STALE OF INDIANAL LAKE COUNTY FILED FOR RECORD

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## WARRANTY DEED

THIS WARRANTY DEED, made the 18th day of May, 2005, by FALCON HOLDINGS, LLC, a Delaware limited liability company, with an address of 1200 Harger Road, Suite 200, Oakbrook, Illinois 60523, (the "<u>Grantor</u>"), for the benefit of **SPIRIT SPE PORTFOLIO 2004-6, LLC**, a Delaware limited liability company, with an address of 14631 North Scottsdale Road, Suite 200, Scottsdale, Arizona 85254-2711 (the "<u>Grantee</u>").

## WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10,000.00) and other valuable consideration, in hand paid, the receipt and sufficiency whereof are hereby acknowledged, does, by these presents, grant, bargain, sell, CONVEY AND WARRANT unto Grantee, all that certain tract, lot, piece, and parcel of land, together with improvements, if any, having an address of 1409 S. Broadway, Gary, IN DOLGENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining and the reversion and reversions, remainder a005 remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property AKE COUNTY AUDITOR

TO HAVE AND TO HOLD the Property above conveyed and described unto Grantee, its successors and assigns forever. Grantor, for itself and legal representatives, does covenant, grant, bargain and agree to and with Grantee and its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the Property above conveyed; has good, sure, perfect, absolute and indefeasible title, in law, in fee simple; has good right, full power and lawful authority to grant, bargain, sell and convey the same in the manner and form aforesaid; and that the same is free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature whatsoever, except covenants, conditions and restrictions of record as of the date hereof.

GRANTOR shall and will WARRANT and FOREVER DEFEND the above-conveyed Property in the quiet and peaceable possession of Grantee and its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

HOLD FOR MERIDIAN TITLE CORP

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Kutak Rock - Firm Library-4825-1015-1424.1 Spirit/Falcon Holdings Property Address: 1409 S. Broadway, Gary, IN, 46407 5666/02-5016; Store #0532 EXECUTED as of the date first above written.

## **GRANTOR:**

**FALCON HOLDINGS, LLC**, a Delaware limited liability company

By: Aslam Khan, President

THE STATE OF IL

BEFORE ME, the undersigned authority, on this day personally appeared Aslam Khan as President of **FALCON HOLDINGS, LLC**, a Delaware limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of such limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of May, 2005. (SEAL) ument is (Type or Print Name of Notary) oun Notary Public in and for the State of OFFICIAL SEAL JOE LOTT NOTARY PUBLIC, STATE OF ILLINOIS My commission expires: 7 MY COMMISSION EXPIRES 9-5-2005 **INSTRUMENT PREPARED BY** Recording Fee: \$ AND WHEN RECORDED RETURN TO: State Transfer Taxes: \$ Nathan P. Humphrey, Esq. County Transfer Taxes: \$ Kutak Rock LLP County Transfer Stamps: 1801 California Street, Suite 3100 Denver, Colorado 80202 (303) 297-2400 DELIVER TAX BILLS TO: Falcon Holdings, LLC 1200 Harger Road, Suite 200 Oakbrook, Illinois 60523

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## **EXHIBIT A**

LOTS 16, 17, 18, 19 AND 20 IN BLOCK 7 IN GARY LAND COMPANY'S TENTH SUBDIVISION IN THE CITY OF GARY, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 20, PAGE 33, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Also known as 1409 South Broadway, Gary, Lake County, Indiana 46407

