

**Special Warranty Deed  
(Gift)**

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 083010

2017 DEC -7 AM 11:02

Grantee's Address  
and Send Subsequent tax  
Bills to:

MICHAEL B. BROWN  
RECORDER

5  
Crossroads Young Men's  
Christian Association, Inc.  
1450 S. Court Street  
Crown Point, IN 46307

*Above Space for Recorder's Use Only*

**Document is NOT OFFICIAL!**  
WITNESSETH, that **White/Peterman Properties, Inc.**, an Indiana corporation ("Grantor"), hereby CONVEYS to **Crossroads Young Men's Christian Association, Inc.**, an Indiana nonprofit corporation ("Grantee"), as a gift, all the following described real estate, situated in the County of Lake and State of Indiana, subject to the restrictions contained herein, known and described as follows, to wit (hereinafter referred to as the "Real Estate"): (*see legal description attached hereto as Exhibit (A)*)  
**This Document is the property of the Lake County Recorder!**

Grantor warrants to Grantee that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor, except as herein recited.

SUBJECT NONETHELESS TO: (a) covenants, conditions, restrictions and easements and other matters of record, including without limitation the Use Restrictions/Restrictive Covenant set forth in Grantor's vesting deed recorded in the Office of the Lake County Recorder of Deed as document number 2017 048742 on August 4, 2017; (b) all public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements not yet completed; (d) general taxes not yet due and payable as of the date of Closing and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2016 and thereafter; (e) zoning laws and regulations; (f) acts of Grantee; and (g) the use restrictions/restrictive covenants, including the right to recover attorneys' fees, contained herein.

USE RESTRICTIONS/RESTRICTIVE COVENANT:

The Real Estate shall not be used for any use other than soccer fields and related uses so long as either of Craig A. White, of Park City Utah or John M. Peterman of Crown Point, Indiana are living, unless expressly permitted by either Craig A. White or John M. Peterman. Further, Grantor reserves onto itself the right to name the soccer fields or other improvements on the Real Estate and from time to time to place signage and/or plaques upon the Real Estate and/or any improvements thereon to commemorate the naming. Grantor, Craig A. White or John M. Peterman may, by written consent, waive all or any part of the foregoing use restrictions/restrictive covenants. In the event Grantor, Craig A. White or John M. Peterman files a lawsuit to enforce said restrictions, said party shall be entitled, in addition to any other relief, the recovery of its reasonable attorneys' fees from the title holder of record. Said restrictions shall run with the land and be enforceable against the title holder of record.

Property Numbers: 45-16-17-300-004.000-042  
45-16-17-300-005.000-042  
45-16-17-300-019.000-042  
45-16-17-300-022.000-042

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

DEC 7 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

Address of Real Estate: 12420, 12410 and 12310 Marshall St., Crown Point, IN 46307

**032216** Page 1 of 5

25-  
CASA  
5

7<sup>th</sup> IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed (Gift) to be executed this day of December, 2017.

White/Peterman Properties, Inc.  
an Indiana Corporation

By: JW  
Jason Weisler, SVP

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE )

**Document is NOT OFFICIAL!**

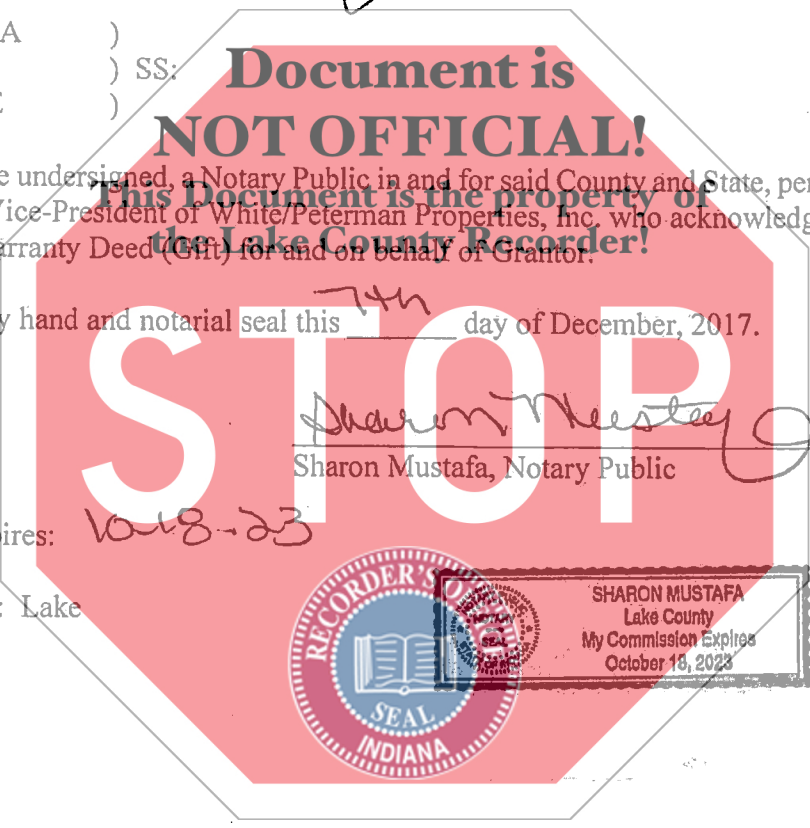
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jason Weisler, the Senior Vice-President of White/Peterman Properties, Inc, who acknowledged the execution of the foregoing Special Warranty Deed (Gift) for and on behalf of Grantor.

WITNESS my hand and notarial seal this 7<sup>th</sup> day of December, 2017.

Sharon Mustafa  
Sharon Mustafa, Notary Public

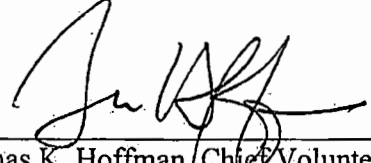
My Commission Expires: 10-18-23

County of Residence: Lake



ACCEPTANCE BY GRANTEE:

The undersigned, for and on behalf of the Grantee and by virtue of the authority granted by the Board of Directors of Grantee pursuant to a certain resolution dated October 26, 2017, hereby accepts the gift of the Real Estate from Grantor.



Thomas K. Hoffman, Chief Volunteer Officer and President


STATE OF INDIANA )

COUNTY OF LAKE )

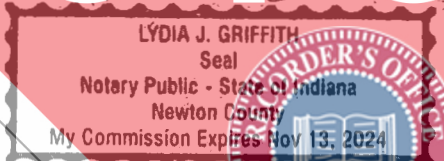
SS: **Document is NOT OFFICIAL!**

Before me, the undersigned, Notary Public in and for the State of Indiana, personally appeared Thomas K. Hoffman, Chief Volunteer Officer and President of Crossroads Young Men's Christian Association, Inc., who acknowledged the execution of the foregoing Acceptance by Grantee for and on behalf of Grantee.

WITNESS my hand and notarial seal this 7<sup>th</sup> day of December, 2017.

**STOP**  
  
<Notary Public>

My Commission Expires:



County of Residence:

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law, this document was prepared by Jason Weisler, 1000 E. 80th Place, Suite 700 North, Merrillville, IN 46410

**Mail recorded document to:**

Thomas K. Hoffman  
Attorney at Law  
2115 West Lincoln Highway  
Merrillville, IN 46410

**EXHIBIT A  
LEGAL DESCRIPTION**

For the premises commonly known as: 12420, 12410 and 12310 Marshall St.  
Crown Point, IN 46307

**PARCEL 1:**

The North half of the North half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana

**PARCEL 2:**

The South half of the North half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana

**PARCEL 3:**

The North 5 acres of the South half of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana

EXCEPTING THEREFROM THAT PART OF PARCEL 3 DESCRIBED BELOW AND DEEDED OUT IN CORPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. 2011 001174

**PARCEL 4:**

The South 15 Acres of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana

EXCEPTING THEREFROM THAT PART OF PARCELS 3 AND 4 DEEDED OUT IN CORPORATE WARRANTY DEED RECORDED AS DOCUMENT NO. 2011 001174 DESCRIBED AS FOLLOWING:

Part of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, in Lake County, Indiana, described as follows: Beginning at the Southwest corner of said Section 17; thence North 00 degrees 47 minutes 43 seconds West along the West line of said Section 17, a distance of 570.00 feet; thence North 89 degrees 20 minutes 25 seconds East parallel with the South line of said Section 17, a distance of 450.00 feet; thence South 00 degrees 47 minutes 43 seconds East parallel with the said West line, a distance of 530.00 feet to a point 40.00 feet North of the said South line; thence South 89 degrees 20 minutes 25 seconds West along a line parallel with and 40.00 feet North of the said South line a distance of 316.88 feet to a point on a curve concave to the Southeast and having a radius of 240.00 feet; thence Southwesterly along said curve an arc length of 140.56 feet (chord bearing South 72 degrees 33 minutes 42 seconds West, chord length of 138.56 feet); to a point on the said South line; thence South 89 degrees 20 minutes 25 seconds West along the South line, a distance of .036 feet to the point of beginning.

ALSO EXCEPTING THEREFROM THAT PART OF PARCEL 4 DEEDED OUT IN WARRANTY DEED RECORDED AS DOCUMENT NO. 2010 060086 DESCRIBED AS FOLLOWING:

Part of the Southwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, described as follows: commencing at the Southwest corner of said Section, thence North 89 degrees 20 minutes 25 seconds East along the South line of said Section, a distance of 663.33 feet to point of beginning; thence North 00 degrees 48 minutes 18 seconds West parallel with the East line of said Quarter Quarter, a distance of 496.95 feet; thence North 89 degrees 20 minutes 25 seconds East parallel with the South line of said Section, a distance of 664.14 feet to a point on the East line of said Quarter Quarter; thence South 00 degrees 48 minutes 18 seconds East along the said East line, a distance of 176.95 feet to the Northeast corner of St. Jude Addition to Lake County, Indiana, as recorded in Plat Book 76, Page 91 in the Office of the Recorder, Lake County, Indiana; thence South 89 degrees 20 minutes 25 seconds West along the North line of said St. Jude Addition and parallel with the South line of said Section, a distance of 430.00 feet to the Northwest corner of Lot 1 in said St. Jude Addition; thence South 00 degrees 48 minutes 18 seconds East along the West line of said Lot 1, a distance of 320.00 feet to the Southwest corner of said St. Jude Addition; thence South 89 degrees 20 minutes 25 seconds West along the South line of said Section, a distance of 234.14 feet to point of beginning, all in Lake County, Indiana

ALSO THAT PART OF PARCEL LYING WITHIN THE FOLLOWING:

St. Jude Addition to Lake County, Indiana, as recorded in Plat Book 76, Page 91 in the Office of the Recorder, Lake County, Indiana,

ALSO EXCEPTING THEREFROM THAT PART OF PARCEL 4 DEEDED OUT IN QUITCLAIM DEED RECORDED AS DOCUMENT NO. 2015 24735 AND RERECORDED AS DOCUMENT NO. 2015 55444 DESCRIBED AS FOLLOWING:

Part of the Southwest Quarter of the Southwest Quarter Section 17, Township 34 North, Range 8 West of the Second Principal Meridian, described as follows: Commencing at the Southwest corner of said Section 17; thence North 89 degrees 20 minutes 25 seconds East along the South line of said Section 17, a distance of 0.36 feet to the Point of Beginning; thence North 89 degrees 20 minutes 25 seconds East continuing along the South line of said Section 17, a distance of 449.64 feet; thence North 00 degrees 47 minutes 43 seconds West parallel with the West line of said Section 17, a distance of 40.00 feet; thence South 89 degrees 20 minutes 25 seconds West parallel with and 40 feet North of the said South line a distance of 319.88 feet to a point on a curve concave to the Southeast and having a radius of 240.00 feet; thence Southwesterly along said curve an arc length of 140.56 feet (chord bearing South 72 degrees 33 minutes 42 seconds West, chord length 138.56 feet) to the Point of Beginning.