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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 047607

2017 AUG -1 AM 10:19

**LIMITED WARRANTY DEED**

MICHAEL B. BROWN  
RECORDER

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This indenture witnesseth that **CARLISLE REAL ESTATE, LLC**, an Indiana limited liability company, conveys and warrants to **ONRA, L.L.C.**, an Indiana limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

The West 48 feet of the East 243.63 feet of Lot 3 in North Ridge Center, in the City of Hobart, as per Plat thereof, recorded in Plat Book 65 page 13, in the Office of the Recorder of Lake County, Indiana

Commonly known as 7770 E. Ridge Rd., Hobart, IN 46342  
Parcel ID No.: Part of 45-09-20-451-005.000-045

Subject To: All unpaid real estate taxes and assessments including Solid Waste, Clean Water Act fees, Hobart Stormwater fees, Ditch Assessment and Little Calumet River Basin District Taxes for 2016 payable in 2017 and for all real estate taxes and assessments including Solid Waste, Clean Water Act fees, Hobart Stormwater fees, Ditch Assessment and Little Calumet River Basin District Taxes for all subsequent years.

Subject To: All easements, conditions, restrictions, covenants, limitations and building setback lines contained in prior instruments of record, and for all building and zoning ordinances, rights-of-way of record and matters disclosed by survey.

Subject To: Terms and provisions of a Declaration of Restrictive Covenants Running with the Land recorded March 6, 1989 as document number 025838.

Subject To: Terms and provisions of an Easement for Water Mains recorded March 13, 1989 as document number 026779.

Subject To: Terms and provisions of a Sewer Agreement recorded January 29, 1990 as document number 081471.

Subject To: Terms and provisions of a Declaration of Easements and Party Walls recorded April 27, 1990 as document number 097586.

Subject To: Information and disclosures contained in Environmental Disclosure Document for Transfer of Real Property recorded August 30, 1999 as document 99071514.

Subject To: Assignment of Easement Rights from Nob Hill Utility Company, Inc., Assignor, to the City of Hobart, Assignee, dated September 13, 1999, and recorded September 17, 1999, as Document Number 99076909.

Subject To: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of North Ridge Center, as recorded in Plat Book 13, page(s) 65.

Subject To: Minerals or mineral rights or any other subsurface substances (including, without limitations, oil, gas and coal) and all rights incidents thereto, now or previously leased, granted, excepted or reserved.

Grantor reserves a 10-foot utility and drainage easement across, under and over the East 10 feet of the Property being conveyed herein. Grantor, subject to the requirements of the City of Hobart, Indiana, consents to Grantee's installation of asphalt over the easement area to construct a parking lot, however, no other permanent improvements shall be constructed in this easement area.



DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

JUL 27 2017 025816

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

When Recorded Return to:  
First American Title Insurance Company  
National Commercial Services  
211 N Pennsylvania Str., Ste 1250  
Indianapolis, IN 46204  
File No: NCS 851226-1

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ck 056743  
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Grantor limits the warranties contained in this Deed to the acts of the Grantor only.

Grantee's Address/Mail  
Tax Bills To:

6910 N Shadeland Ave Ste 200  
Indianapolis, IN 46220

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 19th day of July, 2017.

CARLISLE REAL ESTATE, LLC

Document is  
**NOT OFFICIAL!**

*[Signature]*  
Oryn P. Carlisle, Jr., Manager

STATE OF INDIANA  
COUNTY OF LAKE

) This Document is the property of  
) SS: the Lake County Recorder!  
)

Before me, a Notary Public in and for said County and State, personally appeared **CARLISLE REAL ESTATE, LLC, an Indiana liability company, by Oryn P. Carlisle, Jr., its Manager**, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 19th day of July, 2017.

*[Signature]*  
Denise Kessler, Notary Public

My Commission Expires: June 25, 2024  
County of Residence: Porter



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.

/s/ Richard E. Anderson

This instrument prepared by: Richard E. Anderson, #2408-45  
Anderson & Anderson, P.C.  
9211 Broadway  
Merrillville, IN 46410  
(219) 769-1892