

#401

Laurel Street and Western
Avenue, portion along
south west corner.

#401

DUTY ENTERED FOR TAXATION
EMERY L. MOLINAR
AUDITOR
ST. JOSEPH CO., INDIANA

Dec 21, 1966

104

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

DEC 21 10 46 AM '66

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EDWIN A. KALCZYNSKI
RECORDER

INDEXED

Member St. Joseph County Indiana Bar Association

INDIA

13077

MAIL TO: CITY ENGINEER
CITY HALL
SOUTH BEND, IND. 46001

WARRANTY DEED

AUDITOR'S RECORD

Transfer No. 6590
Taxing Unit SB
Date 12/21/66

This indenture witnesseth that Rocco Papandria and Helen Papandria, husband and wife,

13077

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

A part of Bank Out Lot Numbered 91 of the Second Plat of Out Lots of the Town, now City, of South Bend platted by the State Bank of Indiana described as follows: Beginning at the intersection of the South line of Western Avenue (formerly Division Street) and the West line of Laurel Street as presently located; thence South along the West line of Laurel Street a distance of 15 feet; thence West, parallel with the South line of Western Avenue, a distance of 85 feet; thence Northwesterly, along a straight line, 75 feet to a point on the South line of Western Avenue, said point being 166.5 feet West of the place of beginning; thence East, along the South line of Western Avenue, 166.5 feet to the place of beginning, excepting therefrom that portion taken off of the East side of said tract heretofore conveyed to the City of South Bend for the widening of Laurel Street in said City.



Subject to second half (1/2) of 1966 taxes, due and payable 1967 and all subsequent taxes.
Subject to all utility easements.

Signed and dated this 20th day of December, 1966.

State of Indiana, St. Joseph County, ss:

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

Rocco Papandria and Helen Papandria, husband and wife

Rocco Papandria Seal

Helen Papandria Seal

Seal

and acknowledged the execution of the foregoing deed.
In witness whereof, I have hereunto subscribed my name and affixed my official seal, this 20th day of December, 1966.

Joyce M. Sherwood
Joyce M. Sherwood Notary Public



My commission expires July 19, 1970.

This instrument was prepared by Robert J. DuComb, City Attorney
Member St. Joseph County Indiana Bar Association

ST. JOSEPH CO. INDIANA
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ST. JOSEPH CO.
INDIANA
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EDWIN A. KALCZYNSKI
RECORDER

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

Dec 21, 1966

104

#401



11526

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

FOUR 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:

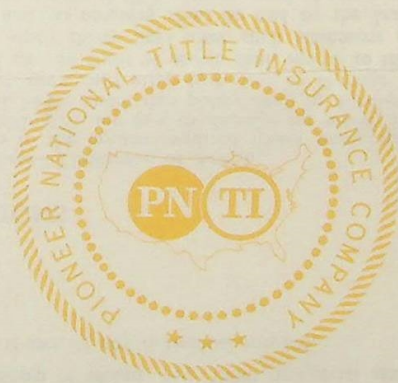
The ABSTRACT and TITLE Corporation
of South Bend
226 W. Jefferson Blvd.

By *John E. Morahan*
Vice President

Pioneer National Title Insurance Company

By *George B. Garber*
President

And by *Richard H. Howlett*
Secretary



Western - Laurel

dence, obtaining witnesses, or prosecuting or defending such action or proceeding, and the Company shall reimburse the Insured for any expense so incurred.

the date of this policy, whole, exclusive of any improvements made subsequent to the date of this policy, unless a liability or value has otherwise been

(Conditions and Stipulations Continued and Concluded on Last Page of This Policy)
SCHEDULE A

Amount \$ 4,000.00

Effective
Date December 22, 1966

Policy No. SJT-6462

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 Bank Out Lot Numbered 91 of the Second Plat of Out Lots of the Town, now City, of South Bend platted by the State Bank of Indiana described as follows: Beginning at the intersection of the South line of Western Avenue (formerly Division Street) and the West line of Laurel Street as presently located; thence South along the West line of Laurel Street a distance of 15 feet; thence West, parallel with the South line of Western Avenue, a distance of 85 feet; thence Northwesterly, along a straight line, 75 feet to a point on the South line of Western Avenue, said point being 166.5 feet West of the place of beginning; thence East, along the South line of Western Avenue, 166.5 feet to the place of beginning, excepting therefrom that portion taken off of the East side of said tract heretofore conveyed to the City of South Bend for the widening of Laurel Street in said City.

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 1966 due and payable in May and November, 1967, and all subsequent taxes.
3. Easement to Indiana & Michigan Electric Company dated December 1, 1948, and recorded April 1, 1949, in Deed Record 451 page 142.