

Inner Belt Thoroughfare (North-
west Section), lot immediately
north of intersection of West
Washington & Chapin Streets

Warranty Deed

25847

From

To

BOOK 692 PAGE 294
EDWIN A. KALCZYNSKI
RECORDER

SEP 8 1 26 PM '67

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

INDEXED

Duly Entered for Taxation

Sept 8, 1967

[Signature] Auditor

Transfer Fees - - - - - \$ *2/c*

Form approved by
ST. JOSEPH COUNTY BAR ASSOCIATION
Furnished by
ABSTRACT CO. OF ST. JOSEPH COUNTY
210 J.M.S. Bldg.

L.B.

T 15005

Lloyd Taylor, City Engineer's Office,

Return to ~~James DuComb, City Attorney~~, City Hall, South Bend, Indiana

WARRANTY DEED

This Indenture Witnesseth

Transfer 11674
Taxing Unit SB
Date 9-8-67

That Martin J. Lentsch and Helen P. Lentsch, husband and wife

25847

of St. Joseph County, and State of Indiana

CONVEY AND WARRANT

To THE CIVIL CITY OF SOUTH BEND, INDIANA, A Municipality

of St. Joseph County, and State of Indiana

for and in consideration of Ten Dollars and other valuable consideration xxxxxxxx Dollars

the receipt whereof is hereby acknowledged the following described REAL ESTATE in St. Joseph County,

in the State of Indiana, to-wit:

BOOK 692 PAGE 294

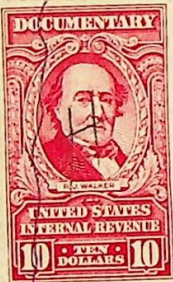
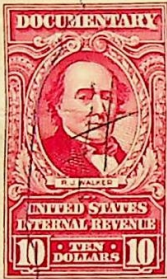
A part of Bank Out Lot Numbered 32 of the First Plat of Out Lots of the Town, now City of South Bend, platted by the State Bank of Indiana, which part is bounded by a line running as follows, viz:

Beginning at a point 24 feet and 9 inches East of the Southwest corner of said Bank Out Lot Numbered 32, and on the North line of Washington Street (now Washington Avenue) in said City; thence running East on the North line of said Avenue 47 feet and 5 inches; thence North 3 chains and 10 1/2 links; thence West 47 feet and 5 inches; thence South 3 chains and 10 1/2 links, to the place of beginning, BEING approximately 5 1/4 inches of Lot Numbered Three (3) and all of Lot Numbered Four (4) as shown on the recorded Plat of Witherill's Subdivision of a part of Bank Out Lot Numbered 32 of the First Plat of Out Lots of the Town, now City of South Bend, platted by the State Bank of Indiana, recorded in Plat Book 2, page 34.

Reserving and excepting from said described premises a strip of ground 7 feet in width, taken off of the entire width of the North end thereof, for an alley.

Subject to taxes for the year 1967, payable in 1968.

Subject to covenants, restrictions and easements of record.



IN WITNESS WHEREOF, The said Martin J. Lentsch and Helen P. Lentsch, husband and wife

Have hereunto set their Hands and seals this 29th day of August, 1967.

(SEAL)

Martin J. Lentsch (SEAL)
Martin J. Lentsch

(SEAL)

Helen P. Lentsch (SEAL)
Helen P. Lentsch

STATE OF INDIANA, St. Joseph County, ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Martin J. Lentsch and Helen P. Lentsch, husband and wife

who acknowledged the execution of the foregoing Deed to be their voluntary act and deed.

WITNESS, my hand and Seal this 29 day of August, 1967.

My commission expires 8-29, 1967

Lucille M. Hickey
Notary Public
LUCILLE M. HICKEY

364

**POLICY
OF
TITLE
INSURANCE**

ISSUED BY
ABSTRACT CO. of ST. JOSEPH COUNTY
210 J. M. S. BUILDING
SOUTH BEND, INDIANA 46601
PHONE 232-5845

**ADDRESS ALL
COMMUNICATIONS
TO**

**Pioneer National
Title Insurance Company**
Union Title Division
155 E. MARKET ST.
P. O. BOX 876
INDIANAPOLIS, INDIANA 46204

Parcel # 2
745 W Washington
Bachel

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 MUNICIPALITY

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

COUNTERSIGNED:

ABSTRACT COMPANY OF ST. JOSEPH COUNTY, INC.

BY

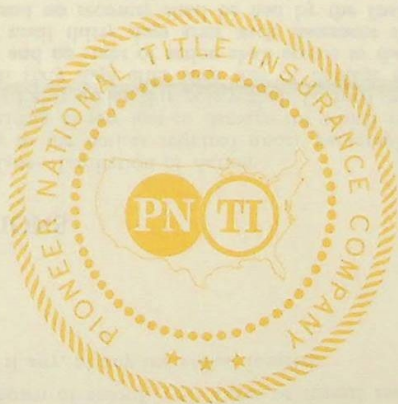
[Handwritten signature]
PRESIDENT

By *George B. Garber*

President

And by *Richard H. Howlett*

Secretary



SCHEDULE A

Amount \$ 2,000.00

Effective

Date September 26, 1967
at 8:00 A. M.

Policy No. SJA 38145

NAME OF INSURED

THE CIVIL CITY OF SOUTH BEND, INDIANA, A MUNICIPALITY

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 Bank Out Lot Numbered 32 of the First Plat of Out Lots of the Town, now City of South Bend, platted by the State Bank of Indiana, which part is bounded by a line running as follows, viz: Beginning at a point 24 feet and 9 inches East of the Southwest corner of said Bank Out Lot Numbered 32, and on the North line of Washington Street (now Washington Avenue) in said City; thence running East on the North line of said Avenue 47 feet and 5 inches; thence North 3 chains and $10\frac{1}{2}$ links; thence West 47 feet and 5 inches; thence South 3 chains and $10\frac{1}{2}$ links, to the place of beginning, BEING approximately $5\frac{1}{4}$ inches of Lot Numbered Three (3) and all of Lot Numbered Four (4) as shown on the recorded Plat of Witherill's Subdivision of a part of Bank Out Lot Numbered 32 of the First Plat of Out Lots of the Town, now City of South Bend, platted by the State Bank of Indiana, recorded in Plat Book 2, page 34. Continued on Back Page

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 payable in 1968.
(Key #4-01-18;25-1076) 1966 Valuation - Land \$2220. Imp. \$3430.
No Exemp. Total \$5650.
3. The property next door East and adjoining owned by Ethel Gergacz, et al. encroaches over the East $5\frac{1}{4}$ ".