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. 144<sup>th</sup> Place, Suite 205 Orland Park, IL 60642 Attention: George Arnold

Mail All Future Tax Bills To:

Encore CW, LLC 12137 W. 159<sup>th</sup> Street Homer Glen, IL 60491 2022-513423 03/30/2022 10:40 AM TOTAL FEES: 25.00 BY: SP STATE OF INDIANA LAKE COUNTY FILED FOR RECORD GINA PIMENTEL RECORDER

#### SPECIAL WARRANTY DEED

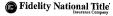
PG #: 4

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



4111 Executive Parkway Suite 304 Westerville, Ohio 43081-3862 phone: 614.865.1562 toll free: 800.334.3385 fax: 614.865.1565

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]



IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this  $\frac{1}{2}$  day of March, 2022.

CABELA'S WHOLESALE, L.L.C., a Nebraska limited liability company

By:
Name: Kevin Maliszewski
Its: CFO/CAO

STATE OF MISSOURI

COUNTY OF GREENE

I, Tanny L. Cameron, a notary public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT KEYIN Maliazewa ki

<u>realers</u> of Cabela's Wholesale, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing SPECIAL WARRANTY DEED, appeared before me this day in person and acknowledged that he signed and delivered the said document on behalf of the limited liability company and as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and seal, this 21 st day of March, 2022.

TAMMY L. CAMERON
Notary Public – Notary Seal
STATE OF MISSOUR!
Greene County
My Commission Expires Aug. 5, 2024
Commission Expires Aug. 5, 2024

NOTARY PUBLIC

#### ACKNOWLEDGEMENT

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. /s/Lindsey C. Lund

### 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.

