

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2015 067258

2015 SEP 30 AM 9:03

MICHAEL B. BROWN
RECORDER

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SPECIAL WARRANTY DEED

Send Tax Notice To/ **This Document is the property of** National Retail Properties, LP, Attn: Ms. Ingrid Irvin, 450 S. Orange
Grantee: Avenue, Suite 900, Orlando, Florida 32801
the Lake County Recorder!

KNOW ALL MEN BY THESE PRESENTS:

THAT **CYPRESS/MERRILLVILLE I, LTD.**, a Texas limited partnership, whose address is 8343 Douglas Avenue, Suite 200, Dallas, Texas 75243, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Lake County, Indiana, more particularly described on Exhibit "A" attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters described on Exhibit "B" attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

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0914830/166523/2123527
Bob's Discount Furniture
Merrillville, Indiana

SEP 29 2015

JOHN E. PETALAS
LAKE COUNTY AUDITOR

24. E
Cx. 107007319
21904

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to those matters described on Exhibit "B" hereto.

[SIGNATURES ON THE FOLLOWING PAGE]



EXECUTED as of this 9 day of September, 2015.

Signed, sealed and delivered
in the presence of:

CYPRESS/MERRILLVILLE I, LTD.,
a Texas limited partnership

By: Cypress/Merrillville Management, Inc.,
a Texas corporation, general partner

Name: John F. [Signature]

Name: Jeff Cohen
JEFF COHEN

By: [Signature]
Chris Maguire, President

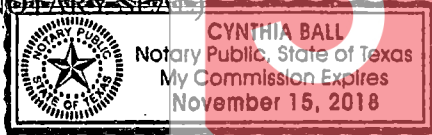
STATE OF TEXAS
COUNTY OF DALLAS

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This Document is the property of the Lake County Recorder.

The foregoing instrument was acknowledged before me this 9 day of September, 2015, by Chris Maguire, as President of Cypress/Merrillville Management, Inc., a Texas corporation, as general partner of **CYPRESS/MERRILLVILLE I, LTD.**, a Texas limited partnership, on behalf of the limited partnership. He is personally known to me or has produce as identification.

(NOTARY SEAL)



[Signature]
Notary Public, State of Texas
Printed Name: Cynthia Ball
My Commission Expires: 11-15-18



"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]
Kevin P. McGinnis

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Timothy R. Miedona, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
450 S. Orange Avenue, Suite 200
Orlando, Florida 32801

EXHIBIT "A"

LEGAL DESCRIPTION

That part of the Northeast Quarter of Section 22, Township 35 North, Range B West of the Second Principal Meridian, in Lake County, Indiana, described as follows:

Commencing at a point on the North line of the West Half of said Northeast Quarter said point being 150 feet west of the Northeast corner thereof, thence North 89 degrees 54 minutes 57 seconds West, assumed, (North 89 degrees 59 minutes 00 seconds West) 118.98 feet along said north line to a point 1600.6 feet (1600.54 feet) westerly from the northeast corner of said Northeast Quarter, said point also being on the easterly boundary on Interstate Highway 65; thence South 10 degrees 55 minutes 36 seconds West (South 10 degrees 57 minutes 00 seconds West), 151.70 feet along said easterly boundary to the northwesterly corner of a tract of land, 0.049 acres more or less, described in Cause No. 45004-9703-CP-00230 filed in Lake County, Indiana, thence South 16 degrees 17 minutes 43 seconds East (South 16 degrees 18 minutes 49 seconds East), 44.29 feet along the Northeastly line of said tract of land to the Northeastly corner thereof; thence South 10 degrees 56 minutes 06 seconds West (South 10 degrees 57 minutes 00 seconds West), 42.65 feet along the Easterly line of said tract of land to the Southeastly corner thereof; thence South 09 degrees 39 minutes 48 seconds West (South 09 degrees 40 minutes 23 seconds West), 452.33 feet along the Easterly boundary of Parcel 2 of proposed right-of-way taking by I.N.D.O.T. Project No. IM-65-8(133); thence South 90 degrees 00 minutes 00 seconds East, 672 feet to the POINT OF BEGINNING.

Thence continuing South 90 degrees 00 minutes 00 seconds East, 275.05 feet; thence South 00 degrees 00 minutes 00 seconds East, 909.95 feet to a point on the North line of 79th Avenue per Document No. 98019340; thence South 88 degrees 54 minutes 53 seconds West, 130.99 feet along said North line and its Westerly extension to a point of curvature, thence Westerly 47.09 feet along the arc of a curve concave Southerly, having a radius of 180.00 feet and a chord bearing South 81 degrees 25 minutes 10 seconds West, 46.96 feet to a point of tangency; thence South 73 degrees 55 minutes 27 seconds West, 67.05 feet to a point of curvature; thence Westerly 33.67 feet along the arc of a curve concave Northerly, having a radius of 120.00 feet and a chord bearing South 81 degrees 57 minutes 43 seconds West, 33.56 feet; thence North 00 degrees 00 minutes 00 seconds East, 942.70 feet to the POINT OF BEGINNING, containing 252,924 sq. ft. (5.8063 acres) more or less.

EXCEPT: Lot 8 in Cypress Equities Phase IV, being a subdivision of part of the Northeast Quarter of Section 22, Township 35 North, Range 8 West of the Second Principal Meridian in Lake County, Indiana, pursuant to the Plat of Cypress Equities Phase IV recorded as Instrument No. 2001-080463 in Book 90, Page 47, in Plat records of Lake County, Indiana.

Also known as:

Lot 1 in Cypress Equities Phase 7 as recorded in plat book 108 page 32 in the office of the recorder Lake County, Indiana.

^{EW} Parcel No. 45-12-22-227-001.000-030

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Real estate taxes for the year 2015 and subsequent years, not yet due and payable.
2. Construction, Operation and Reciprocal Easement Agreement dated February 1, 2001, and recorded February 1, 2001, as Instrument No. 2001 007499, and re-recorded April 17, 2001, as Instrument No. 2001 027823, as amended by that certain First Amendment to Construction, Operation and Reciprocal Easement Agreement dated June 18, 2001, and recorded June 19, 2001 as Instrument No. 2001 047654, Office of the Recorder of Lake County, Indiana.
3. No Build Easement dated April 10, 2001, recorded April 17, 2001, as Instrument No. 2001 027828, Office of the Recorder of Lake County, Indiana.
4. N/S Access Drive Access Easement Agreement dated April 12, 2001, and recorded April 17, 2001 as Instrument No. 2001 027829, Office of the Recorder of Lake County, Indiana.
5. Sign Easement Agreement dated August 20, 2001, and recorded September 12, 2001, as Instrument No. 2001 073266, Office of the Recorder of Lake County, Indiana.
6. Final Plat of Cypress Equities Phase IV recorded July 31, 2001 in Book 90, Page 47, as Instrument No. 2001 060453, Office of the Recorder of Lake County, Indiana.
7. Final Plat of Cypress Equities Phase I recorded February 1, 2001 in Book 89, Page 83, as Instrument No. 2001 007435, Office of the Recorder of Lake County, Indiana.

