

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

ENTERED FOR TAXATION SUBJECT  
ACCEPTANCE FOR TRANSFER.

97069481

97 OCT 14 AM 10:00

MORRIS W. CARTER OCT 09 1997  
RECORDER

SAM ORLICH  
AUDITOR LAKE CO 0661717

## WARRANTY DEED

THIS INDENTURE WITNESSETH, that M.R. Hudson (Grantor) of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to AutoZone, Inc., a Nevada Corporation, (Grantee) with its principal offices in the City of Memphis, County of Shelby, State of Tennessee, for the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate property in Lake County, State of Indiana:

That part of the Northeast Quarter of the Southeast Quarter and that part of the Southeast Quarter of the Northeast Quarter of Section 17, Township 35 North, Range 9 West of the Second Principal Meridian, Town of Schererville, Lake County, Indiana which is described as: Beginning at a 5/8 inch capped rebar set at the intersection of the West Line of Wicker Park Boulevard (U.S. Highway #41) with the South line of the Northeast Quarter of said section 17 which is North 88 degrees 37 minutes 44 seconds West, 44.10 feet from the East Quarter post of said section; thence along the West line of Wicker Park Boulevard (U.S. Highway #41) South 04 degrees 07 minutes 00 seconds East, 82.17 feet to a set 5/8 inch capped rebar; thence South 02 degrees 41 minutes 38 seconds East, 122.61 feet to a found Indiana State right-of-way monument; thence South 05 degrees 12 minutes 51 seconds West, 54.68 feet (54.30 feet record) to a set 5/8 inch capped rebar; thence North 88 degrees 25 minutes 08 seconds West, 618.77 feet to a 1/2 inch rebar found on the West line of the Northeast Quarter of the Southeast Quarter of said section; thence along the West line of the Northeast Quarter of the Southeast Quarter and the West line of the Southeast of the Northeast Quarter of said section, North 00 degrees 02 minutes 43 seconds East, 475.46 feet to a set 5/8 inch capped rebar; thence North 83 degrees 41 minutes 23 seconds East, 300.61 feet (302.59 feet, record) to a set 5/8 inch capped rebar; thence South 02 degrees 49 minutes 02 seconds East, 259.83 feet (260.01 feet, record) to a set 5/8 inch capped rebar; thence South 88 degrees 37 minutes 44 seconds East, 300.00 feet to the point of beginning. Containing 5.3376 acres, more or less.

Grantor also conveys to Grantee any and all easements and appurtenances to the Property, including (expressly), but not limited to: a quitclaim of any and all right, title, and interest Seller may have in and to any land lying in the right of way of any and all streets, alleys and ways adjoining the Property to the center line of East Main Street (U.S. 136).

Subject to recorded matters which appear as exceptions in the Owner's Policy issued with reference to this transfer of title those being a.) Taxes for 1997 due and payable 1998 are a lien not yet computed, b.) Easement for Gas Mains, Electric and Telephone Service, and Access thereto, in favor of Northern Indiana Public Service Company and Indiana Bell Telephone Company, recorded March 29, 1978 as Document No. 460406, c.) Grant of Perpetual Easement by M.R. Hudson to Michael J. Bacino and Cynthia C. Bacina for Sanitary Sewer Line recorded March 30, 1978 as Document No. 460407 and its terms, provisions and conditions, c.) Non-Exclusive Drainage Easement by M.R. Hudson to Michael J. Bacino and Cynthia C. Bacino recorded March 30, 1978 as Document No. 460408 and its terms provisions and conditions. The address of such real estate is commonly known as U.S. 41 Wicker Park

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12:00  
009187

Blvd, Schererville, Indiana 46375. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed this 30 day of September, 1997.

Grantor:

Signature:



Printed: M.R. Hudson

STATE OF Kansas

COUNTY OF Johnson

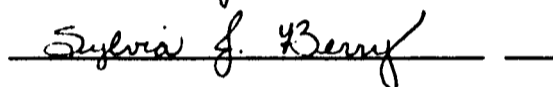
Before me, a Notary Public in and for said County and State, personally appeared **M.R. Hudson** who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, state that any representations therein contained are true.

Witness my hand and Notarial Seal this 30<sup>th</sup> day of September, 1997.

My Commission Expires:

9/13/2001

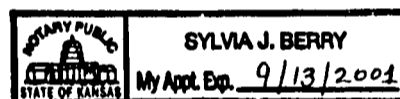
Signature:



Printed: Sylvia J. Berry, Notary Public

Resident of Johnson County

This instrument prepared by: Jennifer E. Jones, Attorney at Law  
108 North Lebanon Street  
Lebanon, IN 46052  
(317) 428-2270



Return deed and send tax bills to: AutoZone, Inc., 60 Madison Avenue, 9th Floor, Real Estate Department, #8340, Memphis, Tennessee 38103

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