

7 4600025873LD

Mail Tax Bills To:  
3455 Ridge Rd.  
Lawrence, IN 46038

Tax Key No. 14-3-75 and  
14-3-61

# CORPORATE DEED

Chicago Title Insurance Company

THIS INDENTURE WITNESSETH, That DYER AUTO PARTS, INC.

\_\_\_\_\_ ("Grantor"), a corporation organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS

~~XXXXXX~~ to SOVEREIGN DEVELOPMENT, LLC

\_\_\_\_\_ of Lake County,

in the State of Indiana, in consideration of TEN DOLLARS (\$10.00)

AND OTHER VALUABLE CONSIDERATION the receipt of which is hereby acknowledged, the

following described real estate in Lake County, in the State of Indiana, to-wit:

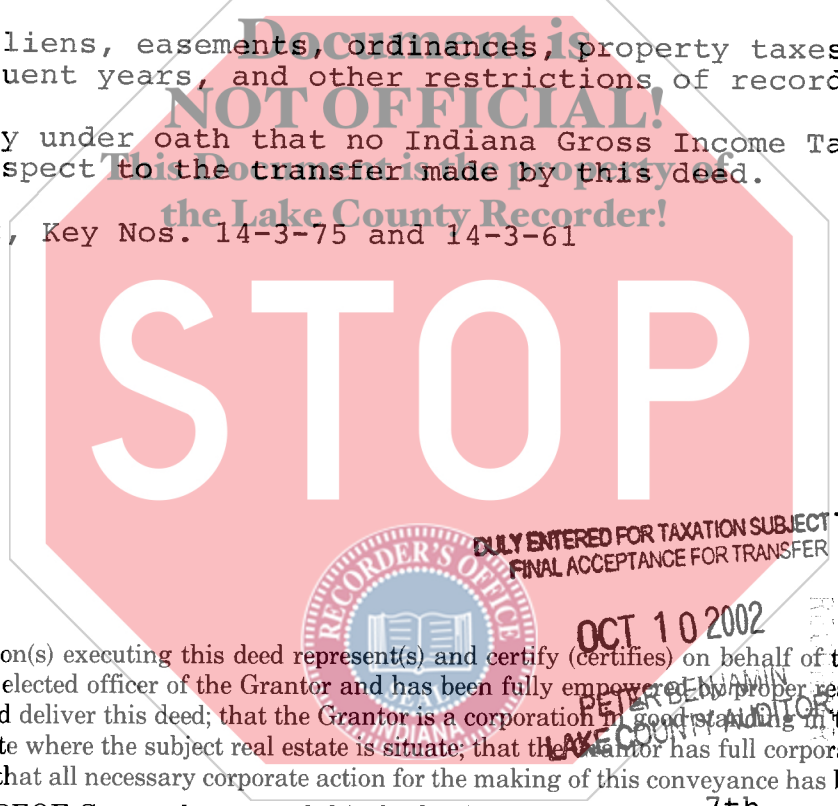
See attached Exhibit "A" for legal description.

More commonly known as: 1490 Joliet Street, Dyer, Indiana

Subject to all liens, easements, ordinances, property taxes for the year 2002 and subsequent years, and other restrictions of record.

Grantors certify under oath that no Indiana Gross Income Tax is due or payable with respect to the transfer made by this deed.

Tax Unit No. 12, Key Nos. 14-3-75 and 14-3-61



2002 091730

2002 OCT 10 11:42

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of the undersigned is a duly elected officer of the Grantor and has been fully empowered by proper resolution, or the by-laws of the Grantor, to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 7th day of October, ~~18~~ 2002 Dyer Auto Parts, Inc.

By Genevieve Smith, President  
(PRINTED NAME AND OFFICE)

By \_\_\_\_\_  
(PRINTED NAME AND OFFICE)

STATE OF INDIANA  
COUNTY OF \_\_\_\_\_ SS:

Before me, a Notary Public in and for said County and State, personally appeared Genevieve Smith and \_\_\_\_\_ the President

and \_\_\_\_\_, respectively of Dyer Auto Parts, Inc., who acknowledged 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 7th day of October, ~~18~~ 2002

My Commission Expires: 1-7-2009 Signature Edward H. Feldman

Resident of Lake County Printed Edward H. Feldman, Notary Public

This instrument prepared by Edward H. Feldman, 2833 Lincoln St., Suite B, Attorney at Law.  
Mail to: Highland, IN 46322 (219) 838-8200

EXHIBIT "A"

That part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of Dyer, Lake County, Indiana, described as follows:

Commencing at a point on the South line of said Northeast Quarter of the Northeast Quarter of Section 18, 420 feet West of the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North along a line 420 feet West of and parallel to the East line of said Northeast Quarter to a point in the Southerly line of the public highway known as Lincoln Highway; thence Westerly along said Southerly line of Lincoln Highway 275.51 feet to the Point of Beginning; thence South 00 degrees 17 minutes 30 seconds East, along the westerly line of the land conveyed to David C. Underland and Barbara J. Underland, Husband and Wife, in the Corporate Warranty Deed recorded June 19, 1997, as document 97039617, a distance of 149.34 feet; thence South 87 degrees 57 minutes 30 seconds East, along the southerly line of the land conveyed to David C. Underland and Barbara J. Underland, Husband and Wife, in said deed and the Corporate Warranty Deed recorded May 29, 1996, as document 96035774, a distance of 79.76 feet; thence South 04 degrees 00 minutes 19 seconds West, along the westerly line of the Northwest Indiana Land Development Company Addition, recorded in Plat Book 66, page 21, a distance of 56.69 feet; thence South 09 degrees 31 minutes 20 seconds East, 265.70 feet to the South line of said Northeast Quarter of the Northeast Quarter of said Section 18; thence North 88 degrees 44 minutes 19 seconds West, 293.92 feet; thence North 00 degrees 09 minutes 59 seconds West, 318.30 feet; thence North 00 degrees 09 minutes 56 seconds West, 155.76 feet to the Southerly line of said Lincoln Highway; thence South 86 degrees 48 minutes 20 seconds East, 175.04 feet to the Point of Beginning;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

The South 318.74 feet of the West 160 feet, by parallel lines, of that part of the Northeast Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 9 West of the Second Principal Meridian, Lake County, Indiana described as follows: Beginning at a point on the South line of said Northeast Quarter of the Northeast Quarter, 420 feet West of the Southeast corner of said Northeast Quarter of the Northeast Quarter; thence North along a line 420 feet West of and parallel to the East line of said Northeast Quarter to a point in the Southerly line of the public highway known as Lincoln Highway; thence Westerly along said Southerly line of the Lincoln Highway, a distance of 450.90 feet to a point; thence South along a straight line to a point in said South line of the Northeast Quarter of the Northeast Quarter, said point being 868.90 feet West of the Southeast corner of the Northeast Quarter of the Northeast Quarter; thence East along said South line of the Northeast Quarter of the Northeast Quarter, a distance of 448.90 feet to the point of beginning.

