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2012 AUG 29 AM 9:23

MICHELLE R. FAJMAN
RECORDER

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH, that R2C CROWN POINT, LLC ("**Grantor**"), an Indiana limited liability company, CONVEYS AND WARRANTS to NHI-BICKFORD RE, LLC ("**Grantee**"), a Delaware limited liability company, with its principal office located at 222 Robert Rose Drive, Murfreesboro, Rutherford County, Tennessee, 37129, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana ("**Property**"):

LOT 15 IN BEACON HILL - PHASE TWO, AS SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 5, ACCORDING TO THE PLAT THEREOF RECORDED JULY 03, 2012 AS DOCUMENT 2012-043864, LAKE COUNTY, INDIANA.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit A. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

In addition Grantor hereby quitclaims to Grantee:

THE INGRESS/EGRESS & UTILITY & DRAINAGE EASEMENTS AS SHOWN ON THE PLAT RECORDED JULY 3, 2012, AS DOCUMENT 2012-043864 LAKE COUNTY, INDIANA AND ALSO WITH THE DECLARATION OF EASEMENT BY AND BETWEEN KRG/I-65 PARTNERS BEACON HILL, LLC, AN INDIANA LIMITED LIABILITY COMPANY, R2C CROWN POINT, LLC, AN INDIANA LIMITED LIABILITY COMPANY AND NHI-BICKFORD RE, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED SIMULTANEOUSLY WITH THIS WARRANTY DEED, provided however, that Grantor warrants to Grantee that the easements described above are free and clear of liens to secure indebtedness.

Grantor is an Indiana limited liability company duly organized under the laws of the State of Indiana, and the person executing this deed on behalf of Grantor is fully empowered by proper action of the members of Grantor to execute and deliver this deed. Grantor has full capacity to convey the Property and all necessary limited liability company action for the making of such conveyance has been taken and done.

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 24 2012

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

22.00
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IN WITNESS WHEREOF, Grantor has caused the execution of this Limited Liability Company Warranty Deed by its duly authorized member this 30th day July, 2012.

R2C CROWN POINT, LLC

By: [Signature]
Signature

Its: BOB ROSSMAN, mgr.
Printed Name and Title

STATE OF IN)

COUNTY OF Lake) SS:

Before me, a Notary Public in and for said County and State, personally appeared Robert Rossman the member/manager of R2C CROWN POINT, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Limited Liability Company Warranty Deed as such member/manager of said limited liability company, and who, has been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 30th day of July, 2012.

Jennifer Rossman
Signature

Jennifer Gaudy
Printed Name

Notary Public

My Commission Expires:

6/26/2016

County of Residence:

Lake

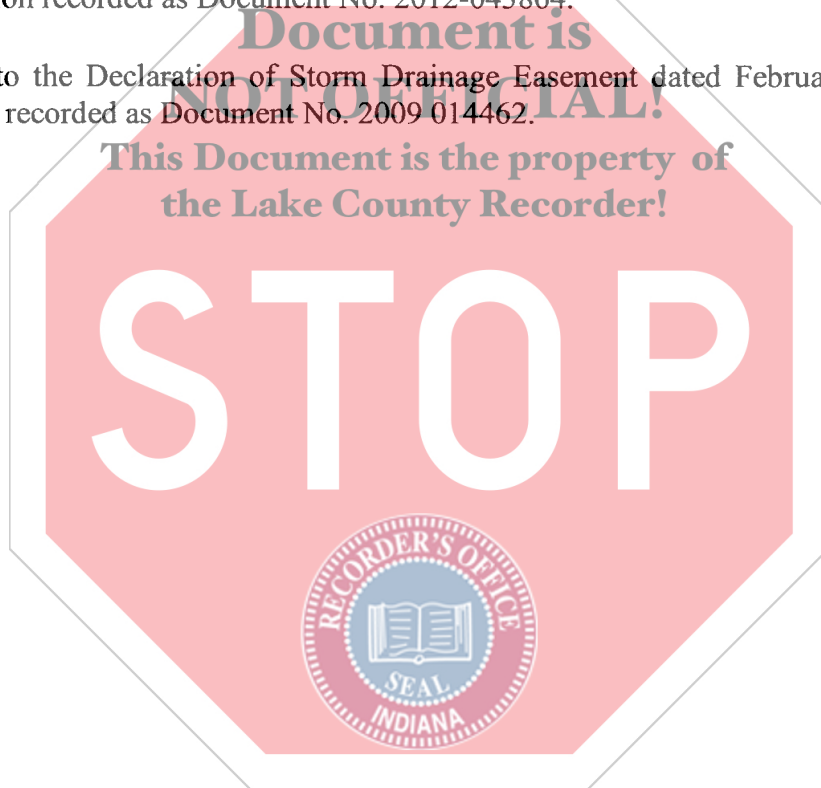


Send tax statements to:
Mailing Address:

c/o Eby Realty Group, LLC
13795 S. Mur-Len Road, Suite 301, Olathe, Kansas 66062

EXHIBIT "A"
PERMITTED EXCEPTIONS

1. Real Estate Taxes for the 2012 (payable 2013) are a lien but not yet due and payable.
2. Use Restriction and Covenant (Certain Food Sales) made by and between I-65 Partners, LLC, an Indiana limited liability company (the "Grantor") and Van Til's Real Estate, LLC, an Indiana limited liability company and SVT, LLC, an Indiana limited liability company (together "Grantee") dated June 3, 2005 and recorded June 23, 2005 as Document No. 2005 051744.
3. Rights of way for drainage tiles, as shown on the survey, along with ditches, feeders and laterals, if any.
4. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the plat of subdivision recorded as Document No. 2012-043864.
5. Subject to the Declaration of Storm Drainage Easement dated February 16, 2009 recorded as Document No. 2009 014462.



This instrument was prepared by Carol Hays, First American Title Insurance Company, 911 Main Street, Suite 2500, Kansas City, Missouri, 816.421.1680.

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. Carol Hays.

