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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 067709

2014 OCT 24 AM 10:29

MICHAEL B. DROWN
RECORDER

SPECIAL WARRANTY DEED

THIS INDENTURE, made on the 17th day of October, 2014, by and between **FAMILY CARE CENTER OF INDIANA, L.L.C.**, an Indiana limited liability company ("Grantor"), and **ARHC DFDYRIN01, LLC**, a Delaware limited liability company, whose address is c/o American Realty Capital Healthcare Trust II, Inc., 405 Park Avenue, 2nd Floor, New York, NY 10022 ("Grantee").

WITNESSETH:

THAT Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does by these presents, sell and convey unto the said Grantee, its successors and assigns, the lots, tracts or parcels of land lying, being and situated in the County of Lake, State of Indiana, and more fully described on Exhibit "A" attached hereto and incorporated herein by reference, together with all buildings, facilities and other improvements, located thereon and (a) all right, title and interest, if any, of Grantor in and to any streets and roads abutting the above described premises to the center lines thereof and (b) the appurtenances and all the estate and rights of Grantor in and to said premises.

TO HAVE AND TO HOLD the premises aforesaid with all and singular, the rights, easements, privileges, appurtenances and immunities thereto belonging or in any wise appertaining unto the said Grantee and unto Grantee's successors and assigns forever, the said Grantor hereby covenanting that Grantor will warrant and defend the title to said premises unto the said Grantee and unto Grantee's successors and assigns, against the lawful claims and demands of all persons claiming by, under or through Grantor, but not otherwise.

(Signature Page Follows)



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

OCT 24 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

27529

240K
8461 + 1219006138
EG

Send Tax Bills to: Grantee

Grantee's Mailing Address:

ARHC DFDYRIN01, LLC
Attn: Accounts Payable
c/o American Realty Capital Healthcare Trust II, Inc.
200 Dryden Road, Suite 1100
Dresher, PA 19025


This instrument was prepared by:

Pearl A. Zager, Esq.
Vedder Price P.C.
222 N. LaSalle Street, Suite 2500
Chicago, Illinois 60601

After recording return to:

ARHC DFDYRIN01, LLC
Attn: Michelle McNamara
c/o American Realty Capital Healthcare Trust II, Inc.
7621 Little Avenue, Suite 200
Charlotte, NC 28226

I affirm, under penalty of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.



Pearl A. Zager, Esq.
Date: October 17, 2014



EXHIBIT A

LEGAL DESCRIPTION

Lot 1, Parkview Terrace 6th Addition, to the Town of Dyer, as per plat thereof, recorded in Plat Book 74, page 82, in the Office of the Recorder of Lake County, Indiana, excepting therefrom the following: Beginning at the Northwest corner of said Lot; thence North 85 degrees 51 minutes 03 seconds East, 25.02 feet along the Northern line of said Lot; thence South 41 degrees 59 minutes 37 seconds West, 35.95 feet to the West line of said Lot; thence North 02 degrees 03 minutes 41 seconds West, 24.93 feet along said West line to the point of beginning.

Tax Parcel No.: 45-11-06-101-001.000-034

Commonly known as: 919 Main Street, Dyer, Indiana



CHICAGO/#2629385.2

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes and assessments for the current year and subsequent installments, which are a lien, not yet due and payable.
2. Easement for Overhead Electrical Lines to Northern Indiana Public Service Company dated August 12, 1999, and recorded December 29, 2000, as Instrument Number 2000094486 of Lake County, Indiana Recorder's Office.
3. Easement for Overhead Electrical Lines to Northern Indiana Public Service Company dated August 12, 1999, and recorded January 2, 2001, as Instrument Number 2001000075 of Lake County, Indiana Recorder's Office.
4. Easements, Setbacks and Restrictions as shown in Plat Book 74 Page 82 of the Lake County, Indiana Recorder's Office.
5. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

