

WARRANTY DEED

93053049

THIS INDENTURE WITNESSETH, That OTR, an Ohio general partnership ("Grantor"),
CONVEYS AND WARRANTS to EXCEL MORTGAGE FUNDING CORPORATION, a
Delaware corporation ("Grantee"), of San Diego County, California, for the sum of One Million Five
Hundred Sixty-nine Thousand Two Hundred Seventy and No/100 Dollars (\$1,569,270.00), the receipt
of which is hereby acknowledged, the following described real estate in Lake County, the State of
Indiana.

STATE OF INDIANA S.M.O.
FILED FOR RECORD
LAKE COUNTY
AUG 13 12 59 PM '93
RECORDER
MAGNICH

SEE EXHIBIT "A"
ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Grantor hereby certifies that there is no Indiana Gross Income Tax due by virtue of this transaction.

Property Address:

Subject to current taxes not delinquent, and all easements, agreements and restrictions of record,
all public rights of way and leases.

The undersigned person executing this deed on behalf of the Grantor represents and certifies that
he is duly authorized and has been fully empowered by the partnership agreement of Grantor, to
execute and deliver this deed; that Grantor has full partnership capacity to convey the real estate
described herein; and that all necessary partnership action for the making of such conveyance has
been taken and done.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 4th day of
August, 1993.

Mail Box Bills;

P.O. Box 67 70 Eagle Stores
Rock Island, Ill. 61201

OTR, an Ohio general partnership



By: Herbert L. Dyer
Herbert L. Dyer, a General Partner

STATE OF OHIO)

AUG 12 1993

COUNTY OF FRANKLIN)

SS: Anne M. Antosic
NOTARY PUBLIC, LAKE COUNTY

Before me, a Notary Public in and for said County and State, personally appeared Herbert L. Dyer,
a general partner of OTR, an Ohio general partnership, who acknowledged the execution of the
foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the
representations therein contained are true.

WITNESS my hand and Notarial Seal this 4th day of August, 1993.

Janelle Downing
Notary Public

This Instrument Prepared By:

Benesch, Friedlander, Coplan & Aronoff
88 East Broad Street, Suite 900
Columbus, Ohio 43215-3506



JANELLE E. DOWNING
Notary Public, State of Ohio
My Commission Expires 3/31/94

900
0.730
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EXHIBIT →

LEGAL DESCRIPTION

PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 7, WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD FOUND AT THE INTERSECTION OF THE NORTH LINE OF 38TH AVENUE AND THE EAST LINE OF COLORADO STREET;

THENCE NORTH 89°59'46" EAST (FORMERLY A RECORD DIRECTION OF "EAST"), ALONG SAID NORTH LINE, A DISTANCE OF 299.21 FEET TO AN IRON PIPE SET AT THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°01'26" EAST A DISTANCE OF 124.50 FEET TO A P.K. NAIL SET;

THENCE NORTH 87°58'34" WEST A DISTANCE OF 46.00 FEET TO A P.K. NAIL SET;

THENCE NORTH 00°01'26" EAST, A DISTANCE OF 50.00 FEET TO A P.K. NAIL SET;

THENCE SOUTH 87°58'34" EAST, A DISTANCE OF 25.0 FEET TO A CROSS CUT IN CONCRETE;

THENCE NORTH 00°01'26" EAST, A DISTANCE OF 207.21 FEET TO A P.K. NAIL SET;

THENCE NORTH 87°58'34" WEST, A DISTANCE OF 49.85 FEET TO A P.K. NAIL SET;

THENCE NORTH 00°01'26" EAST, A DISTANCE OF 216.85 FEET (FORMERLY A RECORD DISTANCE OF 217.00 FEET) TO AN IRON PIPE SET ON THE SOUTH LINE OF 37TH AVENUE;

THENCE SOUTH 87°58'34" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 276.00 FEET;

THENCE SOUTH 00°01'26" WEST, A DISTANCE OF 230.00 FEET TO A P.K. NAIL SET;

THENCE NORTH 87°58'34" WEST, A DISTANCE OF 67.15 FEET TO A P.K. NAIL SET;

THENCE SOUTH 00°01'26" WEST, A DISTANCE OF 368.49 FEET (FORMERLY A RECORD DISTANCE OF 368.66 FEET) TO A CROSS CUT IN A CONCRETE DRIVEWAY CURB ON THE NORTH LINE OF 38TH AVENUE;

THENCE SOUTH 89°59'46" WEST (FORMERLY A RECORD DIRECTION OF "WEST"), ALONG SAID NORTH LINE, A DISTANCE OF 138.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING ~~0.3044 ACRES OR 134,000 SQUARE FEET, ACCORDING TO A SURVEY BY EARL ALBERS, REGISTERED LAND SURVEYOR, 190000 OF~~ ~~LESTER, NEBRATH & RICHERD, LTD., ON NOV. 25, 1993.~~

Key# 17-17-122