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STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 084563

2016 JUN -6 AM 10: 06

MICHAEL B. BROWN
RECORDER

SPECIAL WARRANTY DEED

This indenture witnesseth that **GREENWOOD TERRACE, INC.**, an Indiana corporation, conveys and warrants to **JR & T SECURE PROPERTIES LLC**, an Indiana limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Parcel 1: That part of Lot 7 in the Original Town of Hobart, now City of Hobart, as per plat thereof, recorded in Deed Record "D" page 423 in the Office of the Recorder of Lake County, Indiana described as follows: Commencing at a point on the Easterly line of said Lot, 34 feet northerly from the Southeast corner thereof, thence northerly along the Easterly line of said lot a distance of 20 feet, thence Westerly parallel with the Southerly line of said Lot, 149 feet, more or less, to the Westerly line of said lot, thence Southerly along said Westerly line to a point, which is 34 feet Northerly, from the Southwest corner of said lot, measured at right angles with the Southerly line thereof, thence Easterly parallel with the Southerly line of said lot a distance of 151 feet, more or less, to the point of beginning.

Parcel 2: Easement for Ingress and egress purposes granted to the plaintiffs in Lake Superior Court Cause No. 379-1315 over and across the Defendants Property described as follows: Part of the northwest 1/4 of Section 32, Township 36 North, Range 7 West of the 2nd Principal Meridian and parts of Lots 6 and 7 in the original Town of Hobart, now City of Hobart, as per plat thereof recorded in Deed Record "D" page 423, in the Office of the Recorder of Lake County, Indiana, described as follows: Beginning at a point on the Southerly line of the Northerly 12 feet of Lot 7, 130 feet Westerly of the Easterly line thereof; thence Northerly parallel to the Easterly line of Lots 6 and 7, 39 feet; thence Westerly parallel to the Southerly line of said Lot 6 and said line extended 76 feet to the Easterly lines of the 16 feet alley; thence Southerly along the Easterly line of said alley 35 feet; thence Easterly 76 feet to the place of beginning.

Commonly known as 210 Main St., Hobart, IN 46342
Parcel ID No. 45-09-32-152-017.000-018

Subject To: All unpaid real estate taxes and assessments, including Little Calumet River Basin assessments, Solid Waste, Clean Water Act fees, Storm Water fees and Ditch Assessment, if applicable, for 2015 payable in 2016, and for all real estate taxes and assessments, including Little Calumet River Basin assessments, Solid Waste, Clean Water Act fees, Storm Water fees and Ditch Assessment, if applicable for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances and matters disclosed by survey.

Subject To: 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 or used for road purposes.

Subject To: Rights of way for drainage tiles, ditches, feeders and laterals, if any.

Subject To: Terms and provisions of Easement for Ingress and egress purposes granted to the plaintiffs in Lake Superior Court Cause No. 379-1315 as shown as Parcel 2.

**FIDELITY NATIONAL
TITLE COMPANY**

92016-0512

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 02 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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FN
G

003056

Grantee's Address: J R & T Secure Properties LLC
1680 Sapphire Ct.
Hobart, IN 46342

Mail Tax Bills To: 1680 Sapphire Ct.
Hobart, IN
46342

Grantor limits the warranties contained in this Deed to the acts of the Grantor only.

Grantor certifies under oath that no Indiana Gross Income Tax is due or payable in respect to the transfer made by this deed.

The undersigned person executing this Deed on behalf of the Grantor represents and certifies that she is the duly elected officer of the Grantor and has been empowered by proper resolution of the Board of Directors of Grantor, to execute and deliver this Deed; that Grantor has full corporate capacity to convey the real estate described herein; and that all necessary corporate requirements for making such conveyance has been satisfied.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 6th day of May, 2016.

Document is NOT OFFICIAL!

GREENWOOD TERRACE, INC., an Indiana corporation

This Document is the property of the Lake County Recorder

Dawn R. Krull
Dawn R. Krull, President

STATE OF INDIANA
COUNTY OF LAKE

SS: **STOP**

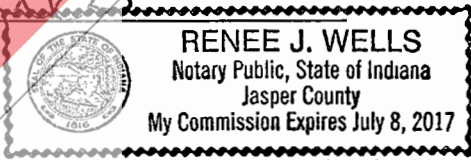
Before me, a Notary Public in and for said County and State, personally appeared Greenwood Terrace, Inc., an Indiana corporation, by Dawn R. Krull, its President, who acknowledged the execution of the foregoing Deed for and on behalf of said corporation and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 6th day of May, 2016.

My Commission Expires: _____
County of Residence: _____



Renee J. Wells
Notary Public



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.

/s/ Mark R. Anderson

This instrument prepared by: Mark R. Anderson, #21524-53
Anderson & Anderson, P.C.
9211 Broadway, Merrillville, IN 46410
(219) 769-1892