

#1238

WARRANTY DEED from Archie Shurn  
to City of South Bend, Beginning at  
a point 35' E. of the S.W. corner  
of Lot No. 20 in College Grove  
Addition to City of South Bend.

(RE: ORANGE/COLFAX CONNECTOR)

(1911 Orange)

*Do not sell south 7½ feet*

1911 Orange  
Shurn.

238

AUDITOR'S RECORD	
Transfer No.	3413
Taxing Unit	AB
Date	5-22-78

...D, a municipal corporation

the Grantee

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

Beginning at a point Thirty-five (35) feet East of the Southwest corner of Lot Numbered Twenty (20) in College Grove Addition to the City of South Bend; thence North fifty-two (52) feet; thence East Thirty-five (35) feet; thence South fifty-two (52) feet to the South line of said Lot Numbered Twenty; thence West on the South line of said lot Numbered Twenty (20) to the place of beginning.

MAY 22 11 54 AM '78  
ST. JOSEPH COUNTY  
INDIANA  
FILED FOR RECORD

Signed and dated on May 22, 1978.

State of Indiana, St. Joseph County, ss:

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

Archie Shurn

*Archie Shurn*  
Signature

ARCHIE SHURN  
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  
May 22, 1978.

*Michael Hall*  
Signature  
Michael L. Hall  
Typed or printed name  
Notary Public

My commission expires June 6, 1979  
resident of St. Joseph County

Robert M. Parker, Chief Deputy City Attorney, South Bend, Indiana  
Attorney at Law

1911 Orange  
Shurn.

238

AUDITOR'S RECORD	
Transfer No.	3413
Taxing Unit	AB
Date	5-22-78

FILED

...D, a municipal corporation.

*the Grantee*

for and in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt of which is hereby acknowledged, Real Estate in St. Joseph County, Indiana, described as follows:

Beginning at a point Thirty-five (35) feet East of the Southwest corner of Lot Numbered Twenty (20) in College Grove Addition to the City of South Bend; thence North fifty-two (52) feet; thence East Thirty-five (35) feet; thence South fifty-two (52) feet to the South line of said Lot Numbered Twenty; thence West on the South line of said lot Numbered Twenty (20) to the place of beginning.

FILED FOR RECORD  
ST. JOSEPH COUNTY, INDIANA  
MAY 22 11 45 AM '78

Signed and dated on May 22, 1978.

State of Indiana, St. Joseph County, ss:

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

Archie Shurn

*Archie Shurn*  
Signature

— ARCHIE SHURN  
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

May 22, 1978.

*Kittie L. Hall*  
Signature, Notary Public

KITTIE L. HALL  
Typed or printed name

My commission expires June 6, 1979  
A resident of St. Joseph County,

Prepared by Robert M. Parker, Chief Deputy City Attorney, South Bend, Indiana  
Attorney at Law

# 1238

780 9778

AUDITOR'S RECORD

Transfer No. 3413  
Taxing Unit RB  
Date 5-22-78

WARRANTY DEED

ARCHIE SHURN

the Grantor

Convey and Warrant to CIVIL CITY OF SOUTH BEND, a municipal corporation

the Grantee

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

Beginning at a point Thirty-five (35) feet East of the Southwest corner of Lot Numbered Twenty (20) in College Grove Addition to the City of South Bend; thence North fifty-two (52) feet; thence East Thirty-five (35) feet; thence South fifty-two (52) feet to the South line of said Lot Numbered Twenty; thence West on the South line of said lot Numbered Twenty (20) to the place of beginning.

FILED FOR RECORD  
ST. JOSEPH COUNTY, INDIANA  
MAY 22 11 45 AM '78

Signed and dated on May 22, 1978

State of Indiana, St. Joseph County, ss:

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

Archie Shurn

Mr. Archie Shurn  
Signature

ARCHIE SHURN  
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

May 22, 1978

Kitt L. Hall, Notary Public

KITT L. HALL  
Typed or printed name

My commission expires June 6, 1979  
A resident of St. Joseph County

Prepared by Robert M. Parker, Chief Deputy City Attorney, South Bend, Indiana  
Attorney at Law

# Lawyers Title Insurance Corporation

A Stock Company  
Home Office ~ Richmond, Virginia

## POLICY OF TITLE INSURANCE

SCHEDULE A

NAME OF INSURED

AMOUNT

\$ 5,100.00

DATE OF POLICY

May 23, 1978

at 8:00 a.m.

CIVIL CITY OF SOUTH BEND, A MUNICIPAL CORPORATION

1. The estate or interest in the land described herein and which is covered by this policy is:

fee simple

2. The estate or interest referred to herein is at Date of Policy vested in:

CIVIL CITY OF SOUTH BEND, A MUNICIPAL CORPORATION

3. The land referred to in this Policy is described as follows: The following described real estate located in St. Joseph County, Indiana:

Beginning at a point 35 feet East of the Southwest corner of Lot Numbered Twenty (20) in College Grove Addition to the City of South Bend; thence North 52 feet; thence East 35 feet; thence South 52 feet to the South line of said Lot Numbered 20; thence West on the South line of said Lot Numbered 20 to the place of beginning.

1911 Orange Street

Being the same property conveyed to Civil City of South Bend, a municipal corporation, by a warranty deed from Archie Shurn, dated May 22, 1978 and recorded May 22, 1978 as Document No. 7809778.



Countersigned: ABSTRACT COMPANY OF ST. JOSEPH COUNTY, INC.

Issued at: SOUTH BEND, INDIANA  
32232

*William H. Hayes*

Authorized Officer or Agent

Page 1—Sched. A—Policy No. **H 427311**

ORIGINAL

# Lawyers Title Insurance Corporation

A Stock Company  
Home Office ~ Richmond, Virginia

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, LAWYERS TITLE INSURANCE CORPORATION, a Virginia corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

A is countersigned by an authorized officer or agent of the Company, all in accordance with its By-Laws. A is countersigned by an authorized officer or agent of the Company, to be signed and sealed, to be valid when Schedule

Lawyers Title Insurance Corporation

*Robert C. Dawson*  
President

Attest:



*Ray Harwood*  
Secretary

## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy:

1. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting or regulating the occupancy, use or enjoyment of the land, or regulating the character, dimensions or location of any improvement now or hereafter erected on the land, or prohibiting a separation in ownership or a reduction in the dimensions or area of the land, or the effect of any violation of any such law, ordinance or governmental regulation.
2. Rights of eminent domain or governmental rights of police power unless notice of the exercise of such rights appears in the public records at Date of Policy.
3. Defects, liens, encumbrances, adverse claims, or other matters (a) created, suffered, assumed or agreed to by the insured claimant; (b) not known to the Company and not shown by the public records but known to the insured claimant either at Date of Policy or at the date such claimant acquired an estate or interest in such insured claimant became an insured hereunder; (c) resulting in no loss or damage to the insured claimant; (d) attaching or created subsequent to Date of Policy; or (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.

RESIDENTIAL INFLATION PROTECTION ENDORSEMENT

Lawyers Title Insurance Corporation

A Stock Company

Home Office - Richmond, Virginia

ATTACHED TO OWNER'S TITLE INSURANCE POLICY NO. H 427311

Provided there is situated on the land described under Schedule A of the Policy a one to four family residence or the land is a condominium unit, together with its undivided interest in the common elements, the Amount of Insurance, as stated in Schedule A of the Policy, will be automatically increased by ten percent of the stated Amount of Insurance on each anniversary of the original Date of Policy until the Amount of Insurance has increased to one hundred and fifty percent of the stated Amount of Insurance.

This endorsement is made a part of the Policy and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the Policy and prior endorsements, if any, nor does it extend the effective date of the Policy and prior endorsements or increase the face amount thereof.

Lawyers Title Insurance Corporation

Issued at SOUTH BEND, INDIANA

COUNTERSIGNED: ABSTRACT COMPANY OF ST. JOSEPH COUNTY, INC.

*Robert E. Dawson*  
President.

ATTEST:

*Ray H. McNeal*  
Secretary.

*William H. Meyer*  
Authorized Officer or Agent

