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2009 021183

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2009 APR -1 PM 4:06

MICHAEL A. BROWN
RECORDER

2009 APR -

MICHIGAN

MAIL TAX BILLS TO: 7008 Ada Drive S.E. Ada, Michigan 49301	GRANTEE ADDRESS: Project Fleetcraft, LLC 7008 Ada Drive S.E. Ada, Michigan 49301	PARCEL NO.: 1 AND 2 45-08-20-426-008.000-003 and 45-08-20-401-002.000-003
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WARRANTY DEED

THIS INDENTURE WITNESSETH that **DAVID N. PHELPS** as to a one-half (1/2) undivided interest, and **JOHN F. PHELPS, III** and **DONNA PHELPS**, Husband and Wife, as to an undivided one-half (1/2) interest as tenants in common, of Lake County in the State of Indiana, convey and warrant to **PROJECT FLEETCRAFT, LLC**, a Michigan limited liability company, of Kent County in the State of Michigan, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

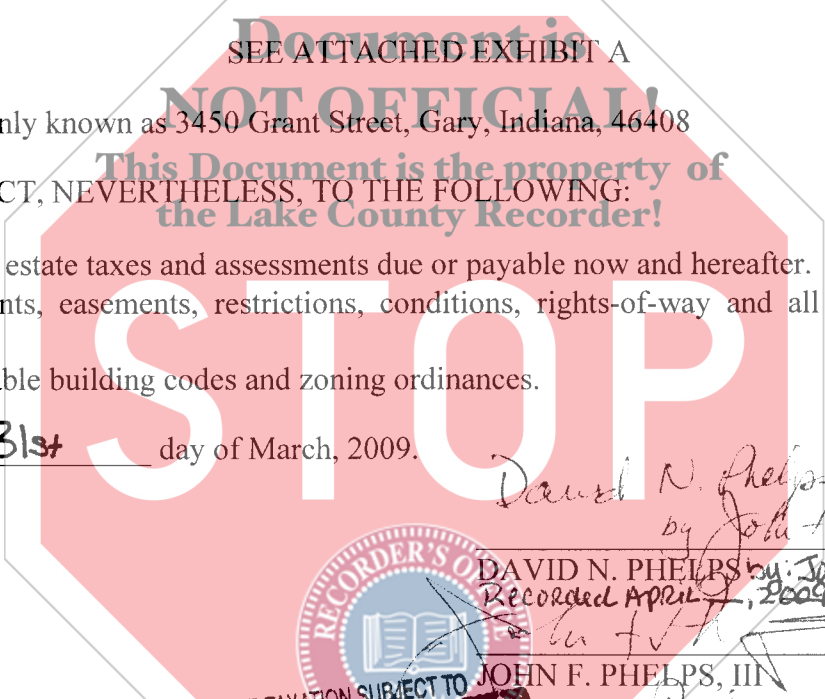
SEE ATTACHED EXHIBIT A

commonly known as 3450 Grant Street, Gary, Indiana, 46408

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

- All real estate taxes and assessments due or payable now and hereafter.
- Covenants, easements, restrictions, conditions, rights-of-way and all other matters of record.
- Applicable building codes and zoning ordinances.

DATED this 31st day of March, 2009.



David N. Phelps
by John F. Phelps, III POA

DAVID N. PHELPS by: John F. Phelps, III, as his POA
Recorded April 7, 2009, as document No. 2009-021181

JOHN F. PHELPS, III

Donna Phelps
by John F. Phelps, III POA
DONNA PHELPS by: John F. Phelps, III as her POA
Recorded April 11, 2009, as document No. 2009-021182

DULY ENTERED FOR TAXATION SUBJECT TO JOHN F. PHELPS, III
FINAL ACCEPTANCE FOR TRANSFER SUBJECT TO JOHN F. PHELPS, III
DULY ENTERED FOR TAXATION SUBJECT TO JOHN F. PHELPS, III
FINAL ACCEPTANCE FOR TRANSFER SUBJECT TO JOHN F. PHELPS, III

APR 01 2009

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR
LAKE COUNTY, IN

PTS

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PB

EXHIBIT A

PARCEL 1

Lot 4, Unit II of Ewen's First Addition, Units 1 and 2, as shown in Plat book 34, page 41, recorded in the Office of the Recorder of Lake County, Indiana.

PARCEL 2

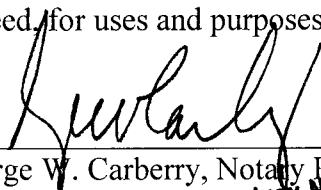
A parcel of land in the Northeast Quarter of the Southeast Quarter of Section 20, Township 36 North, Range 8 West, of the 2nd Principal Meridian, lying West of and adjoining Lot 4, Unit 2 of Ewen's First Addition, Units 1 and 2, more particularly described as follows: Beginning at the Northwest corner of Lot 4, Unit 2 of Ewen's First Addition, Units 1 and 2, Lake County, Indiana, thence South 90 degrees 00 minutes 00 seconds West a distance of 101.05 feet; thence South 00 degrees 00 minutes 00 seconds East 299.03 feet to the Northwest corner of Lot 3, Unit 2 of Ewen's First Addition, Units 1 and 2; thence East along the north line of said Lot 3 a distance of 101.07 feet to the West line of said Lot 4; thence North along the West line of said Lot 4, a distance of 301.29 feet, to the Point of Beginning, Lake County, Indiana.

Commonly known as 3450 Grant Street, Gary, Indiana 46408



STATE OF INDIANA)
)SS:
COUNTY OF LAKE)

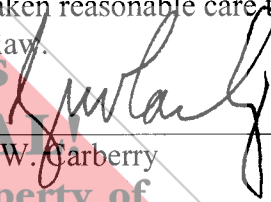
Before me, the undersigned, a Notary Public, in and for said County and State, personally appeared John F. Phelps, III, Attorney in Fact for David N. Phelps, John F. Phelps, III, and John F. Phelps, III, Attorney in Fact for Donna Phelps, and acknowledged the execution of the foregoing Warranty Deed to be their voluntary act and deed, for uses and purposes therein stated, this 31st day of March, 2009.



George W. Carberry, Notary Public
*George W. Carberry, Notary Public
State of Indiana
Resident of Porter County
My Commission Expires: 4/9/2015*

My Commission Expires: 04/09/2015
County of Residence: Porter

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.



George W. Carberry
This instrument prepared by: George W. Carberry,
Burke Costanza & Cuppy, LLP
9191 Broadway
Merrillville, IN., 46410

