

#1325

WARRANTY DEED from Torrington
Company to City of South Bend.

hold Best of Work

#1325

FILM NO. _____
WANDA A. NOWAK 8412621
RECORDER

Transfer 2779
Taxing Unit SB
Date 6-26-84

JUN 26 4 19 PM '84 WARRANTY DEED

ST. JOSEPH CO.
KNOW ALL MEN BY THESE PRESENTS, that THE TORRINGTON
COMPANY, a Delaware corporation, as "Grantor", for and in con-

sideration of One Dollar (\$1.00) and other valuable considera-
tion, receipt of which is hereby acknowledged, does hereby con-
vey and warrant to the CIVIL CITY OF SOUTH BEND, INDIANA, as
"Grantee", the following described real estate located in St.
Joseph County, State of Indiana, to wit:

Parcel 1

A part of the Northeast Quarter, Section 16, Township
37 North, Range 2 East, 2nd P.M., in the City of South
Bend, St. Joseph County, Indiana and also being a part
of the land of The Torrington Company, a Delaware cor-
poration (Book 768, page 163 and Book 709, pages 559
and 560, Office of the Recorder) containing 5.118
Acres and more particularly described as follows:

Beginning at a point which is 40.0 feet South of the
Northwest corner of the East Half of the Northeast
Quarter of said section, said point being also on the
South Right of Way line of Sample Street; thence South
00°03' West (the bearing of said South Right of Way
line is assumed due East-West) a distance of 395.6
feet; thence North 90°00' West a distance of 9.00
feet; thence South 0°03' West a distance of 465.0
feet; thence North 90°00' West a distance of 39.87
feet to the Easterly Right of Way of the New Jersey,
Indiana and Illinois Railroad Company; thence North
21°44' West a distance of 47.18 feet; thence North-
westerly along the arc of a curve to the left, having
a radius of 487.15 feet, a central angle of 45°25'16"
and a chord of 376.15 feet, a distance of 386.19 feet;
thence North 00°03' East a distance of 548.22 feet to
the South Right of Way line of Sample Street; thence
South 90°00' East on said Right of Way line a distance
of 330.00 feet to the point of beginning.

3

Parcel 2

A part of the Northeast Quarter, Section 16, Township
37 North, Range 2 East, 2nd P.M. in the City of South
Bend, St. Joseph County, Indiana and also being a part
of the land of The Torrington Company, a Delaware cor-
poration (Book 709, pages 559, 560 and 561, Office of
the Recorder) containing 3.067 Acres and more particu-
larly described as follows:

Beginning at a point 900.6 feet South of the North
line of said Section 16, and 1390.55 feet East of the
East line of Sheridan Avenue, which point is on the
North line of proposed Industrial Avenue and on the
Westerly line of an 18 foot railroad spur Right of Way
for track 2; thence South 21°29' East a distance of
123.45 feet along said Right of Way to the point of
tangency of a curve to the left, and which Right of
Way line is at all points 9.0 feet Westerly, at right
angles from the center line of spur track Number 2 of
said Railroad, said curve is more particularly defined
by the following 4 courses running along said Right of
Way Southeasterly from the point of tangency and mea-

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

sured along chords to said curve, viz: South 19°41' East a distance of 60.0 feet; thence South 22°54' East a distance of 100.0 feet; thence South 37°14' East a distance of 100.0 feet; thence South 53°52' East a distance of 100.0 feet to the North Right of Way line of spur track Number 1 of said railroad company; thence North 89°51' West a distance of 364.44 feet along said Northern Right of Way line of spur track Number 1; thence North 00°03' East a distance of 364.38 feet; thence North 89°57' West a distance of 128.91 feet; thence North 00°02' West a distance of 318.24 feet; thence South 89°13' West a distance of 13.76 feet; thence North 00°03' East a distance of 11.76 feet to the Westerly Right of Way of the New Jersey, Indiana and Illinois Railroad Company Right of Way of spur track Number 2; thence along said Right of Way Southeasterly 371.89 feet along an arc to the right having a radius of 469.15 feet and subtended by a long chord having a bearing of South 44°26'30" East and a length of 362.22 feet to the point of tangency of said curve; thence South 21°44' East a distance of 40.0 feet to the point of beginning.

Subject to ^{1/6th of} the first installment of taxes for the year 19⁸⁴, payable in 19⁸⁵, all subsequent taxes, restrictions and easements of record, and applicable zoning ordinances.

This Warranty Deed is delivered by Grantor to Grantee as a gift at no cost to Grantee. Grantee is a municipal corporation, organized and operating under the laws of the State of Indiana, and is a political subdivision of the State of Indiana. Grantee has indicated to Grantor that the purpose for which the land covered by this gift will be used by Grantee is to attract to South Bend, Indiana, a manufacturing corporation which will relocate in the community of South Bend, Indiana, and add new manufacturing equipment as well as expand its operations, which will thus increase both employment in the City of South Bend, Indiana, and the assessed valuation of both real estate and personal property in such City. Grantee recognizes, by the acceptance of this Warranty Deed, that such industrial development is of paramount importance to the City of South Bend, Indiana, and constitutes a public purpose under Section 170(c)(1) of the Internal Revenue Code of the United States, as amended, and that similar activities have been declared a public purpose by the General Assembly of Indiana at Public Law 309, Section 31, codified as IC 36-7-12-3. Grantee further recognizes that the gift of the land described in this Warranty Deed which will be associated with such manufacturing facility

FILM NO. 8412621

WANDA A. NOWAK
RECORDER

JUN 26 4 19 PM '84

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

INDEXED

will enable each party to...
new industry to...
Bend, Indiana.
Grantor certifies on each that no...
taxes are due or payable respecting this warranty deed.

IN WITNESS WHEREOF, The Torrington Company, a Delaware
corporation, does hereby execute and deliver this warranty deed
as of this ___ day of June, 1984.

THE TORRINGTON COMPANY,
A Delaware corporation

Attest:

By [Signature]
W. B. Williams

Its Vice President

APPROVED
BOARD OF PUBLIC WORKS

JUN 25 1984

[Signature]
[Signature]

STATE OF CONNECTICUT
COUNTY OF MICHIGAN

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

and [Signature], known to me and to me
known to be the Vice President and Secretary

respectively, of The Torrington Company, a Delaware
corporation, and as each officer and for and on behalf of the
Torrington Company, acknowledged the execution of the above and
foregoing warranty deed and that they are duly authorized by
such corporation so to do.

In Witness Whereof, I set my hand and notarial seal
and indicate that I am a resident of such County and State
of this 25th day of June, 1984.

[Signature]
Catherine K. [Name], Notary
My commission expires: [Date]

This instrument was prepared by [Name], attorney at
law.