

STATE OF INDIANA
LAKE COUNTY
FILED 1998 APR 9 12:12

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER.

98025380 **CORPORATE WARRANTY DEED**

APR 9 1998

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THIS INDENTURE WITNESSETH, that Tri-Creek School Corporation, an Indiana public school corporation (the "Grantor"), located in Lake County, Indiana, **SAM ORLICH**
AUDITOR LAKE COUNTY

CONVEYS AND WARRANTS

to Tri-Creek Lake Prairie School Building Corporation, an Indiana nonprofit corporation, having its office at 701 South Clinton Street, Suite 316, Fort Wayne, Indiana 46802, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, Indiana, to-wit:

See Exhibit A attached hereto and incorporated herein.

K# 4-12-14
K# 1-78-28
K# 1-78-26

THE GRANTOR FURTHER WARRANTS AS FOLLOWS:

1. The Grantor is an Indiana public school corporation organized under the provisions of I.C. 20-4 et seq.
2. The governing body of the Grantor is its Board of School Trustees (the "Board"). The President of the Board is John A. Eskridge, Jr.
3. The execution of this Deed by the President of the Board has been duly authorized by resolution adopted by the Board.

The warranty of title by Grantor is subject to the lien of taxes, if any, not yet due and payable, and to any and all easements, agreements, restrictions, covenants and encumbrances of record. The Grantor hereby certifies that there is no Indiana gross income tax due by virtue of this Deed.

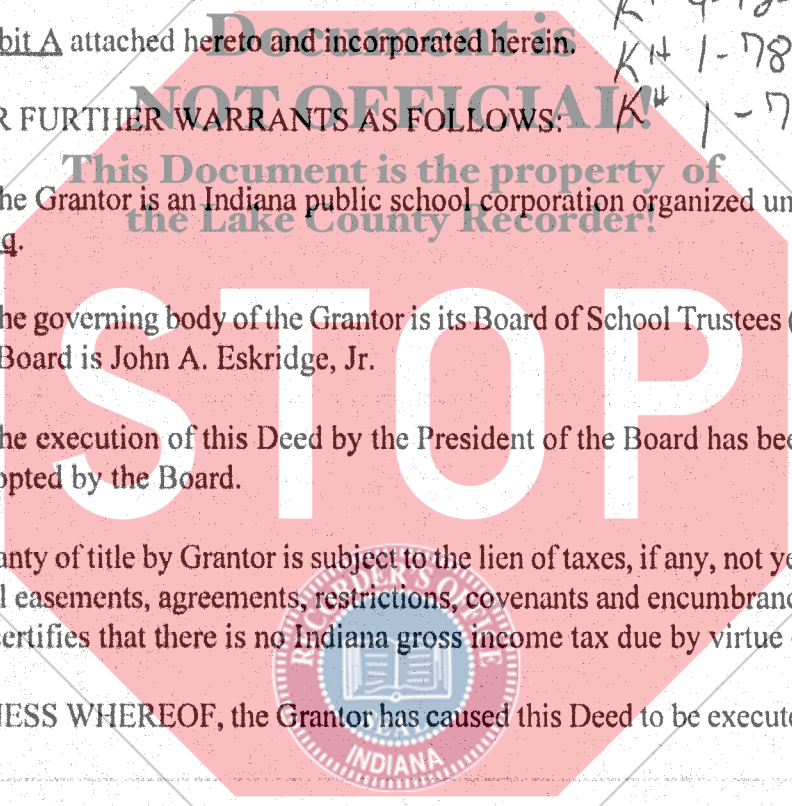
IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of March, 1998.

TRI-CREEK SCHOOL CORPORATION

By *John A. Eskridge, Jr.*
John A. Eskridge, Jr., President of its Board of School Trustees

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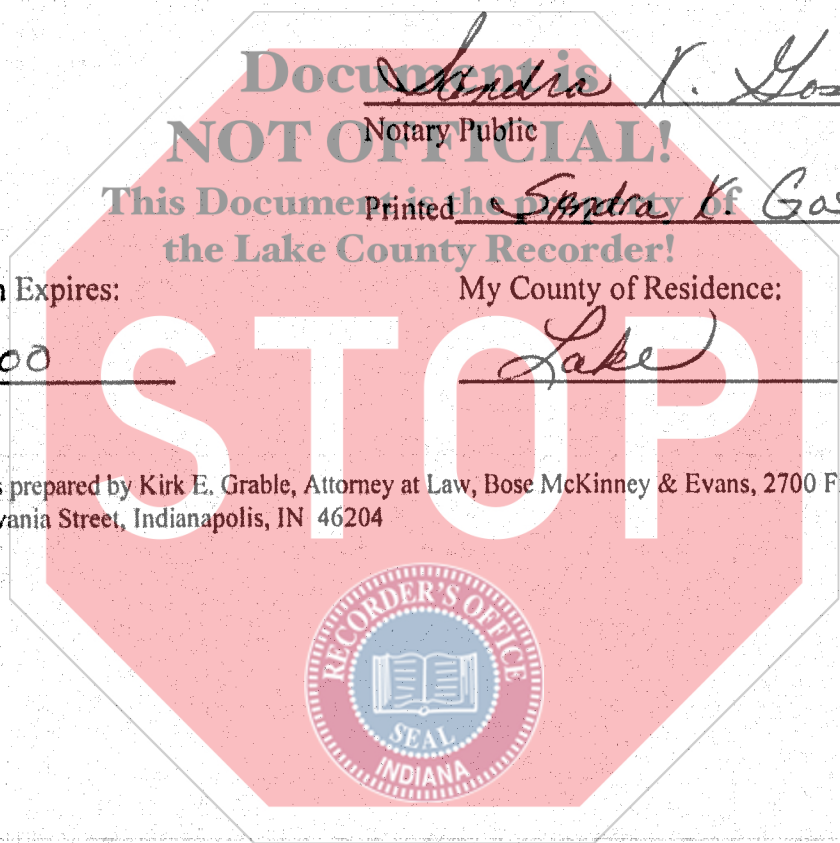


TICOR TITLE INSURANCE
Crown Point, Indiana
215443

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared John A. Eskridge, Jr., President of the Board of School Trustees of Tri-Creek School Corporation of Lake County, Indiana, its governing body, who acknowledged the execution of the foregoing Corporate Warranty Deed on behalf of said Corporation, and who, having been first duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this _____ day of March, 1998.



Sandra K. Goss
Notary Public

Printed Sandra K. Goss
the Lake County Recorder!

My Commission Expires:

12/20/2000

My County of Residence:

Lake

This instrument was prepared by Kirk E. Grable, Attorney at Law, Bose McKinney & Evans, 2700 First Indiana Plaza,
135 North Pennsylvania Street, Indianapolis, IN 46204 317-684-5000

EXHIBIT A

LEGAL DESCRIPTION OF REAL ESTATE

1. Lake Prairie Elementary School

Part of the Northeast ¼ of Section 29, Township 33 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows:

Beginning at a point on the North line of said Northeast ¼, 1,412.03 feet West of the Northeast corner thereof; thence East, along the North line of said ¼ section, 656.197 feet to a point 755.833 feet West of the Northeast corner of said Northeast ¼; thence South, parallel with the East line of said ¼ section, 1,327.65 feet; thence West, parallel with the North line of said ¼ section, 656.197 feet to a point 1,412.03 feet West of the East line of said Northeast ¼; thence North, parallel with the East line of said ¼ section, 1,327.65 feet to the point of beginning.

2. Old Oak Hill Elementary School

A parcel of land in the Northwest 1/4 of Section 26, Township 33 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana, described as:

Commencing at the Northwest corner of Section 26; thence South 00° 00' 00" East, 462.37 feet to the centerline of Oakley Street; thence South 88° 16' 32" East along said centerline, 1432.94 feet to the POINT OF BEGINNING; thence South 88° 16' 32" East, 20.04 feet; thence South 05° 25' 56" West, 533.72 feet; thence South 84° 34' 04" East, 28.61 feet; thence South 05° 25' 56" West, 5.04 feet; thence South 84° 34' 04" East, 49.85 feet; thence South 05° 25' 56" West, 39.05 feet; thence North 84° 34' 04" West, 21.03 feet; thence South 05° 25' 56" West, 50.85 feet; thence South 84° 34' 04" East, 31.65 feet; thence South 05° 25' 56" West, 31.85 feet; thence North 84° 34' 04" West 37.30 feet; thence North 05° 25' 56" East, 4.20 feet; thence North 84° 34' 04" West, 6.15 feet; thence North 05° 25' 56" East, 8.35 feet; thence North 84° 34' 04" West, 17.13 feet; thence North 05° 25' 56" East, 0.99 feet; thence North 84° 34' 04" West, 14.50 feet; thence North 05° 25' 56" East, 12.15 feet; thence North 84° 34' 04" West, 34.00 feet; thence North 05° 25' 56" East, 633.52 feet to the Point of Beginning.

