

NOT AN OFFICIAL DOCUMENT

Part of Tax Parcel No. 45-07-17-401-033.000-023

Prepared By:

Lindsey C. Lund
2500 E. Kearney
Springfield, MO 65898

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 30 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

When Recorded, Return To:

Sosin, Arnold & Schoenbeck, Ltd.
9501 W. 144th Place, Suite 205
Orland Park, IL 60642
Attention: George Arnold

2022-513423
03/30/2022 10:40 AM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Mail All Future Tax Bills To:

Encore CW, LLC
12137 W. 159th Street
Homer Glen, IL 60491

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, CABELA'S WHOLESALE, L.L.C., a Nebraska limited liability company, with an address of 2500 E. Kearney Street, Springfield, Missouri 65898 ("**Grantor**"), hereby conveys and warrants to ENCORE CW, LLC, a Delaware limited liability company, with a mailing address of 12137 W. 159th Street, Homer Glen, Illinois 60491 ("**Grantee**"), all right, title, and interest of Grantor in and to the real property located in Lake County, Hammond, Indiana and described on **Exhibit A** attached hereto and by this reference made a part hereof (the "**Property**"), together with (a) all improvements located thereon, including, but not limited to, irrigation ditches, gates, valves, pumps, tanks, and wells; (b) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights; (c) all oil, gas, and mineral rights not previously reserved; and (d) any other rights or privileges appurtenant to the Property or used in connection therewith;

SUBJECT ONLY TO such matters that an accurate survey or physical inspection of the Property would disclose; current taxes and other assessments; and all easements, encumbrances, liens, covenants, restrictions, obligations, and liabilities of record as of the date hereof.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of Grantor and none other, subject to the matters set forth above. Furthermore, Grantor hereby assigns, transfers, and conveys to Grantee any and all rights, remedies, and warranties acquired by Grantor from Grantor's predecessors in title. Notwithstanding anything herein to the contrary, all warranties under this deed are limited to matters or claims of persons claiming by, through, or under Grantor.

Title Services Provided by



Fidelity National Title
Insurance Company

4111 Executive Parkway
Suite 304
Westerville, Ohio 43081-3862

phone: 614.865.1562
toll free: 800.334.3385
fax: 614.865.1565

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AND GRANTOR FURTHER RELEASES AND QUITCLAIMS to Grantee any rights of Grantor in or to any adjoining strips or gores of property and any land lying within any adjoining street, highway, or waterway.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Property of Lake County Recorder

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EXHIBIT A
Legal Description

Lot 2 in the Resubdivision of Block 2 Cabela's Gateway Addition to the City of Hammond, Indiana as per plat thereof, recorded July 9, 2021 in Plat Book 114, Page 53, as Instrument No. 2021-046041, in the Office of the Recorder of Lake County, Indiana.

Property of Lake County Recorder