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RECORDED AS PRESENTED
MICHAEL B BROWN
RECORDER

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2019-072294

2019 October 23

8:49:33 AM

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, that Elliott Bay Healthcare Realty II LLC, a Delaware limited liability company, ("Grantor"), conveys and warrants to ARG DI51PCK001, LLC, a Delaware limited liability company ("Grantee"), for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate in Lake County, Indiana:

PART OF THE EAST HALF OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID SECTION AND 2431.5 FEET SOUTH OF THE NORTHEAST CORNER THEREOF, THENCE WEST PERPENDICULAR TO SAID EAST LINE 54 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 89°28'21" WEST, A DISTANCE OF 170.14 FEET; THENCE SOUTH 00°38'20" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 18°13'46" EAST, A DISTANCE OF 104.40 FEET THENCE NORTH 89°38'59" EAST, A DISTANCE OF 140.39 FEET; THENCE NORTH 00°24'43" WEST, A DISTANCE OF 219.87 FEET AND TO THE POINT OF BEGINNING, LAKE COUNTY, INDIANA.

CONTAINING: 36,126 SQ. FT., 0.829 AC. ACRES MORE OR LESS.

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

FIRST AM
NCS 97452406 21 2019

JOHN E. BETALAS
LAKE COUNTY AUDITOR



004025

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Limited Warranty Deed
Gary, IN
129044-0024/145741106.2

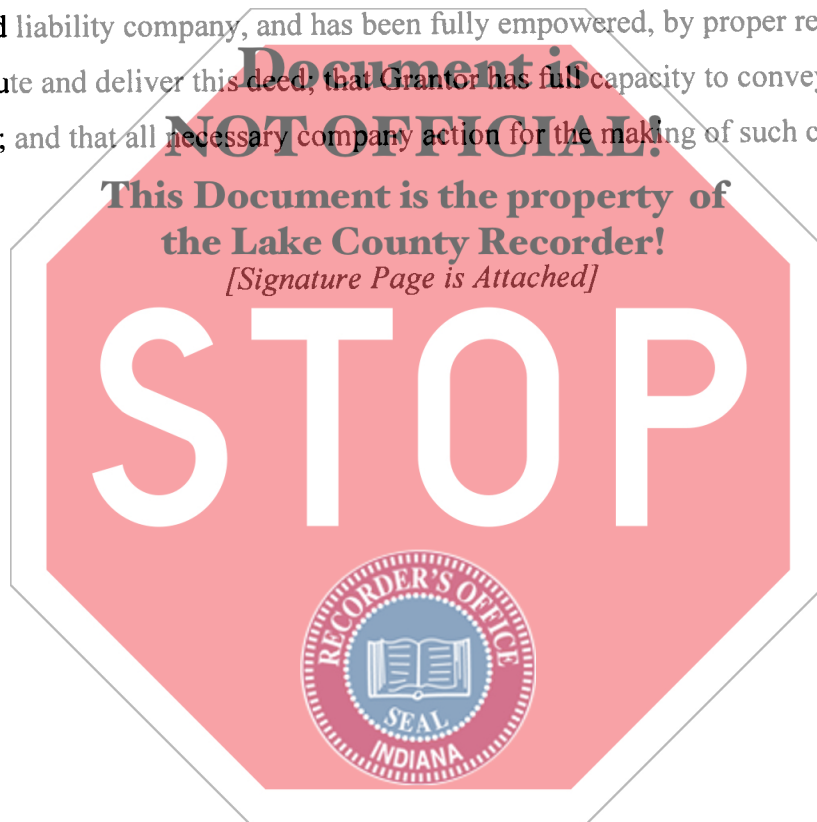
25.00
CK#: 1598161607
AR
E

Subject only to those Permitted Exceptions as reflected on Exhibit A, attached hereto and incorporated herein. The address of such real estate is commonly known as 3280 Grant Street, Gary, Indiana.

Tax Identification Number: 45-08-20-276-007.000-003

Grantor, as its limited warranty, warrants that the real estate is free of any encumbrance made or suffered by Grantor, subject to the Permitted Exceptions, and that Grantor and Grantor's successors shall warrant and forever defend the real estate, subject to the Permitted Exceptions, to Grantee and Grantee's successors and assigns against the lawful claims and demands of all persons claiming title to the real estate by, through or under Grantor, but not otherwise or against none other, subject to the Permitted Exceptions.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the duly named Chief Executive Officer of Elliott Bay Healthcare Realty II LLC, a Delaware limited liability company, and has been fully empowered, by proper resolution of the Grantor, to execute and deliver this deed; that Grantor has full capacity to convey and real estate described herein; and that all necessary company action for the making of such conveyance been taken and done.



Grantee's Address/Mail

Tax Bills to:

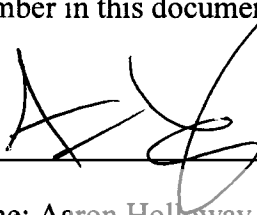
ARG DI51PCK001, LLC
c/o AR Global Investments, LLC
405 Park Avenue, 4th Floor
New York, NY 10022
Attn: Michael R. Anderson

This document prepared by:

Aaron Holloway
Perkins Coie LLP
1201 Third Avenue, Suite 4900
Seattle, WA 98101
Telephone: (206) 359-6035

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. Aaron Holloway

Signature: _____



Printed Name: Aaron Holloway



Signature Page

Limited Warranty Deed
Gary, IN
129044-0024/145741106.2

EXHIBIT A
Permitted Exceptions

1. Real Estate Taxes for the year(s) 2019, (payable 2020) are a lien but not yet due and payable.
3. Easement for electric and communication lines in favor of Northern Indiana Public Service Company and Illinois Bell Telephone Company dated October 23, 1957 and recorded November 27, 1957 in Miscellaneous Record 708, Page 5 as Document No. 68215.
4. Terms, conditions and provisions as contained in Cross Access Easement Agreement dated April 26, 2009 by and between Billy Davis, Jr. and Grant Buildings, L.L.C. recorded July 14, 2009 as Document No. 2009047888.
5. Survey prepared by Sekerez Land Surveying for American National, dated February 1, 2018, last revised March 2, 2018, under Job No. 20180113-1, shows the following:
 - (A) Concrete along Southern boundary of subject property crosses into subject property by and between 0.35' to 0.36'; ownership unknown;
 - (B) Fence at Southwest section of subject property crosses Western boundary by an undisclosed distance; ownership unknown;
 - (C) Parking space at Northwest section of subject property crosses into lands of others by an undisclosed distances;
 - (D) Fence and asphalt at Northwestern section of subject property crosses Western boundary by an undisclosed distance; ownership unknown;
 - (E) Lower level entrance at West section of subject building crosses into easement as noted in Document 68215 by an undisclosed distance;
 - (F) Canopy at Southeast section of subject building crosses into easement as noted in Document No. 2009047888 by and between 9.15 to 9.20 feet;
 - (G) Overhead power line at Southwest section of subject property is without benefit of easement.
6. Rights of the Public, the State of Indiana and the Municipality in and to that part of the land, if any, taken and used for road purposes, including utility rights of way.
7. The acreage stated in the legal description of the land is for description purposes only. The quantity of the land is not insured.
8. Existing unrecorded leases, if any, and rights of all parties claiming thereunder.

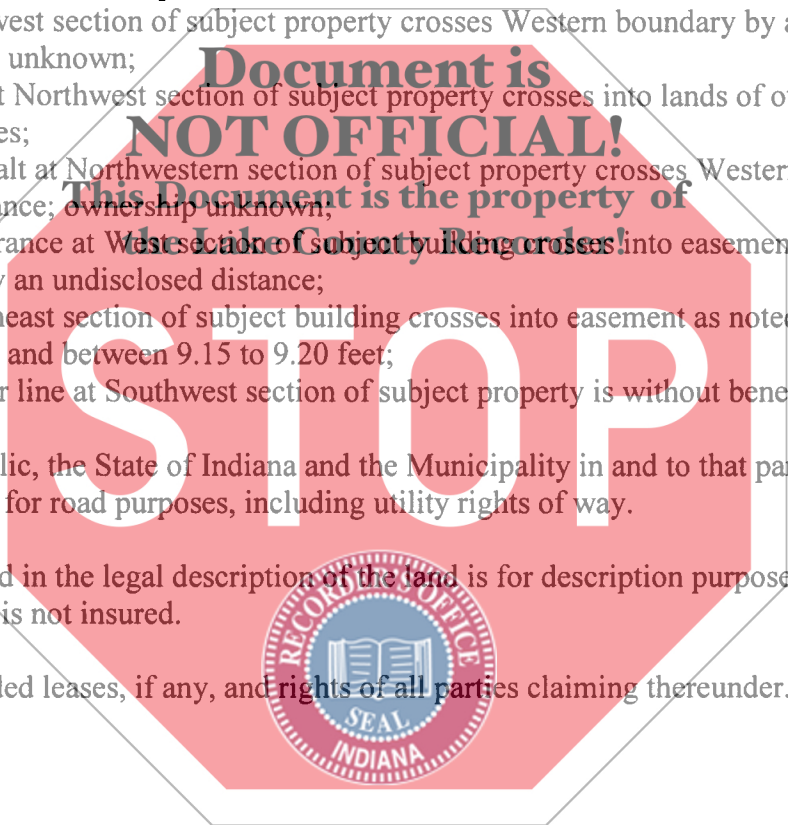


Exhibit A

Limited Warranty Deed
Gary, IN
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