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2020-017970

2020 Mar 17

8:40 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

Parcel # 45-11-20-229-005.000-036

When recorded return to:
Fidelity National Title - NCS DIV
Attn.: Patricia Perez
One East Washington Street Suite 450
Phoenix, AZ. 85004
602-343-7556

Master Escrow No.: Z1931754-KJV
-KJV

Escrow No.: Z1931763



DO NOT REMOVE THIS COVER SHEET IT IS NOW PART OF THE RECORDED DOCUMENT

RETURN TO
Chicago Title
Closer: AJ
File No. CDN 1912106

25 -
12877

E
AJ

**Document is
NOT OFFICIAL!**

THIS INSTRUMENT WAS PREPARED
BY AND SHOULD BE RETURNED TO:

Christopher P. Tessitore, Esquire
National Retail Properties, Inc.
450 S. Orange Avenue, Suite 900
Orlando, Florida 32801

**This Document is the property of
the Lake County Recorder!**

STOP

SPECIAL WARRANTY DEED

2500 Indianapolis Blvd., Schererville, IN 46375

KNOW ALL MEN BY THESE PRESENTS:

THAT **SEIDA PROPERTY MANAGEMENT LLC**, an Indiana limited liability company, whose mailing address is 14761 West 85th Court, Dyer, Indiana 46311, 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 described on **Exhibit B** attached hereto and made a part hereof by this reference for all purposes but not any other title matters;

DULY ENTERED FOR RECORD BY THIS OFFICE
FINAL ACCEPTANCE FOR TRANSFER

041440

MAR 16 2020

Service King; 2500 Indianapolis Blvd., Schererville, IN 46375
Special Warranty Deed; 6545.10

JOHN E. PETALAS
LAKE COUNTY AUDITOR

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 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 those matters described on **Exhibit B** hereto.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]



EXECUTED as of this 4th day of March, 2020.

Signed, sealed and delivered
in the presence of:

SEIDA PROPERTY MANAGEMENT LLC,
an Indiana limited liability company

Name: _____
Print Name: _____

By: *Laurence Seida*
Name: Laurence Seida
Its: Member

Name: _____
Print Name: _____

(CORPORATE SEAL)

STATE OF ILLINOIS
COUNTY OF COOK

**Document is
NOT OFFICIAL!**

This Document is the property of

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4th day of MARCH, 2020 by LAWRENCE SEIDA, as MEMBER of **SEIDA PROPERTY MANAGEMENT LLC**, an Indiana limited liability company, on behalf of the company. He/she is personally known to me or has produced D.L. as identification.

STOP

Dawn M. Marek
Notary Public - State of ILLINOIS
Print Name: DAWN M. MAREK
Commission Number: _____
Commission Expires: 3/25/23

(NOTARY SEAL)



*grantees address &
tax statements
should be sent to:
450 S. Orange Avenue,
#900
Orlando, FL 32801*

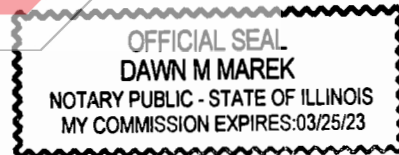


EXHIBIT A

Real Property

Lot 1 in Seida's Addition to the Town of Schererville, as per plat thereof recorded in Plat Book 79, Page 77, in the Office of the Recorder of Lake County, Indiana.

Street Address: 2500 Indianapolis Blvd., Schererville, IN 46375

PIN: 45-11-20-229-005.000-036



EXHIBIT B

1. Property taxes for the year 2019 due in 2020 and 2020 due in 2021 are a lien not yet due and payable.
2. Utility Easement granted to the Town of Schererville, in the person of its Utility Board of Trustees, dated July 26, 1993 and recorded July 27, 1993 as Instrument No. 93048649.
3. The following matters shown on the Plat of Seida's Addition to the Town of Shererville, IN recorded in Plat Book 79, Page 77 of the Lake County Records:
 - a. 20' ingress/egress and utility easement located along the North boundary of the subject property;
 - b. 10' drainage and utility easement located along the East boundary of the subject property;
 - c. 30' building setback line located along the West boundary of the subject property; and
 - d. 60' building setback line located along the East boundary of the subject property.

