

No SD Required AA

018-5016-0545
018-5016-0546
018-5016-0547
018-5016-0549

Transfer 34425
Taxing Unit South Bend
Date 09/27/2019

2019-24904
RECORDED AS PRESENTED ON
09/27/2019 11:31 AM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 3 FEES: 25.00

Cross-reference L.C. 1806741
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that B & F STANDARD SERVICE, INC., an Indiana corporation ("Grantor"), CONVEYS AND SPECIALLY WARRANTS to RA COLFAX PROPERTY, LLC, an Indiana limited liability company, with a mailing address of 4232 West Ridgeway Drive La Porte, Indiana 46350, ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate located in St. Joseph County, Indiana and more particularly described on Exhibit A, attached hereto and made a part hereof.

Parcel Number: 71-08-12-228-017.000-026 (825)
71-08-12-228-018.000-026 (827)
71-08-12-228-019.000-026 (829)
71-08-12-228-021.000-026 (831)

VM

Commonly known as: 825 East Colfax Avenue, South Bend, Indiana 46617
827 East Colfax Avenue, South Bend, Indiana 46617
829 East Colfax Avenue, South Bend, Indiana 46617
831 East Colfax Avenue, South Bend, Indiana 46617

This conveyance is subject to any and all easements, agreements and restrictions of record, and taxes which are a lien on the Real Estate but not yet due and payable.

Grantor, as its sole warranty herein, does hereby specially warrant to Grantee, its successors and assigns, that it will forever defend the title to the above-described premises (subject to all matters to which this conveyance is hereinabove made subject) hereby conveyed and transferred against only the claims of all persons whomsoever claiming or to claim the same or any part thereof, by, through and under the undersigned Grantor, but not otherwise.

The undersigned person executing this deed on behalf of B & F Standard Service, Inc. represents and certifies that s/he is a duly authorized agent of B & F Standard Service, Inc., and has been fully empowered, by proper appointment of the management to execute and deliver this deed for and on behalf of B & F Standard Service, Inc. and that all necessary action for the creation and execution of this conveyance has been taken and done.

VM

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER

[Remainder of page left intentionally blank]

Cross-reference L.C. 1806741

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[Remainder of page left intentionally blank]

IN WITNESS WHEREOF, Grantor has executed this deed as of the 16 day of September, 2019.

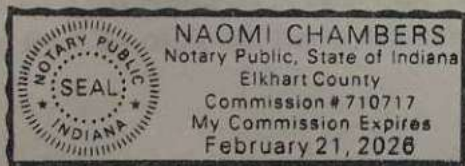
B & F STANDARD SERVICE, INC.
an Indiana corporation

By: Robert J. Babcock
Robert J. Babcock, President

STATE OF INDIANA)
) SS:
COUNTY OF St. Joseph)

Before me, a Notary Public in and for said County and State, personally appeared Robert J. Babcock, President of B & F Standard Services, Inc., an Indiana corporation, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said Grantor.

WITNESS my hand and Notarial Seal this 16 day of September, 2019.



Naomi Chambers
Notary Public

Printed Signature

My Commission Expires: _____

My County of Residence: _____

This instrument prepared by Scott J. Fandre, Esq., Krieg DeVault LLP, 4101 Edison Lakes Parkway, Suite 100, Mishawaka, Indiana 46545 on behalf of Title REsource Agency.

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Scott J. Fandre

RETURN DEED AND SEND
TAX STATEMENTS TO:

RA Colfax Property, LLC
4232 West Ridgeway Drive
LaPorte, Indiana 46350

EXHIBIT A

Legal Description

Land in the Township of Sb Portage, County of St. Joseph, State of Indiana, described as:

A part of Lots Numbered Two Hundred Ninety-eight (298) and Two Hundred Ninety-nine (299) as shown on the recorded Plat of Samuel L. Cottrell's First Addition to the Town of Lowell, now a part of the City of South Bend, St. Joseph County, Indiana, recorded in Plat Book 1, page 49, more particularly described as follows, to-wit: Beginning at the Southeast corner of Lot Numbered 299; running thence West a distance of One Hundred Thirty (130) feet along and upon the South line of said lot; thence North on a line parallel with the West line of said Lots Numbered 298 and 299 a distance of Ninety-four (94) feet; thence East a distance of Sixty-six (66) feet parallel with the South line of said Lot Numbered 299; thence South parallel with the West line of said Lots Numbered 298 and 299, a distance of Forty (40) feet; thence East parallel with the South line of said Lot Numbered 299 a distance of Sixty-four (64) feet to the East line of said Lot Numbered 299; thence South on the East line of said Lot Numbered 299 a distance of Fifty-four (54) feet to the place of beginning.

Also, Thirty-five (35) feet off of the West end of Twenty-eight (28) feet off of the South side of Lot Numbered Two Hundred Ninety-eight (298), and Thirty-five (35) feet off of the West end of Lot numbered Two Hundred Ninety-nine (299) as shown on the recorded plat of Cottrell's First Addition to the City of South Bend, Indiana, recorded in Plat Book 1, page 49.