

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2013 053143

2013 JUL 22 AM 9:03

MICHAEL B. BROWN  
RECORDER

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When Recorded, return to:

First American Title Insurance Company  
Attn: Katherine Hahn  
30 N. LaSalle St, Suite 2700  
Chicago, IL 60602

NCS-605921IN25

Tax Billing Address:

American Realty Capital  
200 Dryden Road, Suite 1100  
Dresher, PA 19046

Parcel No.: 45-15-28-226-001.000-014

1 of 2

Document is  
**NOT OFFICIAL!**  
This SPECIAL WARRANTY DEED of  
the Lake County Recorder!

**GE CAPITAL FRANCHISE FINANCE CORPORATION**, a Delaware corporation, successor by merger to Franchise Finance Corporation of America, a Maryland corporation, successor by name change from FFCA Maryland Corp., a Maryland corporation, successor by merger to Franchise Finance Corporation of America, a Delaware corporation, successor by merger to FFCA/IIP 1986 Property Company L.P., a Delaware limited partnership, successor by merger to FFCA/IIP 1986 Property Company, a Delaware general partnership ("**Grantor**"), CONVEYS, BARGAINS AND SELLS to **ARC CAFEHLD001, LLC**, a Delaware limited liability company ("**Grantee**"), for the sum of \$10.00 and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the real estate situated in Cedar Lake, Lake County, in the State of Indiana, more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Property**"), subject to current taxes and assessments, reservations in patents, all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record, the rights of parties in possession under unrecorded leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

JULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 19 2013

24424

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

4835-8637-1348.1

Asset No. 6605  
Cedar Lake, IN

ck 24  
22888.35200  
DN  
\$3.00 over

E

GRANTOR does covenant with the Grantee and its assigns that Grantor will warrant and defend the Property to the said Grantee and its assigns forever against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, subject to the matters above set forth.

The undersigned persons 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 delegation of Grantor, to execute and deliver this deed; that Grantor has full corporate capacity to convey the Property described herein on behalf of Grantor; and that all necessary corporate action for the making of such conveyance has been taken and done.

**SIGNATURE BLOCK ON NEXT PAGE**



IN WITNESS WHEREOF, Grantor has caused this Deed to be executed, on its behalf, by Patricia Dietz, the Vice President of Grantor.

\* dated as of June 27, 2013.

GRANTOR:

GE CAPITAL FRANCHISE FINANCE CORPORATION, a Delaware corporation

By: [Signature]  
Printed Name: Patricia Dietz  
Its: Vice President

STATE OF ARIZONA ]  
] ss.  
COUNTY OF MARICOPA ]

Before me, the undersigned, a Notary Public within and for said County and State, this 19th day of June, 2013, personally appeared Patricia Dietz to me known and known to me to be a Vice President of GE Capital Franchise Finance Corporation, a Delaware corporation, and acknowledged the execution of the above and foregoing Special Warranty Deed for and on behalf of the corporation.



Cynthia M. Lundstrom  
Notary Public

My Commission Expires:  
12-3-2013

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.

[Signature]

Prepared by:

Kutak Rock LLP  
8601 N. Scottsdale Rd., Suite 300  
Scottsdale, Arizona 85253



EXHIBIT A

LEGAL DESCRIPTION

The Property is located at 9810 W 133rd Ave, Cedar Lake, Indiana, and is legally described as follows:



**Exhibit "A"**

**Legal Description**

Real property in the City of Cedar Lake, County of Lake, State of Indiana, described as follows:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN IN THE TOWN OF CEDAR LAKE, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 28; THENCE NORTH 89° 27' 41" WEST (ALL BEARINGS ASSUMED) ALONG THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 1331.54 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28; THENCE SOUTH 0° 00' 35" WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 35 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 00° 00' 35" WEST ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28 A DISTANCE OF 250 FEET; THENCE SOUTH 89° 27' 41" EAST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 200.00 FEET; THENCE NORTH 00° 00' 35" EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 28 A DISTANCE OF 250.00 FEET; THENCE NORTH 89° 27' 41" WEST ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 28 A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING, CONTINUING 1.24 ACRES MORE OR LESS.

APN: 45-15-28-226-001.000-014

