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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2014 082644

2014 DEC 29 PM 12:00

MICHAEL B. BROWN
RECORDER

(Granke)

Mail Tax Bills To:

RWD-GR LLC
c/o Ron Dunkel
4925 Oriole Avenue
Scherverville, IN 46375

Granke
159996

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, **NCB Development XXV, LLC**, an Illinois limited liability company ("**Grantor**"), does hereby convey to **RWD-GR LLC**, a Michigan limited liability company ("**Grantee**"), the following described real property situated in Lake County, Indiana, and all of Grantor's interest in any rights and privileges solely appurtenant thereto:

All that part of the Northeast 1/4 of Section 24, Township 35 North, Range 9 West of the 2nd P.M., lying east of the east right-of-way line of the Chicago and Erie railroad, located in Lake County, Indiana, containing 17.35 acres, more or less

Commonly known as: 17.35 acres in Scherverville, Indiana 46375
PIN: 45-11-24-228-001.000-036
45-11-24-277-001.000-036

(the "**Property**");

SUBJECT TO: the permitted exceptions set forth on Exhibit A attached hereto and by this reference made a part hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title with respect to matters arising from Grantor's actions during the period in which Grantor has owned the Property and no other, subject to the matters set forth on Exhibit A.

FILED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

DEC 29 2014

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

CHICAGO TITLE INSURANCE COMPANY

20.00
M.E
C-T

17306A

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 16 day of December, 2014.

Grantor: **NCB Development XXV LLC**, an Illinois limited liability company

By: [Signature]
Its: **Manager** Linda Weber

STATE OF ILLINOIS)
COUNTY OF Cook) SS:

BEFORE ME, the undersigned, a Notary Public, on December 16, 2014, personally appeared Linda Weber, personally known to me to be the same person whose name is subscribed to the foregoing Special Warranty Deed as **Manager** of **NCB Development XXV LLC**, and being first duly sworn by me upon oath, acknowledged that he has read and understands the foregoing and that he has affixed his name to and delivered the foregoing as his own free and voluntary act and as the free and voluntary act of said entity for the uses and purposes therein set forth.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 3/23/2015 County of Residence: Cook
[Signature], Notary Public

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. Lee I. Lane

This Instrument was prepared by: Lee I. Lane
Genetos Retson & Yoon LLP
1000 E. 80th Place, Suite 555 North
Merrillville, Indiana 46410
219-755-0400

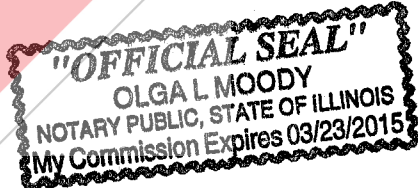
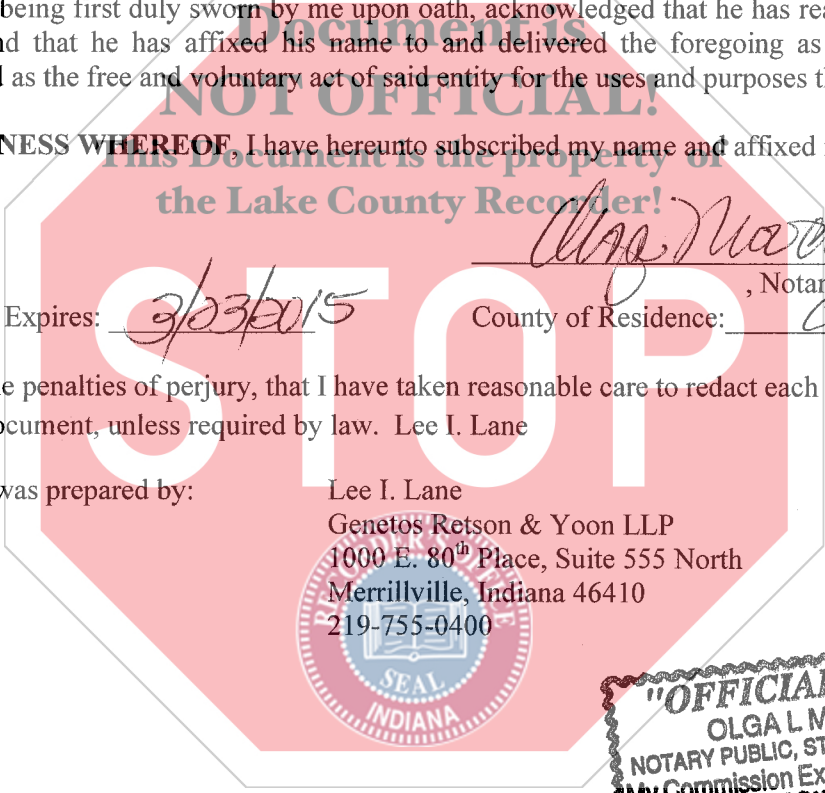


EXHIBIT "A"

Permitted Exceptions

1. Rights or claims of parties in possession not shown by public records
2. Easements or claims of easements no shown by public records.
3. Any encroachment or encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Defects, liens encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date of the title commitment, but prior to the date hereof.
7. Taxes for the year 2014 and all subsequent taxes.
8. Little Cal River Basin Assessment due and payable in the year 2015 and all subsequent assessments.
9. Possible municipal assessments which may be levied by the municipality, if any.
10. Rights of the public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the land taken or used for road purposes.
11. Rights of way for drainage tiles, ditches, feeders or laterals, if any.
12. Rights of the Chicago and Erie Railroad, their successors and all those claiming by, through and under them, in and to a railroad right of way.
13. Lack of access to and from a public dedicated road.
14. Permanent Extinguishment of all rights and easements of ingress and egress to, from and across the Limited Access Facility (known as U.S.R. 30) as set forth in Warranty Deed recorded June 10, 1971 as Instrument No. 103117.
15. Declaration of Rights and Easements dated June 29, 1973 and recorded as Instrument Number 212635.
16. Grant of Easement to Marathon Petroleum Company, dated October 14, 1985 and recorded November 6, 1985 as Instrument No. 827595.

