

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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MORRIS W. GARDNER  
SPECIAL WARRANTY DEED

METROPOLITAN SELF-STORAGE LIMITED PARTNERSHIP-MERRILLVILLE, an Illinois limited partnership ("Grantor"), whose address is c/o The Nagel Group, Inc., 13000 Rockland Road, Lake Bluff, Illinois 60044, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does by these presents sell and convey unto FOUR SAC SELF-STORAGE CORPORATION, a Nevada corporation ("Grantee"), whose address is 2727 North Central Avenue, Phoenix, Arizona 85004, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Lake, in the State of Indiana which is legally described on Exhibit A attached hereto and incorporated herein by reference subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the premises aforesaid with all and singular the rights, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto said Grantee and its successors and assigns forever, said Grantor hereby covenanting that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises unto the said Grantee and its heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 12th day of June, 1998.

METROPOLITAN SELF-STORAGE LIMITED  
PARTNERSHIP - MERRILLVILLE, an Illinois limited  
partnership

By: MSSLP - Merrillville, Inc., an Illinois corporation, its  
General Partner

By: Matthew M. Nagel  
Name: Matthew M. Nagel  
Title: President

JULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER.

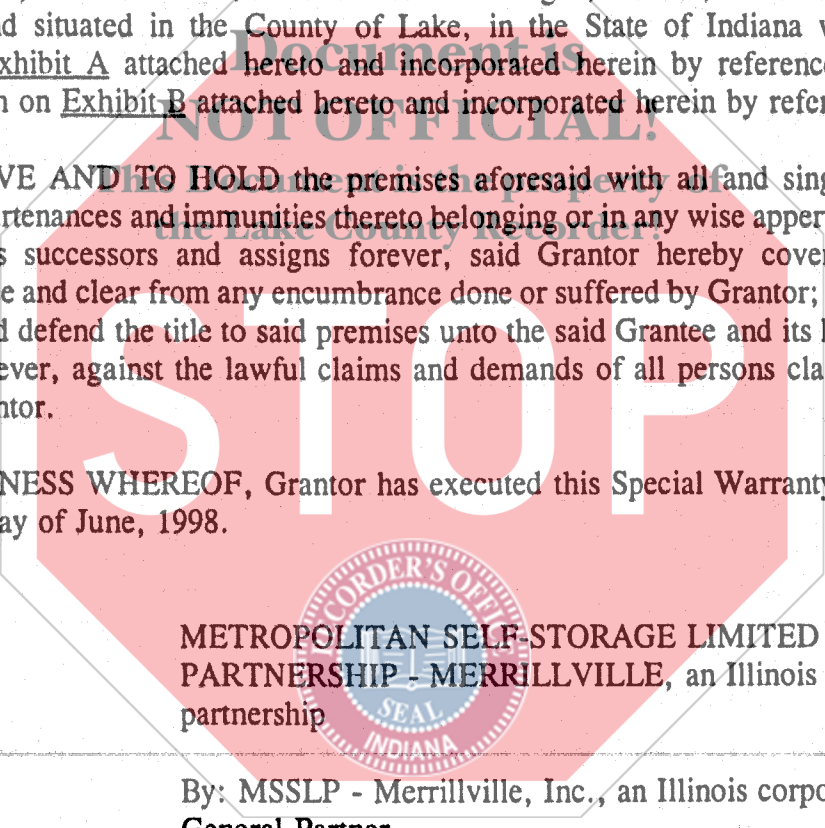
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SAM ORLICH  
AUDITOR LAKE COUNTY

16.00  
KRM  
CT

Chicago Life Insurance Company



STATE OF ILLINOIS )  
COUNTY OF Lake ) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Matthew M. Noel, personally known to me to be the President of MSSLP - MERRILLVILLE, INC., an Illinois corporation, the General Partner of METROPOLITAN SELF-STORAGE LIMITED PARTNERSHIP-MERRILLVILLE, an Illinois limited partnership, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12<sup>th</sup> day of June, 1998.

**Document is NOT OFFICIAL!**  
This Document is the property of the Lake County Recorder!

Kathryn L. Chapman  
Notary Public

OFFICIAL SEAL  
KATHRYN L. CHAPMAN  
Notary Public — State of Illinois  
My Commission Expires 07/18/01

My commission expires 7/18/01

**THIS INSTRUMENT PREPARED BY:**

John F. Hirschman, Esq.  
Sonnenschein Nath & Rosenthal  
8000 Sears Tower  
Chicago, Illinois 60606



**AFTER RECORDING RETURN TO:**

Mail Tax Statements to:  
Four Sac Self-Storage Corporation  
2727 North Central Avenue  
Phoenix, Arizona 85004  
Attn: Don Murney

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOT 2, METRO SELF STORAGE, PLAT OF P.U.D. AMENDMENT, TO THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 79, PAGE 26, IN LAKE COUNTY, INDIANA.

PROPERTY ADDRESS: 1650 West 81st Avenue, Merrillville, Indiana 46410



**EXHIBIT "B"**

**PERMITTED EXCEPTIONS**

1. Taxes for second installment 1997 payable in November 1998 and taxes for 1998 payable in 1999, not yet due and payable.
2. Independence Hill Conservancy District Assessment for second installment 1997 payable in November 1998 and Independence Hill Conservancy District Assessment for 1998, not yet due and payable.
3. Drainage easements and retention area of varying dimensions as shown on plat of Lincoln Ridge East in Plat Book 63, Page 27.
4. Utility and drainage easements as shown on the plat of subdivision.
5. Rights, easements and interests of the State of Indiana by reason of a Warranty Deed dated September 26, 1998 and recorded December 1, 1988 as Document No. 009955, made by and between the Nagel Group, Inc., an Illinois corporation, to the State of Indiana.
6. Covenants, restrictions, conditions and easements as shown and granted on the plat of subdivision.

