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Drawn By: Cheri B. Bomar
Pierce Hardy Limited Partnership

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

Mail To: Ralph Downing

2006 093500

2006 OCT 25 AM 9:39

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MICHAEL A. BROWN
RECORDER

SPECIAL WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
Ralph L Downing Jr 10403 Columbia Avenue Munster IN 46321	Ralph L Downing Jr 10403 Columbia Ave Munster IN 46321	43-53-0073-0001

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED AND TWENTY

FIVE THOUSAND DOLLARS (\$725,000.00) cash in hand paid by the hereinafter named

Grantee, and other good and valuable considerations, the receipt and sufficiency of which are

hereby acknowledged, 84 Lumber Company, a Pennsylvania Corporation, dba Pierce Hardy Real

Estate, Inc. and Pierce Hardy Real Estate, Inc. having merged into Pierce Hardy Real Estate Co.,

a Pennsylvania Business Trust on June 29, 1992 and Pierce Hardy Real Estate Co. having

merged into Pierce Hardy Real Estate Co., a Pennsylvania Corporation on February 9, 1995 and

Pierce Hardy Real Estate Co. changed its name to the Magerko Corporation, a Pennsylvania

Corporation on March 8, 1995 and the Magerko Corporation, a Pennsylvania Corporation having

merged into Hardy Management Company, Inc. a Pennsylvania Corporation on December 31,

1998 and having merged into Hardy Management Company, a Nevada Corporation on January 1,

2003 the said Hardy Management Company, Inc. a Nevada corporation now conveying title

individually and as nominee for Pierce Hardy Limited Partnership, a Pennsylvania limited

partnership, said Pierce Hardy Limited Partnership having a beneficial interest in the subject

property pursuant to Nominee Agreement dated January 1, 1995, (hereinafter, collectively called

Party of the Grantor) has bargained and sold, and by these presents, does transfer and convey unto

RALPH L. DOWNING JR. (The "Grantee"), Grantee's heirs and assigns, a certain lot or parcel

of land in Merrillville, Indiana, being more particularly described as follows:

See Attached Exhibit A

21851

Chicago Title Insurance Company



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

OCT 24 2006
PEGGY HOODINGA KATONA
LAKE COUNTY AUDITOR

24
CT
20

This conveyance is subject to taxes for the year 2006 and subsequent years, all matters shown on documents of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor, except as listed on Exhibit B and representations and limitations as expressly provided for hereby.

And Grantor does further covenant and bind himself, his heirs and assigns, to specially warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this _____ day of October 2006.

Hardy Management Company, Inc.



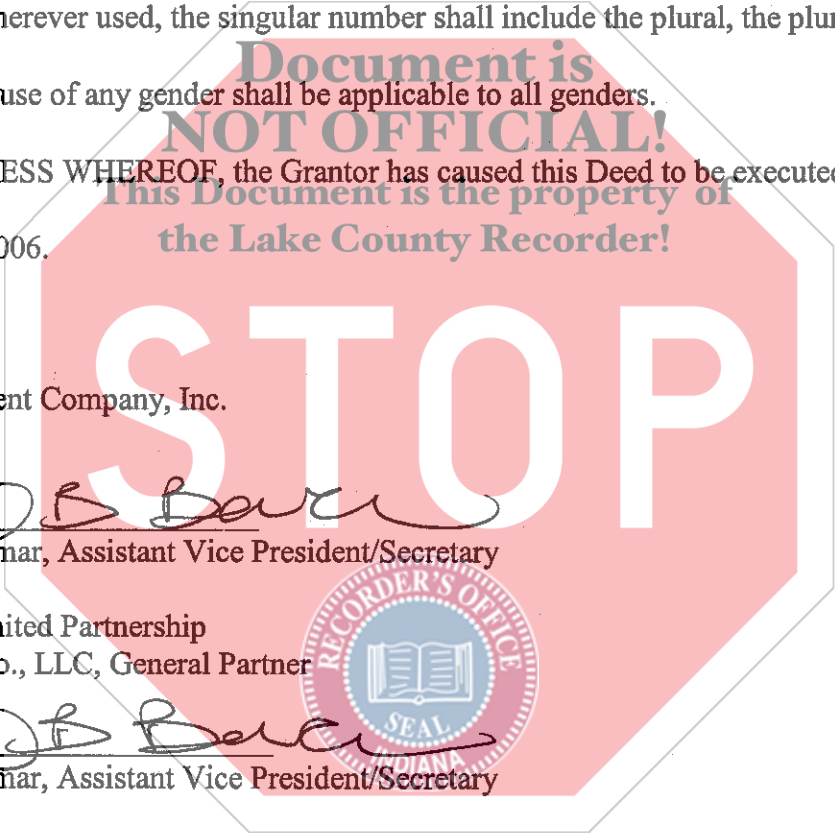
By: Cheri B. Bomar, Assistant Vice President/Secretary

Pierce Hardy Limited Partnership

By: Peter Jon Co., LLC, General Partner



By: Cheri B. Bomar, Assistant Vice President/Secretary



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. Andrea A. Plasencia

STATE OF Pennsylvania

COUNTY OF Washington

I, Bethany L. Weight, a Notary Public of the aforesaid County and State, do hereby certify that the following person, being personally known to me or by producing satisfactory evidence of his or her identity, to wit Cheri B. Bomar personally appeared before me this day, and acknowledged to me that he or she is the duly authorized Assistant Vice President/Secretary of Peter Jon Co., LLC, the sole general partner of Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, and, being duly authorized, he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated for and on behalf of said limited partnership.

Date: October 18, 2006

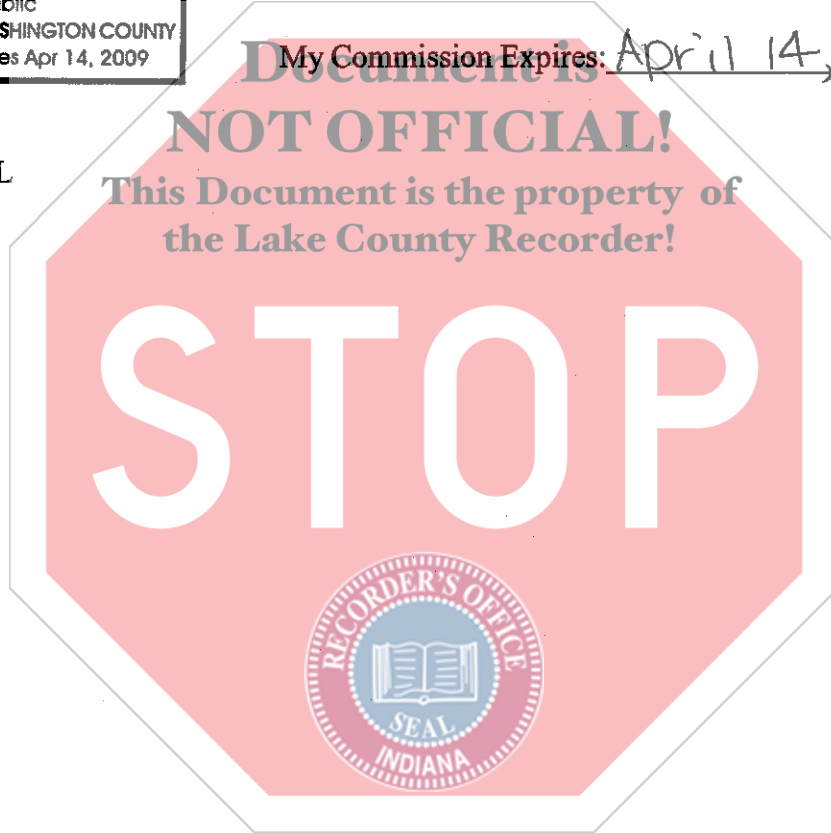
Bethany L. Weight
Official Signature of Notary

Bethany L. Weight, Notary Public
Notary's Printed or Typed Name

NOTARIAL SEAL
BETHANY L. WEIGHT
Notary Public
NORTH STRABANE TWP, WASHINGTON COUNTY
My Commission Expires Apr 14, 2009

My Commission Expires: April 14, 2009

OFFICIAL SEAL

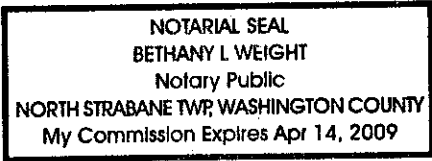


STATE OF Pennsylvania
COUNTY OF Washington

I, Bethany L. Weight, a Notary Public of the aforesaid County and State, do hereby certify that the following person, being personally known to me or by producing satisfactory evidence of his or her identity, to wit Cheri B. Bumar, personally appeared before me this day, and acknowledged to me that he or she is the duly authorized Assistant Vice President/Secretary of Hardy Management Company Inc., and, being duly authorized, he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated for and on behalf of said corporation.

Date: October 18, 2006

Bethany L. Weight
Official Signature of Notary



Bethany L. Weight, Notary Public
Notary's Printed or Typed Name

My Commission Expires: April 14, 2009

OFFICIAL SEAL



Exhibit A

Lot 1, Resubdivison of Lot 1, Lake Park Subdivision, as shown in Plat book 52, page 78, in Lake County, Indiana.

