

#1308

QUIT-CLAIM DEED from Grand Trunk  
Western Railroad Co. to City of  
South Bend, A parcel of land  
situated in the W.  $\frac{1}{2}$  of the N.E.  
 $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 16,  
Township 37 N., Range 2 E.,  
Portage Township, St. Joseph Co.

(SEE DEED)

(ETHANOL PLANT AREA)

Hold - D.A. Wells ECT 251

#1308

8315898

AUDITOR'S RECORD

Transfer No. 6133
Taxing Unit BTG
Date 8-25-83

QUIT-CLAIM DEED

GRAND TRUNK WESTERN RAILROAD COMPANY, a Michigan and Indiana Corporation, whose address is 131 West Lafayette Boulevard, Detroit, Michigan 48226, the Grantor,

Release s and Quit-Claims to

CITY OF SOUTH BEND, INDIANA, a municipal corporation, the Grantee,

for and in consideration of One dollar (\$1.00) and other valuable considerations.

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

A parcel of land situated in the West One-half (1/2) of the Northeast Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows:

That portion of said parcel that lies South and East of the right-of-way of the Indiana, Illinois and Iowa Railroad Company (New York Central Railroad Company);

ALSO:

A parcel of land situated in the Northwest Quarter (1/4) of the Southwest Quarter (1/4) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows: That portion of said quarter-quarter section that lies South and East of the right-of-way of the Indiana, Illinois and Iowa Railroad Company (New York Central Railroad Company);

ALSO:

A parcel of land situated in the Southeast Quarter (1/4) of the Northwest Quarter (1/4) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows:

That portion of said quarter-quarter section that lies South and East of the right-of-way of the Indiana, Illinois and Iowa Railroad Company (New York Central Railroad Company) and North and West of the right-of-way of the New Jersey and Indiana Railroad.

Containing an area of 19.6 Acres more or less.

Signed and dated on August 24, 19 83

State of Michigan, Wayne County, ss:

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

GRAND TRUNK WESTERN RAILROAD COMPANY

Signature W.H. Cramer

W. H. Cramer
Senior Vice President Marketing

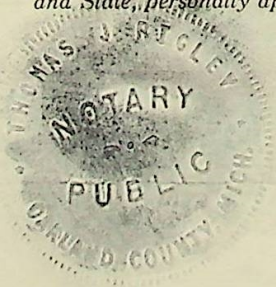
Signature E. G. Fontaine

E. G. Fontaine
Secretary BOARD OF PUBLIC WORKS

Signature John J. ...
Typed or printed name

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

Table with 2 columns: APPROVALS and DEPT. Includes LEGAL DEPT., CHIEF ENGR., REAL ESTATE TAX DEPT., SUPT. OF COMM.



and acknowledged the execution of the foregoing deed on

August 24, 19 83

Signature Thomas J. Rigley, Notary Public

THOMAS J. RIGLEY
Notary Public, Oakland County, MI
My Commission Expires Mar. 15, 1985
Acting in Wayne Co.

My commission expires

Prepared by David A. Wells, City of South Bend

FILED FOR RECORD
ST. JOSEPH CO. INDIANA
AUG 25 1 08 PM '83
FILM NO. WANDA A. HOWAK RECORDER



8315898

FILM NO. \_\_\_\_\_  
WANDA A. NOWAK  
RECORDER

AUG 25 1 08 PM '83

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

INDEXED

Indiana Gross Income Tax on  
Sale of Real Estate

Paid by

Grand Truck Railroad Co.

Grantor

Date Paid August 25, 1983

Amount Paid \$ 254.80

Treasurer's Receipt # 412281

St. Joseph County

5.50

AMERICAN LAND TITLE ASSOCIATION  
OWNER'S POLICY FORM B-1970  
(Amended 10-17-70)

43949 15 021 04 15633

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, CHICAGO TITLE INSURANCE COMPANY, a Missouri 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:

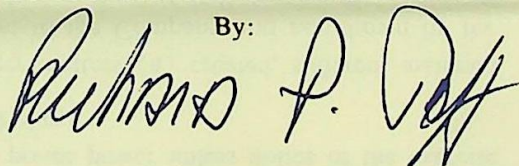
1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

*In Witness Whereof*, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:  
THE ABSTRACT AND TITLE  
CORPORATION OF SOUTH BEND  
135 South Lafayette Boulevard  
South Bend, Indiana 46601  
(219) 233-8258

CHICAGO TITLE INSURANCE COMPANY

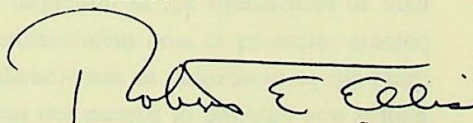
By:



President.



ATTEST:



Secretary.

**IMPORTANT**

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

SCHEDULE A

1 OFFICE FILE NUMBER	2 POLICY NUMBER	3 DATE OF POLICY	4 AMOUNT OF INSURANCE
43949	15 021 04 15633	August 26, 1983	\$19,600.00

1. Name of Insured:

City of South Bend, Indiana, a municipal Corporation

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

3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

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

SEE ATTACHED SCHEDULE "A" FOR LEGAL DESCRIPTION

(Schedule A continued)

Policy Number 15 021 04 15633

Owners

Policy Number \_\_\_\_\_

Loan

A Parcel of land situated in the West One-half ( $\frac{1}{2}$ ) of the Northeast Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows:

That portion of said parcel that lies South and East of the right-of-way of the Indiana, Illinois and Iowa Railroad Company (New York Central Railroad Company);

ALSO:

A parcel of land situated in the Northwest Quarter ( $\frac{1}{4}$ ) of the Southwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows: That portion of said quarter-quarter section that lies South and East of the right-of-way of the Indiana; Illinois and Iowa Railroad Company (New York Central Railroad Company);

ALSO:

A parcel of land situated in the Southeast Quarter ( $\frac{1}{4}$ ) of the Northwest Quarter ( $\frac{1}{4}$ ) of Section Sixteen (16), Township Thirty-seven (37) North, Range Two (2) East, Portage Township, St. Joseph County, Indiana, more particularly described as follows:

That portion of said quarter-quarter section that lies South and East of the right-of-way of the Indiana, Illinois and Iowa Railroad Company (New York Central Railroad Company) and North and West of the right-of-way of the New Jersey and Indiana Railroad.

Subject to legal highways.

**SCHEDULE B**

Policy Number 15 021 04 15633  
Owners

This policy does not insure against loss or damage by reason of the following exceptions:

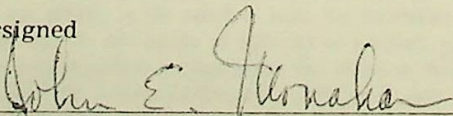
**General Exceptions:**

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- (3) Easements or claims of easements not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

**Special Exceptions:** The mortgage, if any, referred to in Item 4 of Schedule A.

1. Second installment of taxes for the year 1982 due in November, 1983 and all subsequent taxes.
2. License between Consolidated Land Corporation, a wholly-owned subsidiary of Grand Trunk Western Railroad Company, "Licensor" and Indiana and Michigan Electric Company, "Licensee", dated March 1, 1955 and recorded December 13, 1955 in Miscellaneous Record 143 pages 421-423, to install, maintain and use a power line across the property described as: A strip of land 100 feet wide across the east half of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  also across the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16, Township 37 North of Range 2 East in Portage Township, St. Joseph County, State of Indiana.
3. Rights of way for feeders, drainage ditches and laterals, if any.

Countersigned



Authorized Signatory

John E. Monahan, Vice President

Schedule B of this Policy consists of 1 pages.