

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 048686

2017 AUG -4 AM 9:51

MICHAEL B. BROWN
RECORDER
Parcel Nos. 45-16-10-301-018.000-042
45-16-10-301-019.000-042

Mail tax bills to:
I-65 Beacon Hill Partners, LLC
11061 Broadway, Suite A
Crown Point, IN 46307

CORPORATE WARRANTY DEED

THIS INDENTURE WITNESSETH, that FIRST FINANCIAL COLLATERAL, INC., an Indiana corporation ("Grantor"), CONVEYS AND WARRANTS to I-65 BEACON HILL PARTNERS, LLC, an limited liability company, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

SEE ATTACHED EXHIBIT "A"

Commonly known as: 115 East 113th Avenue, Crown Point, IN 46307

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

Dated this 19th day of July, 2017.

FIRST FINANCIAL COLLATERAL, INC.

By: Jack Burke, Asst. Vice President
Jack Burke, Asst. Vice President

JW002262

25. -

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE
HOLD FOR GREATER INDIANA TITLE COMPANY

CK# 621418

AUG 04 2017

JOHN E. PETALAS
LAKE COUNTY AUDITOR

026064

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

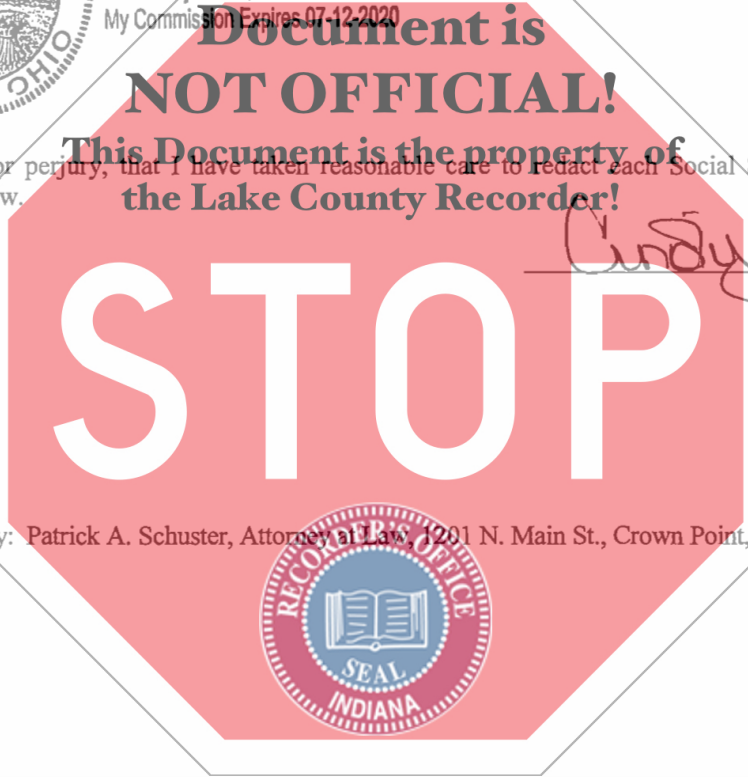
Before me, the undersigned, a Notary Public in and for said County and State, this 19th day of July, 2017, personally appeared Jack Burke, in his capacity as Assistant Vice President of President of First Financial Collateral, Inc., an Indiana corporation, and acknowledged the execution of the foregoing deed on behalf of First Financial Collateral, Inc.



Paula Ellis
Notary Public, State of Ohio
My Commission Expires 07-12-2020

[Signature]

,Notary Public



I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in the attached document, unless required by law.

[Signature]

This instrument prepared by: Patrick A. Schuster, Attorney at Law, 1201 N. Main St., Crown Point, IN 46307; I.D. No. 1651-45



EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1:

A PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID WEST HALF OF SAID SOUTHWEST QUARTER, 502.20 FEET WEST OF THE NORTHEAST CORNER THEREOF, RUNNING THENCE SOUTH 330 FEET, THENCE WEST PARALLEL WITH SAID NORTH LINE 30 FEET; THENCE SOUTH 242.43 FEET; THENCE WEST PARALLEL WITH SAID NORTH LINE 743.7 FEET TO THE EAST RIGHT OF WAY LINE OF STATE HIGHWAY 53; THENCE NORTH ON THE EAST RIGHT OF WAY LINE OF SAID STATE HIGHWAY 572.43 FEET TO THE NORTH LINE OF SAID WEST 1/2 OF SAID SOUTHWEST QUARTER; THENCE EAST 773.7 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND P.M. IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SW 1/4; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID SW 1/4, 42.50 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST, ALONG SAID NORTH LINE, 385.01 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 17 SECONDS WEST, PARALLEL TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 53, 338.59 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, 50.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 17 SECONDS WEST, 172.33 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID SW 1/4, 335.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 53; THENCE NORTH 89 DEGREES 09 MINUTES 17 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 510.57 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 427.51 FEET TO THE EAST LINE OF COE'S CORNER, UNIT NO. ONE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 99 PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 09 MINUTES 17 SECONDS WEST ALONG SAID EAST LINE, 225.78 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST PARALLEL TO SAID NORTH LINE 247.00 FEET TO THE CENTER LINE OF BEAVER DAM DITCH; THENCE THE FOLLOWING FOUR COURSES ALONG SAID CENTERLINE, SOUTH 36 DEGREES 52 MINUTES 03 SECONDS WEST, 50.00 FEET; THENCE SOUTH 45 DEGREES 15 MINUTES 31 SECONDS WEST, 50.00 FEET; THENCE SOUTH 50 DEGREES 25 MINUTES 32 SECONDS WEST, 125.00 FEET; THENCE SOUTH 44 DEGREES 47 MINUTES 15 SECONDS WEST, 121.88 FEET TO THE EAST LINE OF SAID COE'S CORNER, UNIT NO. ONE EXTENDED SOUTH; THENCE NORTH 00 DEGREES 09 MINUTES 17 SECONDS EAST ALONG SAID EAST LINE, 240.21 FEET TO THE POINT OF BEGINNING;

ALSO EXCEPTING THEREFROM PART OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 34 NORTH, RANGES WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 427.51 FEET TO EAST LINE OF COE'S CORNER, UNIT NO.

ONE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 99 PAGE 54, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA AND THE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 45 MINUTES 24 SECONDS EAST, 249.95 FEET TO THE CENTER LINE OF BEAVER DAM DITCH; THENCE SOUTH 03 DEGREES 29 MINUTES 28 SECONDS EAST, ALONG SAID CENTERLINE, 166.30 FEET; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 05 DEGREES 17 MINUTES 38 SECONDS WEST, 40.00 FEET; THENCE CONTINUING ALONG SAID CENTER LINE SOUTH 24 DEGREES 52 MINUTES 51 SECONDS WEST, 22.09 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 24 SECONDS WEST, PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4, 247.00 FEET TO THE EAST LINE OF SAID COE'S CORNER, UNIT NO. 1; THENCE NORTH 00 DEGREES 09 MINUTES 17 SECONDS EAST, ALONG SAID EAST LINE, 225.78 FEET TO THE POINT OF BEGINNING, NOW KNOWN AS LOT 5 IN COE'S COMER UNIT NO. 2, AS PER

PLAT THEREOF, RECORDED IN PLAT BOOK 102, PAGE 58 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

ALSO EXCEPTING THEREFROM LAND CONVEYED BY WARRANTY DEED FROM HEIDBREDER, INC. TO STATE OF INDIANA, DATED APRIL 15, 2010 AND RECORDED MARCH 17, 2011 AS DOCUMENT NO. 2011 016158.

PARCEL 2:

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS COMMENCING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 53 AT A POINT WHICH IS 35.8 FEET EAST AND 776.33 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH ALONG THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 53, 1311.24 FEET TO THE SOUTHWEST CORNER OF A TRACT OF LAND CONVEYED TO ALICE F. COE AND LEWIS B. COE, HER HUSBAND BY WARRANTY DEED RECORDED NOVEMBER 6, 1945 IN DEED RECORD 734, PAGE 167, THENCE EAST ALONG THE SOUTH LINE OF SAID COE TRACT WHICH LINE IS PARALLEL WITH THE NORTH LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 733.22 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARION O. MITCHELL AND MYRTLE MITCHELL, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED MARCH 1, 1945 IN DEED RECORD 716, PAGE 62, THENCE SOUTH ALONG THE WEST LINE OF SAID MITCHELL TRACT AND SAID WEST LINE THEREOF CONTINUED SOUTH, A DISTANCE OF 1311.24 FEET TO A POINT WHICH IS 173.25 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID MITCHELL TRACT; THENCE WEST 710.80 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 53.

EXCEPTING THEREFROM PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 776.33 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, 37.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 53 AND THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 09 MINUTES 17 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, 610.44 FEET, THENCE SOUTH 89 DEGREES 11 MINUTES 14 SECONDS EAST, 719.40 FEET TO THE WEST LINE OF A TRACT OF LAND CONVEYED TO MARION O. MITCHELL AND MYRTLE MITCHELL, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED MARCH 1, 1945 IN DEED RECORD 716, PAGE 62; THENCE SOUTH 01 DEGREES 14 MINUTES 17 SECONDS WEST ALONG THE WEST LINE OF SAID MITCHELL TRACT AND SAID WEST LINE THEREOF CONTINUED SOUTH, 610.42 FEET TO A POINT 173.25 FEET SOUTH OF THE SOUTHWEST CORNER OF SAID MITCHELL TRACT; THENCE NORTH 89 DEGREES 11 MINUTES 14 SECONDS WEST, 707.86 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM LAND CONVEYED BY WARRANTY DEED FROM HEIDBREDER, INC. TO STATE OF INDIANA, DATED APRIL 15, 2010 AND RECORDED MARCH 17, 2011 AS DOCUMENT NO. 2011 016158.

