

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

SPECIAL WARRANTY DEED

Effective as of this 30 day of September, 2021 (the "Effective Date"), for the consideration of Ten Dollars (\$10.00), and other valuable considerations, INDIANA HOLDINGS REAL ESTATE, LLC, an Indiana limited liability company ("Grantor"), hereby grants, bargains, sells and conveys to VEREIT Real Estate, L.P., a Delaware limited partnership ("Grantee"), the following described real property situated in Lake County, Indiana (the "Property"):

See legal description set forth in Exhibit A attached and incorporated by this reference, together with all improvements, buildings, structures and fixtures located thereon; all easements, if any, benefiting the Property; all rights, benefits, privileges and appurtenances pertaining to the Property, including any right, title and interest of Grantor in and to any property lying in or under the bed of any street, alley, road or right-of-way, open or proposed, abutting or adjacent to the Property; the strips, gaps or gores, if any, between the Property and abutting property; all water, water rights, oil, gas or other mineral interests in, on, under or above the Property owned by Grantor; and all rights and interests to receive any condemnation awards from any condemnation proceeding pertaining to the Property, sewer rights, water courses, wells, ditches and flumes located on or appurtenant to the Property.

SUBJECT TO any taxes and assessments not yet due and payable, any easements and restrictions of public record in effect as of the date of this Deed, any encroachments visible upon the Property, any matters that may be disclosed by an accurate survey of the Property, any mineral rights leased, granted or retained by prior owners, and any liens and encumbrances created by the acts of Grantee.

Grantor warrants the title to the Property against all acts of Grantor and any persons claiming by, through or under Grantor, but no other.

[SIGNATURE PAGE FOLLOWS]

FIRST AMERICAN TITLE

Special Warranty Deed
Take 5 - Merrillville, IN
4852-4599-9863.2

File No. 1077641N1

LAKE COUNTY, INDIANA, #021-52015, 11/2

NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized and empowered representative as of the Effective Date.

GRANTOR:

INDIANA HOLDINGS REAL ESTATE, LLC,
an Indiana limited liability company

By: 
Tom Chambasian
Manager

STATE OF WISCONSIN)
) ss:
COUNTY OF MILWAUKEE)

On this 28th day of September, 2021, before me, personally appeared Tom Chambasian, as Manager of INDIANA HOLDINGS REAL ESTATE, LLC, an Indiana limited liability company, on behalf of said company, who is personally known to me or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed it in such capacity and on behalf of said company.




Notary Public

My Commission Expires: is permanent

I affirm under the penalties for perjury that I have taken reasonable care to redact each Social Security Number in this Special Warranty Deed, unless required by law.



Heidi F. Wolford, Esq.

The foregoing Special Warranty Deed was prepared by:

Heidi F. Wolford, Esq.
Kutak Rock LLP
8601 N. Scottsdale Road, Suite 300
Scottsdale, Arizona 85253
(480) 429-5000

**RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:**
VEREIT Real Estate, L.P.
c/o VEREIT, Inc.
2325 E. Camelback Road, 9th Floor
Phoenix, AZ 85016
Attn: Legal Department – Real Estate

ADDRESS FOR TAX BILLS:
Take 5 Properties SPV LLC
440 S. Church Street, Suite 700
Charlotte, NC 28202

NOT AN OFFICIAL DOCUMENT

LAKE COUNTY, INDIANA, #021-55205, 1

EXHIBIT A LEGAL DESCRIPTION

Real property in the City of Merrillville, County of Lake, State of Indiana, described as follows:

PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 35 NORTH, RANGE 8, WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE TOWN OF MERRILLVILLE, LAKE COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1097.56 FEET SOUTH OF THE NORTHEAST CORNER OF SAID 1/4 1/4 SECTION ON THE EAST LINE OF SAID SECTION; THENCE WEST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 1/4 SECTION, 285 FEET; THENCE SOUTH, PARALLEL WITH THE EAST LINE OF SAID 1/4 1/4 SECTION, 225.35 FEET; THENCE EAST, PARALLEL WITH THE NORTH LINE OF SAID 1/4 1/4 SECTION, TO THE EAST LINE THEREOF; THENCE NORTH, ALONG THE EAST LINE THEREOF, 225.35 FEET TO THE POINT OF BEGINNING, EXCEPT THE NORTH 100 FEET THEREOF AND EXCEPT THE WEST 10 FEET OF THE EAST 50 FEET THEREOF.