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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2011 029590

2011 MAY 27 PM 3: 59

Grantee's Address +  
Mail Tax Bills to:  
Henry Walter Holdings LLC  
600 East 84<sup>th</sup> Avenue  
Merrillville, IN 46410

**WARRANTY DEED**

NOT DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER

**MAY 27 2011**

**PEGGY HOLINGA KATONA**  
**LAKE COUNTY AUDITOR**

620092802CM

The undersigned, **CROWN EAST DEVELOPMENT, LLC**, an Indiana limited liability company ("Grantor") declares:  
FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby conveys and warrants to **HENRY WALTER HOLDINGS LLC** ("Grantee") the following described real property in the County of Lake, State of Indiana:

**TRACT IV:**

Part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the 2nd Principal Meridian, in Lake County, Indiana, described as follows: Beginning at a point on the South line of the Northwest 1/4 of said Section 10 and 1139.65 feet East of the Southwest corner thereof; thence North 00 degrees 01 minutes 30 seconds East and parallel to the East line of the Northwest 1/4 of said Section 10, a distance of 933.05 feet; thence South 89 degrees 45 minutes 20 seconds West and parallel to the South line of the Northwest 1/4 of said Section 10, a distance of 687.37 feet; thence North 24 degrees 41 minutes 22 seconds West 47.70 feet; thence North 10 degrees 05 minutes 36 seconds West 127.74 feet; thence North 05 degrees 46 minutes 03 seconds East 27.17 feet; thence North 57 degrees 02 minutes 20 seconds East 95.86 feet; thence North 36 degrees 54 minutes 09 seconds East 279.65 feet; thence North 21 degrees 29 minutes 29 seconds East 77.12 feet; thence North 06 degrees 04 minutes 50 seconds East 486.63 feet; thence North 27 degrees 43 minutes 19 seconds East 250.40 feet, more or less, to a point 857.75 feet East of the West line and 465.42 feet South of the North line of said Section 10; thence North 26 degrees 43 minutes 05 seconds East 242.75 feet; thence North 20 degrees 34 minutes 45 seconds East 112.2 feet; thence North 36 degrees 05 minutes 53 seconds East 56.33 feet, more or less, to a point 50 feet Southerly of the Southerly right-of-way of the abandoned Chicago & Erie Railroad; thence South 71 degrees 29 minutes 47 seconds East and parallel to the Southerly line of said railroad, a distance of 332.14 feet; thence North 18 degrees 30 minutes 13 seconds East 100 feet to the center line of said railroad; thence South 71 degrees 29 minutes 47 seconds East along said center line, 1334.87 feet, more or less, to the East line of the Northwest 1/4 of said Section 10; thence South 00 degrees 01 minutes 30 seconds West 2106.14 feet, more or less, to the Southeast corner of the Northwest 1/4 of said Section 10; thence South 89 degrees 45 minutes 20 seconds West 1511.59 feet, more or less, to the point of beginning. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACTS:

**EXCEPTION NO. 1:**

Part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, described as follows:  
Commencing at a point on the South line of the Northwest 1/4 of said Section 10 and 1139.65 feet (as measured on said South line thereof) East of the Southwest corner; thence North 00 degrees 01 minutes 30 seconds East and parallel with the East line of the Northwest 1/4 of said Section 10, a distance of 320.00 feet, to the point of beginning; thence continue North 00 degrees 01 minutes 30 seconds East 613.05 feet; thence North 89 degrees 45 minutes 20 seconds East 292.63 feet, along a line parallel with the South line of said Northwest 1/4; thence South 18 degrees 22 minutes 42 seconds East 361.17 feet, to a point of curve; thence Southerly 200.51 feet along the arc of a circle of 540.00 feet radius convex Westerly and having a chord bearing of South 29 degrees 00 minutes 58 seconds East, to a point of reverse curve; thence Southerly, 107.96 feet along the arc of a circle of 260.00 feet radius convex Easterly and having a chord bearing of South 27 degrees 45 minutes 30 seconds East; thence South 89 degrees 45 minutes 20 seconds West 553.40 feet along a line parallel with the South line of said Northwest 1/4, to the point of beginning, EXCEPTING therefrom the following described tract: Part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, described as follows: COMMENCING at a point on the South line of the Northwest 1/4 of said Section 10 and 1139.65 feet (as measured on said South line thereof) East of the Southwest corner; thence North 00 degrees 01 minutes 30 seconds East and parallel with the East line of the Northwest 1/4 of said Section 10, a distance of 933.05 feet; thence North 89 degrees 45 minutes 20 seconds East 292.63 feet along a line parallel with the South line of said Northwest 1/4; THENCE South 18 degrees 22 minutes 42 seconds East 361.17 feet, to a point of curve; thence Southerly 200.51 feet along the arc of a circle of 540.00 feet radius convex Westerly and having a chord bearing of South 29 degrees 00 minutes 58 seconds East, to a point of reverse curve; thence Southerly 26.26 feet along the arc of a circle of 260.00 feet radius convex Easterly and having a chord bearing of South 36 degrees 45 minutes 38 seconds East, to the POINT OF BEGINNING; thence continue Southerly 81.70 feet along the arc of said circle of 260.00 feet radius convex Easterly and having a chord bearing of South 24 degrees 51 minutes 55 seconds East;

thence South 89 degrees 45 minutes 20 seconds West 14.47 feet along said line parallel with the South

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line of the Northwest 1/4; thence North 14 degrees 57 minutes 50 seconds West 76.48 feet, to the POINT OF BEGINNING.

EXCEPTION NO. 2:

Part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the 2nd Principal Meridian, in the City of Crown Point, Lake County, Indiana, described as follows: COMMENCING at a point on the South line of the Northwest 1/4 of said Section 10 and 1139.65 feet (as measured on said South line thereof) East of the Southwest corner; thence North 00 degrees 01 minutes 30 seconds East and parallel with the East line of the Northwest 1/4 of said Section 10, a distance of 933.05 feet; thence North 89 degrees 45 minutes 20 seconds East 292.63 feet along a line parallel with the South line of said Northwest 1/4, to the POINT OF BEGINNING; thence South 18 degrees 22 minutes 42 seconds East 361.17 feet, to a point of curve; thence Southerly 200.51 feet along the arc of a circle of 540.00 feet radius convex Westerly and having a chord bearing of South 29 degrees 00 minutes 58 seconds East, to a point of reverse curve; thence Southerly 26.26 feet along the arc of a circle of 260.00 feet radius convex Easterly and having a chord bearing of South 36 degrees 45 minutes 38 seconds East; thence North 14 degrees 57 minutes 50 seconds West 557.36 feet; thence South 89 degrees 45 minutes 20 seconds West 82.37 feet along said line parallel with the South line of the Northwest 1/4, to the POINT OF BEGINNING.

EXCEPTION NO. 3:

That part of the Northwest 1/4 of Section 10, Township 34 North, Range 8 West of the 2nd Principal Meridian, bounded and described as follows: Commencing at the Northwest corner of Lot 20 in Crown East Industrial Park Unit One, being a subdivision as recorded per Document No. 2002 066691, of part of said Northwest 1/4 of Section 10; thence North 00 degrees 01 minutes 30 seconds East, 613.05 feet along the extension North of the West line of said Lot 20 also being the West line of property conveyed per Document No. 2001 008055, to the Northwest corner of said property conveyed per Document No. 2001 008055 and the Point of Beginning; thence South 89 degrees 45 minutes 20 minutes West 103.40 feet along the extension West of the North line of said property conveyed per Document No. 2001 008055; thence North 14 degrees 57 minutes 50 seconds West, 312.81 feet; thence South 89 degrees 58 minutes 30 seconds East, 541.47 feet; thence South 00 degrees 01 minutes 30 seconds West, 175.42 feet, to a point of curve; thence Southerly 115.11 feet along the arc of a circle of 440.00 feet radius convex Westerly having a chord bearing of South 07 degrees 28 minutes 10 seconds East, to a point of tangency; thence South 14 degrees 57 minutes 50 seconds East, 1.36 feet, to the Northwest corner of Delaware Parkway as dedicated in said Crown East Industrial Park Unit One; thence continue South 14 degrees 57 minutes 50 seconds East 9.71 feet along the Westerly line of said Delaware Parkway, to the Northeast corner of property conveyed per Document No. 2001 065191; thence South 89 degrees 45 minutes 20 seconds West 375.00 feet along the North line of said property conveyed per Document No. 2001 065191 and along the North line of said property conveyed per Document No. 2001 008055, to the herein designated point of beginning, in Lake County, Indiana.

EXCEPTION NO. 4:

That part platted as Crown East Industrial Park Unit One, as per plat thereof, recorded in Plat Book 92 page 21, in the Office of the Recorder of Lake County, Indiana.

EXCEPTION NO. 5:

That part platted as Crown East Industrial Park Unit Two, as per plat thereof, recorded in Plat Book 97 page 45, in the Office of the Recorder of Lake County, Indiana.

EXCEPTION NO. 6:

That part platted as Crown East Industrial Park Unit Three, as per plat thereof, recorded in Plat Book 99 page 63, in the Office of the Recorder of Lake County, Indiana.

EXCEPTION NO. 7:

That part platted as Crown East Industrial Park Unit Four, as per plat thereof, recorded in Plat Book 100 page 13, in the Office of the Recorder of Lake County, Indiana.

Parcel No(s). 45-16-10-127, 002, 000-042  
400 E. 113<sup>th</sup> St, Crown Point, IN 46307

This deed is an absolute conveyance, the GRANTOR having sold the above-described real property to the GRANTEE for a fair and adequate consideration. All obligations secured by any mortgage previously executed by GRANTOR shall remain in full force and effect and this deed shall not affect a merger. All prior

mortgages may be foreclosed upon and all remedies exercised thereunder. GRANTOR declares that this conveyance is freely and fairly made and that there are no agreements, oral or written, other than this deed

between GRANTOR and GRANTEE with respect to the above-described real property.

**CROWN EAST DEVELOPMENT, LLC**

By: Joseph K. Beckman  
Printed Name: Joseph K. Beckman  
Title: Member  
Date: 12/14/10

Grantor's Address:  
11200 Delaware Place  
Crown Point, IN  
46307

STATE OF INDIANA )  
) SS:  
COUNTY OF Lake )

I, Suslen L. Duttlinger, a Notary Public in and for County and State aforesaid, do hereby certify Joseph K. Beckman as Member of Crown East Development, LLC personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 14th day of December, 2010.

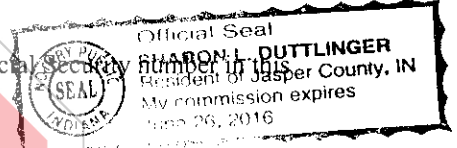
My Commission Expires: 6/26/2016  
My County of Residence: Jasper

Notary Public

Suslen L. Duttlinger

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

**Document is NOT OFFICIAL!**  
AFFIRMATION  
This Document is the property of the Lake County Recorder!



Suslen L. Duttlinger

Prepared by and return after recording to:  
Greg A. Bower, Attorney I.D. No. 16368-53,  
Koransky, Bower & Poracky, P.C., 425 Joliet Street, Suite 425, Dyer, IN 46311

