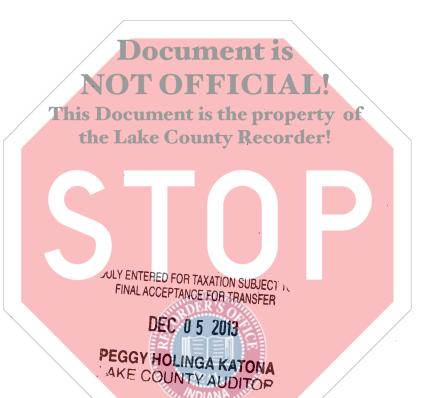
STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2013 090047

MICHAEL B. BROWN RECORDER

2013 DEC -9 AM 9: 00

**WARRANTY DEED** 



Rehar hu!
First American Title Insurance Company
Attn: Deborah Cross
30 N. LaSalle St, Suite 2700
Chicago, IL '60602

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WARRANTY DEED

THIS INDENTURE is made effective this 1 day of September, 2013, between Heritage Jabez XII, LLC, Grantor, and Midwest Pipecoating, Inc., Grantee.

For good and valuable consideration, Grantor does hereby GRANT to Grantee the following described real property in Lake County, Indiana:

That part of the following described parcel lying southwesterly of the center line of Junction Avenue: That part of the Northwest Quarter of the Southwest Quarter of Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, in the Town of Schererville, Lake County, Indiana, described as follows: commencing at the point of intersection of the East line of said Quarter Quarter section with the Northeasterly right of way line of Junction Avenue; thence Northwesterly along said Northeasterly line of Junction Avenue 590 feet to the true point of beginning of the parcel to be described; thence northerly to a point in the North line of said Quarter Quarter section which is 620 feet West of the Northeast corner thereof; thence West along said North line to the Northeasterly line of the original 100 foot right of way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway Company, now known as Penn Central; thence Southeasterly along said Northeasterly right of way line to a point 860 feet northwesterly of the South line of said Quarter Quarter section as measured along said right of way line; thence northeasterly at right angles 100 feet to the southwesterly line of Junction Avenue, thence Northeasterly in a straight line to the true point of beginning, a part hereof also known as Lot 1, Hartman's Addition, Phase One, to the town of Schererville, Indiana, as per plat thereof, recorded in Plat Book 66, Page 11, in the office of the Recorder of Lake County, Indiana.

## AND

Part of the Southwest Quarter of the Northeast Quarter of Section 9, Township 35 North, Range 9 West of the Second Principal Meridian, lying Southwesterly of the center line of Junction Avenue and Northeasterly of the Northeasterly right of way of the Pittsburgh, Cincinnati, Chicago, and St. Louis Railway Company, now known as Penn Central, in the town of Schererville, Lake County, Indiana.

Grantor does covenant with the Grantee that it is well seized in fee of the property and has good right to sell and convey it, and that the property is free from all encumbrances, except installments of special assessments or assessments for special improvements which have not been certified to the County Treasurer for collection, except easements, rights of way and other encumbrances of record. The Grantor will warrant and defend the property in the quiet and peaceable possession of the Grantee, against all persons lawfully claiming or to claim the whole or any part thereof.

NCS-1019220 Part 1 of1

By: Andrea Lawson Its: Chief Manager/Chief Executive Officer STATE OF MINNESOTA ) ss. COUNTY OF WRIGHT\_ On this 9/h day of September, 2013, before me personally appeared Andrea Lawson, known to me to be the Chief Manager/Chief Executive Officer of the above Grantor, and who executed the within and foregoing instrument, acknowledged that he/she executed the same on its behalf. STEVEN ROGER SACKE Notary Public-Minnesota 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. /s/ Leslie Thielen Grantee Tax statements should be sent to: This document prepared by: Leslie Thielen Fremstad Law Firm 3003 32<sup>nd</sup> Ave. S, Suite 240 Midwest Pipecoating, Inc. C/o C.S. McCrossan, Inc. P.O. Box 1240 Fargo, ND 58103 Maple Grove, MN 55311-6240

Heritage Jabez XII, LLC