

STATE OF INDIANA LAKE COUNTY FILED FOR RECORD

2019 APR 22 AM 10: 25

MICHAEL B. BROWN RECORDER

2019 023009

When recorded mail to: Gary Rane Sandra Rane 13433 South Chamonix Way Riverton, Utah 84065 RH219101

SPECIAL WARRANTY DEED

RNP-10, LLC, a Utah Limited Liability Company,

Grantor(s), of Utah County, Utah, for the sum of \$10 and other good and valuable consideration, hereby CONVEY(S) AND WARRANT (SCASTO CHE ACTS OF GRANTOR ONLY to:

Gary Rane and Sandra Rane, Trustees of The Gary and Sandra Rane Living Trust dated February 6, 2006,

This Document is the property of

Grantee(s), whose address is 13433 South Chamonix Way, Riverton, Utah 84065 an undivided 1.50015 percent interest (represents 3.72520% of RNP-10, LLC's original 40.27027% ownership) in and to the following described tract of land situated in Lake County, State of Indiana, together with all improvements and fixtures situated thereon:

PARCEL 1: Lot 7, except that part described as: Beginning at the Northwest corner of said Lot; thence Southerly on the West line of said Lot 7, a distance of 98.1 feet to the face of the wall of the existing brick building; thence Easterly at right angles along said face of the brick wall a distance of 24.42 feet; thence Northerly at right angles 0.7 feet; thence Easterly at right angles which is a line parallel to and 25 feet East of the West line of said Lot 7; a distance of 27.4 feet to the North line of said Lot 7; thence Westerly on said North line, 25.00 feet to the point of beginning, Block 3, Towle and Young's Addition in the City of Hammond, as shown in Plat Book 1, page 58 in Lake County, Indiana, and all of Lots 8 to 12 hath inclusive, Block 3, Towle and Young's Addition to the City of Hammond, as shown in Plat Book 1, page 58, in Lake County, Indiana AND the East half of the vacated alley lying West of and adjacent to Lot 7, as evidenced by Ordinance No. 9074, recorded October 21, 2010, as Document No. 2010 061536.

PARCEL 2: A part of the West half of Lot 7, Block 3 in Towle and Young's Addition, to the City of Hammond, as per plat thereof, recorded in Plat Book 1, page 58, in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Northwest corner of said Lot; thence Southerly on the West line of said Lot 7, a distance of 98.1 feet to the face of the wall of the existing brick building; thence Easterly at right angles along said face of the brick wall a distance of 24.42 feet; thence Northerly at right angles 0.7 feet; thence Easterly at right angles 0.58 feet, thence Northerly at right angles which is a line parallel to and 25 feet East of the West line of parallel 10.50 feet 10.50 feet to the North line of said Lot 7; thence Westerly on said North line, 25.00 feet 10.50 feet 10.50 feet point of beginning

FIDELITY NATIONAL TITLE COMPANY PA

FNW 1900 414 Wasatch land + title

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AND the East half of the vacated alley lying West of and adjacent to Lot 7, as evidenced by Ordinance No. 9074, recorded October 21, 2010, as Document No. 2010 061536.

Commonly known as 216-236 Douglas Street, Hammond, IN 46320.

Property No.: 45-02-36-332-006.000-023

SUBJECT TO easements, rights of way, restrictions, and reservations of record whether they be enforceable at law or in equity, governmental ordinances, zoning ordinances, and taxes for 2019 and subsequent years.

The warranty passing to Grantee hereunder's limited solely to those matters arising from acts of Grantor, its agents and representatives, occurring solely during the period of Grantor's ownership of the property described hereig.

The undersigned represents and certifies that he is the duly authorized Manager of Grantor and has been fully empowered and duly authorized by all necessary action to execute and deliver this Special Warranty Deed; that Grantor has full capacity to convey the property; and that all necessary action for making this conveyance has been taken or done.

Executed by Grantor this 19 day of February, 2019.

Ron Hirschi

Manager of RNP-10, LLC

STATE OF UTAH

COUNTY OF UTAH

This document was prepared by: Jens P. Nielson

On the 19 day of February, 2019, personally appeared Ron Hirschi as Manager of RNP-10, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names is/are subscribed to within this instrument and acknowledged to me that he/she/they executed the same in their authorized capacities, and that by their signatures on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

NOTARY SIGNATURE

ASHLEY SMITH

NOTARY PUBLIC-STATE OF UTAH

COMMISSION# 702241

COMM. EXP. 09-10-2022

Mail to: Gary Rane and Sandra Rane Grantee Tax Mailing Address: 13433 South Chamoinx Way Riverton, Utah 84065 2

"I allim, under the paralles for paring, that I have taken reasonable care to regard each Social Beauty number in this decument, unless required by test."

Jak Jun Des