

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2013 090047

2013 DEC -9 AM 9:00

MICHAEL B. BROWN
RECORDER

WARRANTY DEED



Return to:
 First American Title Insurance Company
 Attn: Deborah Cross
 30 N. LaSalle St, Suite 2700
 Chicago, IL 60602

006895

20⁰⁰
028583

619220 LS 10/21

PP / E

WARRANTY DEED

THIS INDENTURE is made effective ^{as of} this 11 day of ~~September~~ ^{OCTOBER}, 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.

INC-619220 Part 1 of 1

