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WARRANTY DEED

Made this 11th day of February, in the year 2008, by and between ROBERT ALEXANDER and SHIRLEY ALEXANDER, parties of the first part, and QCSA LAKE COUNTY, LLC, an Indiana limited liability company, party of the second part:

WITNESSETH, that in consideration of the sum of \$550,000.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do CONVEY AND WARRANT unto the said party of the second part, in fee simple, all that piece or parcel of ground situate, lying and being in Lake County, State of Indiana, being described as follows, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Being the same property described in instruments numbered 98002199 and 98000709.
 Key # 26-37-0011-0029
 Property address: 1815 Summer Street, Hammond, IN 46320
 TOGETHER with the buildings and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, advantages, to the same belonging or in anywise appertaining.

AND the said parties of the first part covenant that they will warrant generally the property hereby conveyed; and that they will execute such further assurances of said land as may be requisite.

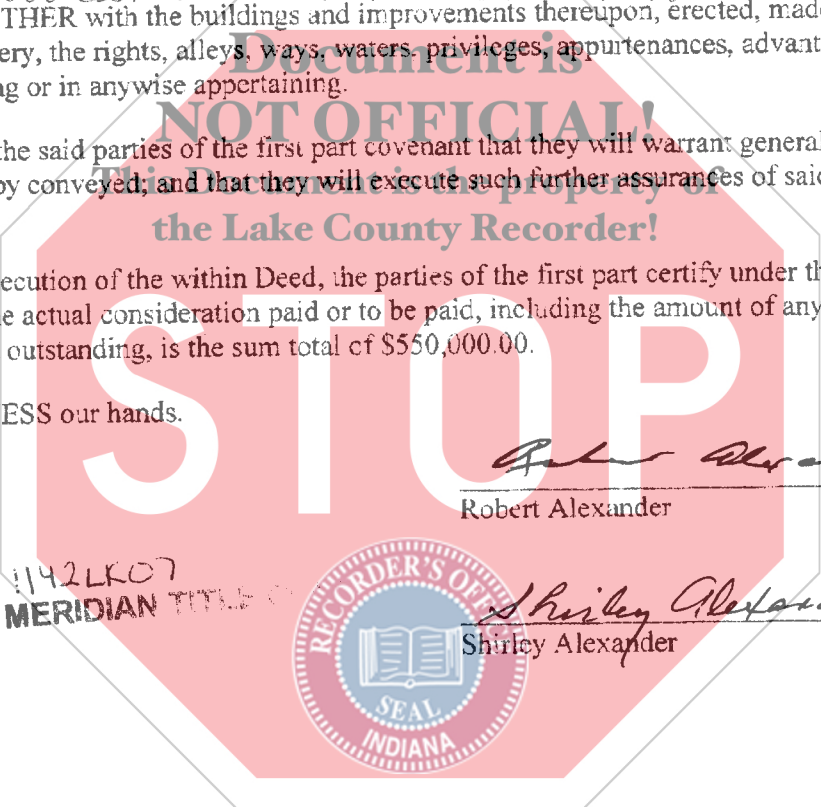
BY execution of the within Deed, the parties of the first part certify under the penalties of perjury that the actual consideration paid or to be paid, including the amount of any Mortgage or Deed of Trust outstanding, is the sum total of \$550,000.00.

WITNESS our hands.

Robert Alexander
Robert Alexander

Shirley Alexander
Shirley Alexander

1142LK07
HOLD FOR MERIDIAN TITLE CO



DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

MAR 19 2008

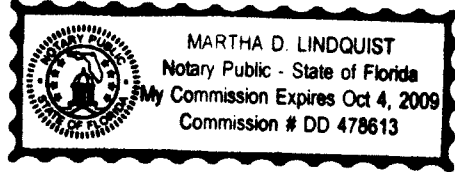
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

21st
MT
RM

002732

State of Florida :

SS:



County of Charlotte :

On this 11 day of ~~February~~ ^{March}, 2008, before me, the undersigned officer, personally appeared Robert Alexander, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

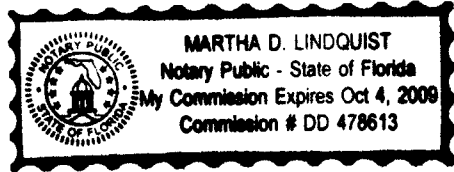
[Notary Seal]

Martha D Lindquist
Notary Public residing in Charlotte County, Florida

My Commission expires 10/4/2009

State of Florida :

SS:



County of Charlotte :

On this 11 day of ~~February~~ ^{March}, 2008, before me, the undersigned officer, personally appeared Shirley Alexander, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

[Notary Seal]

Martha D Lindquist
Notary Public residing in Charlotte County, Florida

My Commission expires 10/4/2009

PLEASE RETURN DEED
AND SEND TAX BILLS TO:

QCSA Lake County, LLC
c/o Mr. Jerry B. Sullivan, Executive Vice President
QCSA Auto Auctions, Inc.
13295 Meridian Corners Boulevard, Suite 104
Cannel, Indiana 46032 7300 N BRADY ST, STB
DAVENPORT, IOWA 52806

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Matthew D. Osnos

This instrument prepared by Matthew D. Osnos, Attorney-at-Law
O'Malley, Miles, Nyien & Gilmore, P.A., 11735 Beltsville Drive, 10th Floor, Calverton, MD 20705

1142 LK09

Exhibit A

Legal Description

PARCEL 1:

That part of the West $\frac{1}{2}$ of Section 5, Township 36 North, Range 9 West of the 2nd Principal Meridian, being more particularly described as follows: Beginning at a point of intersection of the Northeasterly line of Summer Street and the South line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5; thence Southeasterly along the Northeasterly line of Summer Street, a distance 129.73 feet; thence Northeasterly, Perpendicular to the Northeasterly line of Summer Street, a distance of 343.06 feet; thence Southeasterly at right angles to the last described line, a distance of 379.27 feet to a point on the South line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5, which point lies 613.82 feet East of the Intersection of the Northeasterly line of Summer Street and the South line of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5; thence Northeasterly at right angles to the last described line, a distance of 613.46 feet to a point lying on the Southerly right-of-way line of the Indiana Harbor Belt Railroad, thence Northwesternly along the Southerly right-of-way line of the Indiana Harbor Belt Railroad, which makes an angle of 76 degrees 23 minutes 24 seconds with the last described line, a distance of 937.49 feet; thence Southeasterly on a line which makes an angle of 13 degrees 25 minutes 05 seconds with the last described line, a distance of 645.16 feet; thence Westerly on a line which makes an angle of 33 degrees 41 minutes 28 seconds with the last described line, a distance of 322.81 feet; thence Southwesterly on a line which is perpendicular to the Northeasterly line of Summer Street, a distance 558.11 feet to a point lying on the Northeasterly line of Summer Street, thence Southeasterly along the Northeasterly line of Summer Street, a distance of 25.0 feet to the point of beginning, all in Hammond, Lake County, Indiana.

PARCEL 2:

A parcel of land in the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ Section 5, Township 36 North, Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point on the East line of the Northwest $\frac{1}{2}$ of said Section 5, 1,268.22 feet South of the Northeast corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 5; thence North 55 degrees 36 minutes 00 seconds West, 1,395.93 feet calculated (1402.14 feet Deeded); thence North 62 degrees 34 minutes 00 seconds West, 562.01 feet calculated (564.46 feet Deeded) to a point in the center line of Hump Road; thence South along the center line of Hump Road, 605.0 feet to a point; thence East, along a line perpendicular to said center line of Hump Road, 560.26 feet to the point of beginning for the parcel; thence South 33 degrees 21 minutes West, 470.26 feet calculated, (468.90 feet Deeded) to a point on the Northerly line of Summer Street, which point is 362.11 feet Southeasterly, measured along the Northerly line of Summer Street, from the Center line of Hump Road; thence Southeasterly along the Northerly line of Summer Street, 130.0 feet; thence Northeasterly, perpendicular to the last described line 558.11 feet calculated (554.46 feet Deeded) to a point, said point being 158.49 feet calculated (155.62 feet Deeded) East of the point of beginning; thence West 158.49 feet calculated (155.62 feet Deeded) to the point of beginning, in the City of Hammond, Lake County, Indiana.

PARCEL 3:

A part of the Northwest $\frac{1}{4}$ of Section 5, Township 36 North, Range 9 West of the 2nd Principal Meridian, Lake County, Indiana, described as follows: Commencing at the intersection of the centerline of Hump Road and the Northeasterly line of Summer Street (80 feet wide); thence Southeasterly along the Northeasterly line of Summer Street having a bearing of South 56 degrees 40 minutes East for a distance of 342.11 feet; thence Northeasterly on a line having a bearing of North 33 degrees 20 minutes East, for a distance of 33.7 feet to the point of beginning; thence continuing Northeasterly along said line for a distance of 425.8 feet; thence West on a line having an interior angle of 56 degrees 50 minutes and a bearing of North 89 degrees 50 minutes West for a distance of 27.5 feet; thence Southwesterly on a line having a bearing of South 33 degrees 50 minutes West and parallel to aforesaid 425.8 foot line for a distance of 404.5 feet; thence Southeasterly on a line having a bearing of South 56 degrees 40 minutes East for a distance of 21.9 feet to the point of beginning.

NEW DESCRIPTION: (More Particularly described by survey)

A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SUMMER STREET AND THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE ALONG SAID NORTHEASTERLY LINE S 56°40'00" E, 129.73 FEET; THENCE N 33°20'00" E, 343.06 FEET; THENCE PARALLEL TO THE NORTHEASTERLY LINE OF SUMMER STREET S 56°40'00" E, 379.27 FEET TO THE SOUTH LINE OF SAID SOUTH HALF; THENCE N 33°20'00" E, 613.46 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE INDIANA HARBOR BELT RAILROAD; THENCE ALONG SAID SOUTHERLY LINE N 70°16'36" W, 937.49 FEET; THENCE S 56°51'31" E, 645.16 FEET; THENCE S 89°27'01" W, 479.40 FEET; THENCE S 33°20'00" W, 470.81 FEET TO THE NORTHEASTERLY LINE OF SUMMER STREET; THENCE ALONG SAID NORTHEASTERLY LINE S 56°40'00" E, 155.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.33 ACRES MORE OR LESS. (~~BEING THE SAME AS PARCEL 1 AND 2 AS DESCRIBED IN TITLE COMMITMENT #1141K07, DATED NOVEMBER 7, 2007.~~)

ALSO, A PART OF THE WEST HALF OF SECTION 5, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF SUMMER STREET AND THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 5; THENCE ALONG SAID NORTHEASTERLY LINE N 56°40'00" W, 175.00 FEET; THENCE N 33°20'00" E, 33.70 FEET TO THE POINT OF BEGINNING; THENCE N 33°20'00" E, 423.68 FEET; THENCE S 89°27'01" W, 26.38 FEET; THENCE S 33°20'00" W, 408.97 FEET; THENCE S 56°40'00" E, 21.90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.21 ACRES MORE OR LESS. (~~BEING THE SAME AS PARCEL 3 AS DESCRIBED IN TITLE COMMITMENT #1141K07, DATED NOVEMBER 7, 2007.~~)

