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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2007 096791

2007 DEC 11 AM 9:20

MICHAEL A. BROWN  
RECORDER

**When Recorded Return To  
And Mail Tax Statements To:**

**MAKO Properties, LLC  
4870 NW 104 Lane  
Coral Springs, Florida 33076  
Attn: Kevin Obymako**

**SPECIAL WARRANTY DEED**

In consideration of Ten and No/100 Dollars (\$10.00) paid to **7-ELEVEN, INC.**, formerly known as The Southland Corporation, a Texas corporation, with offices at One Arts Plaza, 1722 Routh Street, Suite 1000, Dallas, Texas 75201-2506 ("Grantor"), by **MAKO PROPERTIES, LLC**, a Nevada limited liability company, with offices at 4870 NW 104 Lane, Coral Springs, Florida 33076 ("Grantee"), the receipt of which is hereby acknowledged, Grantor grants, bargains, sells and conveys unto Grantee, Grantee's successors and assigns, that certain property, together with all improvements thereon situated in the City of East Chicago, County of Lake, State of Indiana, as more particularly described on Exhibit A attached hereto and incorporated herein (the "Property").

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record; and any encroachments (the "Conditions").

SUBJECT FURTHER to the following restrictions (the "Restrictions") which shall run with the land for a period of twenty (20) years from the date of this Special Warranty Deed:

(a) Neither Grantee nor its successors, assigns or legal representatives, lessees, or sublessees, shall conduct or permit the conduct on the Property of, and the Property shall not be used for:

i. a grocery or convenience store selling at retail any food or food products, dairy products, beer, wine or other alcoholic beverages for consumption off the Property;

ii. the retail sale of any food or food products, beer, wine or other alcoholic beverages for consumption on or off the Property; or

CHIGAGO TITLE INSURANCE COMPANY

REGISTERED FOR TAXATION SUBJECT TO  
FINANCIAL STATEMENT FOR TRANSFER

DEC 10 2007

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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iii. the sale of motor fuels and petroleum products.

(b) This restriction shall not be deemed to prohibit a restaurant use, nor shall it prohibit the incidental sale of petroleum products such as WD 40.

To HAVE and to HOLD the Property unto Grantee, Grantee's successors and assigns, forever, with all appurtenances thereunto belonging.

Grantor, for itself, its successors and assigns, will SPECIALLY WARRANT and DEFEND the Property unto Grantee, Grantee's successors and assigns, forever against the lawful claims and demands of all persons or entities claiming by, through or under Grantor, but not otherwise, subject to the Conditions and the Restrictions.

Grantor has, by its duly authorized trustee, caused this deed to be executed and attested as of this 15<sup>th</sup> day of November, 2007.

Attest:



J. Donald Stevenson, Jr.  
Assistant Secretary

7-ELEVEN, INC., formerly known as  
The Southland Corporation, a Texas corporation

By:   
Printed Name: Carole Davidson  
Title: SVP Strategic Planning



**ACKNOWLEDGMENT**

STATE OF TEXAS

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§  
§

COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the County and State aforesaid, on this day personally appeared Carole Devidson and J. Donald Stevenson, Jr., a SVP and an Assistant Secretary, respectively, of 7-ELEVEN, INC., formerly known as The Southland Corporation, a Texas corporation, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said corporation, and that they executed the same as the act of such corporation for the purposes and consideration therein expressed and in the capacities therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1 day of December, 2007.

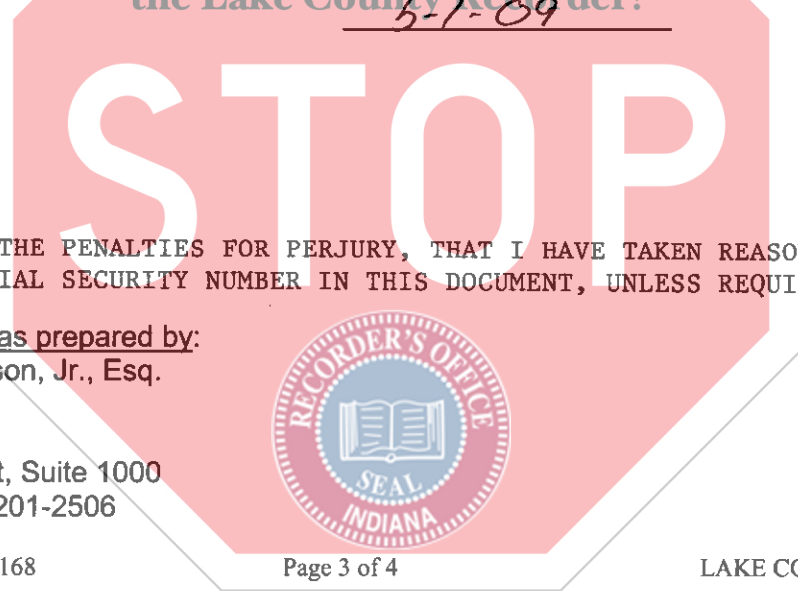
Karen Pennell  
\_\_\_\_\_  
(Notary signature)

Karen Pennell  
\_\_\_\_\_  
(typed or printed name)



(Seal)

Document is NOT OFFICIAL  
This Document is the property of the Lake County Recorder!  
My commission expires: 5-1-09



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.

This instrument was prepared by:  
J. Donald Stevenson, Jr., Esq.  
7-Eleven, Inc.  
One Arts Plaza  
1722 Routh Street, Suite 1000  
Dallas, Texas 75201-2506



**EXHIBIT A**

Lots 25, 26, 27 and 28, Block 12, Subdivision of the West 1317.5 feet of the Northeast Quarter of Section 29, Township 37 North, Range 9 West of the 2nd Principal Meridian, in the City of East Chicago, as per plat thereof, recorded in Plat Book 2, Page 15 in the Office of the Recorder of Lake County, Indiana.

Tax Key No. 30-32-7

Tax Key No. 30-32-8

Property Address: 720 W. 145<sup>th</sup> Street, East Chicago, IN



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