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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2005 002828

2005 JAN 14 AM 10:17

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

RECORDED

MAIL TAX BILLS TO:
Target Corporation
Property Tax Department
1000 Nicollet Mall TPN - 0950
Minneapolis, MN 55403

JAN 13 2005

STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

TAX KEY NO.

12-19-7 (underlying land)
pig & are

LIMITED LIABILITY COMPANY WARRANTY DEED

CM 020310930

THIS INDENTURE WITNESSETH, That **ST. JOHN MARKETPLACE, LLC**, a **Limited Liability Company**, organized and existing under the laws of the State of Indiana ("Grantor"), **CONVEYS AND WARRANTS** to **TARGET CORPORATION**, a **Minnesota corporation**, in consideration 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, in the State of Indiana, to wit:

Lot 1, St. John Marketplace, an Addition to the Town of St. John, as per the plat thereof, recorded in Plat Book ___, page ___, in the Office of the Recorder of Lake County, Indiana, with a common address of 9825 Wicker Avenue, Town of St. John.

Subject To: all unpaid real estate taxes and assessments for 2005 payable in 2006, and for all real estate taxes and assessments for all subsequent years.

Subject To and together with the benefits and burdens created pursuant to that certain Operation and Easement Agreement between Target Corporation and St. John Marketplace, LLC, for St. John Marketplace Shopping Center, St. John, Indiana, dated January 11, 2005, and recorded in the Office of the Recorder of Lake County, Indiana.

Subject To: (1) Right of way for drainage, flow and maintenance of the St. John Legal Drain together with the additional right of way;

(2) A non-exclusive perpetual easement to install, operate, maintain, repair, remove and replace a Sanitary Sewer outlet, together with the right of reasonable and necessary ingress and egress, in favor of the Town of St. John, Lake County, Indiana, a municipal corporation, its successors and assigns, granted by St. John Marketplace, LLC, an Indiana limited liability company, in the Amended and Restated Grant of Sanitary Sewer Easement, dated December 23, 2004, and recorded in the Office of the Recorder of Lake County, Indiana;

(3) A non-exclusive perpetual easement for ingress, egress and roadway purposes for the passage of pedestrians and vehicles, and for utility and traffic control purposes, in favor of the Town of St. John, Lake County, Indiana, a municipal corporation, its successors and assigns, granted by St. John Marketplace, LLC, an Indiana limited liability company, in the Grant of Easement for Access and Utility Purposes, dated December 23, 2004, and recorded in the Office of the Recorder of Lake County, Indiana;

(4) Grants and reservations of easements, as shown and contained on the plat of St. John Marketplace, an Addition to the Town of St. John;

(5) Covenants, conditions, and restrictions contained in the plat of St. John Marketplace, an Addition to the Town of St. John.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly appointed managing member of the grantor and has been fully empowered by proper resolution, or the operating agreement of the Grantor, to execute and deliver this deed; that the Grantor is a limited liability company in good standing; that the Grantor has full limited liability company capacity to convey the real estate described; and that all necessary limited liability company action for the making of this conveyance has been duly taken.

2005-002828

Chicago Title Insurance Company

(V)

000018

CT
1/14/05
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IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 11th day of January, 2005.

ST. JOHN MARKETPLACE, LLC

By Brad Teibel Member
Brad Teibel, Managing Member

STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Brad Teibel** who acknowledged the 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 11th day of January, 2005.

Stacey Eisenhutt, Notary Public

My Commission Expires: 01-15-08 My County of Residence: Lake

This Instrument Prepared By: R. Brian Woodward, Casale, Woodward & Buls, LLP
9223 Broadway, Suite A, Merrillville, IN 46410

MAIL TO:
Joseph Nunez
Target Corporation
1000 Nicollet Mall TPS-3155
Minneapolis, MN 55403

