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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2006 073630

2006 AUG 23 AM 9:48

MICHAEL A. BROWN
RECORDER

LIMITED WARRANTY DEED

CM 6 20060948

THIS INDENTURE WITNESSETH, that Koch Properties, Inc., a Minnesota corporation ("Grantor"), **CONVEYS AND WARRANTS** to On the Square Sports Academy, LLC, an Indiana limited liability company, for the sum of Ten and 00/100 Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, in the State of Indiana, which is described in **Exhibit "A"**, attached hereto and made a part hereof, together with all improvements located thereon (the "Real Estate").

The conveyance herein described is subject to: (i) all real estate taxes and assessments; and (ii) covenants, restrictions and easements of record; and (iii) applicable building codes and zoning ordinances.

Grantor, as its sole warranty hereunder, covenants only against lawful claims of all persons claiming by, through or under Grantor, but not otherwise. The undersigned person executing this Limited Warranty Deed on behalf of Grantor represents and certifies that he is authorized to execute and deliver this Limited Warranty Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this Limited Warranty Deed to be executed as of the 22 day of May, 2006.

Koch Properties, Inc.

By:

Gary A. Koch

Gary A. Koch, President



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 22 2006

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

1898316v2

016090

#20
CT
CA

CHICAGO TITLE INSURANCE COMPANY

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STATE OF Maine)
) SS:
COUNTY OF York)

Before me, a Notary Public in and for said County and State, personally appeared Gary A. Koch, the President of Grantor, and being first duly sworn, acknowledged the execution of the foregoing Limited Warranty Deed for and on behalf of Grantor and stated that any representations therein contained are true.

Witness my hand and Seal this 2nd day of May, 2006.

My Commission Expires:

7-13-12

My County of Residence:

York

Return and send tax statements to:

105 N. Court St.
Crown Point, IN 46307

Suzanne E. Roux

Notary Public

Suzanne E. Roux

Printed Name

Document
NOT OFFICIAL

This Document is the property of
the Lake County Recorder

SUZANNE E. ROUX
Notary Public, Maine
My Commission Expires July 13, 2012

STOP

This instrument prepared by James E. Nelson, 2200 IDS Center, 80 S. 8th Street, Minneapolis, MN 55402.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Stacy Priggs



Exhibit "A"
Legal Description

That certain real estate located in Lake County, State of Indiana:

Part of "Robinson's Reserve" described as follows:

Beginning at a point, on the West line of Court Street, 14 feet South of the Northeast corner of said "Robinson's Reserve;" thence North 89 degrees 23 minutes 43 seconds West 74.32 feet to the West face of gym wall extended North and the Point of Beginning; thence South 00 degrees 16 minutes 47 seconds West along said face and its extension South and North, 81.00 feet; thence North 89 degrees 23 minutes 43 seconds West, 166.21 feet to the East line of West Street; thence North 00 degrees 39 minutes 03 seconds East, along said East line, 81.00 feet; thence South 89 degrees 23 minutes 43 seconds East 165.68 feet to the Point of Beginning.

Split From: 23-09-0019-0052

