

3

General Gift Warranty Deed

Date: Sept. 1, 2013

Grantor: COMMUNITY BIBLE CHURCH OF CEDAR LAKE, an Indiana nonprofit corporation

Grantor's Mailing Address: 13620 Wicker Ave, Cedar Lake, Indiana 46303-9086

Grantee: BETHEL CHURCH & MINISTRIES, INC., an Indiana nonprofit corporation

Grantee's Mailing Address: 10202 Broadway, Crown Point, Indiana 46307

Consideration: Grantor's intention to make a gift as a charitable contribution under applicable income tax laws and regulations.

Property (including any improvements): All of Grantor's right, title, and interest in and to the following property:

Key # 45-15-29-277-015.000.014

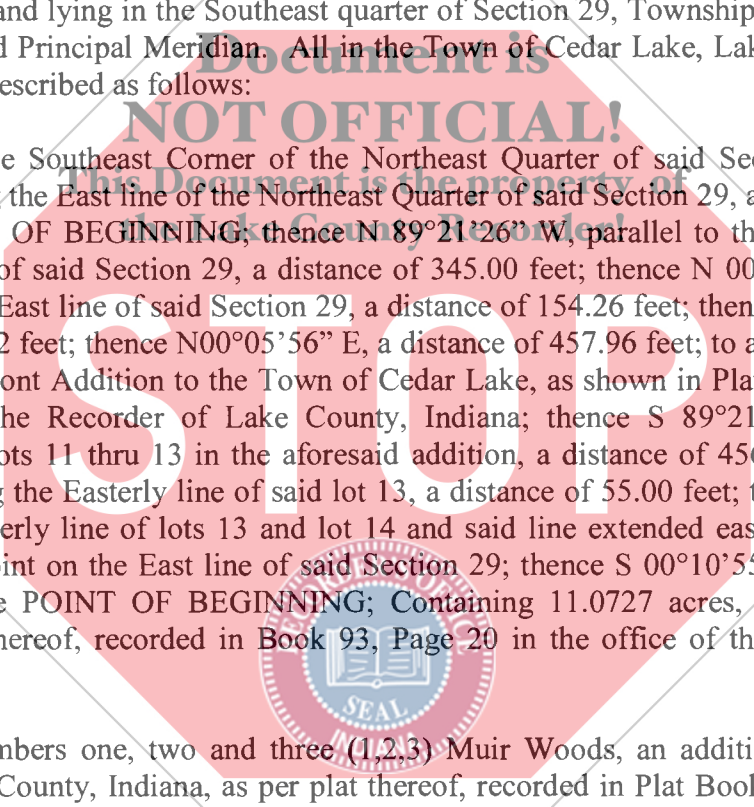
Being a parcel of land lying in the Southeast quarter of Section 29, Township 34 North, Range 6 West of the Second Principal Meridian. All in the Town of Cedar Lake, Lake County, Indiana more particularly described as follows:

Commencing at the Southeast Corner of the Northeast Quarter of said Section 29; thence N 00°10'55" E, along the East line of the Northeast Quarter of said Section 29, a distance of 218.00 feet, to the POINT OF BEGINNING; thence N 89°21'26" W, parallel to the South line of the Northeast Quarter of said Section 29, a distance of 345.00 feet; thence N 00°10'55" E, along a line parallel to the East line of said Section 29, a distance of 154.26 feet; thence N 89°54'04" W, a distance of 546.32 feet; thence N 00°05'56" E, a distance of 457.96 feet; to a point on the South line of Watt's Ilamont Addition to the Town of Cedar Lake, as shown in Plat Book 48, Page 80 in the Office of the Recorder of Lake County, Indiana; thence S 89°21'36" E, along the Southerly line of lots 11 thru 13 in the aforesaid addition, a distance of 456.20 feet; thence N 00°10'55" E, along the Easterly line of said lot 13, a distance of 55.00 feet; thence S 89°21'36" E, along the Southerly line of lots 13 and lot 14 and said line extended easterly, a distance of 435.80 feet to a point on the East line of said Section 29; thence S 00°10'55" W, a distance of 662.06 feet, to the POINT OF BEGINNING; Containing 11.0727 acres, more or less. As recorded on plat thereof, recorded in Book 93, Page 20 in the office of the recorder of Lake County Indiana.

THENCE Lot Numbers one, two and three (1,2,3) Muir Woods, an addition to the Town of Cedar Lake, Lake County, Indiana, as per plat thereof, recorded in Plat Book 97 page 60 in the office of the recorder of Lake County Indiana.

2013 090965

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL T. BROWN
RECORDER
2013 DEC 12 AM 10:09



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 11 2013

MERIDIAN TITLE CORPORATION
HAS MADE AN ACCOMODATION
RECORDING OF THIS DOCUMENT

AGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

16887

GENERAL GIFT WARANTY DEED

①
13-46797
HOLD FOR MERIDIAN TITLE CORP.

20
MT
SP

SAVE AND EXCEPT any part or portion thereof in the use or occupancy of any public utility, road or highway, including, without limitation, that more particularly described in EASEMENT filed on October 24, 2003, in the Town of Cedar Lake, Lake County, Indiana in the office of the recorder of Lake County Indiana.

Reservations from Conveyance: None.

Exceptions to Conveyance and Warranty: Validly existing restrictive covenants common to the area in which the Property is located, if any; validly existing utility easements created by the dedication deed or plat of the subdivision in which the Property is located; any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements; homestead or community property or survivorship rights, if any, of any spouse of Grantee; and any validly existing titles or rights asserted by anyone, including but not limited to persons, the public, corporations, governments, or other entities, to (a) tidelands or lands comprising the shores or beds of navigable or perennial rivers and streams, lakes, bays, gulfs, or oceans, (b) lands beyond the line of the harbor or bulkhead lines as established or changed by any government, (c) filled-in lands or artificial islands, (d) water rights, including riparian rights, or (e) the area extending from the line of mean low tide to the line of vegetation or the right of access to that area or easement along and across that area.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

When the context requires, singular nouns and pronouns include the plural.

GRANTOR

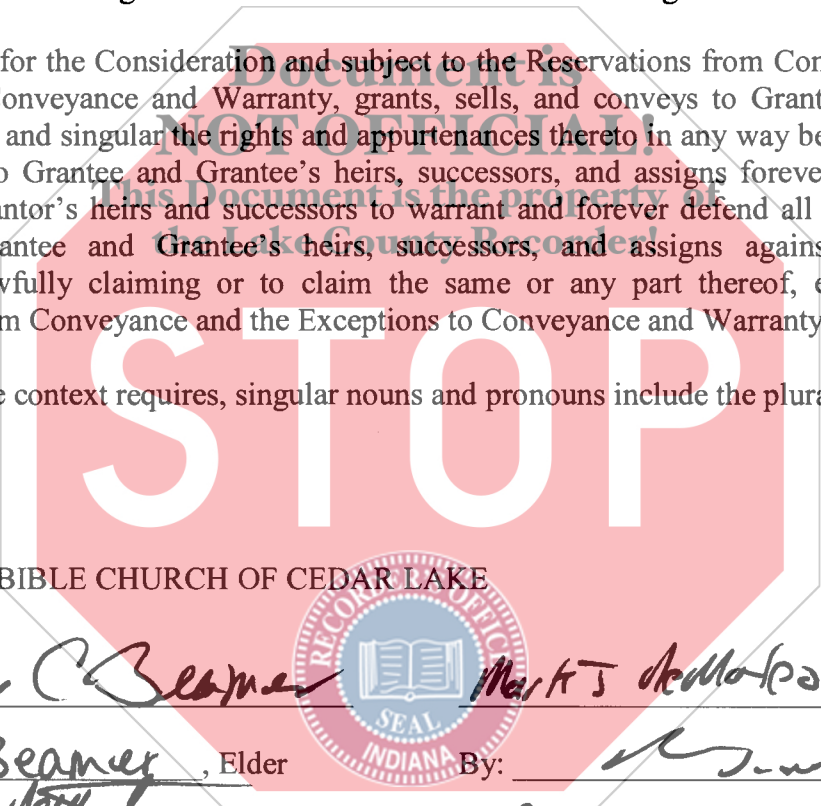
COMMUNITY BIBLE CHURCH OF CEDAR LAKE

By: Harry C. Beamer Mark J. Skelton, Elder

Harry C. Beamer, Elder By: [Signature]

By: [Signature] Robert W. McRae, Elder

GENERAL GIFT WARRANTY DEED



By: David A. Dykstra

_____, Elder

DAVID A. Dykstra, Elder

By: _____

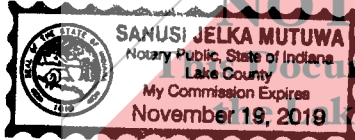
By: _____

_____, Elder

STATE OF INDIANA §
COUNTY OF CEDAR LAKE §

Before me, SANUSI J. MUTUWA, on this day personally appeared Harry Beamer, Mark Demateo, Bob McRae, David Dykstra and _____ known to me/~~proved to me through~~ _____ to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same as the act of COMMUNITY BIBLE CHURCH OF CEDAR LAKE, an Indiana nonprofit corporation, as the Board of Elders, for the purposes and consideration therein expressed.

Given under my hand and seal of office this 1st day of Sept, 2013.



[Signature]
Notary Public in and for the State of Indiana
My commission expires: 11/19/19

