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RECORDING REQUESTED BY
FIDELITY NATIONAL TITLE
AND WHEN RECORDED MAIL TO:
FIDELITY NATIONAL TITLE
ATTN: MICHELLE BURTON
1 E. WASHINGTON ST., SUITE 450
PHOENIX, AZ 85004

2019 037329

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019 JUN 21 AM 8:44

MICHAEL B. BROWN
RECORDER

Master Escrow: Z1929387
Escrow No.: Z1929389

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

AMOUNT \$ 25,000
CASH CHARGE
CHECK # 12253
OVERAGE
COPY
NON-CONF
DEPUTY MB

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

JUN 20 2019

JOHN E. PETALAS
LAKE COUNTY AUDITOR

041857

RETURN TO
Chicago Title
Closer: PE
File No. CTIN 1902559

THIS INSTRUMENT WAS PREPARED BY:
Rhonda M. Weaver, Esquire
McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108

AND SHOULD BE RETURNED TO:
Christopher P. Tessitore, Esquire
National Retail Properties, Inc.
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

Parcel No. 45-12-22-276-001.000-030
1335 East 79th Street, Merrillville, IN

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT **OBO VENTURES, INC.**, a Pennsylvania corporation, whose mailing address is 6295 Allentown Boulevard, Suite 1, Harrisburg, Pennsylvania. 17112, hereinafter referred to as "**Grantor**," for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash, and other good and valuable consideration to Grantor in hand paid by **NATIONAL RETAIL PROPERTIES, LP**, a Delaware limited partnership, whose mailing address is 450 South Orange Avenue, Suite 900, Orlando, Florida 32801, hereinafter referred to as "**Grantee**," has GRANTED, SOLD and CONVEYED, and by these presents does GRANT, SELL and CONVEY unto the said Grantee all that certain lot, tract, or parcel of land situated in Lake County, Indiana, more particularly described on **Exhibit A** attached hereto;

TOGETHER WITH all of the improvements, tenements, hereditaments, mineral rights and appurtenances belonging or in any way appertaining to such real property, and all of Grantor's right, title and interest in and to (i) any and all property lying in a bed of any street, road or avenue, open or proposed, in front of or adjoining such real property to the center line thereof, (ii) any strips and gores of land adjacent to, abutting or used in connection with such real property, mineral rights, and (iii) any easements and rights, if any, inuring to the benefit of such real property or to Grantor in connection therewith (the land and all of the foregoing being hereinafter referred to as the "**Property**");

PROVIDED, HOWEVER, that this conveyance is made and accepted subject to those matters of public record;

TO HAVE AND TO HOLD the Property, subject to the exceptions and reservation hereinafter stated, together with all and singular the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, Grantee's successors and assigns forever, and Grantor does hereby bind itself and its successors to Specially Warrant and Forever Defend all and singular the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming by, through or under the said Grantor but against no other subject, however, to all matters of public record.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

EXECUTED as of this 15 day of May, 2019 but effective as of the 31 day of May, 2019.

Signed, sealed and delivered
in the presence of:

OBO VENTURES, INC., a Pennsylvania
corporation

Name: [Signature]
Print Name: JOHN SWYGERT

By: [Signature]
Name: John Swygert
Title: Executive Vice President and COO

(CORPORATE SEAL)

Send Tax Statements To: National Retail Properties, LP, 450 South Orange Avenue, Suite 900, Orlando,
FL 32801

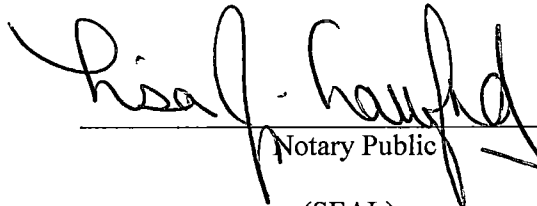
I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security
number in this document, unless required by law.

Signature: JOHN SWYGERT, EVP-COO, Printed Name: [Signature]

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF DAUPHIN :

On this, the 15th day of May, 2019, before me, a Notary Public, the undersigned officer, personally appeared John Swygert, who acknowledged himself to be the Executive Vice President and COO of OBO Ventures, Inc., a Pennsylvania corporation, and that he as such officer, being authorized to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such officer.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public
(SEAL)

My Commission Expires: 1-15-23

Commonwealth of Pennsylvania - Notary Seal
Lisa J. Crawford, Notary Public
Dauphin County
My commission expires January 15, 2023
Commission number 1032464
Member, Pennsylvania Association of Notaries

EXHIBIT A

Legal Description

Site #33, Store 9294, Lake County, IN
Street Address: 1355 E 79th Street, Merrillville, IN 46410
Parcel ID: 5-12-22-276-001.000-030

TRACT I:

Lot 4 in Cypress Equities Phase III, being an addition to the Town of Merrillville, as per plat thereof, recorded in Plat Book 90, page 33, in the Office of the Recorder of Lake County, Indiana, also being described as: That part of the Northeast Quarter of Section 22, Township 35 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 the West Half of said Northeast Quarter, said point being 150 feet West of the Northeast corner thereof; thence North 89 degrees 54 minutes 57 seconds West, assumed, (North 89 degrees 59 minutes 00 seconds West) 118.98 feet along said North line to a point 1,600.6 feet (1,600.54 feet) Westerly from the Northeast corner of said Northeast Quarter, said point also being on the Easterly boundary of Interstate Highway 65; thence South 10 degrees 55 minutes 35 seconds West (South 10 degrees 57 minutes 00 seconds West), 151.70 feet along said Easterly boundary to the Northwestern corner of a tract of land, 0.049 acres, more or less, described in Cause No. 45D04-9703-CP-00230 filed in Lake County, Indiana; thence South 16 degrees 17 minutes 43 seconds East (South 16 degrees 18 minutes 49 seconds East), 44.29 feet along the Northeasterly line of said tract of land to the Northeasterly corner thereof; thence South 10 degrees 58 minutes 06 seconds West (South 10 degrees 57 minutes 00 seconds West), 42.65 feet along the Easterly line of said tract of land to the Southeasterly corner thereof; thence South 09 degrees 39 minutes 48 seconds West (South 09 degrees 40 minutes 23 seconds West), 452.33 feet along the Easterly boundary of Parcel 2 of proposed Right-of-Way taking by I.N.D.O.T. Project No. IM- 65-8(133); thence South 90 degrees 00 minutes 00 seconds East, 672.00 feet; thence South 00 degrees 00 minutes 00 seconds East, 942.70 feet; thence Easterly 33.67 feet along a non-tangential curve concave Northerly, having a radius of 120.00 feet and a chord bearing North 81 degrees 57 minutes 43 seconds East, 33.56 to a point of tangency; thence North 73 degrees 55 minutes 27 seconds East, 34.45 feet to a point on the South line of 79th Avenue per Document No. 98019340; thence Easterly 85.24 feet along said Southerly right-of-way line, being a non-tangential curve concave Northerly, having a radius of 330.00 feet and a chord bearing South 68 degrees 03 minutes 42 seconds East, 85.01 feet to the Northeast corner of Lot 1 in the amended plat of Cypress Equities/Automation Subdivision Phase 1 per Document No. 99067680; thence South 00 degrees 12 minutes 40 seconds East, 12.19 feet along the East line of said Lot 1 to a point on the South right-of-way line of 79th Avenue; thence Westerly 13.04 feet along a non-tangential curve concave Southerly having a radius of 120.00 feet and a chord bearing South 85 degrees 48 minutes 07 seconds West, 13.03 feet to the point of beginning; thence continuing Westerly along said curve 18.36 feet, said continuation of curve having a chord bearing South 78 degrees 18 minutes 24 seconds West, 18.34 feet to a point of tangency; thence South 73 degrees 55 minutes 27 seconds West, 67.05 feet to a point of curvature; thence Westerly 50.50 feet

BEING the same premises which Toys "R" Us Property Company II, LLC, a Delaware limited liability company, by deed dated August 29, 2018 and recorded in the Lake County Recorder of Deeds Office as Instrument No. 2018069628, granted and conveyed unto OBO Ventures, Inc.

as Document No. 2001 048136.
Assumption of Easement (Babies 'R' Us), dated June 18, 2001 and recorded June 20, 2001
2001 and recorded June 19, 2001 as Document No. 2001 047656 and Partial Assignment and
047654, Partial Assignment and Assumption of Easement (AutoNation), dated June 18,
Easement Agreement, dated June 18, 2001 and recorded June 19, 2001 as Document No. 2001
2001 027823, as modified by First Amendment to Construction, Operation and Reciprocal
February 1, 2001 as Document No. 2001-007499 and re-recorded April 17, 2001 as Document No.
created under Construction, Operation and Reciprocal Easement Agreement, dated and recorded
Easements for Access, Drainage/Water Detention and Utilities for the benefit of TRACT I as

TRACT II:

Phase III.
per survey dated April 18, 2001, the above is to be known as proposed Lot 4, Cypress Equities
Merrillville, as per plat thereof, recorded in Plat Book 87, page 19, in Lake County, Indiana, which
amended plat, Cypress Equities/Autonation Subdivision, Phase 1, in addition to the Town of
to the Town of Merrillville, as per plat thereof, recorded in Plat Book 84, page 31, as amended by
point of beginning, being a part of Lot 1 in Cypress Equities/Autonation Subdivision, an Addition
thence North 00 degrees 12 minutes 40 seconds West 246.66 feet along said parallel line to the
East, 631.04 feet to a point on a line parallel to and 13.00 feet West of the East line of said Lot 1;
degrees 00 minutes 00 seconds West, 217.33 feet; thence North 90 degrees 00 minutes 00 seconds
and a chord bearing North 81 degrees 26 minutes 52 seconds West, 118.67 feet; thence South 00
Westly and Northly 170.58 feet along a curve concave Easterly, having a radius of 60.00 feet
degrees 33 minutes 08 seconds West, 29.70 feet to a point of reverse curvature; thence Southly;
along a curve concave Southeasterly, having a radius of 25.00 feet and a chord bearing South 53
00 minutes 00 seconds West, 356.65 feet to a point of curvature; thence Southwesterly 31.81 feet
degrees 57 minutes 43 seconds West, 50.34 feet to a point of tangency; thence North 90 degrees
along a curve concave Northly, having a radius of 180.00 feet and a chord bearing South 81