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File No. 07040198

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SPECIAL WARRANTY DEED

This Indenture Witnesseth, That Liquidation Properties, Inc. (Grantor), a corporation organized and existing under the laws of the State of Delaware BARGAINS, SELLS AND CONVEYS to United Investments, LLC (Grantee) a limited liability company organized and existing under the laws of the State of Indiana, for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

2007 054450

See Attached Exhibit A

Subject to any and all easements, agreements, and restrictions of record. The address of such real estate is commonly known as: 1700 W. 54th Avenue Merrillville, IN

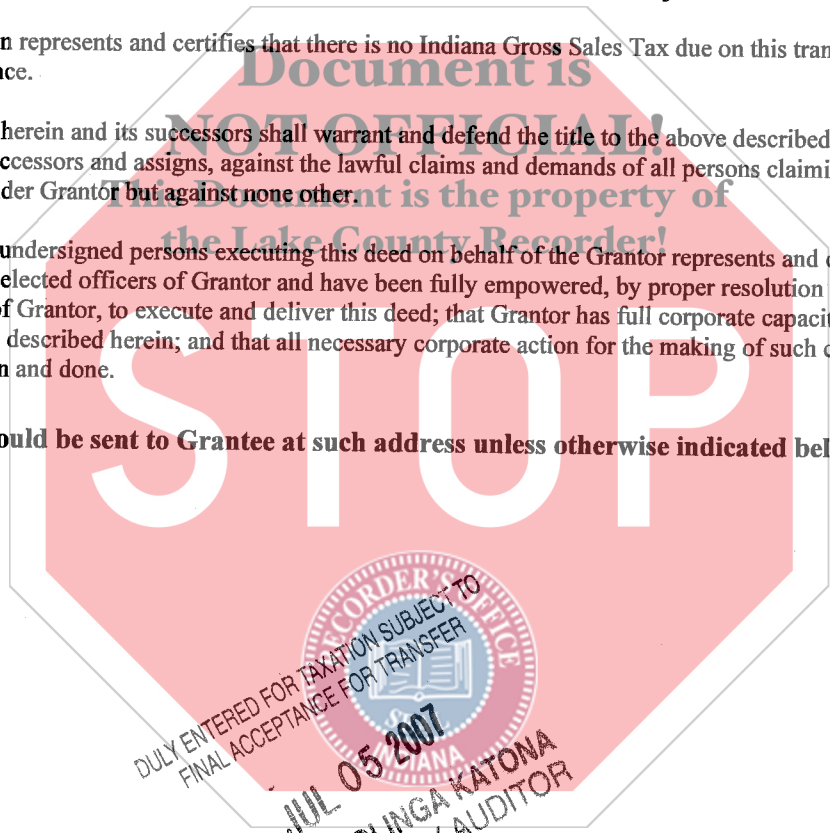
Subject to taxes which shall be prorated between Grantor and Grantee and subject to all taxes thereafter

Grantor herein represents and certifies that there is no Indiana Gross Sales Tax due on this transfer made by this conveyance.

The Grantor, herein and its successors shall warrant and defend the title to the above described real estate Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by through or under Grantor but against none other.

The undersigned persons executing this deed on behalf of the Grantor represents and certifies that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.



STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2007 JUL -5 PM 1:01 MICHAEL J. ...

RECORDER'S OFFICE DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER JUL 05 2007 PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

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EXHIBIT A - LEGAL DESCRIPTION

LOT 25 IN BLOCK 2 IN MEADOWDALE SUBDIVISION, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGE 52, AS AMENDED BY PLATS OF CORRECTION RECORDED IN PLAT BOOK 32, PAGE 25 AND PLAT BOOK 34, PAGE 50 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

