WARRANTY DEED FROM THE ST. JOSEPH BANK & TRUST CO. OF SOUTH BEND, INDIANA TO THE CITY OF SOUTH BEND, INDIANA PART OF BOL K 104 (cf deed)

After recording return to:
Warren E. McGill
645 First Bank Building
South Bend, Indiana 46601

112502

WARRANTY DEED

# 603

Transfer 638
Taxing Unit Of

THE ST. JOSEPH BANK AND TRUST COMPANY, SOUTH BEND, INDIANA, as Trustee of Trust No. 31-001730-6, the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS TO THE CITY OF SOUTH BEND, INDIANA, a municipal corporation organized under the laws of the State of Indiana, the Grantee forever, the following described real estate, situated in the County of St. Joseph, and State of Indiana, to wit:

That part of Bank Outlot 104 of the Second Plat of Outlots of the Town, now City of South Bend, platted by the State Bank of Indiana bounded as follows:

Commencing at a point at the intersection of the east line of Arnold Street and the north line of Sample Street; thence north along the east line of Arnold Street a distance of 472.37 feet to the true place of beginning, thence along a line having a deflection angle of 90 degrees 7 minutes 30 seconds to the right, a distance of 201.44 feet; thence along a line having a deflection angle of 90 degrees 07 minutes to the left, a distance of 387.02 feet; thence along a line having a deflection angle of 89 degrees 47 minutes to the left, a distance of 201.40 feet to the east line of Arnold Street; thence south along a line having a deflection angle of 90 degrees 13 minutes 30 seconds to the left, a distance of 387.37 feet to the point of beginning.

Subject however to two easements reserved and granted by deed recorded in Deed Record 639, Page 96 through 98, said deed covering the conveyance of adjacent property to the east and south by within named grantor.

An easement to adjacent owner for ingress and egress (but not exclusive of the right of joint use thereof by the fee owner, its successors and assigns for the same purposes) over the following described tract:

Commencing at the point of intersection of the north right-of-way line of Sample Street with the east right-of-way line of Arnold Street; thence northerly along and with the east right-of-way line of Arnold Street a distance of 472.37 feet; thence easterly along a line with a deflection angle of 90 degrees 7 minutes 30 seconds right, a distance of 201.44 feet to the point of beginning; thence northerly along a line with a deflection angle of 90 degrees 7 minutes left a distance of 387.02 feet; thence westerly along a line with a deflection angle of 89 degrees 47 minutes left, a distance of 18 feet; thence southerly along a line with a deflection angle

of 90 degrees 12 minutes left, said line being also the east face of the existing Print Shop, a distance of 387.45 feet; thence easterly along a line with a deflection angle of 89 degrees 54 minutes left, a distance of 17.95 feet to the point of beginning.

Also, an easement and right-of-way for ingress and egress to the above described tract, (but not exclusive of the right of joint use thereof by adjacent owner, its successors and assigns, for the same purposes), over the following described tract on adjacent property:

Commencing at the point of intersection of the north right-of-way line of Sample Street with the east right-of-way line of Arnold Street; thence northerly along and with the east right-of-way line of Arnold street a distance of 472.37 feet; thence easterly along a line with a deflection angle of 90 degrees 07 minutes 30 seconds right a distance of 201.44 feet to the point of beginning; thence northerly along a line with a deflection angle of 90 degrees 07 minutes left, a distance of 387.02 feet; thence easterly along a line with a deflection angle of 90 degrees, 13 minutes right, a distance of 92.16 feet; thence southerly along a line with a deflection angle of 89 degrees 40 minutes right, a distance of 197.25 feet; thence westerly along a line with a deflection angle of 89 degrees 55 minutes right, said line being also the north face of the existing building, a distance of 74.20 feet to the northwest corner of the existing building; thence southerly along a line with a deflection angle of 89 degrees 54 minutes left, said line being also the west face of the existing building, a distance of 190.08 feet; thence westerly along a line with a deflection angle of 90 degrees 04 minutes right, a distance of 17.92 feet to the point of beginning.

together with the buildings and improvements thereon and easements appurtenant thereto:

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by its Trust Officer, and attested by its Assistant Cashier this 14th day of January 1972.

ATTEST:

Assistant Cashier

ST. JOSEPH BANK AND TRUST COMPANY SOUTH BEND, INDIANA, Trustee of

Trust No. 31-001730-6

Trust Officer

STATE OF INDIANA

COUNTY OF ST. JOSEPH)

I, the undersigned, a Notary Public, in and for the County of St. Joseph and State of Indiana, do hereby certify that John C. Schuster and Richard L. Whipple, personally known to me to be the Trust Officer and Assistant Cashiery of the St. Joseph Bank and Trust Company, appeared before me this day and signed their names

to the foregoing instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as Trustee of Trust No. 31-001730-6.

IN WITNESS WHEREOF I have hereunto subscribed my name and affixed my official seal this 14th day of January 1972.

Notary Public

My commission expires

This instrument was prepared by Philip Faccenda, Attorney at Law.

ST. JOSEPH CO.
INDIANA
FILED FOR RECOR
FEB 9 11 00 11 71
BOOK PAGE
EDWIN A. KALCZYNSK
RECORDER

746 Canold Street Lead Los Satements to:

REB S II OO III 772 BOOW 746 SECONDEN OF THE PARTY HAS Later Man

DULY ST. JOSEPH CO. HUNDANA