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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2016 054655

2016 AUG 11 AM 9:40

MICHAEL S. BROWN  
RECORDER

When recorded return to:

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

Escrow No. Z1621867

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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



25099

RETURN TO  
Chicago Title  
Cuser  
505112

\$24100

✓ # 10370

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JRS

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

PH #409012

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

**Document is  
NOT OFFICIAL!**

**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.*





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.

