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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 017614

2013 MAR -8 AM 10:07

MICHAEL D. BROWN
RECORDER

CORPORATE WARRANTY DEED

OTICOM 1300316

THIS INDENTURE WITNESSETH, That **M.A. Properties III, A Limited Liability Company**, an **Indiana limited liability company** (Grantor) **CONVEY(S) AND WARRANT(S)** to **M.A. PROPERTIES X, LLC** (Grantee) for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, State of Indiana:

SEE ATTACHED EXHIBIT "A"

Property address: 1745 E. Commercial Ave., Lowell, IN 46356

Tax ID No.: 45-19-24-452-026.000-008

** Note: Transfer is for NO consideration or gift but purposes of vesting only **
Subject to current taxes not delinquent, and all easements, agreements and restrictions of record and all public rights of way.

IN WITNESS WHEREOF, The undersigned person(s) executing this deed on behalf of Grantor represent and certify that they are duly elected officers of Grantor and have been fully empowered, by proper resolution of the Board of Directors of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate action for the making of such conveyance has been taken and done.

Dated this 27th day of February, 2013.

M.A. Properties III, A Limited Liability Company, an Indiana limited liability company

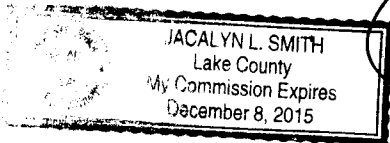
Mary C. Austgen
By Mary C. Austgen, Sole Member

STATE OF INDIANA

COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared Mary C. Austgen, Sole Member, for and on behalf of M.A. Properties III, A Limited Liability Company, an Indiana limited liability company, who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and notarial seal on the 27th day of February, 2013. .



Printed Name of Notary Public: Jacalyn L. Smith
Resident of Lake County, Indiana
My Commission expires: December 8, 2015

Grantee's Address: *801 E. main st*
Tax Billing Address: *Griffith IN 46319*

Prepared by: Donna LaMere, Attorney at Law #03089-64/jc

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law Jennifer Church. File No. 1300316

AMOUNT \$ 18
CASH CHARGE CT
CHECK#
DUES
COPY
NON-CONF
DEPUTY *ad*

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAR 07 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

21491

Exhibit "A"

File No. 1300316

Part of the West Half of the Southeast Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of Bel-Aire Estates Unit 1, as recorded in Plat Book 38, page 104, in the Office of the Recorder of Lake County, Indiana; thence along the West line of Bel-Aire Estates Unit 1 South 01 degree 26 minutes 43 seconds East, a distance of 60.06 feet to a 5/8" iron pin found being the Southwest corner of the

RBI Inc. property as recorded in Instrument 2002 013049; thence with said RBI Inc. as follows: South 89 degrees 09 minutes 21 seconds East, a distance of 63.00 feet to a PK nail set, said PK nail set being the true point of beginning; thence South 89 degrees 09 minutes 21 seconds East, a distance of 57.17 feet to a 1' open top pipe found no ID; thence leaving said RBI Inc. South 01 degrees 23 minutes 39 seconds East a distance of 299.95 feet to a point in the North right-of-way line of East Commercial Avenue; thence with said right-of-way line North 89 degrees 08 minutes 18 seconds West, a distance of 10.00 feet to a 5/8" iron pin set; thence leaving said right-of-way line with the Margaret Tillema property as recorded in Instrument 91007749 as follows: North 01 degrees 25 minutes 38 seconds West a distance of 149.71 feet to a PK nail set; thence North 89 degrees 08 minutes 18 seconds West a distance of 47.00 feet to a PK nail set; thence North 01 degrees 25 minutes 38 seconds West, a distance of 150.23 feet to the true point of beginning, except therefrom the following described real estate:

Commencing at the Southwest corner of Bel-Aire Estate Unit 1, as recorded in Plat Book 38, page 104, in the Office of the Recorder of Lake County, Indiana, thence South 01 degree 26 minutes 43 seconds East along the West line of Bel-Aire Estates Unit 1, a distance of 60.06 feet to a 5/8" iron pin found; thence with the North line of the

Margaret Tillema property of record in Instrument No. 91007749, South 89 degrees 09 minutes 21 seconds East a distance of 63.00 feet to a PK nail set, said PK nail set being the true point of beginning; thence South 89 degrees 09 minutes 21 seconds East a distance of 9.37 feet to an iron pin set; thence along and across the Wilbert and Peggy Hamstra property of record in Instrument Number 254225, South 01 degree 18 minutes 30 seconds East a distance of 150.22 feet to a PK nail set; thence with the Tillema property as follows: North 89 degrees 08 minutes 18 seconds West a distance of 9.06 feet to a PK Nail set; thence North 01 degree 25 minutes 38 seconds West a distance of 150.23 feet to the point of beginning.

ALSO KNOWN AS:

Commencing at the Southwest corner of Bel-Aire Estates Unit 1, as recorded in Plat Book 38, page 104, in the Office of the Recorder of Lake County, Indiana; thence along the West line of Bel-Aire Estates Unit 1 South 01 degrees 26 minutes 43 seconds East a distance of 60.06 feet to a 5/8 inch iron pin found being the Southwest corner of the RBI Inc. property of recorded in Instrument 2002013049; thence with said RBI Inc. as follows: South 89 degrees 09 minutes 21 seconds East a distance of 63.00 feet to a PK nail set, thence with said RBI Inc. as follows: South 89 degrees 09 minutes 21 seconds East a distance of 9.37 feet to a 5/8 inch iron pin set, said 5/8 inch iron pin set being the TRUE POINT OF BEGINNING of this tract; thence South 89 degrees 09 minutes 21 seconds East a distance of 47.80 feet to a 1 inch open top pipe found no ID; thence leaving said RBI Inc., property, with the Wilber A. & Peggy Hamstra property Instrument # 254225 South 01 degrees 23 minutes 39 seconds East a distance of 299.95 feet to a 5/8 inch iron pin set in the North right of way line of East Commercial Avenue; thence with said right of way line North 89 degrees 08 minutes 18 seconds West a distance of 10.00 feet to a 5/8 inch iron pin set; thence leaving said right of way line with the Margaret Tillema property Instrument # 91007749 as follows: North 01 degrees 25 minutes 38 seconds West a distance of 149.71 feet to a PK nail set; thence North 89 degrees 08 minutes 18 seconds West a distance of 37.94 feet to a PK nail set; thence North 01 degrees 18 minutes 30 seconds West a distance of 150.22 feet to the true point of beginning.