

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 025871

2014 MAY -8 AM 9:09

MICHAEL B. BROWN
CORPORATE WARRANTY DEED RECORDER

THIS INDENTURE WITNESSETH, made and effective this 30th day of April, 2014, that **GARY HEALTH CARE MANAGEMENT, INC.** ("Grantor"), an Indiana corporation, CONVEYS AND WARRANTS to **OBP GARY REAL ESTATE, LLC**, an Indiana limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate (the "**Real Estate**") in Lake County, in the State of Indiana:

See attached Exhibit A. Common address: 2350 Taft Street, Gary, Indiana 46404

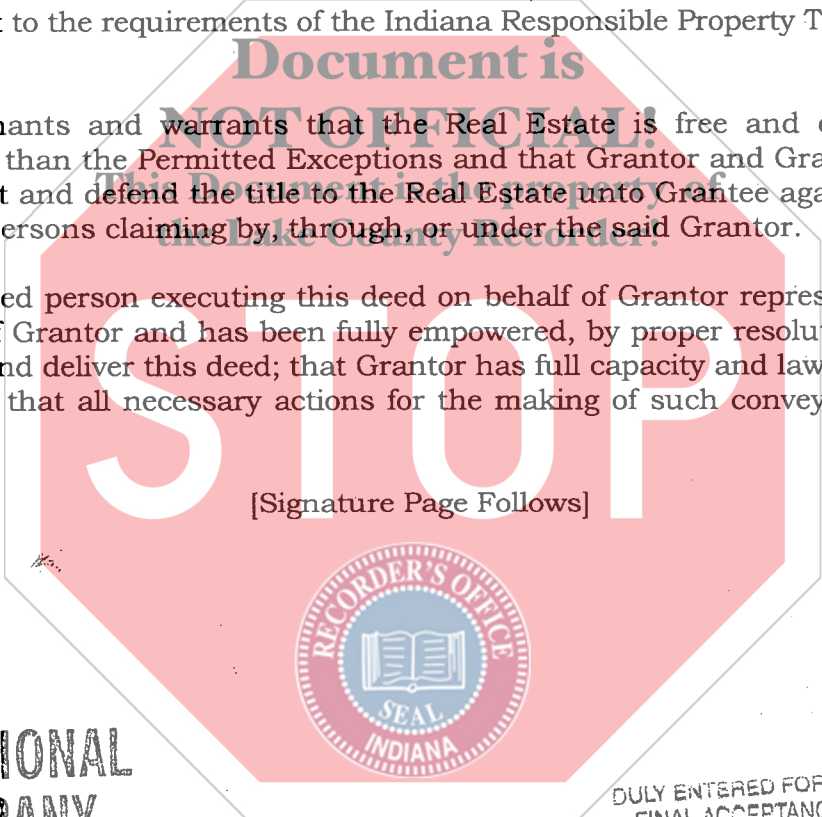
Subject only to (a) the liens of real estate taxes not yet due and payable, (b) the rights of residents in possession and (c) those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

Grantor represents and warrants that this transfer, and the Real Estate which is the subject thereof, is not subject to the requirements of the Indiana Responsible Property Transfer Law, I.C. 13-7-22.5.

Grantor covenants and warrants that the Real Estate is free and clear of all liens and encumbrances other than the Permitted Exceptions and that Grantor and Grantor's successors and assigns shall warrant and defend the title to the Real Estate unto Grantee against the lawful claims and demands of all persons claiming by, through, or under the said Grantor.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the President of Grantor and has been fully empowered, by proper resolution of the Directors of Grantor, to execute and deliver this deed; that Grantor has full capacity and lawful authority to convey the Real Estate; and that all necessary actions for the making of such conveyance have been taken and done.

[Signature Page Follows]



FIDELITY NATIONAL
TITLE COMPANY

92014-1088

{00112554 3}

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 08 2014

22777

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

22nd
FR
AM

EXHIBIT "A"

Lots 1 to 17, both inclusive, and Lots 34 to 47, both inclusive, Block 3, Hilltop Small Farms, in the City of Gary, as per plat thereof, recorded in Plat Book 26, page 86, in the Office of the Recorder of Lake County, Indiana, and the East Half of Vacated Rutledge Street abutting said Lots 1 and 34 through 47, both inclusive; and the West Half of Vacated Rutledge Street abutting Lots 10 through 24, both inclusive, Block 4, Hilltop Small Farms, in the City of Gary, as per plat thereof, recorded in Plat Book 26, page 86, in the Office of the Recorder of Lake County, Indiana.

45-08-17-180-001.000-004



Exhibit B

Permitted Exceptions

(to be added from Title Pro Forma)

