

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2014 051442

2014 AUG 27 AM 8:31

**SPECIAL WARRANTY DEED**  
**MICHAEL S. BROWN**  
**RECORDER**

*This Indenture Witnesseth*, that EMERALD CROSSING FARMS INC. an Indiana corporation whose address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 (Grantor), conveys and warrants to EMERALD CROSSING DEVELOPMENT LLC, an Indiana limited liability company, whose address is address is 8051 Wicker Avenue, Suite A, St. John, Indiana 46373 ("Grantee") for the sum of Ten & 00/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged by both Grantor and Grantee, the following described real estate in Lake County, in the State of Indiana:

BOUNDARY DESCRIPTION: That part of the West Half of the Northeast Quarter of Fractional Section 1, Township 34 North, Range 10 West of the 2nd P.M. in Lake County, Indiana, being more particularly described as follows: Commencing at the Northeast corner of said West Half of the Northeast Quarter; thence N.89°52'32"W., along the North line of said West Half of the Northeast Quarter, which line is also the center line of 101st Avenue as shown on the Record Plat of EMERALD CROSSING, UNIT 1B, as shown in Plat Book 102, Page 95, in the Lake County Recorder's Office, a distance of 895.13 feet to the Northeast corner of a 3 acre tract of land formerly owned by M. Bowman and described in Deed Record 930, Page 45, in the Lake County Recorder's Office; thence S.00°05'20"W., along the East line of said 3 acre tract, a distance of 473.4 feet to the Southeast corner thereof, which point is the true Point of Beginning hereof; thence S.89°52'32"E., along the Easterly extension of the South line of said 3 acre Bowman tract and parallel to the North line of the aforesaid West Half of the Northeast Quarter, a distance of 44.86 feet to the Northwest corner of Lot 87 in the aforesaid EMERALD CROSSING, UNIT 1B; thence S.00°07'28"W., along the West line of said Lot 87, a distance of 151.00 feet to the Southwest corner thereof; thence S.03°49'21"E., a distance of 60.14 feet to the Northwest corner of Lot 18 in the aforesaid EMERALD CROSSING, UNIT 1B; thence S.00°07'28"W., along the West line of said Lot 18, a distance of 150.00 feet to the Southwest corner thereof; thence N.89°52'32"W., along the North line of Outlot "B" in said Unit 1B, a distance of 300.00 feet; thence N.00°07'28"E., a distance of 150.00 feet; thence N.03°49'21"W., a distance of 60.14 feet; thence N.00°07'28"E., a distance of 151.00 feet to a point on the South line of the aforesaid 3 acre Bowman tract; thence S.89°52'32"E., along the South line of said 3 acre tract, a distance of 255.14 feet to the Southeast corner of said 3 acre tract and the point of beginning.

This parcel contains 2.479 acres, more or less.  
Part of Parcel No. 45-14-01-200-009.000-013

Subject to:

1. Taxes for the year 2014 due and payable in 2015 which are a lien not yet due and payable.
2. Any and all easements, restrictions and covenants of record.

All warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor. The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a duly elected officer or representative of the Grantor and has been fully empowered by proper resolution of the Grantor to execute and deliver this deed; that the Grantor is a corporation in good standing in the State of its origin and, where required, in the State where the subject real estate is situate; that the Grantor has full corporate capacity to convey the real estate described; and that all necessary corporate action for the making of this conveyance and grant has been duly taken.

In Witness Whereof, Grantor has executed this deed this 6 day of August, 2014.

EMERALD CROSSING FARMS INC.

By: [Signature]  
Printed Name: SCOT OUTHOF  
Its: Vice President & Treasurer

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

AUG 22 2014

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

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]

ACKNOWLEDGEMENT

STATE OF INDIANA

SS:

03669

COUNTY OF LAKE

Before me, a Notary Public in and for the said County and State, personally appeared Scot Outhof as Vicepres & Treasurer of Emerald Crossing Farms Inc., who acknowledged the execution of the foregoing Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and notarial seal this 6 day of August, 2014.

My Commission Expires: 11-27-2021

[Signature]  
Andrea Oller, Notary Public

Resident of Lake County

ANDREA OLLER  
NOTARY PUBLIC  
SEAL  
LAKE COUNTY, STATE OF INDIANA  
MY COMMISSION EXPIRES NOVEMBER 27, 2021  
COMMISSION NO. 648894

After Recording Mail Deed and Tax Bills to:  
EMERALD CROSSING DEVELOPMENT LLC  
8051 WICKER AVENUE, SUITE A  
ST. JOHN, IN 46373

THIS DOCUMENT PREPARED BY:  
GREG A. BOUWER, ATTORNEY ID. NUMBER 16368-53  
KORANSKY, BOUWER & PORACKY, P.C., 425 JOLIET STREET, SUITE 425, DYER, IN 46311

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