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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2015 084260

2015 DEC 17 AM 11:40

MICHAEL B. BROWN  
RECORDER

**GENERAL WARRANTY DEED**

Site #8283

This indenture WITNESSETH that **WENDY'S INTERNATIONAL, LLC.**, an Ohio limited liability company, formally known as **Wendy's International, Inc.**, as evidenced by an Application for Amended Certificate of Authority filed with the Indiana Secretary of State on January 7, 2014 ("**Grantor**"), conveys and warrants to **WENDY'S PROPERTIES, LLC**, a Delaware limited liability company ("**Grantee**"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, certain real estate located in Lake County, Indiana, and more particularly described on **Exhibit A**, attached hereto and incorporated herein by reference (the "Real Estate").

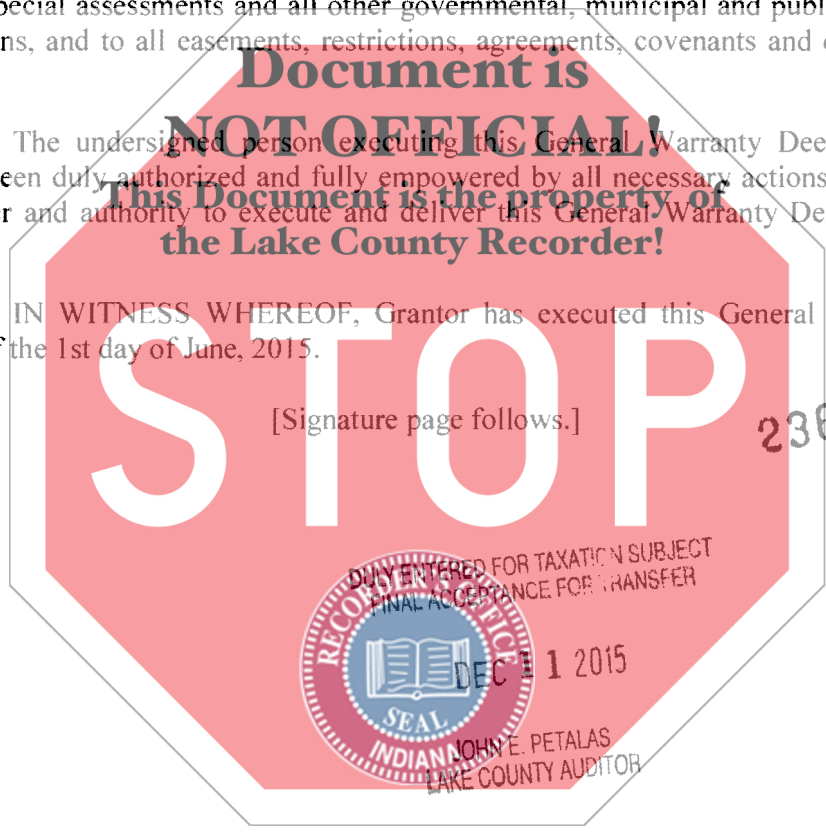
This conveyance is subject to the lien of non-delinquent real estate taxes, all general and special assessments and all other governmental, municipal and public dues, charges and impositions, and to all easements, restrictions, agreements, covenants and other matters of record.

The undersigned person executing this General Warranty Deed on behalf of Grantor has been duly authorized and fully empowered by all necessary actions of Grantor and has full power and authority to execute and deliver this General Warranty Deed on behalf of Grantor.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed effective as of the 1st day of June, 2015.

[Signature page follows.]

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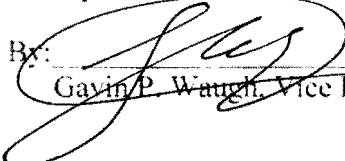
**NO SALES DISCLOSURE NEEDED**

Approved Assessor's Office

By: SB

JOE  
MM  
# 495683

**WENDY'S INTERNATIONAL, LLC.**  
an Ohio limited liability company, formally known as  
Wendy's International, Inc.

By:   
Gavin P. Waugh, Vice President and Treasurer

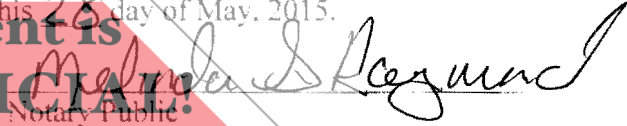
STATE OF OHIO            )  
  ) SS:  
COUNTY OF FRANKLIN )

Before me, a Notary Public in and for the State of Ohio, personally appeared Gavin P. Waugh, the Vice President and Treasurer of Wendy's International, L.L.C., an Ohio limited liability company, formally known as Wendy's International, Inc., who, having been first duly sworn, acknowledged the execution of the foregoing Special Warranty Deed on behalf of said limited liability company and stated that any representations contained therein are true.

Witness my hand and Notarial Seal this 28 day of May, 2015.



Melinda S. Raymond  
Notary Public, State of Ohio  
My Commission Expires 10-25-2018

  
Melinda S. Raymond  
Notary Public

**Document is NOT OFFICIAL!**  
This Document is the property of  
Melinda S. Raymond  
the Lake County Recorder!  
Printed Name

I am a resident of Union County, Ohio.

My commission expires: 11-25-2018.

RECORD & RETURN TO  
CT LIEN SOLUTIONS            25417  
P.O. BOX 2907  
Glendale, CA 91209-9071  
  
50808648-IN89-Lake

~~Waterman, Director - Real Estate Counsel, The Wendy's  
Boulevard, Dublin, OH 43017.~~

Send Tax Statements to Grantee at: Cindy Sarko, The Wendy's Company, One Dave Thomas Boulevard, Dublin, OH 43017.

This instrument was prepared by Howard R. Cohen, Attorney at Law, Frost Brown Todd LLC, 201 N. Illinois Street, Suite 1900, Indianapolis, Indiana 46204.

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. (Howard R. Cohen)

**EXHIBIT A**

Part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 9 West of the 2<sup>nd</sup> P.M., commencing at the point of intersection of the East line of Kennedy Avenue and the South line of 45<sup>th</sup> Avenue and running thence East along the South line of 45<sup>th</sup> Avenue 270 feet to the point of intersection of the East line of Block 8, Wicker Boulevard Addition to Highland, extended South, thence South along the East line of said Block 8, extended South, 161.33 feet, thence West parallel to the South line of 45<sup>th</sup> Avenue 270 feet to the East line of Kennedy Avenue, thence North along the East line of Kennedy Avenue 161.33 feet to the point of beginning, in the Town of Highland, Lake County, Indiana.

EXCEPTING THEREFROM that part deeded to the Town of Highland in Deed recorded April 18, 2001, as Document No. 2001 028339, being more particularly described as follows:

A part of the Northwest Quarter of the Northeast Quarter of Section 33, Township 36 North, Range 9 West, Lake County, Indiana, and being that part of the grantor's land lying within the right-of-way lines depicted on the Right-of-Way Parcel Plat, marked as Exhibit "B" (attached thereto), described as follows: Beginning at the northwest corner of said quarter section; thence South 89 degrees 13 minutes 37 seconds East 15.001 meters (49.22 feet) along the north line of said section; thence South 0 degrees 09 minutes 23 seconds West 9.145 meters (30.00 feet) to the south boundary of 45<sup>th</sup> Street at point "382" designated on said parcel plat; thence South 36 degrees 05 minutes 05 seconds West 54.841 meters (180.00 feet) to point "399" designated on said parcel plat; thence South 0 degrees 09 minutes 23 seconds West 44.723 meters (146.73 feet) to the south line of the grantor's land at point "398" designated on said parcel plat; thence North 89 degrees 13 minutes 37 seconds West 11.801 meters (38.72 feet) along the south line of the grantor's land to the west line of said quarter section; thence North 0 degrees 09 minutes 23 seconds East 58.318 meters (191.33 feet) along said west line to the point of beginning.

Parcel ID 45-07-33-201-001,000-026

Address 9703 Kennedy Avenue  
Highland, IN

