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2016 054653

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
2016 AUG 11 AM 9:39
MICHAEL B. BROWN
RECORDER

When recorded return to:

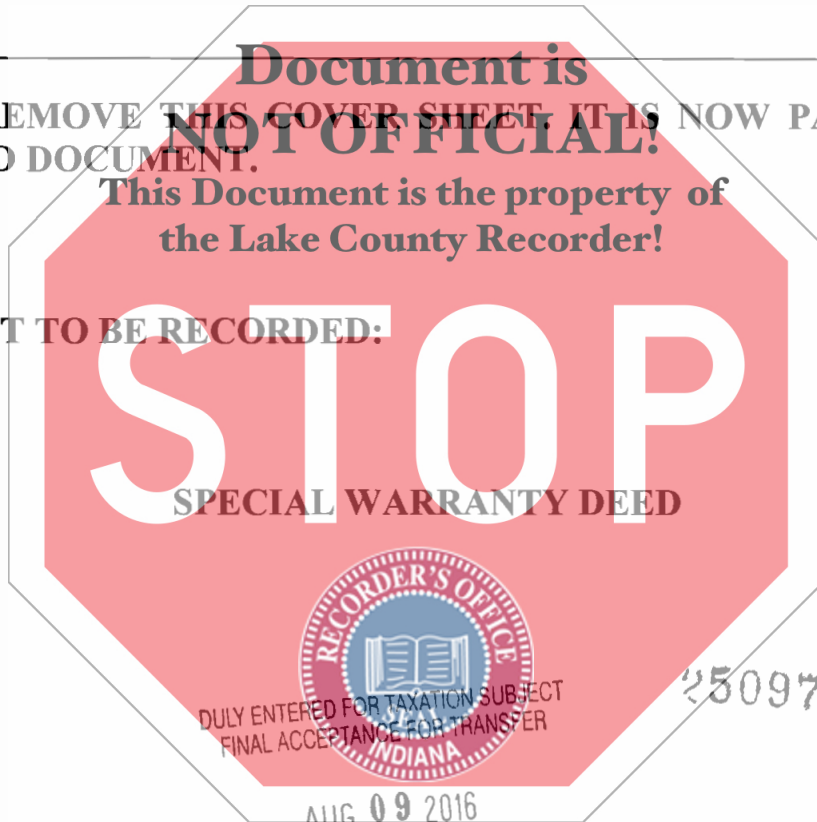
Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621868

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE
RECORDED DOCUMENT.

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This Document is the property of
the Lake County Recorder!

DOCUMENT TO BE RECORDED:



JOHN E. PETALAS
LAKE COUNTY AUDITOR

Chicago Title
Clerk:

50513

\$24,100

A 10370 JAS
E

Prepared by:

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

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:

FCPT Holdings, LLC
591 Redwood Highway, Suite 1150
Mill Valley, California 94941

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!**

**This Document is the property of
SPECIAL WARRANTY DEED
of the Lake County Recorder!**

EXECUTED this 18 day of July, 2016 and EFFECTIVE as of July 18, 2016, by EYM REALTY OF INDIANA, LLC., a Texas limited liability company, and having its principal place of business at 450 E. John Carpenter Freeway # 100 Irving, Texas 75062 (the "Grantor"), to FCPT Holdings, LLC, a Delaware limited liability company, whose tax mailing address is 591 Redwood Highway, Suite 1150, Mill Valley, California 94941 (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: _____

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 survey 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.

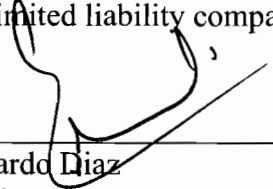
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said Property in fee simple; that the Grantor has good right and lawful authority to sell and convey said Property; that Grantor has done nothing to impair such title as Grantor, and Grantor will warrant and defend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

Signature on the following page.



IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed as of the Effective Date.

EYM Realty of Indiana, LLC,
a Texas limited liability company

By: 
Eduardo Diaz
Its: President

State of Texas)
) SS
County of Dallas)

On July 13, 2016 before me, Leydi Laura Parra (name of notary) a notary public, personally appeared, Eduardo Diaz, President of EYM Realty of Indiana, LLC, a Texas limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Leydi Laura Parra
Seal



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Preparer Statement

This instrument was prepared by Eduardo Diaz, President of EYM Realty of Indiana, LLC, a Texas limited liability company (the "Grantor").

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.

EYM Realty of Indiana, LLC,
a Texas limited liability company

By: 
Eduardo Diaz
Its: President



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.

