

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 08 2021 cR

JOHN E. PETALAS
LAKE COUNTY AUDITOR

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF INDIANA
COUNTY OF LAKE

§
§ KNOW ALL MEN BY THESE PRESENTS:
§

THAT **MERRILLVILLE INDUSTRIAL LLC**, an Illinois limited liability company ("Grantor"), for and in consideration of the sum of \$10.00 cash in hand paid by **SALTILLO INVESTMENTS LLC SERIES 86TH PLACE MERRILLVILLE**, a separate series of **Saltillo Investments LLC**, an Illinois limited liability company with a mailing address of 17808 Talbot Road, Edmonds, Washington 98026 ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Grantor, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto Grantee, that certain real property situated in Lake County, Indiana described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "Land"), together with all of Grantor's right, title and interest in and to the rights, easements and interests appurtenant thereto and the building and other improvements owned by Grantor located on the Land (collectively, the "Property").

This conveyance is made by Grantor and accepted by Grantee subject to any easements, restrictions, and other matters described in **Exhibit B** attached hereto and incorporated herein by reference (collectively, the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, together with, all and singular, the rights and appurtenances thereto in anywise belonging, to Grantee and Grantee's successors and assigns forever; and subject only to the Permitted Exceptions, Grantor does hereby bind Grantor and Grantor's successors and assigns to warrant and forever defend, all and singular, the Property unto the Grantee and Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

[Remainder of page left blank; Signature page follows]

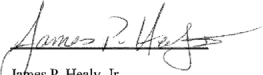
Send tax statements to and
Grantee's mailing address is:

Saltito Investments LLC
c/o Kite Business LP
17808 Talbot Road
Edmonds, Washington 98026
Attn: Matthew Kite

This instrument was prepared by:

James P. Healey, Jr.
Brotschul Potts LLC
30 N. LaSalle Street, Suite 1402
Chicago, IL 60602

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



James P. Healey, Jr.

Property of Lake County Recorder

EXHIBIT A
to Special Warranty Deed

Description of Property

Situated in the County of Lake, State of Indiana, and is described as follows:

LOT 1-1 IN SEVENTH RESUBDIVISION OF PART OF LOT 1, SOUTHLAKE INDUSTRIAL PARK, AS SHOWN IN PLAT BOOK 61, PAGE 53, IN THE OFFICE OF THE RECORDER, LAKE COUNTY, INDIANA.

Commonly known as: **1402-54E 86th Place, Merrillville, Indiana**

Tax Parcel No.: 45-12-27-228-010.000-030

Property of Lake County Recorder

EXHIBIT B
to Special Warranty Deed

Permitted Exceptions

- TAXES AND ASSESSMENTS NOT DUE AS OF THE DATE HEREOF.
- ALL ITEMS AND MATTERS ARISING OUT OF THE ACTS OR OMISSIONS OF GRANTEE, ITS AFFILIATES AND GRANTEE'S AND ITS AFFILIATES' RESPECTIVE CONTRACTORS, AGENTS AND REPRESENTATIVES.
- TERMS, PROVISIONS AND CONDITIONS CONTAINED IN RESOLUTION NO. 05-01, RESOLUTION OF THE TOWN OF MERRILLVILLE REDEVELOPMENT COMMISSION AMENDING A PRIOR RESOLUTION OF THE COMMISSION DECLARING THE TOWN OF MERRILLVILLE ECONOMIC DEVELOPMENT AREA NO. 2 AND AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR SAID AREA, RECORDED DECEMBER 19, 2005 AS DOCUMENT NO. 2005-110768.
- BUILDING LINE AFFECTING THE SOUTH 50 FEET OF THE LAND, AS SHOWN ON THE RECORDED PLAT OF SAID SUBDIVISION, PLAT BOOK 61, PAGE 53.
- EASEMENT FOR UTILITIES AFFECTING THE SOUTH 10 FEET AS SHOWN ON RECORDED PLAT OF SUBDIVISION, PLAT BOOK 61, PAGE 53.
- EASEMENT FOR UTILITIES AND DRAINAGE AFFECTING THE NORTH 25 FEET AND THE WEST 15 FEET AS SHOWN ON RECORDED PLAT OF SAID SUBDIVISION, PLAT BOOK 61, PAGE 53.
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF SEVENTH RESUBDIVISION OF PART OF LOT 1, SOUTHLAKE INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 61, PAGE(S) 53, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C).
- EXISTING UNRECORDED LEASES WITH THE TENANTS HEREINAFTER LISTED AND RIGHTS THEREOF AND OF ALL OTHER PARTIES CLAIMING THEREUNDER – *THE REEDEN COMPANY LLC; PARKER-HANNIFIN; WARNER ENTERPRISES; OFFICE SERVICES, INC.; ALT & WITZIG ENGINEERING, INC.; TRONICS; GREENIX HOLDINGS LLC; AND NW1 MOBILITY, INC.*
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE PROPERTY THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE PROPERTY OR A PHYSICAL INSPECTION THEREOF.
- LOCAL, STATE AND FEDERAL LAWS, ORDINANCES, RULES AND REGULATIONS, INCLUDING, BUT NOT LIMITED TO, ZONING ORDINANCES.