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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2004 055174

2004 JUN 30 AM 9:16

MORRIS W. CARTER  
RECORDER

**TRUSTEE'S DEED**

THIS INDENTURE WITNESSETH that SAND RIDGE BANK (formerly known as Bank Of Highland), an Indiana corporation, as Trustee, under the provisions of a Trust Agreement dated the 21st day of March, 1996 and known as Trust #13-1020 does hereby grant, bargain, sell, and convey to:

**Palmira, L.L.C.**

of the County of LAKE, State of INDIANA, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged the following described real estate in the County of LAKE, State of INDIANA, to wit:

**See attached Exhibit "A"**

Common Address: Unit 5  
Real Estate Tax Key Number: 6-6-1, 4, 12, 14, 26, 31 and 34  
and 6-6-38  
6-285-28

**TAX STATEMENTS TO:**  
**Palmira, L.L.C.**  
**12111 W. 109<sup>th</sup> Street**  
**ST. John, IN 46373**

**SUBJECT TO THE FOLLOWING:**

1. The terms, covenants, conditions and limitations in any instrument of record affecting the use and occupancy of said real estate,
2. Taxes or Special Assessments which are not shown as existing liens by the public records,
3. Rights or claims of parties in possession not shown by public records,
4. Easements, or claims of easements, not shown by the public records,
5. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises,
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records,
7. Roads and highways, streets and alleys, any limitation by fences and/or established boundary lines.

**NO INDIANA GROSS TAX IS DUE OR PAYABLE WITH THIS CONVEYANCE.**

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned and subject to all restrictions of and other restrictions herein contained.

IN WITNESS WHEREOF, the said SAND RIDGE BANK, as Trustee, an Indiana corporation has caused this Deed to be signed by its Senior Vice President and Trust Officer and attested by its Assistant Vice President & Trust Officer and its corporate seal to be hereunto affixed this 18th day of June, 2004.

SAND RIDGE BANK, as Trustee

By: *Mark W. Sprenger*  
Mark W. Sprenger, Senior Vice President & Trust Officer

ATTEST:

By: *Deborah A. Rollo*  
Deborah A. Rollo, Assistant Vice President & Trust Officer

STATE OF INDIANA )  
) SS  
COUNTY OF LAKE )

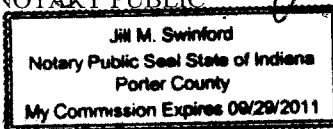
DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

JUN 29 2004  
STEPHEN R. STIGLICH  
LAKE COUNTY AUDITOR

Before me, a Notary Public in and for said County and State this 18th day of June, 2004 personally appeared Mark W. Sprenger and Deborah A. Rollo, respectively known to me as Senior Vice President and Trust Officer and Assistant Vice President & Trust Officer of SAND RIDGE BANK, Indiana, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as their free and voluntary act, acting for such corporation.

Given under my hand and notarial seal this 18th day of June 2004.

*Jill M. Swinford*  
NOTARY PUBLIC



002322

Prepared by: Mark W. Sprenger

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*16-DC*

## EXHIBIT "A"

Parcel 1: Part of the West Half of Section 8, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner thereof; thence due North along the West line of said Section 8, a distance of 290.0 feet to the point of beginning; thence continuing due North along the West line of said Section 8, a distance of 5032.74 feet to the Northwest corner of said Section 8; thence South 89 degrees 31 minutes 25 seconds East, along the North line of Section 8, a distance of 1575.86 feet to a point which is 255.50 feet East of the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 8; thence South 00 degrees 00 minutes 44 seconds West, along a line parallel with the West line of said Northeast Quarter of the Northwest Quarter, a distance of 1095.50 feet; thence South 89 degrees 31 minutes 25 seconds East, along a line parallel with the North line of Section 8, a distance of 64.5 feet; thence South 00 degrees 00 minutes 44 seconds West, along a line parallel with the West line of said Northeast Quarter of the Northwest Quarter of Section 8, a distance of 234.78 feet; thence South 00 degrees 01 minute 29 seconds West, along a line parallel with the East line of the Southeast Quarter of the Northwest Quarter of Section 8, a distance of 336.50 feet; thence South 89 degrees 32 minutes 16 seconds East, along a line parallel with the North line of said Southeast Quarter of the Northwest Quarter, a distance of 1000.0 feet to a point which is on the East line of said Southeast Quarter of the Northwest Quarter and 336.5 feet South of the Northeast corner thereof; thence South 00 degrees 01 minute 29 seconds West, along the East line of said Southeast Quarter of the Northwest Quarter of Section 8, a distance of 993.53 feet to the Southeast corner of the Northwest Quarter of said Section 8; thence north 89 degrees 33 minutes 06 seconds West, along the South line of said Northwest Quarter of Section 8, a distance of 46.32 feet to a point on the centerline of West Creek; thence South 14 degrees 43 minutes 02 seconds West, along the centerline of West Creek, a distance of 1372.43 feet to a point on the North line of the Southeast Quarter of the Southwest Quarter of said Section 8; thence South 18 degrees 00 minutes 24 seconds West, along the centerline of West Creek, a distance of 1395.31 feet to a point on the South line of said Section 8; thence North 89 degrees 34 minutes 48 seconds West, along the South line of Section 8, a distance of 240.31 feet to the Southeast corner of Palmira Subdivision Block One, as shown in Plat Book 51, Page 64, in Lake County, Indiana; thence along the outside perimeter of said Palmira Subdivision the following directions and distances; North 01 degree 25 minutes 37 seconds East, a distance of 818.28 feet; thence North 21 degrees 18 minutes 35 seconds East, a distance of 97.45 feet; thence North 04 degrees 48 minutes 35 seconds East, a distance of 278.38 feet; thence North 14 degrees 53 minutes 39 seconds West, a distance of 167.34 feet; thence South 55 degrees 38 minutes 33 seconds West, a distance of 131.0 feet; thence North 74 degrees 21 minutes 37 seconds West, a distance of 157.66 feet; thence North 12 degrees 43 minutes 37 seconds West, a distance of 74.77 feet; thence North 88 degrees 33 minutes 52 seconds West, a distance of 103.58 feet; thence North 39 degrees 42 minutes 30 seconds West, a distance of 241.67 feet; thence South 41 degrees 00 minutes 12 seconds West, a distance of 624.68 feet; thence South 21 degrees 55 minutes 12 seconds West, a distance of 490.0 feet; thence South 70 degrees West, a distance of 150.0 feet; thence South 29 degrees West, a distance of 342.0 feet; thence due West, a distance of 175.0 feet to the point of beginning, EXCEPT that part conveyed to Richard & Kelly Nicpon in Trustee's Deed recorded May 24, 2002 as Document No. 2002 048353.

Parcel 2: All that part of the following described parcel lying Westerly of the existing centerline of West Creek; Part of the South Half of the Northeast Quarter of Section 8, Township 34 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows: Commencing 26 <sup>2</sup>/<sub>3</sub> rods North of the Southeast corner of said tract; thence North 18 <sup>8</sup>/<sub>9</sub> rods; thence West 160 rods; thence South 18 <sup>8</sup>/<sub>9</sub> rods; thence East 160 rods to the point of beginning.

Parcel 3: Storm Water Detention Area in Palmira Subdivision Block One, as per plat thereof, recorded in Plat Book 51 Page 64, in the Office of the Recorder of Lake County, Indiana.