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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 081349

2014 DEC 22 PM 1:13

MICHAEL B. BROWN
RECORDER

Tax Id No. 25-41-0052-0025

State Id No. 45-09-06-404-019,000-004

WARRANTY DEED

THIS DEED, made this 12 day of December, 2014, by and between **HG Property Holdings, LLC, an New Jersey Limited Liability Company**, pursuant to a duly authorized operating agreement of the members, and acting herein by its duly authorized agent, with its principal office and business address located at 180 Main Street, Madison, NJ, 07940, Grantor; and **Asset 10305, LLC, a New York Limited Liability Company**, whose mailing address is c/o Nationwide Postal Management, 123 Grove Avenue, Suite 222, Cedarhurst, NY 11516, Grantee;

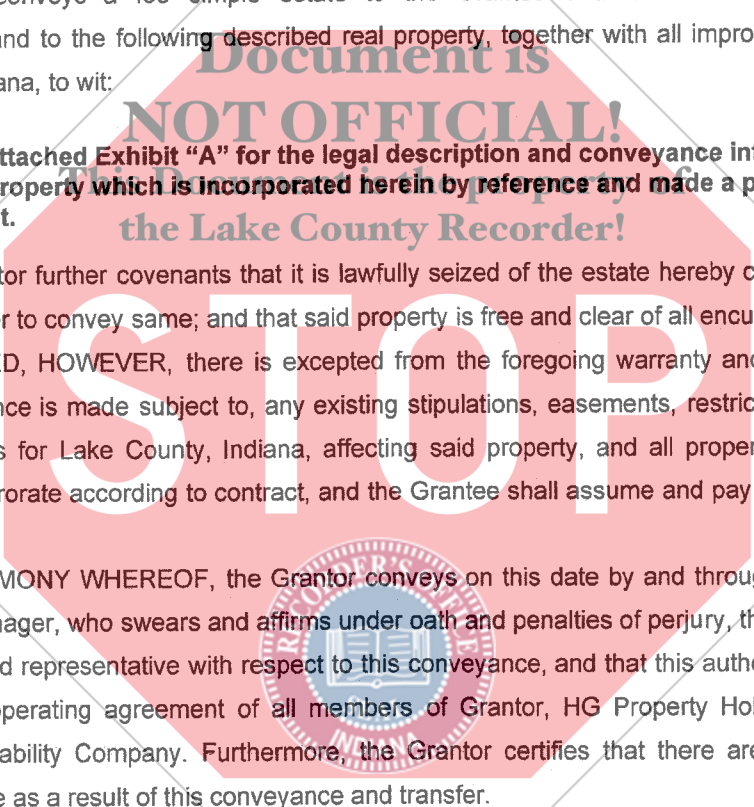
WITNESSETH: That for the VALUABLE CONSIDERATION in the amount of \$1.00, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby conveys a fee simple estate to the Grantee and with covenants of GENERAL WARRANTY, in and to the following described real property, together with all improvements, located in Lake County, Indiana, to wit:

See the attached Exhibit "A" for the legal description and conveyance information for the subject property which is incorporated herein by reference and made a part of this document.

The Grantor further covenants that it is lawfully seized of the estate hereby conveyed; that it has full right and power to convey same; and that said property is free and clear of all encumbrances.

PROVIDED, HOWEVER, there is excepted from the foregoing warranty and covenants of title, and this conveyance is made subject to, any existing stipulations, easements, restrictions of record, and zoning regulations for Lake County, Indiana, affecting said property, and all property taxes, which the parties agree to prorate according to contract, and the Grantee shall assume and pay all future tax bills or installments.

IN TESTIMONY WHEREOF, the Grantor conveys on this date by and through the undersigned, Martin Heller, Manager, who swears and affirms under oath and penalties of perjury, the authority to act as the duly authorized representative with respect to this conveyance, and that this authority is vested to the undersigned by operating agreement of all members of Grantor, HG Property Holdings, LLC, a New Jersey Limited Liability Company. Furthermore, the Grantor certifies that there are no Indiana Gross Income Taxes due as a result of this conveyance and transfer.



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

DEC 19 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

\$20
CHK#
28910219006277
Ca
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HG PROPERTY HOLDINGS, LLC,
an Indiana Limited Liability Company

Martin Heller

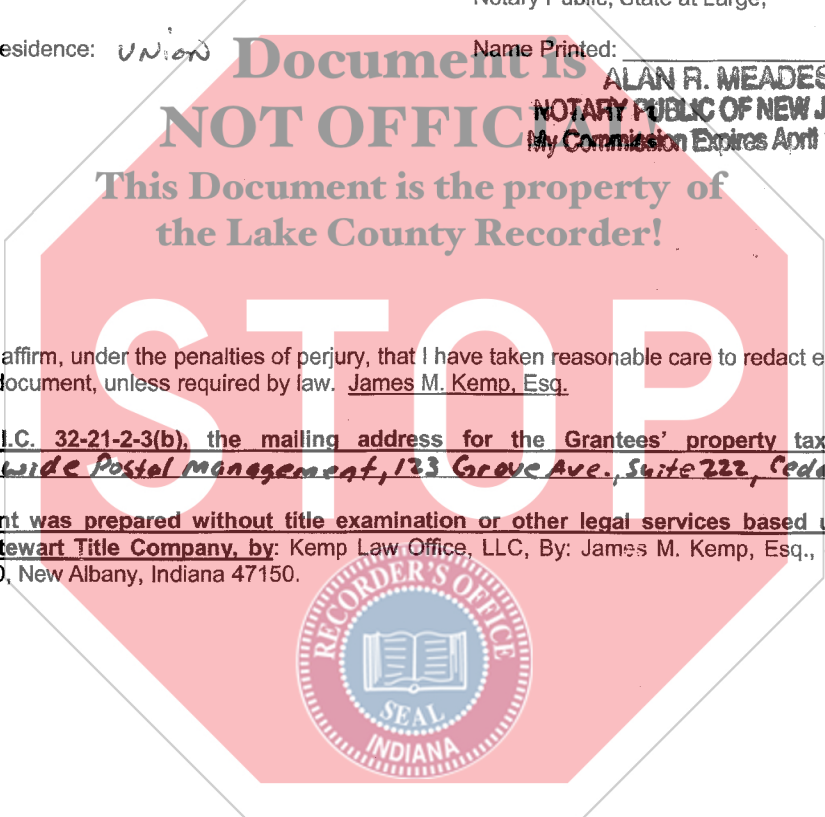
By: Martin Heller
Title: Manager

State of *NEW JERSEY*)
County of *MORRIS*)

This deed was acknowledged before me, a notary public, this 11 day of December, 2014, by Martin Heller, as Manager for HG Property Holdings, LLC, an Indiana Limited Liability Company, Grantor.

My commission expires: *Alan R. Meades*
Notary Public, State at Large,

My County of Residence: *Union* Name Printed: ALAN R. MEADES
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 12, 2019



Certification: I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. James M. Kemp, Esq.

Pursuant to I.C. 32-21-2-3(b), the mailing address for the Grantees' property tax statements is:
510 Nationwide Postal Management, 123 Grove Ave., Suite 222, Cedarhurst, NY 11516

This instrument was prepared without title examination or other legal services based upon information provided by Stewart Title Company, by: Kemp Law Office, LLC, By: James M. Kemp, Esq., 4206 Charlestown Road, Suite 100, New Albany, Indiana 47150.

EXHIBIT "A"
LEGAL DESCRIPTION

Lots 32 to 37, both inclusive, in Block 1 of J. H. Ansbro's First Addition to Miller, as per plat thereof, recorded in Plat Book 13, Page 6, in the Office of the Recorder of Lake County, Indiana.

PARCEL NO. 45-09-06-404-019.000-004

