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2011 075019

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2011 DEC 28 AM 9:50

MICHAEL S. FAJMAN
RECORDER

(Onnke)
Mail Tax Bills To:
Cotton Holdings LLC
c/o Walter J. Cotton
641 Joliet Street
Dyer, Indiana 46311

Parcel Nos.: 45-10-12-476-002.000-034
45-10-12-476-001.000-034
45-10-12-456-003.000-034
45-10-12-456-004.000-034
45-10-12-456-001.000-034
45-10-12-456-002.000-034
45-10-12-477-003.000-034

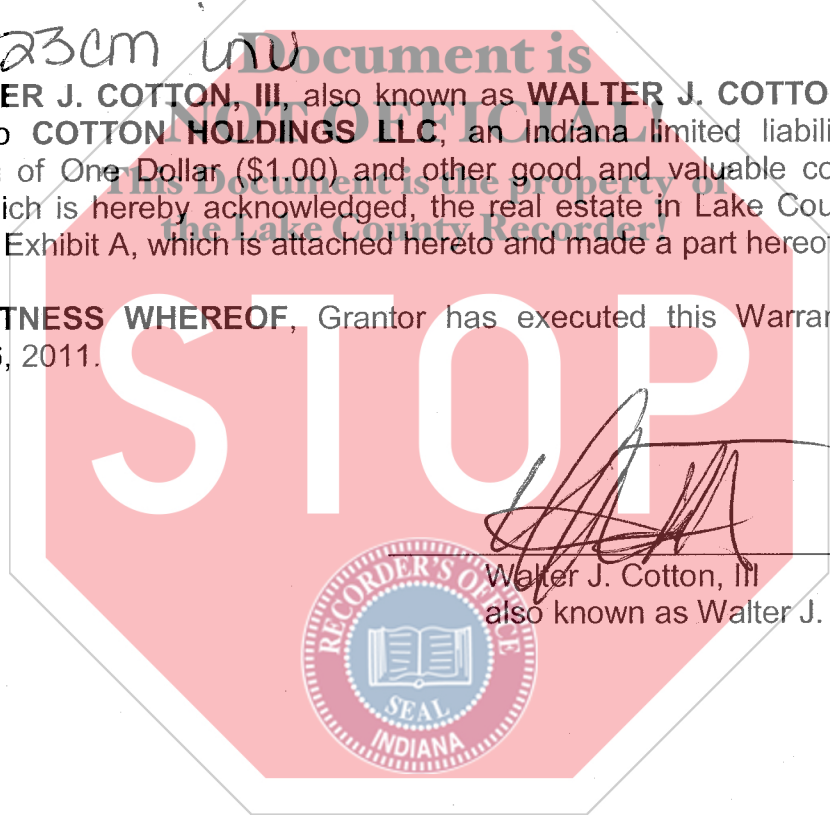
NO810112 US 10f2

QUIT-CLAIM DEED

827230m inu

WALTER J. COTTON, III, also known as **WALTER J. COTTON**, releases and quit-claims to **COTTON HOLDINGS LLC**, an Indiana limited liability company, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the real estate in Lake County, Indiana, as described on Exhibit A, which is attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of December 16, 2011.



[Handwritten Signature]

Walter J. Cotton, III
also known as Walter J. Cotton

22nd
CT
LR

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

004879

DEC 27 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CTIC has made an accommodation
recording of the instrument
Chicago Title Insurance Company

STATE OF INDIANA)
)
COUNTY OF LAKE) SS:

BEFORE ME, the undersigned, a Notary Public, on December 16, 2011, personally appeared Walter J. Cotton, personally known to me to be the same person whose name is subscribed to the foregoing Quit-Claim Deed, and being first duly sworn by me upon oath, acknowledged that he has read and understands the foregoing and that he has affixed his name to and delivered the foregoing as his own free and voluntary act for the uses and purposes therein set forth.

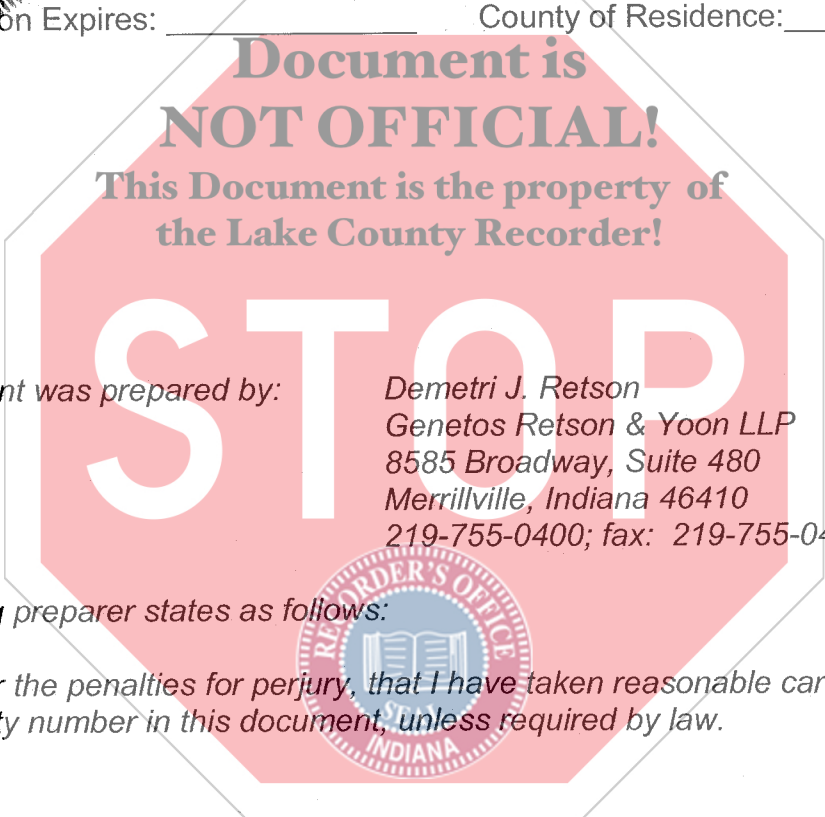
**transfer for no consideration or gift but purposes of vesting only **

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



Elizabeth Ann Pavloff
_____, Notary Public

My Commission Expires: _____ County of Residence: _____



This instrument was prepared by: *Demetri J. Retson*
Genetos Retson & Yoon LLP
8585 Broadway, Suite 480
Merrillville, Indiana 46410
219-755-0400; fax: 219-755-0410

The foregoing preparer states as follows:

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.

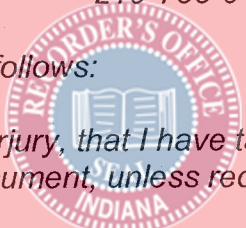


EXHIBIT A

Legal Description of Conveyed Property

PARCEL 1: Lots 1 and 2, Dyer Auto Auction Addition, to the Town of Dyer, as shown in Plat Book 63, page 4, in Lake County, Indiana, excepting therefrom that part of Lot 1 in Dyer Auto Auction Addition, to the Town of Dyer, as shown in Plat Book 63, page 4, which was deeded to the State of Indiana for highway purposes by Warranty Deed dated March 16, 1992 and recorded May 11, 1993, as Document No. 93030254 and more particularly described as follows: Beginning at the Southwest corner of said lot, which corner is on the Northern boundary of U.S. 30; thence North 1 degree 59 minutes 15 seconds West 16.08 feet along the west line of said lot; thence Southeasterly 353.42 feet along an arc to the left and having a radius of 5,674.58 feet and subtended by a long chord having a bearing of South 84 degrees 20 minutes 02 seconds East and a length of 353.86 feet; thence South 36 degrees 07 minutes 50 seconds East 12.10 feet; thence North 38 degrees 41 minutes 35 seconds East 36.54 feet to the East line of said lot; thence South 2 degrees 57 minutes 16 seconds East 35.25 feet along said East line to the Southeast corner of said lot; thence North 86 degrees 07 minutes 05 seconds West 388.70 feet along the Southern line of said lot to the point of beginning.

PARCEL 2: A parcel of land lying in the Southeast Quarter and the Northeast Quarter of the Southwest Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 10, West of the Second Principal Meridian and being more particularly described as follows: Commencing at the Northeast corner of said Quarter Quarter Section; thence North 89 degrees 03 minutes 29 seconds West, at right angles with the East line of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said Section 12, a distance of 278 feet; thence South 00 degrees 56 minutes 31 seconds West, along the West line of a 5 acre tract as described in Deed Record 700, page 507, a distance of 262.95 feet to a point on the Easterly right-of-way line of the Elgin, Joliet and Eastern Railroad spur track; thence Northerly on a curve concave to the East and having a radius of 666.78 feet, an arc distance of 617.11 feet to a point on the most Westerly corner of Lot 2, in Dyer Auto Auction Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 63, page 4, in the Office of the Recorder of Lake County, Indiana; thence South 89 degrees 18 Minutes 55 seconds East, along said subdivision, a distance of 342.96 feet; thence South 00 degrees 56 minutes 31 seconds West, along the West line of said subdivision, a distance of 330.34 feet to the point of beginning, in Lake County, Indiana.

PARCEL 3: A part of the Southwest Quarter of the Southeast Quarter of Section 12 and part of the Northwest Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 10, West of the Second Principal Meridian, commencing at the intersection of the centerline of Joliet Road and the East line of the Northwest Quarter of the Northeast Quarter of said Section 13; running thence North to the Northeast corner of the Southeast Quarter of the Southwest Quarter of the Southeast Quarter of said

Section 12; thence West at right angles to the East line of the Southwest Quarter of the Southeast Quarter of said section 12; thence West at right angles to the East line of said Section 12, far enough to make 5 acres in the tract herein described; thence South to the centerline of the Joliet Road; thence excepting however, the rights-of-way of the L.N.A. and C.R.R. Co. (now known as Monon Railroad) and the E.J. and E.R.R. Co., in the Town of Dyer, Lake County, Indiana; and EXCEPTING FURTHER THEREFROM THE FOLLOWING PARCEL OF LAND: A part of the Southwest Quarter of the Southeast Quarter of Section 12, and part of the Northwest Quarter of the Northeast Quarter of Section 13, all in Township 35 North, Range 10, West of the Second Principal Meridian, commencing at the intersection of the centerline of Joliet Road (U.S.30) and the East line of the Northwest Quarter of the Northeast Quarter of said Section 13; running thence North along the last said East line 1.6 feet, more or less, to the Southwesterly right-of-way line of the L.N.A. and C.R.R.R. Co. (Monon Railroad); thence Northwesterly along the last said right-of-way line 464.65 feet, more or less, to the West line of the Five (5) acre tract described in Deed to Edward J. Burke and Mildred I. Burke, husband and wife, in Deed Record 700, page 507; thence South along the last said West line 310.85 feet, more or less, to the centerline of Joliet Road U.S. No.30); thence Southeasterly along a curve convex to the Southwest with a radius of 650 rods, a distance of 286.20 feet, more or less, to the point of beginning, in Lake County, Indiana.

PARCEL 4: All that part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 12, Township 35 North, Range 10, West of the Second Principal Meridian, in Lake County, Indiana, lying South of the South right-of-way line of the E.J. and E. Railroad, East of the northeasterly right-of-way line of the Monon Railroad, and East of the centerline of Plum Creek (also known as Hart Ditch) and West of the Westerly right-of-way line of the E.J. and E. Railroad "Y" in the Town of Dyer, in Lake County, Indiana, EXCEPTING THEREFROM any part thereof lying within that certain real estate contained in deed recorded in Deed Record 173, page 330, in Lake County, Indiana.

PARCEL 5: Lot 3, in Cheker Industrial Park, an Addition to the Town of Dyer, as per plat thereof, recorded in Plat Book 50, page 94, in the Office of the Recorder of Lake County, Indiana.

