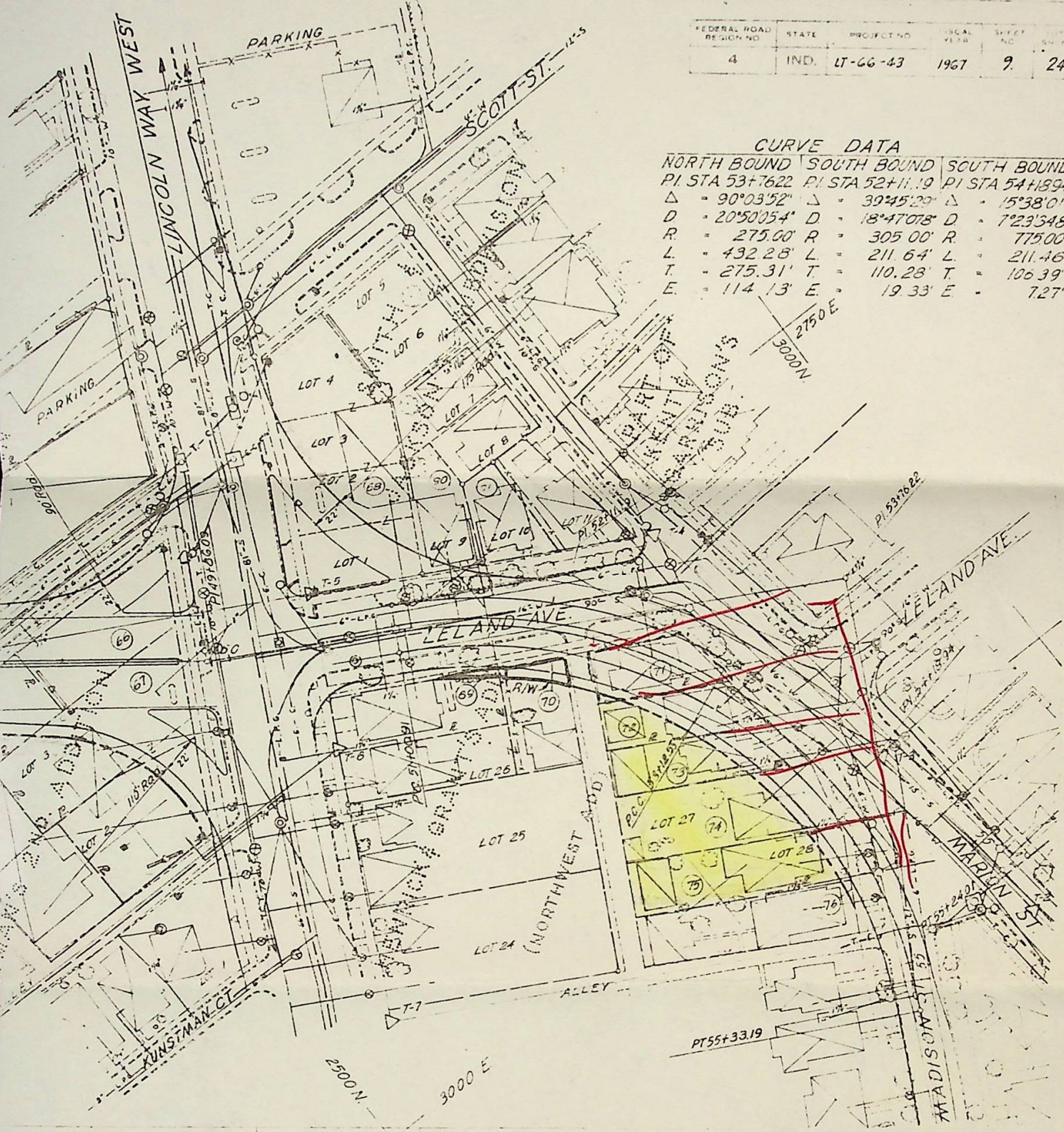
Member St. Joseph County Indiana Bar Association

ST. JOSEPH CO. INDIANA
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FEDERAL ROAD REGION NO.	STATE	PROJECT NO.	SCALE YEAR	SHEET NO.	TOTAL SHEETS
4	IND.	LT-66-43	1967	9	24

CURVE DATA

NORTH BOUND	SOUTH BOUND	SOUTH BOUND
PI STA 53+76.22	PI STA 52+11.19	PI STA 54+18.94
$\Delta = 90^{\circ}03'52''$	$\Delta = 39^{\circ}45'23''$	$\Delta = 15^{\circ}38'01''$
$D = 20^{\circ}50'05.4''$	$D = 18^{\circ}47'07.8''$	$D = 7^{\circ}23'34.8''$
$R = 275.00'$	$R = 305.00'$	$R = 775.00'$
$L = 432.28'$	$L = 211.64'$	$L = 211.46'$
$T = 275.31'$	$T = 110.28'$	$T = 106.39'$
$E = 114.13'$	$E = 19.33'$	$E = 7.27'$



BENCH MARK #1 - ON N.E. FLANGE OF FIRE HYDRANT AT N.E. CORNER LASALLE AVE & SCOTT ST. - ELEV. 501.36
 BENCH MARK #2 - ON PAINTED SQUARE N.E. SIDE FIRE HYDRANT, END OF LELAND, SO. SIDE LINCOLN WAY - ELEV. 500.0

PVI 51+25
 Elev. 497.53
 VC 50

Profile Grade at \oplus Southbound Pav't
 +0.274% -0.20% -0.118%

PVI 53+5
 Elev. 497.15
 VC 40

Paving Exception

500
495

#344

*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

12344

15 21 04 01238

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:

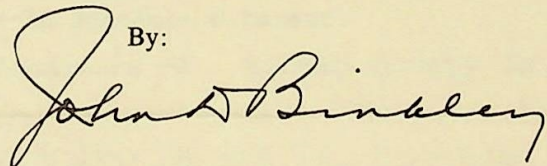
1. Any defect in or lien or encumbrance on the title to the estate or interest covered hereby in the land described or referred to in Schedule A, existing at the date hereof, not shown or referred to in Schedule B or excluded from coverage in Schedule B or in the Conditions and Stipulations; or
2. Unmarketability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

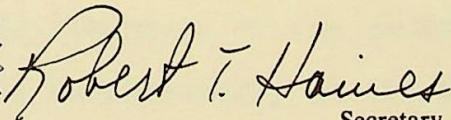


President.

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.

12344

R-7-64

SCHEDULE A

Policy Number 15 21 04 01238 August 25, 1967 Amount of Policy \$2,000.00
Owners Date of Policy Owners

1. Name of Insured:

CIVIL CITY OF SOUTH BEND, INDIANA (A MUNICIPALITY)

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:

Part of Lot Numbered Twenty-seven (27) as shown on the recorded plat of First Northwest Addition to the Town, now City of South Bend, commonly known as Henricks and Grant's Addition, described as beginning at the Southwest corner of said Lot Numbered 27; running thence Southeasterly on the Southerly line of said lot a distance of 33 feet; thence Northeasterly parallel with the Easterly line of said Lot, to the Southerly line of Marion Street; thence Westerly along the Southerly line of Marion Street to the Northwest corner of said lot; thence Southwesterly along the Westerly line of said lot to the place of beginning.

This policy valid only if Schedule B is attached.

SCHEDULE B

Policy Number 15 21 04 01238
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