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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 048546

2014 AUG 13 AM 9:20

Return to
Fidelity National Title
4215 Edison Lakes Parkway
Suite 115
Mishawaka, IN 46545
511483120-173

MICHAEL G. BROWN
RECORDER

SPECIAL WARRANTY DEED

GRANTORS:

PANEL PROCESSING OF INDIANA, INC., a Michigan corporation, as to an undivided 60% interest,

and

PANEL PROCESSING OF ILLINOIS, INC., a Michigan corporation, as to an undivided 40% interest, now known as PANEL PROCESSING OF INDIANA, INC., a Michigan corporation,

GRANTORS' ADDRESSES:
(both)

120 N Industrial Highway, Alpena, Michigan 49707,

GRANT AND CONVEY TO THE GRANTEE:

B&B PROPERTIES, L.C, a Virginia limited liability company, qualified to do business in Indiana as "B & B Properties, L.L.C."

WHOSE ADDRESS IS:

8020 Whitepine Road
North Chesterfield, Virginia 23237

the real estate situated in Lake County, Indiana, more fully described on **Exhibit A** attached to this Deed, together with all improvements, fixtures, easements, hereditaments, and appurtenances associated with the real estate ("**Property**"), and subject to: (i) any and all provisions of any applicable ordinance, municipal regulation or public or private law inclusive of zoning, building and planning, and inland wetlands and watercourses laws, rules and regulations; (ii) real estate taxes becoming due and payable after the date of this Deed; (iii) any liens for municipal betterments, assessed from and after the date of this Deed; and (iv) those matters described on **Exhibit B** attached to this Deed.

Tax ID: 45-12-27-477-014 000-030

45-12-27-477-017 000-030

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

24

cc: 1820802733

AUG 11 2014

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PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

03391

Grantors, as their sole warranty herein, specially and by limitation warrant to Grantee, its successors and assigns that they will forever defend title to the Property (subject to the matters to which this conveyance is hereinabove made subject) against those claims, and only those claims, of persons claiming title to or claims affecting title to the Property by, through or under the said Grantors, but against none other.

This Deed is given for the consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration.

The undersigned persons executing this Deed on behalf of said Grantors represent and certify that each is a duly elected officer of said Grantor and has been fully empowered, by proper resolution of the Board of Directors of said Grantor to execute and deliver this Deed; that the Grantors have full capacity to convey the Property and that all necessary action for the making of such conveyance has been taken and done.

[The balance of the page intentionally left blank, with the signature page to follow]



Dated: July 11, 2014

PANEL PROCESSING OF INDIANA, INC.

a Michigan corporation

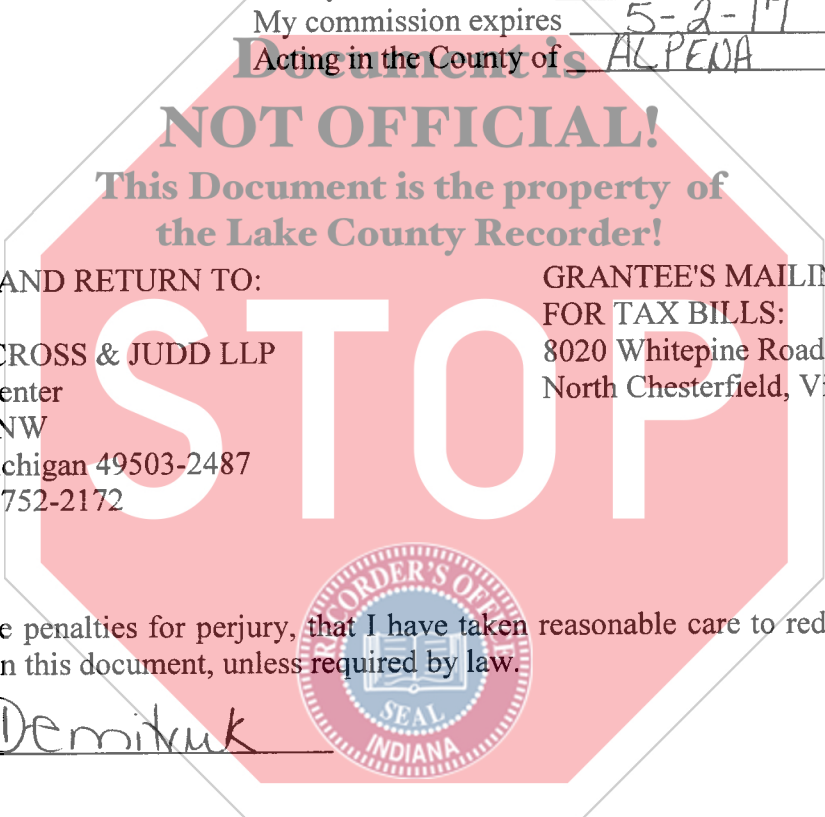
By [Signature]
Eric Smith, President

STATE OF MICHIGAN)
 :SS.
COUNTY OF APLENA)

Before me, a Notary Public in and for said County and State, personally appeared Eric Smith, the President of PANEL PROCESSING OF INDIANA, INC., a Michigan corporation, for the corporation, who acknowledged the execution of the foregoing Deed to be his voluntary act and deed, and who, having been duly sworn, stated that the representations therein contained are true. *on July 11, 2014.*

[Signature: Hacey G. Smith]

Notary Public, State of MICHIGAN, County of ALPENA
My commission expires 5-2-17
Acting in the County of ALPENA



PREPARED BY AND RETURN TO:
Robert J. Nolan
WARNER NORCROSS & JUDD LLP
900 Fifth Third Center
111 Lyon Street, NW
Grand Rapids, Michigan 49503-2487
Telephone: (616) 752-2172

GRANTEE'S MAILING ADDRESS
FOR TAX BILLS:
8020 Whitepine Road
North Chesterfield, Virginia 23237

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.

[Signature: Sharon Demitruk]

EXHIBIT A

Property

LOTS 1 AND 2, RESUBDIVISION OF SOUTHEAST INDUSTRIAL PARK, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 70, PAGE 58, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO, THE RIGHTS AND BENEFITS OF A DRAINAGE EASEMENT AGREEMENT, BY AND BETWEEN GAINER BANK, AS TRUSTEE UNDER TRUST NO. 5911 DATED JUNE 28, 1979 AND PANEL PROCESSING, INC. A MICHIGAN CORPORATION, RECORDED AUGUST 6, 1991 AS INSTRUMENT NUMBER 91039913 OF THE LAKE COUNTY RECORDS.

ALSO, THE RIGHTS AND BENEFITS OF A ROADWAY EASEMENT AGREEMENT, BY AND BETWEEN GAINER BANK, AS TRUSTEE UNDER TRUST NO. 5911 DATED JUNE 28, 1979 AND PANEL PROCESSING, INC. A MICHIGAN CORPORATION, RECORDED AUGUST 6, 1991 AS INSTRUMENT NUMBER 91039914 OF THE LAKE COUNTY RECORDS.

Commonly known as:

9250 Mississippi Street, Merrillville,
Indiana 46410
9270 Mississippi Street, Merrillville
Indiana 46410



EXHIBIT B

1. Deed of Dedication recorded November 6, 1972 as Instrument Number 1972-174720 of the Lake County Records.
2. Terms and conditions of Vacation of the Plat of Southeast Industrial Park, recorded October 10, 1991 as Instrument Number 91051515 of the Lake County Records.
3. Terms and conditions of Commitment set out in a Board of Zoning Appeals meeting on June 26, 1991, recorded September 11, 1991 as Instrument Number 1991-45900 of the Lake County Records.
4. Easements or servitudes, as shown by broken lines on the map of the recorded plat, recorded in Plat Book 70, page 58 in the office of the Recorder of Lake County, Indiana
5. Covenants, conditions, restrictions, terms and provisions as established in instruments filed for record as Plat Book 70, page 58 in the Lake County Records.

