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WARRANTY DEED

THIS INDENTURE WITNESSETH, that the Pat Gallagher Real Estate Trust ("Grantor"), of Lake County, in the State of Indiana, conveys and warrants to PGD II, L.P., a Pennsylvania Limited Partnership ("Grantee"), of Lake County, in the State of Indiana, for the sum of One and 00/100 (\$1.00) Dollar, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana:

20130618593

Parcel 1: A tract of land in the Northeast ¼ of Section 6, Township 36 North, Range 8 West of the 2nd Principal Meridian, described as follows:

CHICAGO TITLE INSURANCE COMPANY

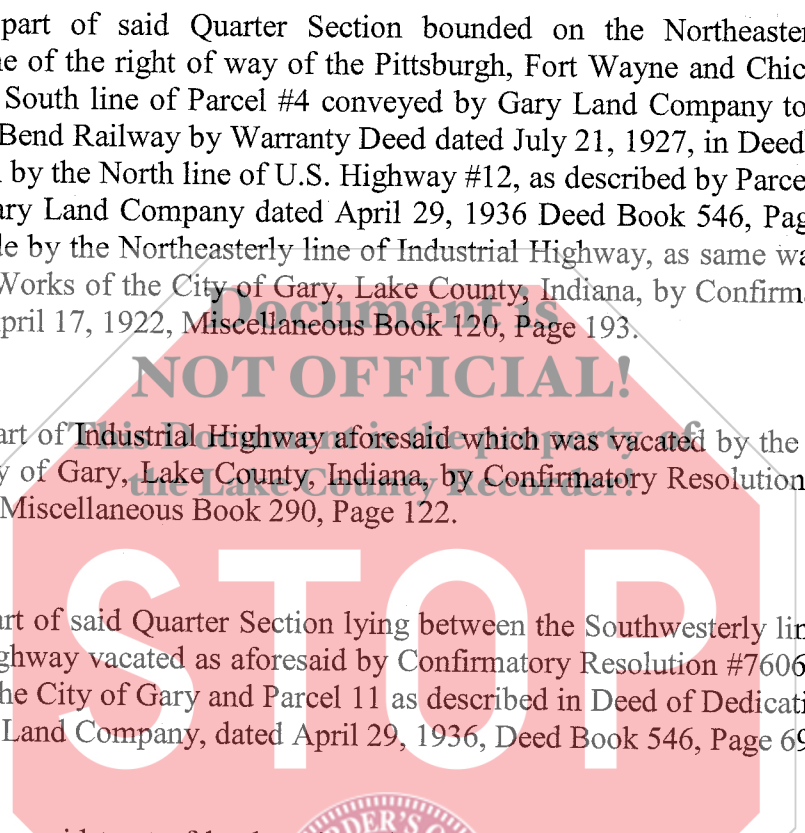
A. All that part of said Quarter Section bounded on the Northeasterly side by the Southwesterly line of the right of way of the Pittsburgh, Fort Wayne and Chicago Railway, on the North by the South line of Parcel #4 conveyed by Gary Land Company to Chicago, South Shore and South Bend Railway by Warranty Deed dated July 21, 1927, in Deed Book 405, Page 184, on the South by the North line of U.S. Highway #12, as described by Parcel #10 of Deed of Dedication by Gary Land Company dated April 29, 1936 Deed Book 546, Page 69 and on the Southwesterly side by the Northeasterly line of Industrial Highway, as same was opened by the Board of Public Works of the City of Gary, Lake County, Indiana, by Confirmatory Resolution #3158, adopted April 17, 1922, Miscellaneous Book 120, Page 193.

B. All that part of Industrial Highway aforesaid which was vacated by the Board of Public Works of the City of Gary, Lake County, Indiana, by Confirmatory Resolution #7606, adopted August 17, 1937, Miscellaneous Book 290, Page 122.

C. All that part of said Quarter Section lying between the Southwesterly line of that part of said Industrial Highway vacated as aforesaid by Confirmatory Resolution #7606 of the Board of Public Works of the City of Gary and Parcel 11 as described in Deed of Dedication for Highway U.S. #12 by Gary Land Company, dated April 29, 1936, Deed Book 546, Page 69.

But excluding from said tract of land a triangular piece of land commencing at a point on the South line of the Chicago, South Shore and South Bend Railroad's right of way line, which point is 148 feet Westerly of the point where said South right of way line of the Chicago South Shore and South Bend Railroad intersects the Southwesterly right of way line of the Pennsylvania Railroad, running from said point first described along the South right of way line of the Chicago South Shore and South Bend Railroad a distance of 148 feet to the point where said right of way line intersects the Southwesterly right of way line of the Pennsylvania Railroad; thence in a Southeasterly direction along the Southwesterly right of way line of the Pennsylvania Railroad, a distance of 60 feet; thence in a straight line Northwesterly to the point of beginning.

Subject to roads, highways, ditches, drains; easements, covenants and restrictions contained in all documents of record; all laws, ordinances and governmental regulations including building and



STATE OF INDIANA
CLERK OF SUPERIOR COURT
LAKE COUNTY
RECORDED
INDEXED
JUL 19 2013
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DULY ENTERED FOR TAXATION SUBJECT TO ACCEPTANCE FOR TRANSFER

JUL 02 2013

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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19.00
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NON-com

zoning; any state of facts that an accurate survey might disclose; and real estate taxes and assessments for 2007 payable 2008 together with delinquency and penalty, if any, and all real estate taxes and assessments due and payable thereafter which the grantee herein assumes and agrees to pay.

Subject to any and all easements, agreements and restrictions of record. The address of such real estate is commonly known as 3100 W.44th Avenue, Gary, Indiana 46406. Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantee has executed this deed this 14th day of June, 2013.

ATTEST:

GRANTOR:

PAT GALLAGHER REAL ESTATE TRUST

[Signature]

By:

[Signature]

Patrick A. Gallagher Trustee

ATTEST:

GRANTEE:

PGD II, L.P.

[Signature]

By:

[Signature]

Patrick A. Gallagher

STATE OF Pennsylvania)

COUNTY OF Beaver)

SS:)

Before me, a Notary Public in and for said County and State, personally appeared Patrick A. Gallagher, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Deanna Snedden, Notary Public
Monaca Boro, Beaver County
My Commission Expires Nov. 23, 2014
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

[Signature]
Notary Public

Return deed to: PGD II, L.P., One PGT Way, Monaca, Pennsylvania 15061.
Send tax bills to: One PGT Way, Monaca, Pennsylvania 15061.

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.

[Signature]
Betty J. Woods