

#394

Inner Beet Thoroughfare
(N.W. Section), parcel at
intersection of south
lines of Marion Street +
Madison Streets

Portion
sold
3-14-85

MAIL DEED TO:

MAIL TAX BILLS TO:

4-394

COPYRIGHT
ST. JOSEPH COUNTY, INDIANA
BAR ASSOCIATION
PROPERTY FORM 103 1974

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 _____

CIVIL CITY OF SOUTH BEND, a municipal corporation
the Grantor

Release s 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:

The Westerly half of Lot Number Twenty-eight (28) as shown on the recorded Plat of the First Northwest Addition to the Town, now City, of South Bend as platted by John A. Henricks and John Grant, and commonly known and described as Henricks and Grant's Addition. EXCEPTING: therefrom a parcel of land described as follows: Beginning at the Northwest corner of said lot Twenty-eight (28); thence east along the north line of said lot thirty-three (33) feet to a point; thence south along the east line of said Westerly half a distance of 5.7 feet; thence south-westerly a distance of 40 feet plus or minus to a point on the west line of said lot Twenty-eight (28) which point is thirty (30) feet south of the northwest corner thereof; thence north along the west line a distance of thirty (30) feet to the point of beginning. (Containing approximately 3,767 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]
Signature
ROGER O. PARENT, MAYOR
Typed or printed name

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

and acknowledged the execution of the foregoing deed on

March 14, 1985

Caryl L. Tarnner, Notary Public

CARYL L. TARNNER
Typed or printed name

My commission expires February 9, 1986

Signature
Typed or printed name

Signature
Typed or printed name

Prepared by CAROLYN V. PFOTENHAUER, 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+11.9	PI STA 54+18.34
Δ - 90°23'52"	Δ - 39°45'27"	Δ - 152°28'01"
D - 20°50'15.4"	D - 18°47'07.8"	D - 723'34.8"
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'



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.

and acknowledged the execution of the foregoing deed on

March 14, 1985

Caryl L. Tarnier, Notary Public

CARYL L. TARNER

My commission expires February 9, 1986

Prepared by CAROLYN V. PFOTENHAUER, Assistant City Attorney, South Bend, IN

Irene K. Gammon

Signature

IRENE K. GAMMON, CITY CLERK

Typed or printed name

Attestor

Signature

Typed or printed name

Signature

Typed or printed name

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

9-18-67

INDEXED

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

SEP 18 3 42 PM '67

BOOK 692 PAGE 557
EDWIN A. KALCZYNSKI
RECORDER

#394

26493

AUDITOR'S RECORD

Transfer No. 11923
Taxing Unit SB
Date 9-18-67

WARRANTY DEED

This indenture witnesseth that JAMES PAPPAS and MARY PAPPAS,
husband and wife,

26493

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

of St. Joseph County in the State of Indiana
for and in consideration of One (\$1.00) 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:

The Westerly half of Lot Numbered Twenty-eight
(28) as shown on the recorded Plat of the First
Northwest Addition to the Town, now City, of
South Bend as platted by John A. Henricks and
John Grant, and commonly known and described as
Henricks and Grant's Addition.



Signed and dated this 15th day of September, 1967.

State of Indiana, St. Joseph County, ss:

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

James Pappas and Mary Pappas,
husband and wife,

James Pappas Seal
Mary Pappas Seal

Seal
Seal
Seal
Seal
ST. JOSEPH CO. INDIANA RECORDER
SEP 18 3 42 PM '67
PAGE 557
EDWIN A. KALCZYNSKI

and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed
my official seal, this 15th day of September, 1967.

Alexis T. Cholis, Notary Public

My commission expires February 18, 1970

This instrument was prepared by Alexis T. Cholis, Attorney at Law.

Member St. Joseph County Indiana Bar Association

#397

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

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

CIVIL CITY OF SOUTH BEND, 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

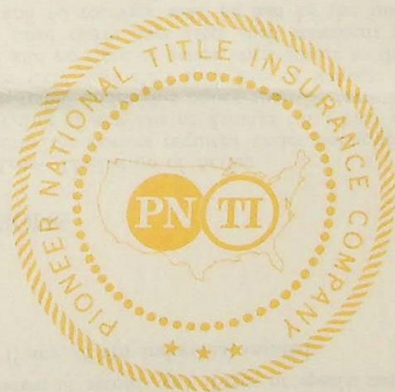
By *George B. Garber* President

COUNTERSIGNED:

ABSTRACT COMPANY OF ST. JOSEPH COUNTY, INC.

BY *Abclear* PRESIDENT

And by *Richard H. Houliett* Secretary



SCHEDULE A

Amount \$ 2,000.00

Effective Date October 3, 1967 at 8:00 A. M.

Policy No. SJA 38203

NAME OF INSURED

CIVIL CITY OF SOUTH BEND, 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:

The Westerly Half ($\frac{1}{2}$) of Lot Numbered Twenty-eight (28) as shown on the recorded Plat of the First Northwest Addition to the Town, now City of South Bend, in St. Joseph County, Indiana, as platted by John A. Henricks and John Grant, and commonly known and described as Henricks and Grant's Addition.

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.
- 3. Taxes for the second half of 1966 payable in November 1967 in the amount of \$83.17 unpaid. (Key #3-01-18;21-882) 1966 Valuation - Land \$400. Imp. \$1340. No Exemp. Total \$1740.