

1242

DEED EXCHANGING REAL ESTATE from
South Bend Shrine Club, Inc. to
City of South Bend,

RE: MICHIGAN-MAIN CONNECTOR

(SEE DEED)

HOLD
BD WORKS

AUGUST REGISTRATION
RECORDER

#1242

Dec 31 11 19 AM '79

7928652

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD DEED, EXCHANGING REAL ESTATE

Transfer 10401
Taxing Unit 2B
Date 12-31-79

3

In consideration of the mutual exchange of property between them, South Bend Shrine Club, Inc., an Indiana corporation, releases and quit-claims to the City of South Bend, Indiana, a municipal corporation, the following described real estate located in St. Joseph County, Indiana:

(1) A triangular tract of land located within Lot One Hundred sixty-eight (168) as shown on the Original Plat of South Bend, South Bend, St. Joseph County, Indiana more particularly described as follows: Beginning at the Southwest corner of said Lot 168; thence Easterly along the South line of said Lot 168 a distance of 63.10 feet to the true point of beginning; thence continuing Easterly along the South line of said Lot 168 a distance of 28.90 feet; thence Northerly and parallel to the West line of said Lot 168 a distance of 23.46 feet; thence Southwesterly a distance of 37.22 feet more or less to the point of beginning;

and the City of South Bend, through its Board of Public Works, releases and quit-claims to South Bend Shrine Club, Inc. the following described real estate located in St. Joseph County, Indiana:

(2) A triangular tract of land located within Lot One Hundred sixty-seven (167) as shown on the Original Plat of South Bend, South Bend, St. Joseph County, Indiana more particularly described as follows: Beginning at the Southwest corner of said Lot 167; thence North along the West line of said Lot 167 a distance of 66 feet more or less to the Northwest corner of said Lot 167; thence Easterly along the North line of said Lot 167 a distance of 63.10 feet; thence Southwesterly along a curve to the left, with a radius of 398.10 feet a distance of 91.05 feet more or less to the Southwest corner of said Lot 167 and the point of beginning;

Also, a triangular tract of land located within Lot One Hundred Sixty-eight (168) as shown on the Original Plat of South Bend, South Bend, St. Joseph County, Indiana more particularly described as follows: Beginning at the Southwest corner of said Lot 168; thence Easterly along the South line of said Lot 168 a distance of 92.00 feet; thence Northerly and parallel to the West line of said Lot 168 a distance of 23.46 feet to the true point of beginning; thence continuing Northerly and parallel to the West line of said Lot 168 a distance of 42.54 feet to the North line of said Lot 168; thence Easterly along the North line of said Lot 168 a distance of 53.48 feet; thence Southwesterly a distance of 68.30 feet more or less to the point of beginning.

Signed and dated on May 21, 1979.

SOUTH BEND SHRINE CLUB, INC.

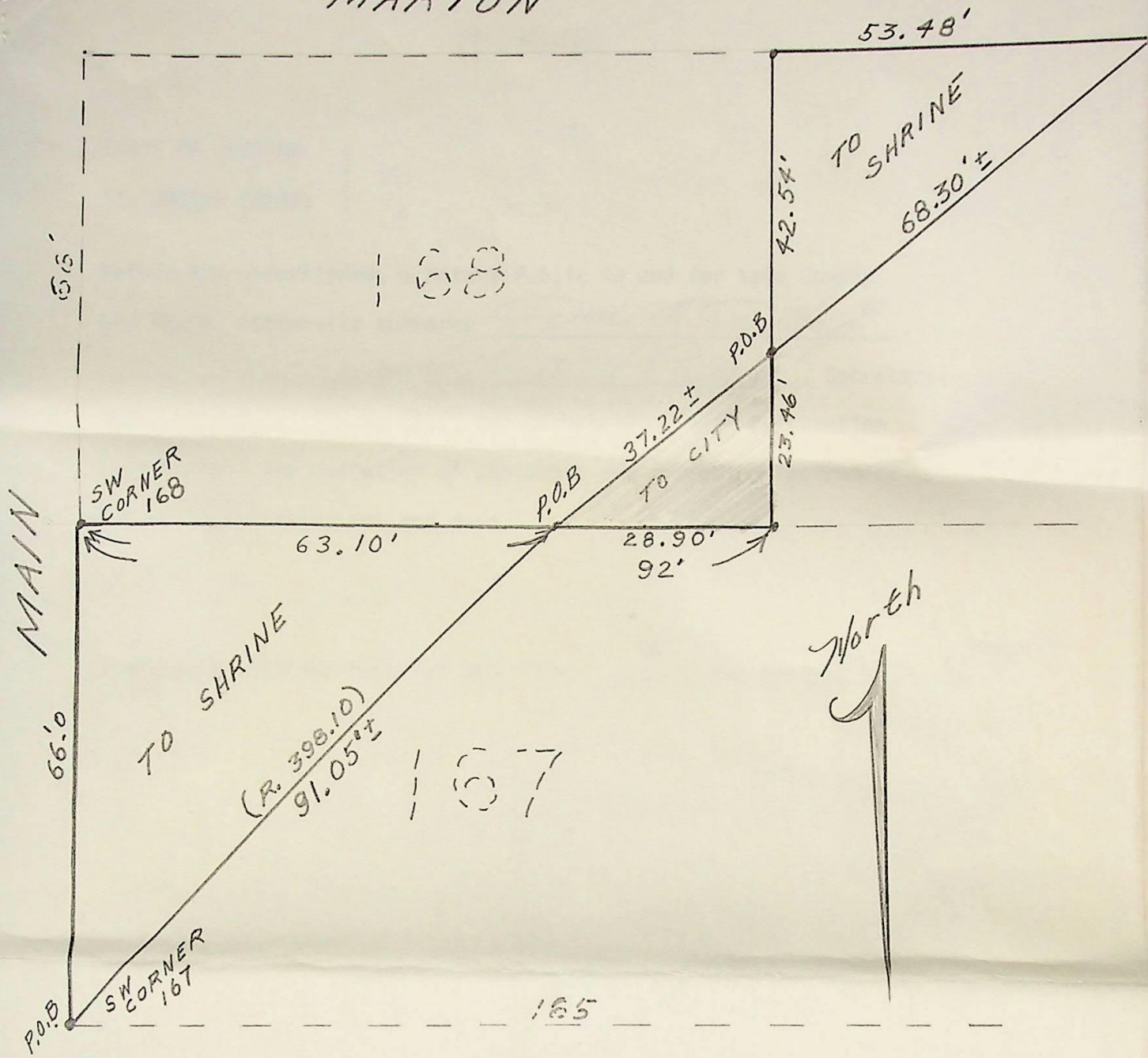
by: Don R. DeGroff
DON R. DEGROFF

by: Chester L. Copp
Secretary
CHESTER L. COPP

DULY ENTERED FOR TAXATION
JOSEPH F. NAGY
AUDITOR
ST. JOSEPH CO., INDIANA

7928652

MARION





CITY of SOUTH BEND

ROGER O. PARENT, Mayor

COUNTY-CITY BUILDING SOUTH BEND, INDIANA 46601

BOARD OF PUBLIC WORKS
Patrick M. McMahon, P E., President
Richard L. Hill
Joseph E. Kernan

219/284-9412

January 14, 1980

Mr. Don R. DeGroff
South Bend Shrine Club, Inc.
126 W. Marion Street
South Bend, Indiana

Dear Mr. DeGroff:

Enclosed is a copy of the deed exchanging real estate between the City of South Bend and the South Bend Shrine Club in connection with the construction of the Michigan-Main Connector. The deed has now been recorded and this copy is for your records.

Very truly yours,

BOARD OF PUBLIC WORKS

Barbara J. Byers

Barbara J. Byers, Clerk

BJB/mm
Enclosure

May 15, 1979

To: Terry Crone - Deputy City Attorney

From: Board of Public Works

Re: Deed Exchanging Real Estate - S.B. Shrine Club

The Board of Public Works received the attached deed exchanging real estate between the City of South Bend and the South Bend shrine Club in connection with the construction of the Michigan-Main Connector. The Board has referred the document to you for your review and legal opinion as to whether or not the Board can execute the deed.

BOARD OF PUBLIC WORKS

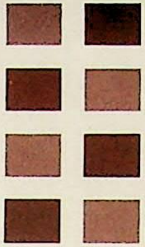
Patricia DeClercq, Clerk

mp
Att.

5/15/79

Pat -

Pls keep with
the Shrine Club
(Dist 20, 5/14/79)
agreement. I
have sent a copy to
Jerry Crane for his
review. Dave Allen



APPRAISERS

CONSULTANTS

g the residual triangular tract on
" property, it is my opinion that
0.00 due to its proximity to the
1 size which precludes any practical
gal" on this property is:

d within Lot One Hundred
Original Plat of South Bend,

... and, St. Joseph County, Indiana more particularly
described as follows: Beginning at the southwest corner of
said Lot 167; thence north along the west line of said Lot 167
a distance of 66 feet more or less to the northwest corner of
said Lot 167; thence easterly along the north line of said
Lot 167 a distance of 63.10 feet; thence southwesterly along
a curve to the left, with a radius of 398.10 feet a distance
of 91.05 feet more or less to the southwest corner of said
Lot 167 and the point of beginning.

Very truly yours,

JOHN G. PENCE ASSOCIATES

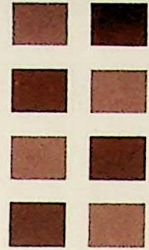
John G. Pence

JGP/mkm

JOHN G. PENCE ASSOCIATES, INC.

APPRAISERS

CONSULTANTS



2215 Mishawaka Avenue
South Bend, Indiana 46615
Phone (219) 287-1581

May 15, 1979

Mr. David A. Wells
1316 County-City Building
South Bend, Indiana

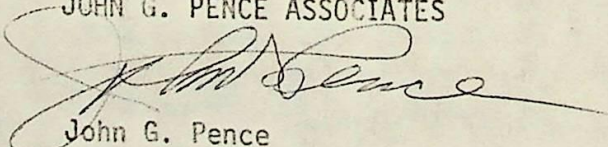
Dear Mr. Wells:

To confirm our conversation regarding the residual triangular tract on the northwest corner of the "Dunnuck" property, it is my opinion that this parcel is worth less than \$1,000.00 due to its proximity to the Michigan-Main connector and its small size which precludes any practical development. For reference, the "legal" on this property is:

A triangular tract of land located within Lot One Hundred Sixty-Seven (167) as shown on the Original Plat of South Bend, South Bend, St. Joseph County, Indiana more particularly described as follows: Beginning at the southwest corner of said Lot 167; thence north along the west line of said Lot 167 a distance of 66 feet more or less to the northwest corner of said Lot 167; thence easterly along the north line of said Lot 167 a distance of 63.10 feet; thence southwesterly along a curve to the left, with a radius of 398.10 feet a distance of 91.05 feet more or less to the southwest corner of said Lot 167 and the point of beginning.

Very truly yours,

JOHN G. PENCE ASSOCIATES



John G. Pence

JGP/mkm

JOHN G. PENCE ASSOCIATES, INC.

APPRAISERS CONSULTANTS

2215 Mishawaka Avenue
South Bend, Indiana 46615
Phone (219) 287-1581

May 15, 1979

Mr. David A. Wells
1316 County-City Building
South Bend, Indiana

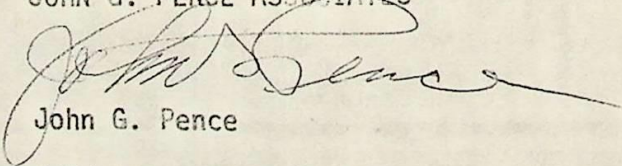
Dear Mr. Wells:

To confirm our conversation regarding the residual triangular tract composed of small residuals of the "Mar-Main" and "Rosenstein" properties, it is my opinion that this parcel is worth less than \$1,000.00 due to its proximity to the Michigan-Main connector and its small size which precludes any practical development. For reference, the "legal" on this property is:

A triangular tract of land located within Lot One Hundred Sixty-Eight (168) shown on the Original Plat of South Bend, South Bend, St. Joseph County, Indiana more particularly described as follows: Beginning at the southwest corner of said Lot 168; thence easterly along the south line of said Lot 168 a distance of 92.00 feet; thence northerly and parallel to the west line of said Lot 168 a distance of 23.46 feet to the true point of beginning; thence continuing northerly and parallel to the west line of said Lot 168 a distance of 42.54 feet to the north line of said Lot 168; thence easterly along the north line of said Lot 168 a distance of 53.48 feet; thence southwesterly a distance of 68.30 feet more or less to the point of beginning.

Yours truly,

JOHN G. PENCE ASSOCIATES


John G. Pence

JGP/mkm