

#1411

SPECIAL WARRANTY DEED from City
of South Bend to Erskine Plaza
Associates - A parcel of land
being a part of the S.E. 1/4 of
Sec. 25, Township 37 N., Range
2 East (SEE DEED)

1
Holt Kramer & Murphy, PC.

Mort Tax Bills to: #1411
Erskine Plaza Associates
227 S. Main St., Suite 300
South Bend, Indiana 46601

8730886

SPECIAL
WARRANTY DEED

THIS INDENTURE WITNESSETH THAT THE CITY OF SOUTH BEND, INDIANA,

the Grantor

CONVEYS AND WARRANTS TO ERSKINE PLAZA ASSOCIATES,

the Grantee

of St. Joseph County, in the State of Indiana, for and in consideration of one dollars (\$1.00) and other valuable consideration, the receipt of which is hereby acknowledged, Real Estate in St. Joseph County in the State of Indiana, to-wit:

A parcel of land being a part of the Southeast Quarter of Section 25, Township 37 North, Range 2 East, City of South Bend, Centre Township, St. Joseph County, Indiana and being more particularly described as follows:

Commencing at a point on the East line of said Southeast Quarter, a distance of 556.45 feet South 0-00'-00" East of the Northeast corner of said Quarter Section; thence South 88-38'-01" West, along the South line of a parcel of land conveyed to the Civil City of South Bend, a distance of 450.22 feet to the place of beginning for this description; thence continuing South 88-38'01" West, along said South line, a distance of 359.38 feet to the Southwest corner of said City property; thence North 0-00'00" West, along the West line of said City property and parallel with said East line of the Southeast Quarter, a distance of 155.00 feet; thence North 88-38'01" East, parallel with said South line of said City property, a distance of 260.00 feet; thence South 39-00'-51" East, a distance of 157.83 feet; thence South 0-00'00" West, parallel with said East line of the Southeast Quarter, a distance of 30.00 feet to the place of beginning containing 1.14 acres more or less.

Subject to all covenants, restrictions and easements of record.

The warranty in this Deed shall extend only to the acts of Grantor.

SIGNED AND DATED this 25 day of September, 1987.

GRANTOR
The City of South Bend, Indiana

By: Roger O. Parent
Roger O. Parent, Mayor

ST. JOSEPH CO.
INDIANA
FILED FOR RECORD

SEP 30 1 25 PM '87

FILED IN
WARDEN & CLERK
RECORDS

DUPLICATE
Original in Files of
St. Joseph Co. Recorder

ATTEST:

By Irene K. Gammon
Irene K. Gammon, City Clerk

ACKNOWLEDGEMENT

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

Before me the undersigned, a Notary Public for St. Joseph County, State of Indiana, personally appeared Roger O. Parent, Mayor and Irene K. Gammon, City Clerk on behalf of the City of South Bend, Indiana, and acknowledged the execution of the foregoing Warranty Deed this 25 day of September, 1987.

My Commission Expires:
November 13, 1987

Judith D. Hines
Judith D. Hines
Notary Public residing in St.
Joseph County, Indiana

This instrument prepared by Michael C. Murphy, Kramer & Murphy, P.C., Suite 200, 205 W. Jefferson Blvd., South Bend, Indiana 46601

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