

2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 058040

2017 AUG 28 AM 9:49

MICHAEL B. BROWN
RECORDER

LIMITED WARRANTY DEED

This indenture witnesseth that **MERRILL POINT CENTER, LLC**, an Indiana limited liability company, conveys and warrants to **ELLIOTT BAY HEALTHCARE REALTY II LLC**, a Delaware 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:

LOT 6 IN TWIN ACRES PHASE 1, IN THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 37 PAGE 72, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, EXCEPT THAT PART OF SAID LOTS DESCRIBED AS FOLLOWS: PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 35 NORTH, RANGE 8 WEST, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHWEST CORNER OF SAID 1/4 SECTION; THENCE NORTH 1 DEGREE 59 MINUTES 47 SECONDS WEST, 142.470 METERS (467.42 FEET) ALONG THE WEST LINE OF SAID 1/4 SECTION TO A SOUTHWEST CORNER OF THE OWNER'S LAND; THENCE NORTH 88 DEGREES 26 MINUTES 45 SECONDS EAST, 12.632 METERS (41.44 FEET) ALONG A SOUTH LINE OF OWNER'S LAND TO THE EAST BOUNDARY OF S.R. 55 AND THE POINT OF BEGINNING OF THIS EXCEPTION; THENCE NORTH 2 DEGREES 00 MINUTES 00 SECONDS WEST, 260.604 METERS (855.00 FEET) ALONG THE BOUNDARY OF SAID S.R. 55 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION, SAID POINT ALSO BEING AT STATION 3+450.56 AND OFFSET 16.469, RIGHT, LINE "PR-C", AS SHOWN ON INDOT RIGHT OF WAY PLANS FOR PROJECT NH-N692(004); THENCE NORTH 88 DEGREES 25 MINUTES 47 SECONDS EAST, 4.531 METERS (14.87 FEET) ALONG SAID NORTH LINE; THENCE SOUTHERLY 260.615 METERS (855.04 FEET) ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 39,299.020 METERS (128,933.79 FEET) AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 2 DEGREES 12 MINUTES 16 SECONDS EAST AND A LENGTH OF 260.614 METERS (855.03 FEET) TO A SOUTH LINE OF THE OWNER'S LAND; THENCE SOUTH 88 DEGREES 26 MINUTES 45 SECONDS WEST, 5.461 METERS (17.92 FEET) ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Commonly known as 9223 Taft St., Merrillville, IN 46410
Parcel ID No. 45-12-29-452-003.000-030

AMOUNT \$ 25-
CASH _____ CHARGE _____
CHECK # 056774
OVERAGE _____
COPY _____
NON-COM _____
CLERK MB

E

Subject To: All unpaid real estate taxes and assessments, including Little Cal River Basin Assessments, Independence Hill Conservancy District Assessments, Storm Water Merrillville Assessments, Solid Waste and Clean Water Act Fees, and Ditch Assessments, if applicable, for 2016 payable in 2017, and for all real estate taxes and assessments, including Little Cal River Basin Assessments, Independence Hill Conservancy District Assessments, Storm Water Merrillville Assessments, Solid Waste and Clean Water Act Fees, and Ditch Assessments, if applicable, for all subsequent years.

Subject To: Terms, provisions and conditions contained in Lease by and between Merrill Point Center, LLC, Lessor, and TRC - Indiana, LLC, Lessee, dated November 20, 2012 as disclosed by a Memorandum of Lease recorded January 7, 2013 as document 2013-001108, and all rights thereunder of and all acts done and suffered thereunder of said lessee or any parties claiming by, through or under said lessee.

Subject To: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Twin Acres Phase 1, as recorded in Plat Book 87, Page(s) 72.

Subject To: Covenants, Conditions and Restrictions Agreement between Merrill Point Center, LLC and John F. Lewandowski and Sandra L. Lewandowski recorded February 7, 2001 as Instrument No. 2001-008710, subject to the terms and conditions therein.

Subject To: Ameritech Non-Exclusive Easement granted to Indiana Bell Telephone Company a/k/a Ameritech Indiana recorded April 23, 2001 as Instrument No. 2001-029576, subject to the terms and conditions therein.

Subject To: Easement for Underground Electrical Lines and Gas Mains granted to Northern Indiana Public Service Company recorded May 2, 2001 as Instrument No. 2001-032583, subject to the terms and conditions therein.

Subject To: Declaration of Covenants, Conditions and Restrictions dated February 15, 2002 and recorded March 6, 2002 as Instrument No. 2002-023010, subject to the terms and conditions therein, and Amendment dated April 25, 2003 and recorded April 30, 2003 as Instrument No. 2003-043121.

Subject To: Covenants, Conditions and Restrictions Agreement dated February 6, 2003 and recorded February 11, 2003 as Instrument No. 2003-015015, subject to the terms and conditions therein.

Subject To: Covenants, Conditions and Restrictions Agreement between Merrill Point Center, LLC and DG/Indiana, LLC dated December 5, 2005 and recorded January 27, 2006 as Instrument No. 2006-006537, subject to the terms and conditions therein.

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

Subject To: Covenants, Conditions and Restrictions Agreement by and between Merrill Point Center, LLC and Elliott Bay Healthcare Realty II LLC dated 8-15, 2017 and recorded 8-23, 2017 as Instrument Number 2017-058039

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

Grantee's Address/Main
Tax Bills To:

Document is NOT OFFICIAL!
This Document is the property of
Elliott Bay Healthcare Realty II LLC
the Lake County Recorder!
617 Eastlake Avenue East, Ste #205
Seattle, WA 98109

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 14 day of August, 2017.



MERRILL POINT CENTER, LLC, an Indiana limited liability company

By: [Signature]
Donald J. Weiss, Manager

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **Merrill Point Center, LLC by Donald J. Weiss, 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 14 day of August, 2017.

Karen Gard

Notary Public
Printed Name: *Karen Gard*

My Commission Expires:

11-05-22

County of Residence:

Lake

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

