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MICHAEL B. BROWN  
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE made this 25th day of September, 2017, by and between *Civic Properties, LLC*, (hereinafter referred to as "Grantor"), *SJX Holdings, LLC*, (hereinafter referred to as "Grantee"), (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in Lake County, State of Indiana to wit:

LOT 5 AND THE WEST 17 1/2 FEET OF LOT 6 IN BLOCK 6 IN DUNELAND PARK SUBDIVISION IN THE CITY OF GARY, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Parcel Number: 45-09-05-151-003.000-004  
Property Address: 6410 E 3<sup>rd</sup> Avenue, Gary, IN 46403

Grantee Tax Mailing Address: 127 N Broad Street, Griffith, IN 46319

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee against the lawful claims of all persons claiming by, through, under, or against none other.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Tax Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 127 N Broad Street, Griffith, IN 46319

IN WITNESS WHEREOF, Grantor has executed this deed this 25th day of September, 2017.

Grantors:  
Signature [Signature]

Printed Matthew Scheltens, Member

STATE OF INDIANA )

COUNTY OF LAKE )



Before me, a Notary Public for said County and State, personally appeared Matthew Scheltens, Member who acknowledged the execution of the foregoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 25<sup>th</sup> day of September, 2017.

My commission expires: 2-28-2024

[Signature]  
Notary Public

County of Residence LAKE

[Signature]  
Printed Name of Notary Public

This Instrument prepared by:  
Daniel Cavender, Member  
C & S Lake Region, LLC  
127 N Broad St  
Griffith, IN 46319

"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."

Prepared by: [Signature]

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER



OCT 19 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

042465

25. AM

CK#000563