

WARRANTY DEED

Statutory Form
PREPARED BY
SEYMOUR B. ZABAN
ATTORNEY AT LAW
712 Midway Dr. - P. O. Box 648
ST. JOSEPH, MICHIGAN 49085

ABSTRACT NOT EXAMINED
BY PREPARER OF DOCUMENT

16 1670 06.05

16 1670 03.0

This Indenture, Witnesseth, That WARREN B. CHRISTOPHER and KAREN D. CHRISTOPHER, husband and wife, 1010 Broad Street, St. Joseph, MI 49085

for the sum of Five Thousand Five Hundred and 00/100 (\$5,500.00) Dollars CONVEY AND WARRANT to DONALD R. PHELAN and PATRICIA D. PHELAN, husband and wife as tenants by the entireties with full rights to the survivor

of 912 State Street, St. Joseph, MI 49085
the following described lands and premises situated in the City of St. Joseph
County of Berrien and State of Michigan, viz:

Part of Lots 7 and 8, Hoyt's Addition to St. Joseph, according to the Plat thereof, recorded June 23, 1874, in Volume 1 of Misc., page 602, Berrien County Records, which is described as follows: Commencing at a point in the Northerly line of Lot 8, that is 31 feet Westerly from the Northeasterly corner of said Lot 8, thence Southerly on a line parallel with the Easterly line of Lots 7 and 8, a distance of 99 feet, thence Easterly on a line parallel with the Northerly line of Lot 8, 31 feet, thence Northerly along the Easterly lines of Lots 7 and 8, a distance of 99 feet, thence Westerly 31 feet to the place of beginning,

ALSO that part of the West Half of the vacated alley lying West of Lots 1 and 2, Block 7, Hoyt's Addition to the City of St. Joseph, according to the recorded Plat thereof, which is adjacent and continuous to the above described premises.

Subject to easements and restrictions of record and subject to all taxes and special assessments, if any, now due and payable or to hereafter become due and payable.

RECORDED

SEP 16 11 03 AM '77

Robert T. Hatch
REGISTER OF DEEDS

BERRIEN COUNTY, MICHIGAN

BERRIEN COUNTY
0 2 4 4 0 5

STATE OF MICHIGAN REAL ESTATE TRANSFER TAX
Dept. of Taxation SEP 16 '77 06.05
RB.10802

In witness whereof the parties hereto have set their hands this 13th day of September 1977
Signed, sealed and delivered in presence of:

Robert T. Hatch
Robert T. Hatch
Donald A. Meyer
Donald A. Meyer

Warren B. Christopher
WARREN B. CHRISTOPHER
Karen D. Christopher
KAREN D. CHRISTOPHER

STATE OF MICHIGAN, }
COUNTY OF Berrien } ss

On this 13th day of September 1977 before me, a Notary Public in and for said County personally appeared Warren B. Christopher & Karen D. Christopher, husband & wife to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be their free act and deed.
My Commission Expires July 16, 1978

Robert T. Hatch
Robert T. Hatch
Notary Public, Berrien County, Michigan

I HEREBY CERTIFY, That there are no tax liens or titles held by the State on the lands described below, and that there are no tax liens or titles held by individuals on the said lands, for the five years preceding the 16th day of Sept 1977, and that the taxes for said period of five years are all paid, as shown by the records of this department.

This certificate does not apply to taxes, if any, now in process of collection by township, city or village collecting officers.

Date SEP 16 1977 LIBER 1057 PAGE 434
776883 19 County Treasurer County, Michigan

BERRIEN COUNTY ABSTRACT & TITLE COMPANY HAS OPERATED CONTINUOUSLY SINCE 1860

MAKE YOUR REAL ESTATE TRANSFERS SAFE BY USING TITLE INSURANCE 11-76-3166-0002-01-4