

92012875

WARRANTY DEED

UNIVERSITY TITLE INS. CO. MARION PROFESSIONAL CENTER SUITE 215 CONVENT SQUARE INDIANAPOLIS, IN 46204

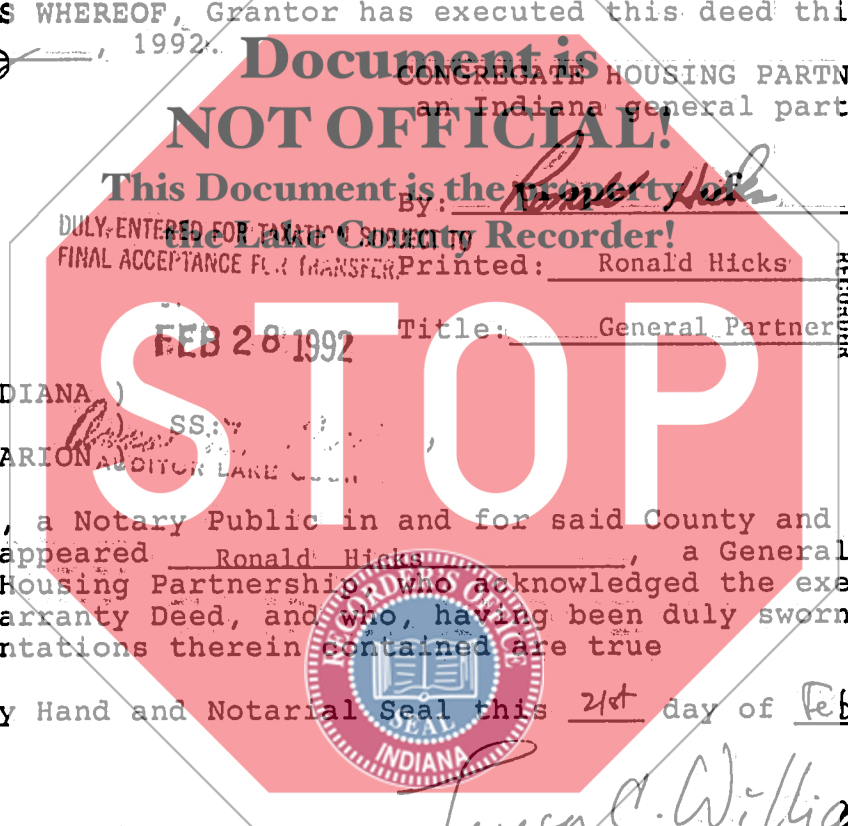
THIS INDENTURE WITNESSETH, That Congregate Housing Partnership, an Indiana general partnership (Grantor) CONVEYS AND WARRANTS to Retirement Living Tax-Exempt Mortgage Fund Limited Partnership, a Delaware limited partnership (Grantee) for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the real estate in Lake County, State of Indiana, which is described on Exhibit A attached hereto and made a part hereof.

Subject to real estate taxes for the year 1991, due and payable in 1992, and all installments due and payable thereafter.

Subject to easements, restrictions, covenants, rights-of-way and conditions appearing of record and listed in Exhibit B attached hereto and by reference made a part hereof.

The person executing this Deed on behalf of Grantor hereby represents that he is duly authorized so to act and to bind the Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed this 21st day of February, 1992.



By: Ronald Hicks
Congregate Housing Partnership, an Indiana general partnership
Printed: Ronald Hicks
Title: General Partner

STATE OF INDIANA/S.S.NO. FILED FOR RECORD LAKE COUNTY MAR 3 9 00 AM '92 RECORDED ROBERT (BOB) FINELAND

STATE OF INDIANA)
COUNTY OF MARION)

Before me, a Notary Public in and for said County and State, personally appeared Ronald Hicks, a General Partner of Congregate Housing Partnership, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true

Witness my Hand and Notarial Seal this 21st day of February, 1992.

My Commission Expires:

Teresa C. Williams
Notary Public

My County of Residence:

Printed Name: TERESA C. WILLIAMS
NOTARY PUBLIC STATE OF INDIANA
MARION COUNTY
MY COMMISSION EXP. JAN. 27, 1994

Return Deed to: Klineman, Rose, Wolf and Wallack
135 N. Pennsylvania, Suite 2100
Indianapolis, IN 46204-2456

Send Tax Bills to: c/o Capital Realty Group Properties III
14160 Dallas Parkway
Suite 300
Dallas, TX 75240
Attn: James A. Stroud

This instrument prepared by David A. Shelton, KLINEMAN, ROSE, WOLF and WALLACK, 135 N. Pennsylvania Street, Suite 2100, Indianapolis, IN 46204-2456.

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1/28

EXHIBIT A

LEGAL DESCRIPTION

15-116 74

A Parcel of land in the South 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 8 West of the Second Principal Meridian, in the Town of Merrillville, Lake County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said Section 17; thence South 0 degrees 04 minutes 02 seconds West 2,643.58 feet along the East line of said Section 17 to the Southeast corner of the South 1/2 of the Northeast 1/4 of said Section 17; thence North 89 degrees 46 minutes 13 seconds West 100.00 feet along the South line of the South 1/2 of the Northeast 1/4 of said Section 17 to the Point of Beginning; thence continuing along said last mentioned course 500.00 feet; thence North 0 degrees 04 minutes 02 seconds East 200.00 feet; thence North 28 degrees 00 minutes 00 seconds West 179.25 feet; thence South 89 degrees 46 minutes 13 seconds East 580.10 feet; thence South 0 degrees 04 minutes 02 seconds West 350.00 feet to the Point of Beginning, Excepting therefrom the South 10 feet.

Document is
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**This Document is the property of
 the Lake County Recorder!**

TOGETHER WITH:



Non-exclusive right of way and easement for access, utility and drainage over and across the following described property: A parcel of land in the South half of the Northeast quarter of Section 17, Township 35 North, Range 8 West of the Second Principal Meridian, in the Town of Merrillville, Lake County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said Section 17; thence South 0 degrees 04 minutes 02 seconds West 2,643.58 feet along the East line of said Section 17 to the Southeast corner of the South half of the Northeast quarter of said Section 17; thence North 89 degrees 46 minutes 13 seconds West 600.00 feet along the South line of the South half of the Northeast quarter of said Section 17 to the Point of Beginning; thence continuing along said last mentioned course 1,446.82 feet to a point that is 600.00 feet East of the Southwest corner of the Northeast quarter of said Section 17; thence North 0 degrees 00 minutes 00 seconds West 1,236.42 feet to the South line of the North 5 rods of the West 80 rods of the said South half; thence South 89 degrees 50 minutes 37 seconds East 720.00 feet; thence North 0 degrees 00 minutes 00 seconds West 82.50 feet along the East line of the North 5 rods of the West 80 rods; thence South 89 degrees 50 minutes 37 seconds East 1,008.32 feet along the North line of the South half of the Northeast quarter of said Section 17; thence South 40 degrees 00 minutes 00 seconds West 907.81 feet; thence South 39 degrees 00 minutes 00 seconds East 353.23 feet; thence South 28 degrees 00 minutes 00 seconds East 170.25 feet; thence South 0 degrees 04 minutes 02 seconds West 200.00 feet to the Point of Beginning.

As granted in a certain easement agreement dated October 9, 1985 and recorded October 18, 1985 as Document No. 824907, subject to the terms and provisions contained in said agreement.

EXHIBIT B

(Permitted Exceptions)

1. Declaration of Covenants, Conditions, Restrictions, Changes and Liens for Towne Square recorded July 18, 1986, in Instrument No. 850044.



Merrillville, Indiana