STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2015 071800

2015 OCT 22 AM 11: 49

MICHAEL B. BROWN RECORDER

GRANTEES ADDRESS & Send tax bills to:

2342 CLINE AVENUE

SCHERERVILLE, IN 46375

Parcel Nos.: 45-11-17-227-004.000-036

45-11-17-227-006.000-036

45-11-17-227-005.000-036

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that 909 W. Lincoln, LLC ("Grantor"), an Indiana limited liability company, CONVEYS AND WARRANTS to RTC 909, LLC, an Indiana limited liability company, for the sum of One (\$1.00) Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, State of Indiana, to-wit:

PARCEL 1: PART OF_TI THE NORTHEAST GE 9 WEST OF THE 2ND 14 OF SECTION 17, TOWN PRINCIPAL MERIDIAN, PARTICULARLY DESCRIPTION INTERSECTION OF THE EAST LINE OF THE WEST 2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 WITH THE SOUTH RIGHT OF WAY LINE OF U.S. 30 (80 FEET WIDE): THENCE WEST ALONG THE SOUTH LINE OF SAID U.S. HIGHWAY 30 A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17, A DISTANCE OF 200 FEFT: THENCE EAST PARALLEL TO U.S. HIGHWAY 30, A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 4 OF SAID SECTION 17; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE EAST 30 FEET THEREOF. AND ALSO EXCEPTING THEREFROM THE NORTH 15.01 FEET CONVEYED TO THE STATE OF INDIANA BY DEED RECORDED APRIL 12, 1993 AS DOCUMENT NUMBER 9302/2435.

WEST OF THE EAST 1/2 OF THE PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 (80 FEET WIDE): THENCE WEST ALONG WITH THE SOUTH LINE OF U.S. HIGHWAY 30 A DISTANCE OF 30 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST 1/4 OF SAID SECTION 17. A DISTANCE OF 250 FEET: THENCE WEST PARALLEL TO U.S. HIGHWAY 30, A DISTANCE OF 245 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST 1/4 OF SAID SECTION 17 TO THE NORTH RIGHT OF WAY LINE OF OLD LINCOLN HIGHWAY; THENCE EAST ALONG THE NORTH RIGHT OF WAY LINE OF OLD LINCOLN HIGHWAY TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17: THENCE NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE EAST ½ OF THE NORTHEAST ¼ OF SAID SECTION 17 TO THE

15-5309M

DULY ENTERED FOR TAXATION SUBJECT

101 E. 90TH DRIVE OCT 2 2 2015

SUITE C MERRILLVILLE, IN 46418 219-755-0100

JOHN E. PETALAS LAKE COUNTY AUDITOR

FINAL ACCEPTANCE FOR TRANSFER
NORTHWEST INDIANA TIT

POINT OF BEGINNING, IN LAKE COUNTY, INDIANA EXCEPTING THEREFROM THE NORTH 15.01 FEET CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED APRIL 12, 1993 AS DOCUMENT NUMBER 93022435.

PARCEL 3: A PARCEL OF LAND 50 FEET BY 130 FEET DESCRIBED AS PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ WITH THE SOUTH RIGHT OF WAY LINE OF U.S. HIGHWAY 30 (80 FEET WIDE); THENCE WEST ALONG SAID HIGHWAY 30 A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST ½ OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 250 FEET; THENCE EAST PARALLED TO U.S. HIGHWAY 30 A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST LOF SAID SECTION 17; THENCE NORTH 250 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, INDIANA. EXCEPT: THE EAST 30 FEET THEREOF AND EXCEPT THAT PART COMMENCING A LARE INTERSECTION OF THE EAST INNE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 WITH THE SOUTH RIGHT OF WAY OF U.S. HIGHWAY 30 (80 FEET WIDE); THENCE WEST ALONG THE SOUTH LINE OF SAID HIGHWAY 30, A DISTANCE OF 160 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17, A DISTANCE OF 200 FEET; THENCE EAST PARALLEL TO U.S. HIGHWAY 30 A DISTANCE OF 160 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 17; THENCE NORTH 200 FEET TO THE PLACE OF BECENNING.

More commonly known as: 909 West Lincoln Highway, Schererville, IN 46375.

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

- 1. Taxes for 2014 payable in 2015, and for all years thereafter.
- 2. Taxes or special assessments which are not shown as existing liens by the Public Records.
- 3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or by making inquiry of persons in possession of the Land.
- 4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- 5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- 6. Any lien, or right to a lien, for services, labor or material heretofore and hereafter furnished, imposed by law and not shown in the Public Records.
- 7. Defects, liens, encumbrances, adverse claims, or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

- 8. Taxes for 2015 payable 2016, not yet due and payable.
- 9. Little Cal River Basin Fee for the year 2015 payable 2016, not yet due and payable.
- 10. Minerals or mineral rights or any other subsurface substances (including, without limitation, oil, gas and coal), and all rights incident thereto, now or previously leased, granted, excepted or reserved.
- 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 for or lying within U.S. Highway 30.
- 12. 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 for or lying within U.S. Highway No. 330 also known as Old Lincoln Highway.
- 13. All other highways and legal right of ways, if any.
- 14. Rights of way for drainage tiles, ditches, feeders and laterals, if any.
- 15. Easement for sanitary sewer in favor of the Town of Schererville dated November 13, 1964 and recorded December 7, 1964 in Miscellaneous Record 913 page 157 as Document No. 596596
- Amended Grant of Easement for water line in favor of Steve Demos, his successors and/or assigns dated July 30, 1980 and recorded August 6, 1980 as Document No. 593419.
- 17. 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 for or lying within U.S. Nighway 41 along the East side of the tange County Recorder!
- 18. Leases and subleases, if any, and all rights therein.

COUNTY OF LAKE

- 19. All liens, encumbrances or notices of intent to hold mechanics liens on the Real Estate.
- 20. Applicable building, zoning, planning and subdivision control ordinances.
- 21. All other easements for highways, roads, sewers, drains, ditches, tiles and public utilities.
- 22. All other covenants, easements, rights of way, building lines, highways, roads, streets, alleys and other restrictions of beneficial use and enjoyment of record, and all facts and matters affecting legal and countable ownership and possession of the real estate which would be, or should have been, revealed and disclosed by an accurate survey of the Real Estate.

The undersigned person executing this deed represents and certifies on behalf of Grantor, that the undersigned is a member of the Grantor and has been empowered by proper resolution, or the operating agreement of the Grantor to execute and deliver this deed; that the Grantor is a limited liability company in good standing in the State of its origin and, where required, in the State where the subject real estate is situated, 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 has been duly taken.

has been duly taken.	
IN WITNESS WHEREOF	G, Grantor has executed this deed this day of October, 2015.
909 W. Lincoln, LLC	Timer.
Minas E. Litos, Mem	ber
STATE OF INDIANA)
) SS:

Before me, a Notary Public in and for said County and State, personally appeared Minas E. Litos, a Member of 909 W. Lincoln, LLC who acknowledged the execution of the foregoing Corporate Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this	15 day of October, 2015.
KIMBERLY KAY SCHULTZ Jasper County My Commission Expires October 29, 2016 My Commission Expires: 10-29-16	Signature, Notary Public KIMBERLY KAY SCHULTZ Printed Name, Notary Public
Resident of JASPER County	
Pursuant to IC 36-2-11-15(b)(2), 1 affirm, und reasonable care to redact each Social Security nu /s/ Shawn D. Cox	The penalties for perjury, that I have taken mberinthis document, unless required by law.
This instrument prepared by Shawn D. Cox. Gou Merrillville, IN 46410, Telephone: (219) 786 60	is the property of ivela & Associates, 433 West 84th Drive, 2019 Recorder!
Return recorded instrument to:	
	EAL BANK THE STATE OF THE STATE