

This Instrument prepared by  
and return to:  
Kevin M. Kinney, Counsel  
Benderson Development Company, LLC  
8441 Cooper Creek Blvd.  
University Park, FL 34201

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 031874

2007 APR 18 AM 9:37

MICHAEL A. BROWN  
RECORDER

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LIMITED WARRANTY DEED  
(INDIANA)

81234

Chicago Title Insurance Company

THIS INDENTURE made as of April 11, 2007 by **RANDALL BENDERSON AND DAVID H. BALDAUF AS TRUSTEES UNDER A TRUST AGREEMENT DATED DECEMBER 29, 1995 KNOWN AS THE RONALD BENDERSON 1995 TRUST**, having an address of 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR(S)"), bargains, sells and conveys to **LDC GATES ASSOCIATES**, a New York partnership, having an address of 8441 Cooper Creek Blvd., University Park, FL 34201 a 51.20% undivided interest as a tenant in common and **BUFFALO-WESTWOOD ASSOCIATES, LLC**, a New York limited liability company, having an address of 8441 Cooper Creek Blvd., University Park, FL 34201 a 26.00% undivided interest as a tenant in common (GRANTEES) in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in those certain improvements only (exclusive of the real property) situated in Lake County, State of Indiana, which is located on the real property more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

To have and to hold the improvements to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Improvements are free of any encumbrance made or suffered by said Grantor (except any set forth above) and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said grantee's successors and assigns forever, against lawful claims and demands of all persons claiming by, through, or under said Grantor, but against none other.

This Limited Warranty Deed is made and accepted subject to easements, conditions and restrictions of record, if any.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

APR 18 2007

CTIC has made an accommodation  
recording of the instrument

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

005107

20-  
LP  
CT

IN WITNESS WHEREOF, Grantor has executed this Limited Warranty Deed this 11<sup>th</sup> day of April 1007.

**GRANTOR:**

**RANDALL BENDERSON AND DAVID H. BALDAUF AS TRUSTEES UNDER A TRUST AGREEMENT DATED DECEMBER 29, 1995 KNOWN AS THE RONALD BENDERSON 1995 TRUST**

By: *David H. Baldauf*  
David H. Baldauf, Trustee

*KMK*

THE STATE OF FLORIDA §  
COUNTY OF MANATEE §

**Document is NOT OFFICIAL!**  
**This Document is the property of the Lake County Recorder!**

I, Kevin M. Kinney, a Notary Public for the State of Florida hereby certify, the foregoing instrument was acknowledged before me this 11<sup>th</sup> day of April, 2007, by David H. Baldauf, as Trustee of the Ronald Benderson 1995 Trust and he is personally known to me to be the same person whose name is subscribed to the foregoing instrument and he acknowledged that he signed and delivered the instrument as his own free will and as the voluntarily act of the Ronald Benderson 1995 trust for the uses and purposes described therein.

*Kevin M. Kinney*  
Notary Public, State of Florida

KEVIN M. KINNEY  
MY COMMISSION #DD386540  
EXPIRES: JAN 17, 2009  
Bonded through 1st State Insurance

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. *Chase J. Hayden*

## EXHIBIT "A"

Lot 1, in the Midwest Central Business Park, Unit 4, in the Town of Muster, as per plat thereof, recorded in Plat Book 64, page 22, in the Office of the Recorder of Lake County, Indiana.

Parcel 2: Easement for the benefit of parcel 1 as created by Railroad Spur Easement Agreement dated August 31, 2000 and recorded September 7, 2000 as Document No- 2000 064989, in the Recorder's Office of Lake County, Indiana, over a portion of lot 2, in Midwest Central Business Park, Unit 4, in the Town Munster, as per plat thereof, recorded in Plat Book 64, page 22, in the Office of the Recorder of take County, Indiana.

