

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Nov 12 2021 VH

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

## SPECIAL WARRANTY DEED

**VIEW OUTDOOR ADVERTISING, LLC**, an Indiana limited liability company, having an address of 9800 Connecticut Dr., Suite A1-100, Crown Point, Indiana 46307 (the "**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to Grantor by **TLC PROPERTIES, INC.**, a Louisiana corporation, whose principal office and mailing address is 5321 Corporate Boulevard, Baton Rouge, Louisiana 70808 ("**Grantee**"), the receipt and sufficiency of which are hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, CONVEYS, ASSIGNS and DELIVERS to Grantee the land described in Exhibit A attached hereto and made a part hereof, together with all Grantor's right title and interest, if any, in all: (a) buildings, improvements, facilities, and standing timber thereon and all rights and appurtenances pertaining thereto, (b) rights, ways, privileges, licenses, and easements thereunto appertaining, including, without limitation, any right, title, and interest of Grantor in and to adjacent streets, alleys, or rights-of-way, whether open or proposed, and any strips or gores between the above-described land and adjacent land, and any land lying in or under the bed of any creek, stream or waterway, in, or across, abutting or adjacent to the above-described land, (c) all minerals and mineral rights of every kind and nature on, in or under the land, if any, and (d) rights, claims, and causes of action of any kind or character whatsoever pertaining to said land, whether real or personal in nature, current, future, contingent, known or unknown, foreseen or unforeseen (collectively, the "**Property**").

TO HAVE AND TO HOLD the herein described Property, together with all and singular the rights and appurtenances thereto in anyway belonging unto Grantee, its successors and assigns, forever, and Grantor does hereby bind itself to warrant and forever defend all and singular the said premises unto Grantee against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject however to the Permitted Exceptions as said term is defined in that certain Asset Purchase Agreement dated September 21, 2021 by and between Grantor and an affiliate of Grantee.

*[Signature on following page]*

No Sales Disclosure Needed  
Nov 12 2021  
By: FGR  
Office of the Lake County Assessor

IN WITNESS WHEREOF, Grantor has executed this instrument to be effective as of the 10th day of October, 2021.

VIEW OUTDOOR ADVERTISING, LLC

By: [Signature]  
Pete Schroeder, President

ACKNOWLEDGMENT

STATE OF INDIANA )  
                                  ) SS:  
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PETE SCHROEDER, President of View Outdoor Advertising, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of Grantor and who, having been duly sworn.

WITNESS my hand and notarial seal this 9 November day of October, 2021.

[Signature]  
Notary Public

Printed Name: SHARON MUSTAFA

County of Residence: Lake



**RECORDING REQUESTED BY AND  
UPON RECORDATION RETURN TO**

Kean Miller LLP  
11 City Plaza  
400 Convention Street, Suite 700  
Baton Rouge, LA 70802  
Attn: Pam Martin

**GRANTEE'S ADDRESS/  
MAIL TAX BILLS TO:**

TLC Properties, Inc.  
5321 Corporate Blvd  
Baton Rouge, LA 70808

*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 and this document was prepared by Pam Martin, Kean Miller LLP, 400 Convention Street, Suite 700 Baton Rouge, LA 70802.*

Exhibit A  
To Special Warranty Deed

LEGAL DESCRIPTION

LOTS 1 AND 2, BLOCK 3 SEXTON ADDITION TO EAST GARY, IN THE CITY OF LAKE STATION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 14 PAGE 17, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PIN: 45-09-17-202-025.000-021

Address: 2100 Newton Street, Lake Station, Lake County, Indiana 46405