

#1404

EASEMENT AND RIGHT-OF-WAY - from  
Bernard P. Nevel (2002 Properties)  
to Wilson L. & Rose Taylor,  
Beginning at a point on the W.  
line of said Lot 4, a distance of  
38.00' S. 0-00'-00" W. of the N.W.  
corner of said Lot 4 (SEE EASEMENT)

(RE: E/W ALLEY S. OF MISHAWAKA AVE.)



*Hold Board of Works*

#1404

Kenneth P. Fedder, Attorney at Law  
Suite 300, 205 W. Jefferson Blvd.  
South Bend, IN 46601

8726934  
~~8724541~~

~~Transfer \_\_\_\_\_  
Taxing Unit \_\_\_\_\_  
Date \_\_\_\_\_~~  
Transfer 7139  
Taxing Unit 13  
Date 8-26-87

EASEMENT AND RIGHT-OF-WAY

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In consideration of the sum of Ten (\$10.00) Dollars cash in hand paid, receipt whereof is hereby acknowledged, the undersigned hereby grants, bargains, sells, conveys, transfers, delivers unto Wilson L. Taylor and Rose Taylor, Husband and Wife, a permanent easement and right-of-way for the following purposes, namely:

For the purposes of vehicular access along, over and across said parts of Lots 4 and 5 as shown on the Plat of Edward N. Shank's Addition to the City of South Bend, Portage Township, St. Joseph county, Indiana, as a means of ingress and egress from Lot No. 2 of Shank's First Addition, more commly described as follows:

Beginning at a point on the West line of said Lot 4, a distance of 38.00 feet South 0-00'-00" West of the Northwest corner of said Lot 4; thence South 89-48'-40" East, a distance of 5.00 feet; thence North 0-00'-00" East, parallel with said West line of Lot 4, a distance of 24.47 feet; thence South 89-46'-02" East, a distance of 38.54 feet; thence North 0-00'-40" West, along the Southerly projection of the East line of Lot 3 in said Shank's Addition, a distance of 19.54 feet to the Southwest corner of Lot 2 in said Addition; thence South 89-46'-02" East, along the South line of said Lot 2, a distance of 44.97 feet to the Southeast corner of said Lot 2; thence South 0-00'00" East, parallel with said West line of Lot 4, a distance of 36.99 feet; thence North 89-46'-02" West, parallel with the South line of said Lot 2, a distance of 63.50 feet; thence South 0-00'-00" East, parallel with the West line of Lot 4 and the West line of said Lot 5, a distance of 35.00 feet; thence North 89-48'-40" West, a distance of 25.00 feet to a point on the West line of said Lot 5; thence North 0-00'-00" East, along the West line of said Lots 4 and 5, a distance of 28.00 feet to the place of beginning.

To have and to hold the said easement and right-of-way unto Wilson L. Taylor and Rose Taylor, and unto their successors and assigns forever.

And the said Grantor hereby covenants with the Civil City of South Bend, Indiana, that it is lawfully seized and possessed of

~~DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
ST. JOSEPH CO. INDIANA~~  
DULY ENTERED FOR TAXATION  
BEVERLY D. CRONE  
AUDITOR  
ST. JOSEPH CO. INDIANA

FILED FOR RECORD  
ST. JOSEPH CO. INDIANA  
JUL 31 3 04 PM '87  
WANDA A. NOWAK  
RECORDER







8726934 )

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ST. JOSEPH CO. INDIANA  
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RECORDER  
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RECORDER

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The Grantor gives the right to have over said easement or a portion thereof. And as a further consideration for the payment of the purchase price, above stated, the Grantor hereby releases all claims for damage, from whatsoever cause, incidental to the exercise of any of the rights herein granted from the beginning of the world until this date. It is understood and agreed by the parties hereto that wherever the foregoing instrument the singular number is used it will be read as plural, if and when necessary, and that wherever words of neuter gender are employed, they will likewise apply to the masculine gender, whenever the context requires.

2002 PROPERTIES, an Indiana Partnership

By: [Signature]  
Bernard P. Nevel - Partner

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

Before me, a Notary Public in and for said County and State, personally appeared Bernard P. Nevel, Partner of 2002 Properties, an Indiana Partnership, who acknowledged the execution of the above and foregoing instrument and easement as his free and voluntary act and deed this 25 day of June, 1987.

Kenneth P. Feder - Notary Public  
Resident, St. Joseph County, IN

APPROVED  
BOARD OF PUBLIC WORKS

JUL 25 1987

[Signature]



8/25/87  
P