

3

(2)

STATE OF INDIANA  
LAKE COUNTY  
FILED

2006 109603

DEC 13 2006 10:59

MICHAEL A. BROWN  
RECORDER

TAX ID. NO'S.: 04-05-0043-0003  
Lowell, Indiana

**Mail Tax Bills To:**

Premier Development Partners, LLC  
8410 W 81st Ave  
Merrillville, IN 46410

**CORPORATE WARRANTY DEED**

THIS INDENTURE WITNESSETH, That HALLMARK CONSTRUCTION COMPANY, an Indiana Corporation ("Grantor"), a Corporation organized and existing under the Laws of the State of Indiana, CONVEYS AND WARRANTS to PREMIER ~~DEVELOPMENT~~ DEVELOPMENT, LLC, 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:

SEE ATTACHED LEGAL DESCRIPTION

This conveyance is subject to State, County and City taxes for 2006 payable in 2007 and all subsequent years; all special assessments levied prior to and payable subsequent to the date hereof; building and zoning ordinances now or hereafter in effect; easements restrictions of record, and county road right of way.

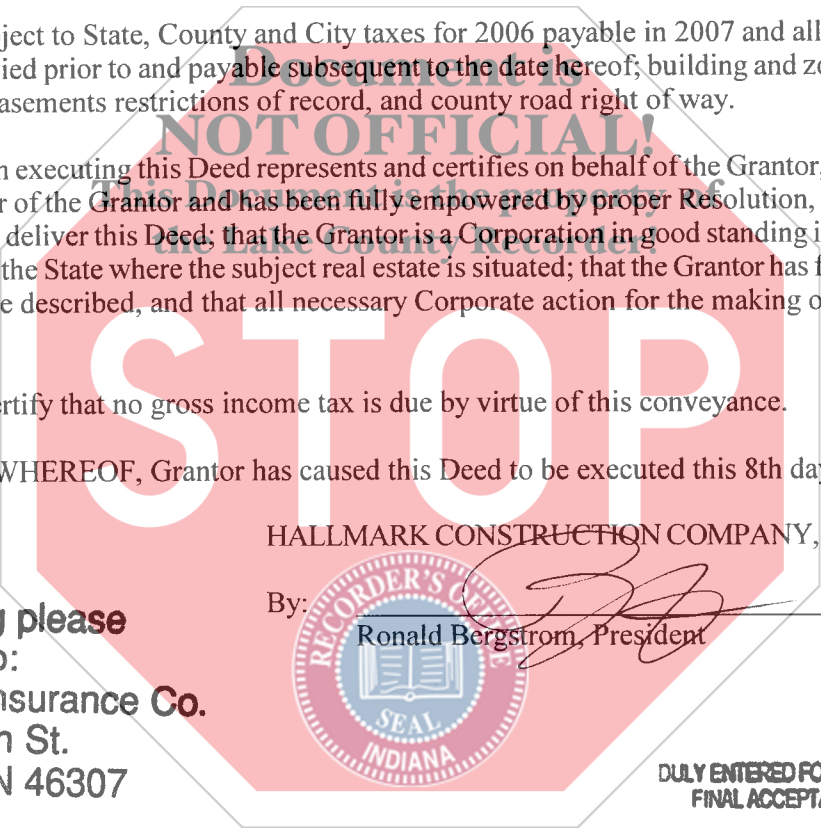
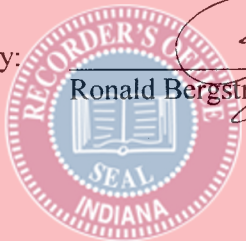
The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the Undersigned is a duly elected Officer of the Grantor and has been fully empowered by proper Resolution, or the By-Laws of the Grantor, to execute and deliver this Deed; that the Grantor is a Corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full Corporate capacity to convey the real estate described, and that all necessary Corporate action for the making of this conveyance has been duly taken.

Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 8th day of December, 2006.

HALLMARK CONSTRUCTION COMPANY, an Indiana Corporation

By:   
Ronald Bergstrom, President



**After recording please  
return to:  
Lake Region Title Insurance Co.  
130 N. Main St.  
Crown Point, IN 46307**



24912

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

DEC 13 2006

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

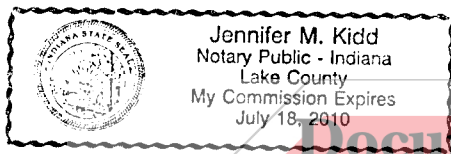
\$20  
CHK# 1137  
CA

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, a Notary Public in and for said County and State, personally appeared Ronald Bergstrom, President of Hallmark Construction Company, an Indiana Corporation, and acknowledged 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.

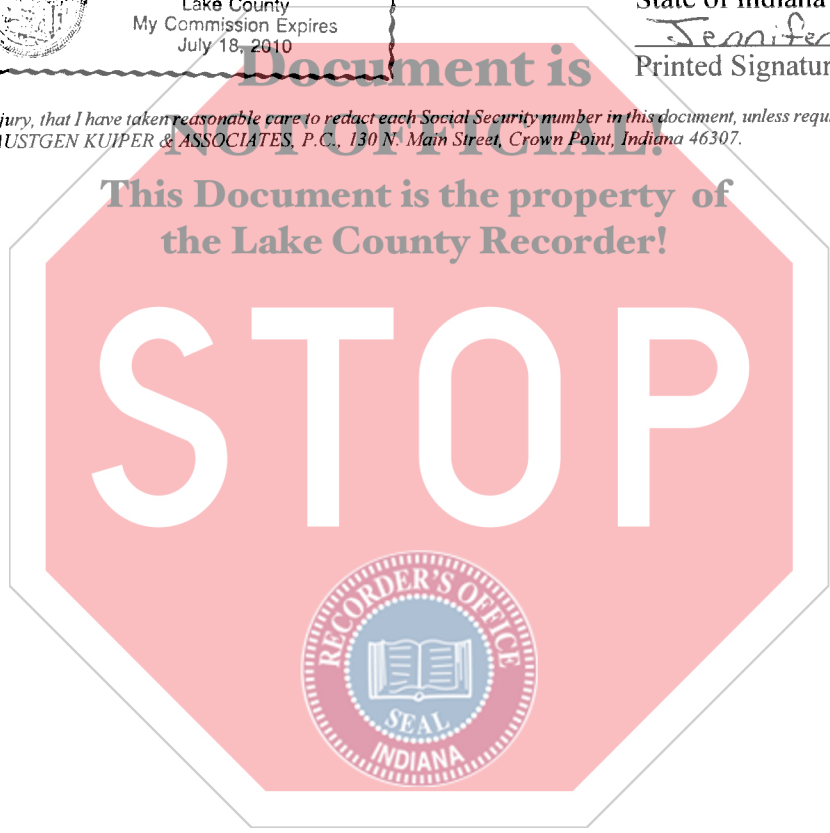
Witness my hand and Notarial Seal this 8th day of December, 2006.

My Commission Expires: 7-18-10



Jennifer M Kidd  
Notary Public  
Resident of Lake County,  
State of Indiana  
Jennifer M Kidd  
Printed Signature

*I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER & ASSOCIATES, P.C., 130 N. Main Street, Crown Point, Indiana 46307.*



The Northeast 1/4 of Section 10, Township 33 North, Range 8 West of the 2nd P.M. in Lake County, Indiana, excepting therefrom the following: Part of the Southwest 1/4 of the Northeast 1/4 of Section 10, Township 33 North, Range 8 West of the Second Principal Meridian, situated in Lake County, State of Indiana, and being more particularly described as follows: Beginning at the Southwest corner of the Northeast 1/4 of said Section 10; thence South 88 degrees 58 minutes 11 seconds East along the South line of the Northeast 1/4 of said Section 10 a distance of 230.54 feet to the true point of beginning of this description; thence North 25 degrees 57 minutes 16 seconds West a distance of 541.38 feet to a point on the West line of the Northeast 1/4 of said Section 10, said point being North 00 degrees 45 minutes 45 seconds West a distance of 482.67 feet from the Southwest corner of the Northeast 1/4 of said Section 10, thence North 00 degrees 45 minutes 45 seconds West along the West line of the Northeast 1/4 of said Section 10 a distance of 352.40 feet to a point; thence South 25 degrees 57 minutes 16 seconds East a distance of 936.64 feet to a point on the South line of the Northeast 1/4 of said Section 10, thence North 88 degrees 58 minutes 11 seconds West along the South line of the Northeast 1/4 of said Section 10 a distance of 168.33 feet to the true point of beginning of this description, and also excepting the North 250.00 feet of the East 871.20 feet of the Northeast 1/4 of said Section 10, Lake County, Indiana.

