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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2010 058647

2010 OCT 12 AM 8:51

MICHELLE R. FAJMAN  
RECORDER

CP

MAIL TAX BILLS TO GRANTEE'S  
CURRENT ADDRESS AT:

Wal-Mart Property Tax Department  
Attn: MS 0555  
P.O. Box 8050  
Bentonville, AR 72716-8050

RETURN TO:

*BW*  
Bryan B. Woodruff  
Bose, McKinney & Evans, LLP  
111 Monument Circle, Suite 2700  
Indianapolis, Indiana 46204

Lawyers Title

**LIMITED LIABILITY COMPANY WARRANTY DEED**

THIS INDENTURE WITNESSETH THAT NH VEGAS, LLC, an Indiana limited liability company (the "Grantor") **CONVEYS AND WARRANTS** to **WAL-MART REAL ESTATE BUSINESS TRUST**, a Delaware business trust, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to-wit (the "Real Estate"):

Lot 1 and Outlots A and B, New Roby First Addition to the City of Hammond, as shown in Plat Book 104 page 70 in the Office of the Recorder of Lake County, Indiana.

Having no commonly known street address.

Tax Parcel Nos.: 45-02-01-126-011.000-023  
45-02-01-126-009.000-023  
45-02-01-126-010.000-023

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

055230

OCT 07 2010

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

1

AMOUNT \$ 29.00  
CASH \_\_\_\_\_ CHARGE \_\_\_\_\_  
CHECK # 055336  
OVERAGE 3.00  
COPY \_\_\_\_\_  
NON-COM \_\_\_\_\_  
CLERK B/B

E

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Taxes for 2010 payable in 2011 and for all years thereafter.
2. Restrictions as shown in Warranty Deed recorded September 9, 1890 in Deed Record 52 page 16.
3. Restrictions as shown in Warranty Deed recorded April 12, 1917 in Deed Record 233 page 152.
4. Easement for Gas Mains granted to Northern Indiana Public Service Company, recorded December 4, 1934 in Miscellaneous Record 264 page 377.
5. Terms and Provisions contained in Deed recorded May 2, 1955 in Deed Record 996 page 495.
6. Easement for electrical lines to Commonwealth Edison Company of Indiana, Inc. recorded September 15, 1971 as Instrument Number 116877.
7. Easement for electrical lines and gas mains to Northern Indiana Public Service Company recorded November 2, 1995 as Instrument Number 95066923.
8. Resolution Number 8-98 recorded June 8, 1998 as Instrument Number 98042030.
9. Resolution Number 6-02 recorded June 3, 2002 as Instrument Number 2002-050799 and Recorded June 20, 2002 as Instrument Number 2002-056475.
10. Rights of Government and Public to that part of the Real Estate lying in 112<sup>th</sup> Street and 5<sup>th</sup> Avenue.
11. Terms and conditions of Resolution No. 07-2008, An Amending Declaratory Resolution of the Hammond Redevelopment Commission amending the Redevelopment Plan for the Marina Development Area for the purpose of supplementing proposed activities and the projected redevelopment budget recorded June 19, 2008 as Instrument Number 2008-044926.
12. Terms and conditions of Resolution No. 08-2008, Resolution of the Hammond Redevelopment Commission terminating the lakefront allocation area recorded September 9, 2008 as Instrument Number 2008-063374.
13. Limitation on access to and from the Real Estate across the access right of way line of Indiana East-West Toll Road, abutting the Real Estate.
14. Municipal and/or sewer assessments which may be levied by the municipality.

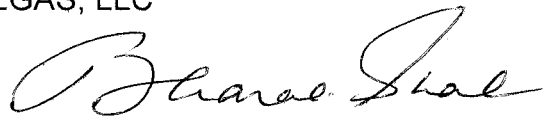
15. Assessment for periodic ditch maintenance which may be a lien but is not assessed as of the date of this Deed.
16. Rights of way for drainage tiles, ditches, feeder and laterals.
17. Rights of the public and others entitled thereto in and to the use of that portion of the Real Estate within the bounds of any road or highways.
18. Grant for pipe lines and mains authorized by the Board of County Commissioners to the Indiana Natural Gas and Oil Company, an Indiana corporation, on December 2, 1889, entered in Commissioner's Record 6, page 186.
19. Right of Way Grant dated March 30, 1953 and recorded July 26, 1954, in Miscellaneous record 608, Page 453.
20. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and equitable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate ALTA/ACSM Land Title Survey of the Real Estate.

The undersigned person executing this Deed represents and certifies on behalf of Grantor that the undersigned has been duly authorized and fully empowered to execute and deliver this Deed; that Grantor has full capacity to convey the Real Estate; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 30<sup>th</sup> day of September, 2010.

NH VEGAS, LLC

By:



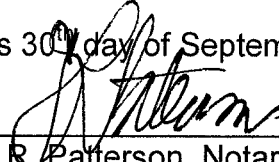
Bharat Shah, Authorized Member

STATE OF INDIANA        )  
                                       ) SS:  
 COUNTY OF LAKE         )

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bharat Shah, the Authorized Member of NH Vegas, LLC, who

acknowledged the execution of the foregoing Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 30<sup>th</sup> day of September, 2010.

  
\_\_\_\_\_  
Glenn R. Patterson, Notary Public

My Commission Expires: 11-25-2016

County of Residence: Lake



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. Glenn R. Patterson. *SH ELLEY TITLE*

This Instrument prepared by Glenn R. Patterson, Esq., Lucas, Holcomb & Medrea, LLP, Easton Court, 300 East 90th Drive, Merrillville, Indiana 46410