

#1412

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



HOLD: KRAMER & Murphy, P.C.

Mail Box 1000  
Board of Public Works  
City of South Bend  
County-City Building  
South Bend, Indiana  
46601

#1412

8730887

SPECIAL  
WARRANTY DEED

THIS INDENTURE WITNESSETH THAT ERSKINE PLAZA ASSOCIATES,

the Grantor

CONVEYS AND WARRANTS TO THE CITY OF SOUTH BEND, INDIANA,

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 809.60 feet to the Southwest corner of said parcel; thence North 0-00'00" West, along the West line of said parcel and parallel with said East line of said Southeast Quarter, a distance of 155.00 feet to the place of beginning for this description; thence South 88-38'-01" West, parallel with said South line of said South Bend's parcel, a distance of 95.26 feet; thence North 0-00'-00" East, parallel with said East line of the Southeast Quarter, a distance of 170.95 feet to the South line of a parcel of land conveyed to Standard Federal Savings and Loan Association; thence North 88-37'49" East, along said South line, a distance of 95.26 feet to the West line of said land conveyed to the Civil City of South Bend; thence South 0-00'00" West, along said West line, a parallel with said East line of the Southeast Quarter, a distance of 170.96 feet to the place of beginning containing 0.37 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.

The undersigned certify that they are partners of Erskine Plaza Associates whose ownership interests in Erskine Plaza Associates

ST. JOSEPH CO.  
INDIANA  
FILED FOR RECORD

SEP 30 1 30 PM '87

FILM NO. 1000  
WARRANTY DEED  
RECORDED

**DUPLICATE**

Original in Files of  
St. Joseph Co. Recorder



exceed, in the aggregate, fifty percent (50%).

SIGNED AND DATED this 24th day of September, 1987.

GRANTOR  
ERSKINE PLAZA ASSOCIATES

By: Christopher Davey  
Christopher Davey, Partner

By: Robert E. Dunbar, Jr.  
Robert E. Dunbar, Jr., Partner

By: Gordon J. Johnson  
Gordon J. Johnson, Partner

ACKNOWLEDGEMENT

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

Before me the undersigned, a Notary Public for St. Joseph County, State of Indiana, personally appeared Christopher Davey, Robert E. Dunbar, Jr. and Gordon J. Johnson, partners of Erskine Plaza Associates, and acknowledged the execution of the foregoing Warranty Deed this 24th day of September, 1987.

My Commission Expires:  
October 23, 1987

Dianne M. McLemore  
Dianne M. McLemore  
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  
k122