

LAKE COUNTY
FILED FOR RECORD

2004 046727

2004 JUN 3 11 30 AM

MOBILE

PARTNERSHIP WARRANTY DEED

THIS INDENTURE WITNESSETH, that MERRILLVILLE ROAD LIMITED PARTNERSHIP ("Grantor"), a partnership organized and existing under the laws of the State of Illinois, CONVEYS AND WARRANTS to TRAM DEVELOPMENT GROUP, INC., a corporation organized and existing under the laws of the State of Indiana, for valuable consideration, receipt of which is hereby acknowledged, the following described real estate:

8-15-120-284

SEDONA UNIT 3 WEST:

LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 21, Township 35 North, Range 8 West of the Second Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence North 00 degrees 01 minutes 27 seconds West, along the West line of said Southwest 1/4, a distance of 403.80 feet to the point of beginning, said point being 10.00 feet West of the North line of Lot 345 extended Westerly in Sedona Addition, Unit 3A to the Town of Merrillville, Lake County, Indiana as recorded in Plat Book 92, page 58 in the Office of the Recorder of Lake County, Indiana.; thence continuing North 00 degrees 01 minutes 27 seconds West, a distance of 919.33 feet, to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 21; thence South 89 degrees 08 minutes 13 seconds East, along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 795.10 feet; thence South 00 degrees 01 minute 27 seconds East, a distance of 194.52 feet; thence South 89 degrees 58 minutes 33 seconds West, a distance of 5.28 feet; thence South 00 degrees 01 minute 27 seconds East, a distance of 125.00 feet; thence South 89 degrees 58 minutes 33 seconds West, a distance of 432.87 feet; thence South 00 degrees 01 minutes 27 seconds East, a distance of 590.00 feet to the Northeast corner of Lot 387 in said Sedona Addition, Unit 3A; thence following the North boundary of said Sedona Addition, Unit 3A for the next three calls; South 89 degrees 58 minutes 33 seconds West, a distance of 135.00 feet; thence North 87 degrees 37 minutes 42 seconds West, a distance of 60.05 feet; thence South 89 degrees 58 minutes 33 seconds West, a distance of 161.85 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana

SEDONA UNIT 3 EAST:

LEGAL DESCRIPTION

Part of the Southwest 1/4 of Section 21, Township 35 North, Range 8 West of the 2nd Principal Meridian, more particularly described as follows: Commencing at the Southwest corner of said Southwest 1/4; thence North 00 degrees 01 minutes 27 seconds West, along the West line of said Southwest 1/4, a distance of 1323.13 feet to the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 21; thence South 89 degrees 08 minutes 13 seconds East, along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 795.10 feet to the point of beginning; thence continuing South 89 degrees 08 minutes 13 seconds East, along the North line of said Southwest 1/4 of the Southwest 1/4, a distance of 531.20 feet; thence South 00 degrees 09 minutes 16 seconds West, along the East line of said Southwest 1/4 of the Southwest 1/4, a distance of 901.89 feet to the Northeast corner of Lot 306 in Sedona Addition, Unit 3A to the Town of Merrillville, Lake County, Indiana as recorded in Plat Book 92, page 58 in the Office of the Recorder of Lake County, Indiana; thence North 89 degrees 50 minutes 44 seconds West along the North boundary line of said Sedona Addition, Unit 3A, a distance of 332.83 feet; thence North 00 degrees 09 minutes 16 seconds East, a distance of 589.58 feet; thence South 89 degrees 58 minutes 33 seconds West, a distance of 202.61 feet; thence North 00 degrees 01 minutes 27 seconds West, a distance of 125.00 feet; thence North 89 degrees 58 minutes 33 seconds East, a distance of 5.28 feet; thence North 00 degrees 01 minutes 27 seconds West, a distance of 194.52 feet to the point of beginning, all in the Town of Merrillville, Lake County, Indiana.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

TICOR MO 920037770

JUN 3 2004
STEPHEN R. STIGLICH
LAKE COUNTY, INDIANA RECORDER
000255

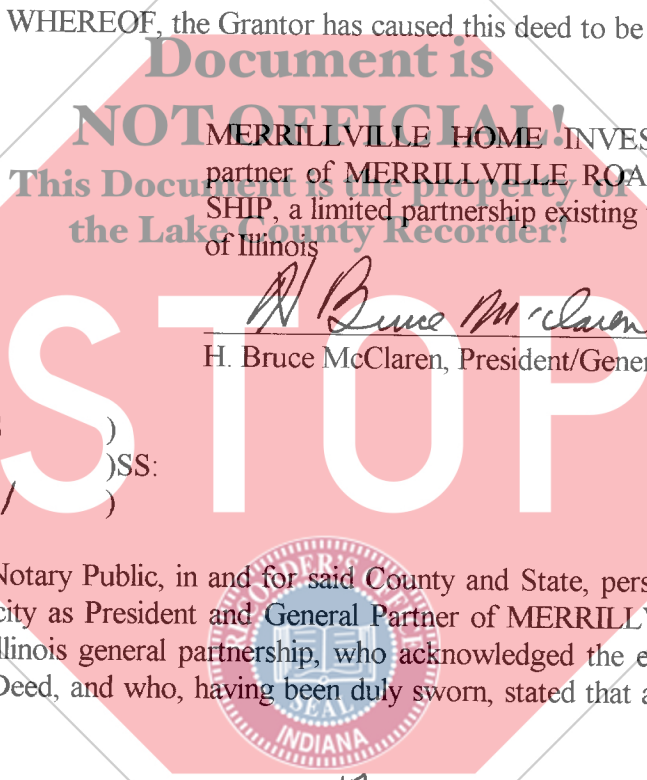
Handwritten signature/initials

subject, however, to the following:

1. accrued but unpaid real estate taxes; and
2. Covenants, conditions and restrictions contained in the plat of subdivision.

The undersigned, which has executed this Partnership Warranty Deed in the name of Merrillville Road Limited Partnership, represents and certifies that it is the sole general partner of Merrillville Road General Partnership, an Illinois limited partnership, that as such General Partner, it has full power and authority to execute and deliver this Deed; and that Merrillville Road Limited Partnership is not dissolved and is a going concern. Further, he represents and certifies that he is a duly appointed representative of the Grantor, that he has been duly authorized and empowered by the Grantor to execute this deed in the name of and on behalf of the Grantor, and that no Indiana gross income tax is now due and/or payable as a result of this conveyance.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed on the ___ day of May, 2004.



MERRILLVILLE HOME INVESTORS, INC., a general partner of MERRILLVILLE ROAD LIMITED PARTNERSHIP, a limited partnership existing under the laws of the State of Illinois

H. Bruce McClaren
H. Bruce McClaren, President/General Partner

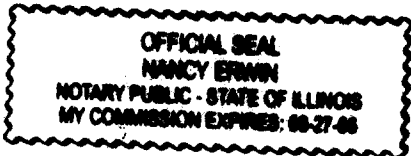
STATE OF ILLINOIS)
)SS:
COUNTY OF Will)

Before me, a Notary Public, in and for said County and State, personally appeared H. Bruce McClaren, in his capacity as President and General Partner of MERRILLVILLE ROAD LIMITED PARTNERSHIP, an Illinois general partnership, who acknowledged the execution of the foregoing Partnership Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 17 day of May 2004.

MY COMMISSION EXPIRES: 8-27-06
Nancy Erwin, Notary Public
Resident County: Will

THIS INSTRUMENT PREPARED BY:



Margaret A. Williford
HANDLON & HANDLON
3207 Willowcreek Road, Ste A
Portage, IN 46368
(219) 763-7413

Send tax statements and return after recording to:

Richard C. Wolf, President
TRAM Development Group, Inc.
P.O. Box 10144
Merrillville, IN 46410