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2016 054654

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 11 AM 9:40

MICHAEL B. BROWN
RECORDER

When recorded return to:

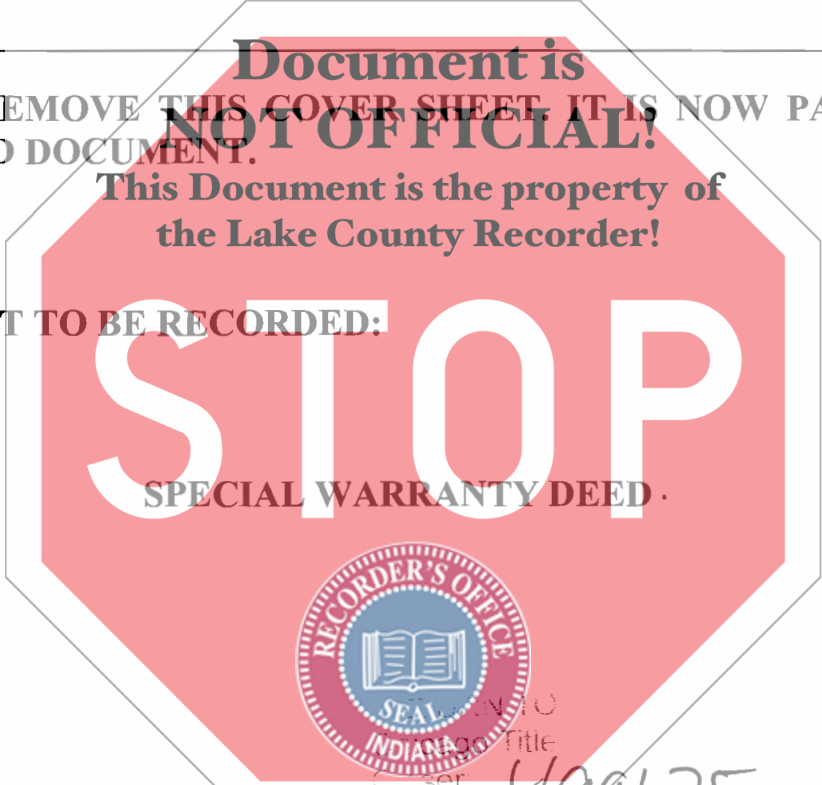
Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621190

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

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DOCUMENT TO BE RECORDED:



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

Title
499675

AUG 09 2016

25098

JOHN E. PETALAS
LAKE COUNTY AUDITOR

244.50
✓ # 10370
E JAS

Prepared by:
Grantor

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 #: 45-19-25-227-007.000-008
PH #409012
Property Address: 1916 E. Commercial Avenue, Lowell, IN 46356

Document is NOT OFFICIAL!
SPECIAL WARRANTY DEED
This Document is the property of the Lake County Recorder!
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: 2008-017806

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 #: 45-19-25-227-007.000-008

PH #409012

Property Address: 1916 E. Commercial Avenue, Lowell, IN 46356

Exhibit A
Legal Description

A part of the Northeast Quarter of the Northeast Quarter of Section 25, Township 33 North, Range 9 West of the 2nd Principal Meridian, described as follows: Commencing at a point on the North line of said Section that is 89 degrees 04 minutes 45 seconds West 880.01 feet from the Northeast corner of said section; thence South 0 degrees 07 minutes 30 seconds East, 220.00 feet; thence North 89 degrees 04 minutes 45 seconds West, 130.07 feet to a line that is 330.0 feet East of and parallel to the West line of said Northeast Quarter of the Northeast Quarter; thence North 0 degrees 07 minutes 30 seconds West along said parallel line 220.0 feet to the North line of said section; thence South 89 degrees 04 minutes 45 seconds East along said North line 130.07 feet to the point of beginning, in the Town of Lowell, Lake County, Indiana.

