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2016 054673

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2016 AUG 11 AM 9:44

MICHAEL S. BROWN
RECORDER

When recorded return to:

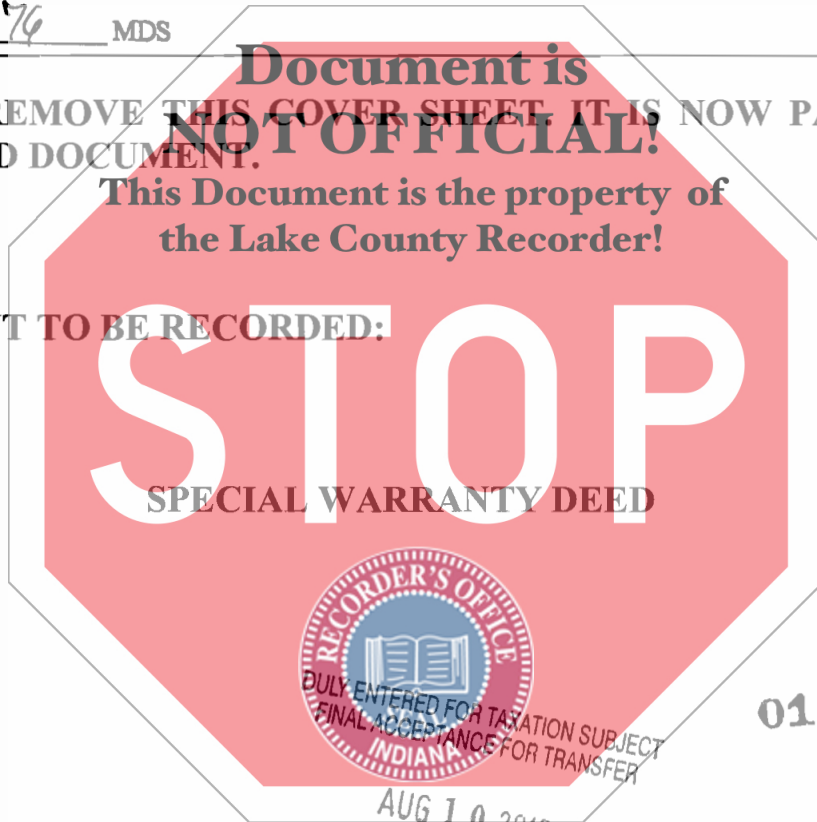
Fidelity National Title - NCS DIV
Attn.: KJV
One East Washington Street Suite 450
Phoenix, AZ. 85004

Escrow No. Z1621191
C&P CTIC# 499676 MDS

DO NOT REMOVE THIS COVER SHEET. IT IS NOW PART OF THE
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This Document is the property of
the Lake County Recorder!

DOCUMENT TO BE RECORDED:



014548

AUG 10 2016

JOHN E. PETALAS
LAKE COUNTY AUDITOR

1 UCC
\$13100

\$24,500

JAS

✓ #10377 E

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 #: 45-09-19-383-030.000-022
PH # 411011
Property Address: 328 W. 37th Avenue, Hobart, IN 46342

**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: 687268



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.



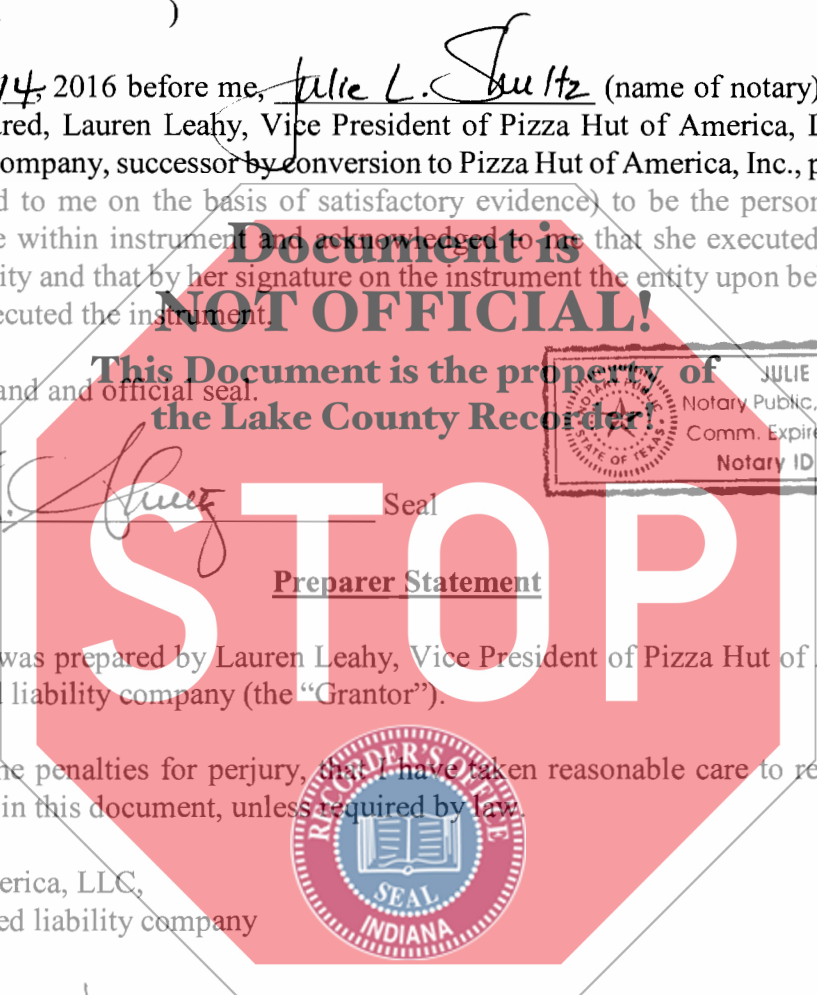
IN WITNESS WHEREOF, Grantor has signed and sealed this Special Warranty Deed as of the Effective Date.

Pizza Hut of America, LLC,
a Delaware limited liability company

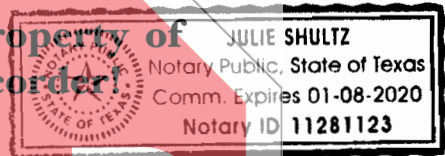
By:
Lauren Leahy
Its: Vice President

State of Texas)
) SS
County of Collin)

On July 14, 2016 before me, Julie L. Shultz (name of notary) a notary public, personally appeared, Lauren Leahy, Vice President of Pizza Hut of America, LLC, a Delaware limited liability company, successor by conversion to Pizza Hut of America, Inc., 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.



Seal

Preparer Statement

This instrument was prepared by Lauren Leahy, Vice President of Pizza Hut of America, LLC, a Delaware 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.

Pizza Hut of America, LLC,
a Delaware limited liability company



By:
Lauren Leahy
Its: Vice President

Property Appraisers ID #: 45-09-19-383-030.000-022
PH # 411011
Property Address: 328 W. 37th Avenue, Hobart, IN 46342

Exhibit A
Legal Description

Lots 23 to 30, both inclusive, Block 11, Third Addition to New Chicago, as shown in Plat Book 6, Page 11, Lake County, Indiana.

EXCEPTING THEREFROM: That part conveyed to the City of Hobart by Corporate Warranty Deed recorded March 29, 2005 as Instrument No. 2005 023879 described as follows:

A part of Lots 23, 24, 25, 26, 27, 28, 29 and 30 in Block 11 of the 3rd Addition to New Chicago, a subdivision of Lake County Indiana, as per plat thereof recorded in Plat Book 6, Page 11, in the Office of the Recorder of Lake County, being a part of the Southwest Quarter of Section 19, Township 36 North, Range 7 West of Lake County, Indiana, and being a part of the land of Instrument Number 687268 described as follows:

Beginning at the Southwest corner of said Lot 23; thence North 1 degree 18 minutes 09 seconds West (assumed bearing) 2.444 meters (8.02 feet) along the West line of said Lot 23; thence South 89 degrees 00 minutes 02 seconds East 60.731 meters (199.25 feet) to the East line of said Lot 30; thence South 1 degree 18 minutes 09 seconds East 2.444 meters (8.02 feet) along the East line of said Lot 30 to the Southeast corner of said Lot 30; thence North 89 degrees 00 minutes 02 seconds West 60.731 meters (199.25 feet) along the South line of said Lots to the point of beginning.

Property
Address:

328 W 37th Ave, Hobart, IN

