

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 014480

2016 MAR 10 AM 11:21

MICHAEL B. BROWN

Tax RECORDER

45-08-13-100-012.000-017 (Parcel I)

45-08-13-100-014.000-017 (PARCEL II)

3

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Glenmar Developers, LLC

CONVEY(S) AND WARRANT(S) TO

3400 W Central Ave, LLC, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**This Document is the property of
the Lake County Recorder!**

Subject to Real Estate taxes now due and payable and thereafter.

Subject to covenants, restrictions and easements of record.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this deed this 29th day of February, 2016.

Glenmar Developers, LLC

Glen A. Ewen member

By: **Glen A Ewen**

Title: **Member**



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MTC File No.: 15-43956 (LLCWD)

MAR 07 2016

Page 1 of 3

HOLD FOR MERIDIAN TITLE CORP

JOHN E. PETALAS
LAKE COUNTY AUDITOR

011444

*20
MT
Tom*

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State of Indiana, County of Lake ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Glen A Ewen, Member of Glenmar Developers, LLC** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 29th day of February, 2016.

My Commission Expires: 7-20-22

[Signature]
Signature of Notary Public

ADORAT BRASOVAN
Printed Name of Notary Public

Lake County
Notary Public County and State of Residence

Document is NOT OFFICIAL!

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This instrument was prepared by:

Debra A. Guy, Attorney-at-Law, IN #24473-71 MI #P69602
202 S. Michigan Street, Ste. 300, South Bend, IN 46601

Property Address:

3400 West Central Avenue
Lake Station, IN 46405

Grantee's Address and Mail Tax Statements To:

3400 KICKBUSH DR.

VALPARAISO, IN 46385.

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. Debra A, Guy



EXHIBIT A

Parcel I:

Part of Government Lot 5 of the Northwest 1/4 of Section 13, Township 36 North, Range 8 West of the Second Principal Meridian, lying South of the Little Calumet River, in Lake County, Indiana, described as: Beginning at a point on a line which is parallel to and 189.75 feet Southerly of (measured at right angles to) the center line of the right-of-way of the Michigan Central Railroad (now the NYC RR), the said point of commencement being 1,434.95 feet Easterly of the West line of the Northwest 1/4 of the said Section 13, as measured along the said parallel line; thence Southwesterly along a line which is at right angles to the said parallel line a distance of 40.25 feet to a point on the Southerly right-of-way line of Central Avenue, which point is the point of beginning of the parcel herein described, thence Southwesterly along a line which is at right angles to the said center line of the M.C. RR a distance of 284 feet, thence Northwesterly at right angles to the last described line a distance of 230.49 feet to the Southeasterly right-of-way line of State Road I-80 (Relocation of Colorado Street), thence Northeasterly along said State Road right-of-way line a distance of 174.29 feet, thence Northeasterly along said State Road right-of-way a distance of 145.16 feet to a point on the Southerly line of Central Avenue which is 132 feet Westerly of the point of beginning, thence Easterly along said Southerly line of Central Avenue a distance of 132 feet to the point of beginning.

Parcel II:

Part of Government Lot 5 in the Northwest 1/4 of Section 13, Township 36 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, lying South of the center line of the Little Calumet River

EXCEPT: Part of Government Lot 5 of the Northwest 1/4 of Section 13 Township 36 North, Range 8 West of the Second Principal Meridian, lying South of the Little Calumet River, in Lake County, Indiana, described as: Beginning at a point on a line which is parallel to and 189.75 feet Southerly of (measured at right angles to) the center line of the right-of-way of the Michigan Central Railroad (now the NYC RR), the said point of commencement being 1,434.95 feet Easterly of the West line of the Northwest 1/4 of the said Section 13, as measured along the said parallel line; thence Southwesterly along a line which is at right angles to the said parallel line a distance of 40.25 feet to a point on the Southerly right-of-way line of Central Avenue, which point is the point of beginning of the parcel herein described, thence Southwesterly along a line which is at right angles to the said center line of the M.C. RR a distance of 284 feet, thence Northwesterly at right angles to the last described line a distance of 230.49 feet to the Southeasterly right-of-way line of State Road I-80 (Relocation of Colorado Street); thence Northeasterly along said State Road right-of-way line a distance of 174.29 feet, thence Northeasterly along said State Road right-of-way a distance of 145.16 feet to a point on the Southerly line of Central Avenue which is 132 feet Westerly of the point of beginning, thence Easterly along said Southerly line of Central Avenue a distance of 132 feet to the point of beginning.

EXCEPT: That portion of said Government Lot 5 lying West of the West right-of-way line of Interstate Highway No. 65 and North of a line 170 feet North of and parallel to the South line of said Northwest 1/4.

EXCEPT: That portion of said Government Lot 5 conveying to the State of Indiana for highway purposes by right-of-way grant recorded in deed record 1229, Page 47.