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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 042179

2011 AUG -5 AM 8:59

MICHELLE P. FAJMAN
RECORDER

SPECIAL WARRANTY DEED
(Parcel No. 45-07-26-129-007.000-006)

THIS INDENTURE WITNESSETH, That Lake Real Estate Management Company, L.L.C., a Michigan limited liability company ("Grantor"), CONVEYS AND WARRANTS to Ronald R. Austgen ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, State of Indiana:

Part of the West 100 feet of the East 300 feet of the South 15 1/2 acres of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 (EXCEPT the South 500 feet thereof) in Section 26, Township 36 North, Range 9 West of the 2nd Principal Meridian, in the Town of Griffith, Lake County, Indiana, more particularly described as follows: Commencing at a point on the Northeast corner of the 3700 Addition to the Town of Griffith, Lake County, Indiana, as recorded in Plat Book 41, page 121, in the Recorder's Office of Lake County, Indiana, said point of commencement being on the centerline of Ridge Road (State Route 6); thence (Record South 82 degrees 59 minutes 30 seconds East) along said centerline of Ridge Road (State Route 6) for a distance of 100.91 feet to the Point of Beginning; thence continuing (Record South 82 degrees 59 minutes 30 seconds East) along said centerline of Ridge Road (State Route 6) for a distance of 101.01 feet; thence South 1 degree 29 minutes 48 seconds East along a line for a distance of 455.60 feet to an iron pipe; thence South 88 degrees 58 minutes 53 seconds West along a line for a distance of 99.89 feet to an iron pipe; thence North 1 degree 29 minutes 56 seconds West along a line of a distance of 469.47 feet to said Point of Beginning; EXCEPT therefrom all that part lying North of the Southerly right-of-way line of said Ridge Road (State Route 6).

PARCEL 45-07-26-129-007.000-006

The address of such real estate is commonly known as 105 East Ridge Road, Griffith, Indiana 46319.

Subject to any and all easements, agreements, restrictions and other matters of record; subject to the lien for real property taxes not delinquent; and subject to rights of way for roads and such matters as would be disclosed by an accurate survey and inspection of the real estate.

Grantor, as its sole warranty herein warrants to Grantee and its successors and assigns, that Grantor will forever defend title to the real estate (subject, however, to the foregoing exceptions) against the claims of all persons claiming by, through, or under Grantor, but against none other, which claims are based upon matters occurring subsequent to Grantor's acquisition of the real estate.

Grantor, without warranting the existence of any such rights, also quitclaims to Grantee any right Grantor may possess with respect to any representation, warranty, including warranties of title, covenant or other obligation running to Grantor and touching and concerning the real estate.

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

002717

5289779-BH

AMOUNT \$ 18
CASH _____ CHARGE _____
CHECK # 3121244146
OVERAGE _____
COPY _____
NON-COM _____
CLERK CA

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The undersigned person executing this deed on behalf of Grantor represents and certifies that he/she has been fully empowered, by proper action of the governing body of Grantor, to execute and deliver this deed; that Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has executed this deed this 30th day of June, 2011.

GRANTOR: Lake Real Estate Management Company, L.L.C.,
a Michigan limited liability company

By: Bhalchendra Sata

Printed: Bhalchendra Sata

Title: Member

STATE OF Michigan)

) SS: ACKNOWLEDGMENT

COUNTY OF Oakland)

Before me, a Notary Public in and for said County and State, personally appeared Bhalchendra Sata #, who acknowledged the execution of the foregoing Special Warranty Deed on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true. *member of Lake REAL ESTATE MANAGEMENT COMPANY, L.L.C.

Witness my hand and Notarial Seal this 30th day of June, 2011

My Commission Expires: _____

MARCIA A. LAWLESS
NOTARY PUBLIC, STATE OF MI.
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jul 16, 2012
ACTING IN COUNTY OF Oakland

Marcia Lawless
Notary Public

Printed _____
Resident of _____ County

This instrument was prepared by Robert A. Hicks, Attorney at Law, HALL, RENDER, KILLIAN, HEATH & LYMAN, P.C., One American Square, Suite 2000, Box 82064, Indianapolis, Indiana 46282.

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. Robert A. Hicks

Grantee's mailing address is: 6400 W. 152nd Ct. Lowell IN 46356

After recording, Return To: TERESA ZANOTTI
1107084 First American Title Insurance Co.
FA528979 100 Bloomfield Hills Pkwy, Ste 195
Bloomfield Hills, MI 48304

