JAME OF INDIANA LAKE COUNTY FILED FOR RECORD

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2009 MAY 13 AH 10: 16

RECORDER 45-09-05-452-001.000-004 45-09-05-452-002.000-004 Grantor addressand
RECORDER
Return Deetlo: 3015 Western Av SouthBend IN 46619
Tax Bills to: 3015 Western Av SouthBend IN 46619

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that SAMUEL SCHATZ a/k/a SAMUEL A. SCHATZ, ("Grantor") of Lake County, in the State of Indiana, Conveys and Specially Warrants to BMD PROPERTIES, LLC., an Indiana limited liability company, ("Grantee"), of Lake County in the State of Indiana, for and in consideration of the sum of Ten Dollars (\$10.00), 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:

Parcel 1: A parcel of land located in the Southwest Quarter of the Southeast Quarter of Section 5, Township 36 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, being all that part of the Southwest Quarter of the Southeast Quarter of said Section 5 lying South of the centerline of Melton Road, otherwise known as United States Highway No. 20; West of the centerline of Hobart Road and North of the right of way of the Wabash Railroad, except the right of ways of Melton Road and Hobart Road.

Parcel 2: One acre parcel of land which is part of the Wabash Railroad purchase of 1892 in Deed Record 58, page 429; Deed Record 58, page 430; Deed Record 58, page 416 and Deed Record 62, page 253, in the City of Lake Station, Lake County, Indiana, more particularly described as follows: Part of the South half of Section 5 and the North half of Section 8, both in Township 36 North, Range 7 West of the Second Principal Meridian, in Lake County, Indiana, beginning at a point on the centerline of said Section 5 that is 100 feet North of the South line of said Section 5; thence Easterly on the North line of said Deed Record 58, page 430, for a distance of 383 feet to an iron pipe making the Northeast corner of said one acre; thence South on a line parallel to and 383 feet East of said centerline of said Section 5 and said centerline projected into said Section 8 for a distance of 109 feet; thence West on a straight line 383 feet to a point 9 feet South of the North line of said Section 8 on the centerline of said Section 8; thence continuing Westerly on aforesaid 383-foot line for an additional 16.5 feet; thence Northerly on a straight line that is parallel to and 16.5 feet West of the centerlines of said Section 5 and 8 for a distance of 109 feet; thence East on the North line of aforesaid Deed Record 58, page 429, for a distance of 16.5 feet to the point of beginning.

The conveyance of the above referenced real estate is subject to the following:

- Taxes for the year 2008 payable 2009 and thereafter. 1
- 2. Easements, restrictions, covenants of prior deeds, zoning ordinances, legal rights-of-way, streets, alleys and lanes, easements, if any, for established ditches and/or public drains, limitation by fences and/or established boundary lines, and any other matters of record affecting the title to the abovedescribed real estate.

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

day of April, 2009.

OULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFESamuel Schatz a/k/a Samuel A. Sonatz

STATE OF INDIANA

MAY 1 2 2009

COUNTY OF LAKE

PEGGY HOLINGA KATONA

MINIMUM CLOSIA

LAKE COUNTY AUDITOR

Before me, the undersigned, a Notary Public in and for said County and State, this day of April, 2009, personally appeared Samuel Schatz a/k/a Samuel A. Schatz, who acknowledged the execution of the foregoing deed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: My County of Residence:

I affirm, under the smaltes for serjury, that I have taken reasonable care to redact each social security number in this document, unless required to the country of the co

HOLD FOR MERIDIAN TITLE

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