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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 000159

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MICHAEL B. BROWN  
RECORDER

**SPECIAL WARRANTY DEED**  
[11355 West 97<sup>th</sup> Lane]

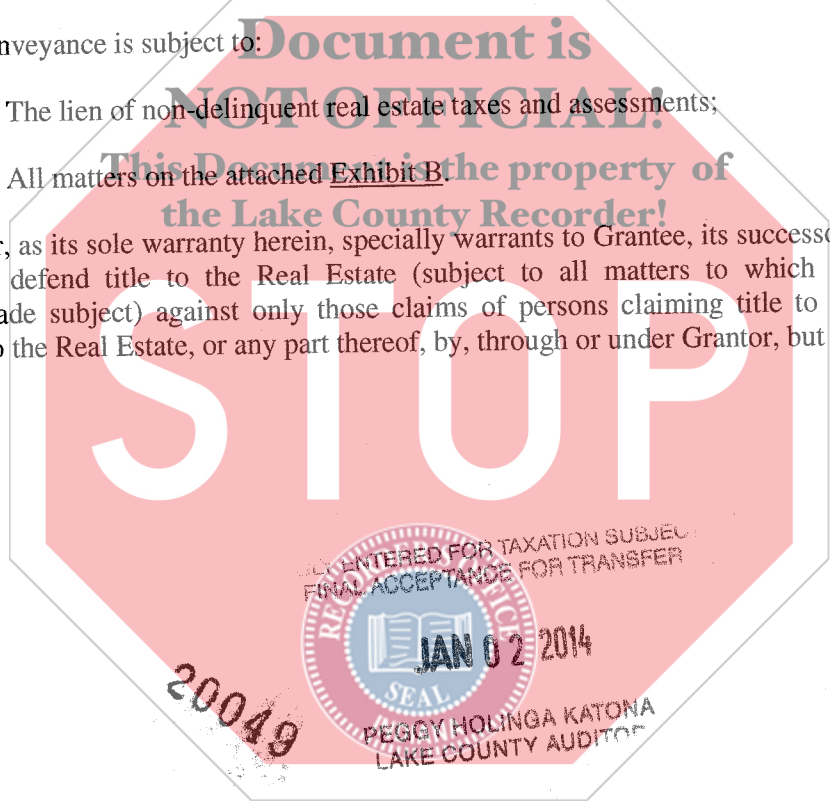
THIS INDENTURE WITNESSETH that DUKE REALTY CALUMET BUILDINGS, LLC, an Indiana limited liability company ("Grantor"), specially CONVEYS and WARRANTS to GA HC REIT II ST. JOHN IN MOB, LLC, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, Indiana:

See Exhibit A attached hereto and made a part hereof, including all easements and right appurtenant thereto, and all improvements thereon (collectively, the "Real Estate").

This conveyance is subject to:

1. The lien of non-delinquent real estate taxes and assessments;
2. All matters on the attached Exhibit B.

Grantor, as its sole warranty herein, specially warrants to Grantee, its successors and assigns, that it will forever defend title to the Real Estate (subject to all matters to which this conveyance is hereinabove made subject) against only those claims of persons claiming title to or asserting claims affecting title to the Real Estate, or any part thereof, by, through or under Grantor, but not otherwise.



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The undersigned person executing this deed on behalf of Grantor represents and certifies that he has been duly authorized by all necessary action of Grantor to execute and deliver this deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19th day of December, 2013.

**DUKE REALTY CALUMET BUILDINGS, LLC**, an  
Indiana limited liability company

By: Duke Realty Limited Partnership, an Indiana  
limited partnership, its sole member

By: Duke Realty Corporation, an Indiana  
corporation, its general partner

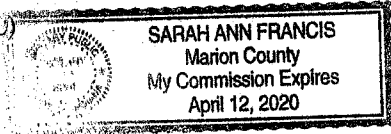


STATE OF INDIANA )  
 ) SS:  
COUNTY OF HAMILTON )

Before me, a Notary Public in and for said County and State, personally appeared Jeff D. Behm, the Vice President, Dispositions of Duke Realty Corporation, an Indiana corporation, the general partner of Duke Realty Limited Partnership, an Indiana limited partnership, the sole member of Duke Realty Calumet Buildings, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of said company.

Witness my hand and Notarial Seal this 17<sup>th</sup> day of December, 2013.

(SEAL)



Sarah Ann Francis  
Printed Name: SARAH A. FRANCIS  
Notary Public

I am a resident of Marion County, Indiana.  
My commission expires: April 12, 2020

Grantee Address

Return recorded document and send tax statements to: GA HC REIT II ST. JOHN IN MOB, LLC c/o Griffin-American Healthcare REIT II, Inc., 18191 Von Karman Avenue, Suite 300, Irvine, CA 92612

This instrument was prepared by Richard J. Hayes, Esq., Duke Realty Corporation, 600 East 96<sup>th</sup> Street, Suite 100, Indianapolis, Indiana.

*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. Richard J. Hayes, Esq.*



**EXHIBIT A**

Legal Description of the Real Estate

LOTS 1 AND 2 IN HAMMOND CLINIC - ST JOHN, AN ADDITION TO ST JOHN, AS PER PLAT THEREOF,  
RECORDED IN PLAT BOOK 75, PAGE 55, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY,  
INDIANA.



**EXHIBIT B**

Permitted Exceptions

1. Real Estate taxes for the year 2013 (payable 2014) are a lien but not yet due and payable.
2. Declaration of Restrictive Covenants for Midwest Central Business Park, dated April 2, 1977 and recorded September 9, 1977 as Document No. 427777, made by Kaiser Aetna, a California General Partnership.

Amendment to Declaration of Protective Covenants for Midwest Central Business Park was recorded July 31, 1984 as Document No. 766950.

Second Amendment to Declaration of Protective Covenants for Midwest Central Business Park was recorded May 11, 1995 as Document No. 95026273.

3. Easement Reserved in Trustees Deed and Warranty Deed Recorded August 29, 1990, as Documents Nos. 120670 and 120671, as follows:

Subject to a 40 foot wide Easement for Roadway purposes from 97th Lane to the South Boundary of the Tract hereby conveyed to Grantee herein, the exact location of which easement shall be determined by Grantee, its successors or assigns, and a legal description and conveyance of said easement delivered to grantors herein, their successors or assigns, within Five (5) years from May 14, 1990.

4. Covenants, conditions, and restrictions contained in Declaration of Covenants, Conditions, Restrictions and Easements, recorded January 2, 1992 as Document No. 92000235.
5. Covenants, Conditions, Restrictions, Utility and Drainage easements and setback lines and any amendments thereto as disclosed on the plat of subdivision recorded at Plat Book 75, Page 55.
6. Any limitation on access to and from the land across the limited access right of way adjoining the land.

(Affects Lot 2)

7. Rights of tenants, as tenants only
8. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/ACSM survey made by Bock & Clark's National Surveyors Network on August 28, 2013, last revised November 14, 2013, designated Job Number 201301440-007: (A) Adjoiner's site sign lies on southeasterly portion of the subject property.

