

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

# 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.

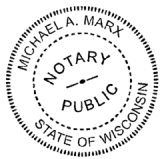
**GRANTOR:**


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

EXHIBIT A  
LEGAL DESCRIPTION

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

PARCEL 1:

A PARCEL OF LAND BEING A PART OF THE SOUTH 572.70 FEET OF THE WEST 54 ACRES OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, LYING SOUTH OF BEAVER DAM DITCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32;  
THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST 197.34 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32 TO AN INTERSECTION POINT OF SAID SOUTH LINE WITH THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO & ERIE RAILROAD (NOW ABANDONED), SAID INTERSECTION POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST 294.38 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 5 DEGREES 00 MINUTES 40.5 SECONDS WEST 202.25 FEET; THENCE SOUTH 84 DEGREES 59 MINUTES 19.5 SECONDS WEST 371.41 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID CHICAGO & ERIE RAILROAD; THENCE SOUTH 29 DEGREES 11 MINUTES 04 SECONDS EAST 191.31 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND BEING A PART OF THE SOUTH 572.70 FEET OF THE WEST 54 ACRES OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, LYING SOUTH OF BEAVER DAM DITCH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32;

THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST 89.32 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32 TO AN INTERSECTION POINT (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #55) WITH A 5,777.90 FOOT NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 87 DEGREES 01 MINUTES 00 SECONDS WEST; SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE NORTHERLY ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD #55 A DISTANCE OF 164.39 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 37 MINUTES 48 SECONDS; THENCE NORTH 84 DEGREES 59 MINUTES 19.5 SECONDS EAST 25.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO & ERIE RAILROAD (NOW ABANDONED); THENCE SOUTH 29 DEGREES 11 MINUTES 04 SECONDS EAST 191.31 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE NORTH 89 DEGREES 36 MINUTES 29 SECONDS WEST 108.02 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32 TO THE POINT OF BEGINNING.

PARCEL 3:

EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 FOR INGRESS AND EGRESS, OVER, UPON AND ACROSS THE FOLLOWING, HAVING BEEN CREATED BY A CERTAIN GRANT OF EASEMENT FROM CROWN POINT PONDEROSA, AN INDIANA LIMITED PARTNERSHIP TO VENTURE PROPERTIES, INC., AN INDIANA CORPORATION DATED DECEMBER 20, 1989 AND RECORDED JANUARY 25, 1990 AS DOCUMENT NO. 080976.

A PARCEL OF LAND BEING A PART OF THE SOUTH 572.70 FEET OF THE WEST 54 ACRES OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, IN THE CITY OF CROWN POINT, LAKE COUNTY, INDIANA, LYING SOUTH OF BEAVER DAM DITCH, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 36 MINUTES 29 SECONDS EAST 89.32 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 32 TO AN INTERSECTION POINT (SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #55) WITH A 5,777.90 FOOT NON-TANGENT CURVE, THE CENTER OF WHICH BEARS SOUTH 87 DEGREES 01 MINUTES 00 SECONDS WEST; THENCE NORTHERLY ON THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD #55 A DISTANCE OF 164.39 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 37 MINUTES 48 SECONDS TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY 40.10 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0 DEGREES 23 MINUTES 52 SECONDS; THENCE NORTH 5 DEGREES 00 MINUTES 40.5 SECONDS WEST 6.40 FEET; THENCE NORTH 84 DEGREES 59 MINUTES 19.5 SECONDS EAST 75.0 FEET; THENCE SOUTH 5 DEGREES 00 MINUTES 40.5 SECONDS EAST 46.51 FEET; THENCE SOUTH 84 DEGREES 59 MINUTES 19.5 SECONDS WEST 75.14 FEET TO THE POINT OF BEGINNING.