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2016 054652

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 11 AM 9:39

MICHAEL B. BROWN
RECORDER

When recorded return to:

Fidelity National Title - NCS DIV

Attn.: KJV

One East Washington Street Suite 450

Phoenix, AZ. 85004

Escrow No. Z1621193

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DOCUMENT TO BE RECORDED:

STOP
SPECIAL WARRANTY DEED.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 09 2016



JOHN E. PETALAS
LAKE COUNTY AUDITOR

TURN TO
Chicago Title

user:

file:

499677

25096

\$24.00

10370

JAS

E

Prepared by:

[Signature]

Upon Recording Return To:

Fidelity National Title Services
1 East Washington Street, Suite #450
Phoenix, Arizona 85004
Attn: Kelli Vos

Buyer's Tax Mailing Address:

EYM Realty of Indiana, LLC
450 E John Carpenter Freeway, Suite 100
Irving, Texas 75062

Property Appraisers ID #: 45-11-17-227-003.000-036
PH # 411033
Property Address: 975 W. Lincoln Hwy, Schererville, IN 46375

**Document is
NOT OFFICIAL!**
SPECIAL WARRANTY DEED

EXECUTED this 18 day of July, 2016 and EFFECTIVE as of July 18, 2016, by **PIZZA HUT OF AMERICA, LLC**, a Delaware limited liability company, successor by conversion to **PIZZA HUT OF AMERICA, INC.**, a Delaware corporation, and having its principal place of business at 7100 Corporate Drive, Plano, Texas 75024 (the "Grantor"), to **EYM REALTY OF INDIANA, LLC**, a Texas limited liability company, whose tax mailing address is 450 E John Carpenter Freeway, Suite 100, Irving, Texas 75062 (the "Grantee"):

WITNESSETH, that Grantor, for and in consideration of the sum of \$10.00, in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in County of Lake, State of Indiana, to-wit (the "Property"):

See EXHIBIT "A" attached hereto and made a part of hereto.

Prior Instrument Recording Reference: 208-017808



SUBJECT TO (i) all real estate taxes and assessments, both general and special, not yet due and payable; (ii) those declarations, conditions, covenants, restrictions, easements, rights of way and other similar matters of record, if any ; (iii) zoning and building ordinances; and (iv) those matters disclosed by a true and accurate surveys of the Property.

TO HAVE AND TO HOLD the aforesaid Property, together with (i) all buildings, structures, fixtures and improvements erected or located on the Property, or affixed thereto and all tenements, hereditaments, rights, privileges, interests, easements and appurtenances belonging or in any way relating to the Property.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that Grantor has done nothing to impair such title as Grantor, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor.

Signature on the following page.



Property Appraisers ID #: 45-11-17-227-003.000-036
PH # 411033
Property Address: 975 W. Lincoln Hwy, Schererville, IN 46375

Exhibit A
Legal Description

Part of the West half of the East half of the Northeast Quarter of Section 17, Township 35 North Range 9 West of the 2nd Principal Meridian, in Lake County, Indiana, more particularly described as follows:

Commencing at a point 160 feet West of the intersection of the East line of the West half of the East half of the Northeast Quarter with the South right-of-way line of U.S. Highway No. 30 (80 feet wide); thence West along the South line of said Highway No. 30 a distance of 115 feet; thence South parallel to the East line of the West half of the East half of the Northeast Quarter of said Section 17 a distance of 250 feet; thence East parallel to U.S. Highway 30 a distance of 115 feet to a point 160 feet West of the East line of the West half of the East half of the Northeast Quarter of said Section 17; thence North 250 feet to the point of beginning, EXCEPTING THEREFROM that part deeded to the State of Indiana by Warranty Deed recorded September 7, 1993 as Instrument Number 93058590.

