

2015 084261

2015 DEC 17 AM 11:40

MICHAEL B. BROWN  
RECORDER

**GENERAL WARRANTY DEED**

Site #8139

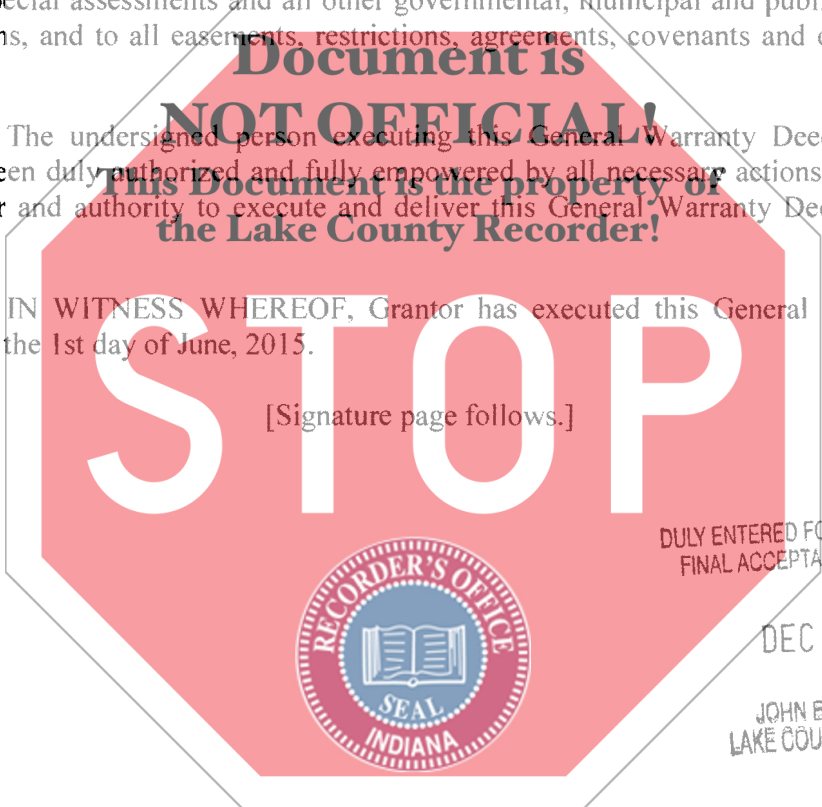
This indenture WITNESSETH that **WENDY'S INTERNATIONAL, LLC.**, an Ohio limited liability company, formally known as **Wendy's International, Inc.**, as evidenced by an Application for Amended Certificate of Authority filed with the Indiana Secretary of State on January 7, 2014 ("**Grantor**"), conveys 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.]



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 11 2015

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

23634

**NO SALES DISCLOSURE NEEDED**

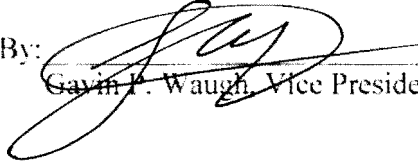
Approved Assessor's Office

By: *[Signature]*

*JJE*  
*MM*  
*#6495681*

4

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

By:   
Gavin P. Waugh, Vice President and Treasurer

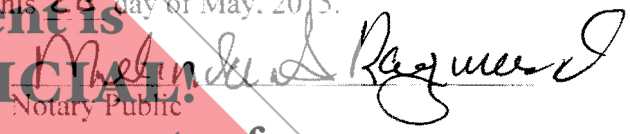
STATE OF OHIO            )  
  ) SS:  
COUNTY OF FRANKLIN    )

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 11-25-2018

  
Notary Public

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

I am a resident of Union County, Ohio.

My commission expires: 11-25-2015.

RECORD & RETURN TO  
CT LIEN SOLUTIONS  
P.O. BOX 29071  
Glendale, CA 91209-9071  
50808649-IN89-Lake

25417

~~/ Waterman, Director - Real Estate Council, The Wendy's  
levard, Dublin, OH 43017.~~

Send Tax Statements to Grantee at: Cindy Sark, 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**

Parcel 1:

Lot 1, Ryans Resubdivision of part of Lot 3 of the Resubdivision of Lot 1, Deercreek Park Unit 3, an Addition to the Town of Schererville, Lake County, Indiana, as shown in Plat Book 85, page 48, in Lake County, Indiana.

Parcel 2:

Non-Exclusive Common Roadway for the benefit of Parcel 1 as created by Grant of Easements and Restrictions dated June 4, 1999, and recorded June 9, 1999, as Document No. 99048798 in the Office of the Recorder of Lake County, Indiana, over the following described property:

Part of Lot 2, Ryans Resubdivision of Part of Lot 3 of the Resubdivision of Lot 1, Deercreek Park Unit 3, an Addition to the Town of Schererville, Lake County, Indiana, as recorded in Plat Book 85, page 48, in the Office of the Recorder, Lake County, Indiana, more particularly described as follows: Commencing at the Southwest corner of Lot 1 of said Resubdivision; thence South 88 degrees 36 minutes 42 seconds West along the North right-of-way line of Willowbrook Drive, a distance of 24.01 feet to the point of beginning; thence Northwesterly along a curve concave to the Northeast, having a radius of 30.5 feet and an arc distance of 8.32 feet (the chord of which bears North 47 degrees 04 minutes 04 seconds West, a chord distance of 8.29 feet); thence Northeasterly along a curve concave to the Southeast, having a radius of 15.0 feet and an arc distance of 33.47 feet the chord of which bears North 24 degrees 40 minutes 38 seconds East, a distance of 26.95 feet; thence North 88 degrees 36 minutes 30 seconds East, a distance of 18.10 feet to a point on the West line of said Lot 1; thence North 01 degrees 23 minutes 30 seconds West, along said West line, a distance of 15.00 feet; thence South 88 degrees 36 minutes 30 seconds West, a distance of 21.29 feet; thence Southwesterly along a curve concave to the Southeast, having a radius of 30.00 feet, and an arc distance of 12.62 feet, (the chord of which bears South 76 degrees 33 minutes 22 seconds West, a chord distance of 12.53 feet); thence Northwesterly along a curve concave to the Northeast having a radius of 2.00 feet and an arc distance of 3.98 feet, (the chord of which bears North 58 degrees 26 minutes 38 seconds West, a chord distance of 3.36 feet); thence North 01 degrees 23 minutes 30 seconds West, a distance of 21.04 feet; thence Northeasterly along a curve concave to the Southeast, having a radius of 75.00 feet and arc distance of 34.21 feet, (the chord of which bears North 11 degrees 40 minutes 38 seconds East, a chord distance of 33.92 feet); thence Northeasterly along a curve concave to the Southeast having a radius of 15.00 feet and an arc distance of 24.57 feet, (the chord of which

bears North 71 degrees 40 minutes 38 seconds East, a chord distance of 21.92 feet); thence South 61 degrees 23 minutes 30 seconds East, a distance of 8.92 feet to a point on the West line of said Lot 1; thence North 01 degrees 23 minutes 30 seconds West along said West line, a distance of 36.20 feet; thence Northwesterly along a curve concave to the East, having a radius of 15.00 feet and an arc distance of 16.41 feet, (the chord which bears North 05 degrees 33 minutes 22 seconds West, a chord distance of 15.61 feet); thence North 25 degrees 47 minutes 28 seconds East, a distance of 78.47 feet; thence Northeasterly along a curve concave to the Southeast having a radius of 15.00 feet and an arc distance of 23.56 feet, (the chord of which bears North 70 degrees 47 minutes 28 seconds East, a chord distance of 21.21 feet); thence South 64 degrees 12 minutes 32 seconds East, a distance of 10.93 feet; thence Southeasterly along a curve concave to the Northeast, having a radius of 75.00 feet, and an arc distance of 35.58 feet, (the chord of which bears 77 degrees 48 minutes 01 seconds East, a chord distance of 35.25 feet); thence North 88 degrees 36 minutes 30 seconds East, a distance of 36.11 feet; thence South 01 degrees 23 minutes 30 seconds East, a distance of 25.00 feet to a point on the North line of said Lot 1; thence North 88 degrees 36 minutes 30 seconds East along said North line, a distance of 25.00 feet; thence North 01 degrees 23 minutes 30 seconds West, a distance of 55.00 feet; thence South 88 degrees 36 minutes 30 seconds West, a distance of 61.10 feet; thence Northwesterly along a curve concave to the Northeast having a radius of 45.00 feet and an arc distance of 21.35 feet, (the chord of which bears North 77 degrees 48 minutes 01 seconds West, a chord distance of 21.15 feet); thence North 64 degrees 12 minutes 32 seconds West, a distance of 10.93 feet; thence Southwesterly along a curve concave to the Southeast having a radius of 45.00 feet and an arc distance of 70.69 feet, (the chord of which bears South 70 degrees 47 minutes 28 seconds West, a chord distance of 63.64 feet); thence South 25 degrees 47 minutes 28 seconds West, a distance of 137.45 feet; thence Southwesterly along a curve concave to the Southeast having a radius of 105.00 feet and an arc distance of 49.81 feet, (the chord of which bears South 12 degrees 11 minutes 59 seconds West, a chord distance of 49.35 feet); thence South 01 degrees 23 minutes 30 seconds East, a distance of 40.88 feet; thence Southwesterly along a curve concave to the Northwest having a radius of 30.50 feet and an arc distance of 28.24 feet (the chord of which bears South 25 degrees 07 minutes 54 seconds West, a chord distance of 27.24 feet) to a point on the North Right-of-Way line of Willowbrook Drive; thence North 88 degrees 36 minutes 42 seconds East along said Right-of-Way line, a distance of 54.52 feet to the point of beginning, all in the Town of Schererville, Lake County, Indiana.

Parcel ID 45-11-08-278-001.000-036  
Address 990 US Highway 41  
Schererville, IN

