WARRANTY DEED from Charles M. Boynton, Successor Trustee of the Muessell 1969 Trust to City of South Bend, A parcel of land in the E. 1/2 of the N.E. & of Section 30, Township 37 N., Range 2 E. (SEE DEED)

(MUESSEL TRUST)

### RECORDER'S RECEIPT

Nº 2537

South Bend, Ind., 8-4	19 83
Received of Board of wa	aska
NO.	AMOUNT
3 DEEDS	172.00
MORTGAGES	
MECHANICS LIENS	
U.C.C. FILING	
RELEASES	15,00
ASSIGNMENTS	
POWERS OF ATTORNEY	
ART. OF INCORP.	
PLATS	
MARGINAL RELEASES	
MARGINAL ASSIGNMENTS	
MISCELLANEOUS	
COPIES OF THE FOLLOWING:	
DEED —No.	
MTG. — No.	
—No.	
—No.	
-No.	1

#### CITY ATTORNEY'S OFFICE

## INTER-OFFICE MEMO

TO:

SANDY PARMERLEE

CLERK BOARD OF WORKS

FROM:

CAROLYN V. PFOTENHAUER

ASSISTANT CITY ATTORNEY

SUBJECT:

MUESSEL PROPERTY ACQUISITION

Attached is the deed which we received from Charles Boynton transferring the Muessel Trust property to the City of South Bend. Also attached are two original copies of a mortgage release releasing two mortgages on the property. The deed and the release need to be filed. The reason I have given you two original copies of the release is that the Recorder's Office may want separate copies for filing with each mortgage. If the Recorder's Office does not require the second copy, you may keep it in your file.

DATE: JULY 25, 1983

I withheld money at the time of the closing to pay taxes which have accrued on this property. If the tax bill comes to you in the future, please forward it to Mary Ellen.

CVP-clt

cc: John Leszczynski

MAL WE BEEK DUCK RAG AUDITON'S RECORD 10 No. 5925 TOWN CHOTHE WARRANTY DEED 11/10/00 11287 This intelligite witherself that MABES, M. GROWER, unmarried and of adult age. CARD L. CROWEL and ELGEVA M. CROWEL, Husband and Wife, WALTER E. CROWEL and PHYLLIS J. CROWEL, Husband and Wife, and JACK O. CROW and ORA LEE CROWEL, Husband and Wife Convey and werrent to City of South Bend, Indiana of St. Copedia Combine Base of Indiana.

The analytic block of the politics and other valuable consideration where the politics and other valuable consideration where the politics and the following field Enterin St. Toesph the following field Enterins. part of the Northeast Quarter (k) of Section Unity (30), nonlinity Unity-seven (37) North, Range Unite (3) East, (ascribed as beginning at a point on the East line of said daction, which point is eight hundred forty and eighty-four hundredths (840.84) feet Morth of the South line of the Mortheast Quarter (k) of Section Unity (30), thence proceeding South four hundred twenty and forty-two hundredths (420.42) feet along the East line of Section Unity (30), thence West parallel to the South line of the Northeast Quarter (k) of said Section Unity (30) a distance of five hundred (500) feet thence North four hundred twenty and forty-two hundredths (420.42) feet parallel to the East line of said Section Unity (30), thence Mark sive hundred (500) feet parallel to the South Line of the Mortheast Quarter (k) of gaid Section Unity (30) a distance of five hundred (500) feet to the place of Deginning. Signed and dated this 12th State of Indiana, St. Joseph County, ss: Deferment understance, o Notary Publisher and Jaruard County and State, personally appeared.

Latini M. Growell, unmarried and of adult ago, Chri D. Growel and and silventy M. Growell in Growel and Misse, which is crowell and Physicia C. Growell and Physicia C. Growell and Physicia C. Growell and Physicia C. Growell and Older O. Growell and Older Designation and Vista Head Growell, humband and Vista Mabely M. Crown Control of the fortgoing deed.

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Other fortgoing deed. Phyllis J Cro Orack O. Crowel

Orack O. Crowel

Orack Orack

Orack Orack mt was proposed by John Schindler, Jr., of Schindler; Van Tilbury & Kramer ortalion Property (Control of Control of Co soon 682 MGE 453

WALL TO BEEK DUCK BLOG FARL and 5925 racing Call Charles OBBOT VALUE VILLE Intermitie Williams that MABEL M. CROWEL, unmarried and or adult CARL L. CROWEL and ELGEVA M. CROWEL, Husband and Wife, WALTER E. CROWEL and PHYLLIS J. CROWEL, Husband and Wife, and JACK O. CROW And ONA LEE CROWEL, Husband and Wife Colvey and werrant to CITY OF SOUTH BEND, INDIANA . Et Joseph of St. Coseph County in the State of Indiana (passed in consideration to the Dolliat and other Valuable consideration the State of Indiana, to wife the following Real Estate in St. Toesph in the State of Indiana, to wife The part of the Northeast Quarter (t) of Section Whirty (30), the part of the Northeast Quarter (t) of Section Whirty (30), described as beginning at a point on the East line of said Section, which point is eight hundred forty and eighty-four hundredths (840.84) feet Morth of the South line of the Mortheast Quarter (t) of Section Whirty (30), thence proceeding South four hundred twenty and forty-two hundredths (420.42) feet along the East line of Section Whirty (30), thence West parallel to the South line of the Northeast Quarter (t) of said Section Whirty (30) a distance of five hundred (500) feet; thence North four hundred twenty and forty-two hundredths (420.42) feet parallel to the East line of said Section Whirty (30), thence which said to the East line of said Section Whirty (30), thence where the said is a five hundred (500) feet parallel to the South line of the Mortheast Quarter (t) of said Section Whirty (30) a distance of five hundred (500) feet to the place of beginning. toper Signed and dated this 12th day of October State of Indiana, St. Joseph County, ss. Bijer me, the understand, o Notary Public is and for said County and State, personally appeared.

Maliel M. Growel, unmarried and of adult age, Carl D. Growel and Elgeva M. Growel, Husband and Wife, Walter E. Growel and Phylitis of Growel, husband and Jack O. Growel and Ora Lee Growel, husband and Wife, husband and Wife Charles arculion of the forgoing deed (filtr) became one and afficed my name and afficed (filtr) became of the filtred architecture (filtred architecture) (filt Phyllis J Crowel Owker and Box Ora Lee Crowel m proposed by John Schindler, Jr., of Schindler; Van Tilbury & Kramer son 652 ht 453

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#1305

COPYRIGHT
ST. JOSEPH COUNTY, INDIANA
BAR ASSOCIATION
PROPERTY FORM 101 — 1974

8314269

AUG 4 10 ST AM TES

AUDITOR'S RECORD

Transfer No.

Taxing Unit

# WARRANT

CHARLES M BOYNTON, SUCCESSOR TRUSTEE OF THE MUESSEL 1969 TRUST

the Grantor

CIVIL CITY OF SOUTH BEND Convey and Warrant

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 in the State of

Indiana

, described as follows:

County,

Situate in St. Joseph County, in the State of Indiana:

A parcel of land in the East One-half of the North East Quarter of Section 30, Township 37 North, Range 3 East, described as follows:

Beginning at a point on the East line of said Section 30, 1388.97 feet South of the Northeast corner of said Section; thence South, along the East line of said Section 405.57 feet; thence West 972.68 feet; thence North 629.47 feet; thence East 471.4 feet; thence South 228.9 feet; thence East 501.28 feet to the place of beginning.

Subject to legal highways.

APPROVED

BOARD OF PUBLIC WORKS

1983

July 19 Signed and dated on \_\_\_

83 19

State of Indiana, St. Joseph County, ss:

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

Charles M. Boynton, Successor Trustee of the Muessel 1969 Trust

> DULY ENTERED FOR TAXATION JOSEPH F. NAGY AUDITOR

ST. JOSEPH CO., INDIANA

and acknowledged the execution of the foregoing deed on

Evelyn L. Christiansen
Typed or printed name Resident of St. Jos.Co.

My commission expires June 26, 1984

Charles M. Boynton, Successor Trustee

Typed or printed name

Signature	FI S	Aug	*C
Typed or printed name	T. JO	_	RE
	HDIA) FOR F	0 5	CORL
Signature	H CC	7 #	ER W
Typed or printed name	20	83	K

Signature

Typed or printed name

Prepared by Carolyn V. Pfotenhauer, Assistant City Attorney, South Bend, Indiana

FILM NO. 8314269 WANDA A. NOWAK RECORDER

Aug 4 10 57 AM '83

ST. JOSEPH CO. INDIANA FILED FOR RECORD

INDEXED

8314268

FILM NO. WANDA A. HOWAK RECORDER

MORTGAGE

Aug 4 10 57 AM '83

ST. JOSEPH CO. This is to certify that two certain mortgages made and executed by Charles M. Boynton, Successor Trustel of FOR Muessel 1969 Trust, on August 19, 1981 in the original amount of Sixty Six Thousand and no/100 (\$66,000.00) Dollars and recorded on August 28, 1981 in the office of the Recorder of St. Joseph County, Indiana, as Instrument No.: 8115347 and a certain mortgage dated July 30, 1982 executed by Charles M Boynton, Successor Trustee of the Muessel 1969 Trust, in the original amount of Seventy Five Thousand Nine Hundred Nine and 90/100 (\$75,909.90) Dollars and recorded August 5, 1982 in the office of the Recorder of St. Joseph County, Indiana, as Instrument No.: 8211612 and both mortgages made to the St. Joseph Bank and Trust Company, South Bend, Indiana, have been fully paid and satisfied, an the Recorder of said County is hereby authorized and requested to enter such satisfaction of record for the two said mortgages.

IN WITNESS WHEREOF, the St. Joseph Bank and Trust Company, South Bend, Indiana, by Michael T. McKeough its Vice President, has hereunto signed this instrument and affixed its seal this <u>19</u> day of July, 1983.

Assistant HABER

STATE OF INDIANA

)ss.

ST. JOSEPH COUNTY

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

Personally appeared before me the undersigned, a Notary Public in and for said County and State, MICHARL J. McKeouqk and David Haber known to me to be the Vice President and Assistant Cashier of the St. Joseph Bank and Trust Company, South Bend, Indiana, who for and on behalf of said corporation acknowledged the execution of the foregoing release of mortgages as its voluntary act and deed.

WITNESS my hand and seal this 🖊 day of July, 1983.

Notary Public, a resident of St. Joseph County, Indiana

commission expires: Nov. 17, 1983

This instrument prepared by Charles M. Boynton, 725 St. Joseph Bank Building, South Bend, Indiana 46601.

FILM NO

Auc 4 10 57 AN '83

ST. JOSEPH CO. L. ENDIAMES an FILED FOR REGORD

FILM NO. 8314268 C WANDA A. NOWAK RECORDER

8314269

Aug 4 10 57 AM '83

ST. JOSEPH CO. INDIANA

#### RELEASE OF MORTGAGE

This is to certify that two certain mortgages made and executed by Charles M. Boynton, Successor Trustee of the Muessel 1969 Trust, on August 19, 1981 in the original amount of Sixty Six Thousand and no/100 (\$66,000.00) Dollars and recorded on August 28, 1981 in the office of the Recorder of St. Joseph County, Indiana, as Instrument No.: 8115347 and a certain mortgage dated July 30, 1982 executed by Charles M Boynton, Successor Trustee of the Muessel 1969 Trust, in the original amount of Seventy Five Thousand Nine Hundred Nine and 90/100 (\$75,909.90) Dollars and recorded August 5, 1982 in the office of the Recorder of St. Joseph County, Indiana, as Instrument No.: 8211612 and both mortgages made to the St. Joseph Bank and Trust Company, South Bend, Indiana, have been fully paid and satisfied, an the Recorder of said County is hereby authorized and requested to enter such satisfaction of record for the two said mortgages.

IN WITNESS WHEREOF, the St. Joseph Bank and Trust Company, South Bend, Indiana, by MICHAEL J.M.Keough its Vice President, has hereunto signed this instrument and affixed its seal this MICHAEL J.M.Keough

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

ATTEST:

By: mihael he Rough Vice President
Vice Pr

STATE OF INDIANA )
)ss.
ST. JOSEPH COUNTY )

DAVID HABER

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Alchar J. McKeougk and David Hasen known to me to be the Vice President and Assistant Cashier of the St. Joseph Bank and Trust Company, South Bend, Indiana, who for and on behalf of said corporation acknowledged the execution of the foregoing release of mortgages as its voluntary act and deed.

WITNESS my hand and seal this  $\frac{19}{2}$  day of July, 1983.

Notary Public, a resident of St. Joseph County, Indiana CHARLES M. Boyrrow

My commission expires: Nov. 17,1983

This instrument prepared by Charles M. Boynton, 725 St. Joseph Bank Building, South Bend, Indiana 46601.