

#1119

WARRANTY DEED from South Bend  
Screw Products, Inc. to City of  
South Bend - East Bank of the  
St. Joseph River (SEE DEED)

(CANOE PORTAGE PATH-WAY)

(portion transferred to  
Park Dept on 7/22/85 -  
see Bd. of Public  
works minutes. Copy  
of Quit-Claim Deed  
transferring property  
is enclosed.

SP



COPY

AUDITOR'S RECORD

Transfer No. \_\_\_\_\_

Taxing Unit \_\_\_\_\_

Date \_\_\_\_\_

QUIT-CLAIM DEED

CITY OF SOUTH BEND, INDIANA, BY ITS BOARD OF PUBLIC WORKS

the Grantor

Releases and Quit-Claims to PARK DEPARTMENT, CITY OF SOUTH BEND, INDIANA

the Grantee

for and in consideration of One Dollar (\$1.00) and other valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph in the State of Indiana, described as follows:

Handwritten notes in red ink: 7/23/85 - 1st Amendment per met. accept. this Engineering is for a portion of deed # 1119. See Board of Public Works minutes 7/22. - [Signature]

That part of Lots 3 through 8 as shown on the recorded plat of Miller and Green's 1st Addition to the Town of Lowell, as recorded in the records of St. Joseph County, Indiana, which is described as beginning at a point which is south 26°17'33" east, 109.20 feet, and south 20°15'43" east, 103.83 feet (20°16'19" east, record) and south 273.00 feet from a point on the south line of Colfax Street which is west, 220.42 feet from the west line of Gintz Avenue; thence 57°43'06" east, 19.64 feet; thence south 24°36'05" east, 21.77 feet; thence, south 17°48'04" east, 66.26 feet; thence 41°00'29" east, 31.37 feet; thence, south 46°05'35" east, 42.47 feet; thence, south 44°13'06" west, 9.17 feet; thence north 46°28'30" west, 42.54 feet; thence, north 40°07'21" west, 34.03 feet; thence, north 26°17'33" west, 85.65 feet to the point of beginning. Containing 0.0462 acres.

APPROVED BOARD OF PUBLIC WORKS

JUL 22 1985

Handwritten signature: [Signature]

Signed and dated on \_\_\_\_\_

State of \_\_\_\_\_, County, ss:

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

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

and acknowledged the execution of the foregoing deed on \_\_\_\_\_, 19\_\_\_\_.

Signature \_\_\_\_\_, Notary Public

Typed or printed name \_\_\_\_\_

My commission expires \_\_\_\_\_



MAIL TO:

# 1119

7800296

AUDITOR'S RECORD

Transfer No. 113

Taxing Unit AP

Date 1-6-78

WARRANTY DEED

This indenture witnesseth that SOUTH BEND SCREW PRODUCTS, INC., an Indiana corporation,

of St. Joseph County in the State of Indiana

Conveys and warrants to CITY OF SOUTH BEND, a municipal corporation,

of St. Joseph County in the State of Indiana for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in St. Joseph County in the State of Indiana, to wit:

Subject to the condition hereinafter set forth, a tract of land along the East bank of the St. Joseph River, from East Race to approximately 4.5 feet North of the South line of Lot Number 8 in the recorded Plat of Miller and Green's First Addition to the Town of Lowell, now City of South Bend, Indiana, said tract more particularly described as follows, viz:

Beginning at a point 273.00 feet South of the South line of Colfax Avenue, measured at right angles to said South line, and 220.42 feet West of the West line of Gintz Avenue (Race Street) as measured parallel with the South line of Colfax Avenue, said South line of Colfax Avenue having a bearing of due East and West; thence North 90°-00'-00" East, a distance of 16.37 feet; thence South 24°-35'-05" East, 225.00 feet; thence South 17°-48'-04" East, 66.26 feet; thence South 41°-00'-29" East, 31.37 feet; thence South 46°-05'-35" East, 131.29 feet; thence North 54°-14'-36" East, a distance of 32.03 feet to the approximate West line of the East Race, now abandoned; thence South 03°-32'-26" East along the approximate West line of the East Race, a distance of 1.20 feet; thence continuing along the approximate West line of the East Race, South 03°-15'-10" West, 8.90 feet to the beginning of a meander line approximating and lying inside of a concrete retaining wall along the St. Joseph River; thence South 53°-00'-15" West along said meander line, a distance of 32.89 feet; thence North 46°-28'-39" West, 138.62 feet; thence North 40°-07'-21" West, 34.03 feet; thence North 26°-17'-33" West, 194.85 feet; thence North 20°-16'-19" West, 103.82 feet to the point of beginning, containing 0.173 Acres.

The Grantor hereby quits and releases all claim to any lands lying between said described property and the water's edge to become effective and concurrent with and subject to all conditions of this deed.

Title to said real estate shall revert to South Bend Screw Products, Inc., an Indiana corporation, and the interest of the City of South Bend, Indiana, a municipal corporation, shall terminate if South Bend Project No. R&S 89A, designated as the St. Joseph River Wall and Canoe Portage Project, administered by the South Bend Board of Public Works, is not in fact constructed by June 30, 1978, in substantial conformance to the plans on file with the United States Department of Commerce, Office of Economic Development Administration, in application for a Local Public Works Capital Developments and Investment Program Grant.

The Grantor herein hereby affirms that there is no Indiana Gross Income Tax due or payable at this time as a result of this conveyance.

2



7800296

Dated this 4th Day of November 1977

SOUTH BEND SCREW PRODUCTS, INC. Seal

Raymond H. Stone

Vice President Seal

Donald F. Carson Seal  
Secretary

Seal

Seal

Seal

Seal

Seal

Seal

Seal

Seal

Seal

BOOK PAGE  
AUGUST H. COOPERMAN  
RECORDED  
JAN 6 9 27 AM '78  
ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

State of Michigan

Before me, the undersigned, a Notary Public in and for said County and State, this 27 day of December 1977 personally appeared:

Raymond H. Stone and Donald F. Carson

& Secretary respectively,

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires

VIVIAN J. BOLTON  
Notary Public, Berrien County, Mich.  
My commission expires Apr. 19

State of

Before me, the undersigned, a Notary Public in and for said County and State, this day of 19 personally appeared:

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

Notary Public

State of

Before me, the undersigned, a Notary Public in and for said County and State, this day of 19 personally appeared:

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

Notary Public

State of

Before me, the undersigned, a Notary Public in and for said County and State, this day of 19 personally appeared:

known personally to me to be Vice President

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

Notary Public

State of

Before me, the undersigned, a Notary Public in and for said County and State, this day of 19 personally appeared:

And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

Notary Public

State of

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And acknowledged the execution of the foregoing deed. In witness whereof, I have hereunto subscribed my name and affixed my official seal. My commission expires 19

Notary Public

This instrument was prepared by Thomas J. Brunner, Jr., City Attorney, South Bend, Indiana  
Member of St. Joseph County Indiana Bar Association



BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
AUGUST H. COOREMAN  
RECORDER

JAN 6 9 27 AM '78

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

INDEXED

DULY ENTERED FOR TAXATION  
EUGENE A. BASKER  
AUDITOR  
ST. JOSEPH CO., INDIANA

ST. JOSEPH CO. INDIANA  
JAN 6 9 27 AM '78





INTER-OFFICE MEMO

COPY

DATE: July 22, 1985

To: Carolyn V. Pfothenauer  
Assistant City Attorney  
From: Sandra M. Parmerlee, Clerk  
Re: Quit-Claim Deed - Fish Ladder/Hydro

As you know, on July 22nd the Board of Public Works approved the Quit-Claim Deed transferring a parcel of property to be used for fish ladder/hydro from the City of South Bend to the Park Department. I am returning the Deed to you for further execution and final processing.

Thank you.

and acknowledged the execution of the foregoing deed on

\_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Notary Public

Signature

Typed or printed name

My commission expires \_\_\_\_\_

Signature

Typed or printed name

Signature

Typed or printed name

Signature

Typed or printed name

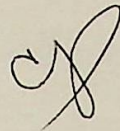


CITY ATTORNEY'S OFFICE  
**INTER-OFFICE MEMO**

TO: SANDY PARMERLEE  
CLERK, BOARD OF WORKS

FROM: CAROLYN V. PFOTENHAUER  
ASSISTANT CITY ATTORNEY

DATE: July 16, 1985



SUBJECT: JULY 22, 1985, BOARD OF WORKS AGENDA ITEM

Attached is a Quit-claim Deed transferring a parcel of land to be used for the fish ladder/hydro from the City of South Bend to the Park Department. Please advise John Leszczynski that this item has been forwarded to you and place its execution on the Board of Works agenda for Monday, July 22, 1985.

Thank you for your cooperation.

CVP:jj  
Attachments

and acknowledged the execution of the foregoing deed on

\_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_, Notary Public

\_\_\_\_\_  
Typed or printed name

My commission expires \_\_\_\_\_

\_\_\_\_\_  
Typed or printed name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or printed name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Typed or printed name

Prepared by Eugenia S. Schwartz, Assistant City Attorney



# QUIT-CLAIM DEED

AUDITOR'S RECORD	
Transfer No.	_____
Taxing Unit	_____
Date	_____

CITY OF SOUTH BEND, INDIANA, BY ITS BOARD OF PUBLIC WORKS  
*the Grantor*

Releases and Quit-Claims to PARK DEPARTMENT, CITY OF SOUTH BEND, INDIANA  
*the Grantee*

for and in consideration of One Dollar (\$1.00) and other valuable consideration

the receipt of which is hereby acknowledged, Real Estate in St. Joseph County,  
in the State of Indiana, described as follows:

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**APPROVED**  
BOARD OF PUBLIC WORKS

JUL 22 1985

*[Handwritten signatures]*

Signed and dated on \_\_\_\_\_

State of \_\_\_\_\_, County, ss:

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

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

and acknowledged the execution of the foregoing deed on

\_\_\_\_\_, 19\_\_\_\_.

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

\_\_\_\_\_, Notary Public

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

Signature \_\_\_\_\_

Typed or printed name \_\_\_\_\_

My commission expires \_\_\_\_\_

Prepared by Eugenia S. Schwartz, Assistant City Attorney, South Bend, Indiana  
Attorney at Law