

STATE OF INDIANA  
LAKE COUNTY  
FILED

2007 043332

2007 MAY 29 AM 10:00

MICHAEL J. SPILL  
RECORDER

1970LKO7

**SPECIAL WARRANTY DEED**

HOLD FOR MERIDIAN TITLE

THIS INDENTURE WITNESSETH, that Patrick D. Dignan, the Authorized Signatory of CAPX REALTY, LLC, a Delaware limited liability company ("Grantor"), CONVEYS AND SPECIALLY WARRANTS to LINCOLN HIGHWAY, LLC, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the "Real Estate," situated in Lake County, Indiana and described as follows:

The South 310 feet of Lot Numbered 4 as shown on the recorded plat of Colorado Square recorded in Plat Book 48, page 87, in the office of the Recorder of Lake County, Indiana.

K# 43-53-53-12

Subject, however, to (i) the first installment of real estate taxes of 2006, due and payable in May, 2007, and all installments of real estate taxes due and payable thereafter; (ii) all easements, rights-of-way, rights, duties, obligations, covenants, conditions, restrictions, limitations and agreements of record; (iii) all legal highways and public rights-of-way; and (iv) the provisions of all applicable zoning laws.

Grantor, as its sole warranty herein, does hereby specially warrant to Grantee, its successors and assigns, that it will forever defend the title to the Real Estate (subject to all matters to which this conveyance is hereinabove made subject) hereby conveyed and transferred against only the claims of all persons whomsoever claiming or to claim the same or any part thereof, by, through and under the undersigned Grantor, but not otherwise.

The undersigned person executing this deed on behalf of Grantor represents and certifies that: (i) Patrick D. Dignan has been fully and properly empowered to execute and deliver this deed; (ii) Grantor has full company capacity to convey the real estate described herein; and (iii) all necessary company action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

MAY 24 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR



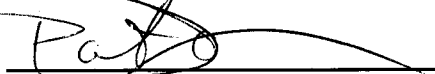
HOLD FOR MERIDIAN TITLE CORP

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IN WITNESS WHEREOF, Grantor has executed this deed as of the 10<sup>th</sup> day of May, 2007.

**CAPX REALTY, LLC,**  
a Delaware limited liability company

By:   
(Signature)

Patrick D. Dignan, Authorized Signatory


COMMONWEALTH OF MASSACHUSETTS    )  
  ) SS:  
COUNTY OF SUFFOLK                    )

On this 10 day of May, 2007, personally appeared before me, Patrick D. Dignan, who, being by me duly sworn, did say that he is an Authorized Signatory of **CAPX REALTY, LLC**, a Delaware limited liability company, and as such had been duly authorized to execute, acknowledge and deliver the foregoing instrument in the name of and for and on behalf thereof, and acknowledged that as such he did in the name thereof, execute and acknowledge said instrument for the uses and purposes set forth therein.

Witness my hand and Notarial Seal.



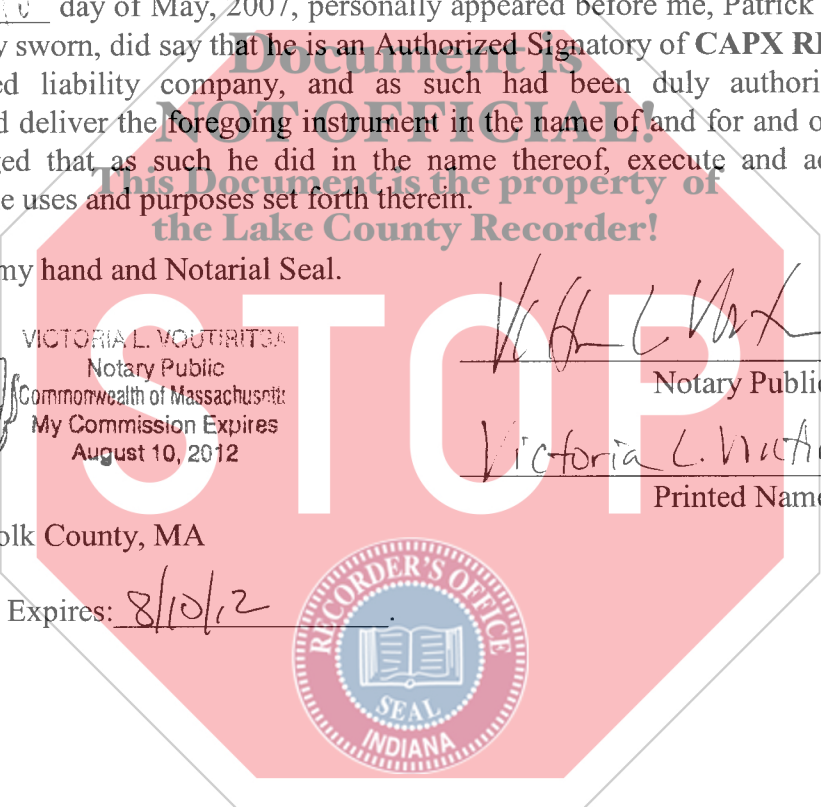
VICTORIA L. VOUTIRITSA  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 10, 2012

  
Notary Public

Victoria L. Voutiritsa  
Printed Name

Resident of Suffolk County, MA

My Commission Expires: 8/10/12



This instrument prepared by Howard R. Cohen, Locke Reynolds LLP, 201 North Illinois Street, Suite 1000, P.O. Box 44961, Indianapolis, Indiana 46244-0961.

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.

Howard R. Cohen, Declarant

**Return Deed and Send Tax Bills To:**

Team Imports  
3990 E. Lincoln Highway  
Merrillville, IN 46410

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