

#346

Inner Belt Thoroughfare (NW Sec) portion
of lot fronting on south side of Oak St.,
west of Scott St.

WARRANTY DEED 25055

FROM

Carrie Powell
et. al.

TO

The Civil City of South
Bend, Indiana

Received for record this _____ day of _____, 19____ at _____ o'clock _____ M., and Recorded in Book No. _____ page _____

ST. JOSEPH CO. ST. INDIANA FILED FOR RECORD AUG 24 11 46 AM '67 691 PAGE BOOK A. KALCZYSKI EDWIN A. RECORDERS OFFICE INDEXXED

Recorder _____ County.

Duly entered for taxation this 24 day of Aug, 1967 Auditor's fee \$ _____

Auditor _____ County.

Furnished by THE ABSTRACT AND TITLE CORPORATION 226 West Jefferson South Bend, Indiana 46601

Warranty Deed

This Indenture Witnesseth, That

CARRIE POWELL and FARROW POWELL, Her husband, and Martha Faulkner, single and of adult age.

25055

54
Transfer 1.1369
Taxing Unit SR
Date 8/24/67

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 part of Lot Numbered Fifteen (15) as shown on the recorded plat of Kunstman's First Addition to the City of South Bend, which part is bounded by a line running as follows, viz: Commencing at the Southwest corner of said Lot Numbered Fifteen (15); thence East Thirty-nine (39) feet, Three (3) inches; thence North to the North line of said lot; thence Westerly along the South line of Oak Street to the Northwest corner of said lot; thence South to the place of beginning.

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



INDIANA
FILED FOR RECORD
Aug 24 11 46 AM '67
BOOK PAGE
EDWIN A. KALCZYNSKI
RECORDER

IN WITNESS WHEREOF, the said grantors above named have hereunto

set their hands and seals this 11th day of July A. D., 1967.

Carrie Powell L.S. Martha Faulkner L.S.
Carrie Powell Martha Faulkner
L.S. L.S.
Farrow Powell L.S. L.S.
Farrow Powell L.S. L.S.

STATE OF INDIANA, ST. JOSEPH COUNTY, SS:

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

Carrie Powell and Farrow Powell, her husband, and Martha Faulkner, single and of adult age.

BOOK 691 PAGE 611

and acknowledged the execution of the above deed.

WITNESS my hand and Notarial Seal, this 11th day of July 1967.

My Commission Expires May 20th 1968

This instrument was prepared by

John E. Monahan, Attorney

Jerome E. Michaels
Notary Public



#346

POLICY
OF
TITLE
INSURANCE

ADDRESS ALL
COMMUNICATIONS
TO

Pioneer National
Title Insurance Company

Union Title Division

155 E. MARKET ST.

P. O. BOX 876

INDIANAPOLIS, INDIANA 46204

12425

Parcel # 54

POLICY of TITLE INSURANCE

Issued by

Pioneer National Title Insurance Company

Union Title Division

Pioneer National Title Insurance Company, a California corporation, herein called the Company, for a valuable consideration, HEREBY INSURES

THE CIVIL CITY OF SOUTH BEND, INDIANA, a Municipal corporation, 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

TWO THOUSAND and no/100

Dollars, 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:

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

unmarketability of such title; or

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;

IN WITNESS WHEREOF, Pioneer National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers.

Countersigned:

Pioneer National Title Insurance Company

The ABSTRACT and TITLE Corporation
of South Bend
226 W. Jefferson Blvd.

By

John E. Mousha
Vice President

By

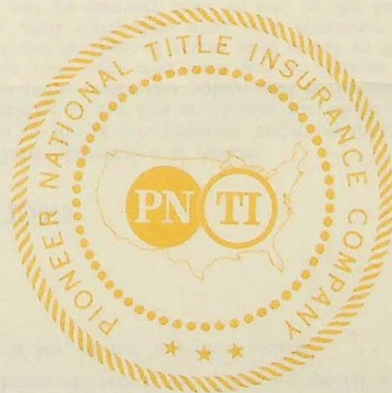
George B. Garber

President

And by

Richard H. Houlett

Secretary



SCHEDULE A

Amount \$ 2,000.00 Effective Date August 25, 1967 Policy No. SJT-6872

NAME OF INSURED

THE CIVIL CITY OF SOUTH BEND, INDIANA, a Municipal corporation

- 1. The estate or interest in the land described or referred to in this schedule covered by this policy is Fee Simple.
- 2. Title to the estate or interest covered by this policy at the date hereof is vested in the Insured.
- 3. The land referred to in this policy is situated in the County of St. Joseph, State of Indiana, and is described as follows:

A part of Lot Numbered Fifteen (15) as shown on the recorded plat of Kunstman's First Addition to the City of South Bend, which part is bounded by a line running as follows, viz: Commencing at the Southwest corner of said Lot Numbered Fifteen (15); thence East Thirty-nine (39) feet Three (3) inches; thence North to the North line of said lot; thence Westerly along the South line of Oak Street to the Northwest corner of said lot; thence South to the place of beginning.

SCHEDULE B

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

- 1. General exception 1 appearing immediately prior to the Conditions and Stipulations.
- 2. Taxes for the year 1967, due and payable in May and November 1968, and all subsequent taxes.

54