

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 02 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-531816
08/02/2022 03:28 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 5

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH that **SOUTHLAKE PROPERTIES, LLC**, an Indiana limited liability company, conveys and warrants to **ACP TG MERR LLC**, a Texas limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

See Exhibit "A" attached hereto and made a part hereof.

Commonly known as: 9171 Louisiana St., Merrillville, IN 46410; 1350 E. 93rd Approx. Ave., Merrillville, IN 46410; 1400 E. 93rd Ave., Merrillville, IN 46410; and a part of 9200 Louisiana Approx. St., Merrillville, IN 46410

Parcel ID Nos.: 45-12-27-477-010.000-030; 45-12-27-476-008.000-030; 45-12-27-477-011.000-030; and 45-12-27-476-006.000-030
part of

Subject To: All unpaid real estate taxes and assessments, Storm Water assessments, Merrillville Conservancy District assessments and Little Calumet River Basin assessments for 2022 payable in 2023, and for all real estate taxes and assessments, Storm Water assessments, Merrillville Conservancy District assessments and Little Calumet River Basin assessments for all subsequent years.

Subject To: All encroachments, easements, liens, encumbrances, covenants, and restrictions of record.

Subject To: Terms and provisions of Drainage Easement Agreement set out in an instrument by and between Gainer Bank as Trustee under Trust No. 5911 dated June 28, 1979 and Panel Processing, Inc. a Michigan Corporation dated July 11, 1991 and recorded August 6, 1991 in Instrument Number 91039913 in the Office of the Recorder of Lake County, Indiana.

Subject To: Right of Way granted to Panel Processing by Gainer Bank as Trustee under Trust No. 5911 dated June 28, 1979 in an instrument dated July 29, 1991 and recorded August 7, 1991 as Instrument No. 91039914 in the Office of the Recorder of Lake County, Indiana.

Subject To: 50 foot Building setback lines, 10 foot Utility Easements, 5 foot No Access Easement, 60 foot Roadway Easement and 50 foot setback lines as evidenced on the recorded Plat recorded in Plat Book 65 page 49 in the Office of the Recorder of Lake County, Indiana.

22-1117

HOLD FOR MERIDIAN TITLE CORP

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Subject To: Tenants occupying the property pursuant to written leases.

Grantor limits the warranties contained in this Deed to the acts of the Grantor only.

Grantee's Address/Mail

Tax Bills To:

ACP TG MERR LLC
2727 Lyndon B. Johnson Fwy.
Suite 600
Dallas, Texas 75234

The undersigned person executing this Deed on behalf of Grantor represents and certifies that he is the duly authorized agent of Grantor and has been empowered by proper resolution of the Company to execute and deliver this Deed; that Grantor has full legal capacity to convey the real estate described herein; and that all necessary Company action for making such conveyance has been taken and done.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 28th day of July, 2022.

SOUTHLAKE PROPERTIES, LLC, an Indiana limited liability company

By: *James Sohacki*
JAMES SOHACKI, Manager

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, personally appeared **SOUTHLAKE PROPERTIES, LLC**, an Indiana limited liability company, by **James Sohacki**, Manager, who acknowledged the execution of the foregoing Deed for and on behalf of said Company and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS my hand and Notarial Seal this 28th day of July, 2022.

Richard E. Anderson
Richard E. Anderson, Notary Public

My Commission Expires: September 24, 2022

County of Residence: Porter



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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/ Richard E. Anderson

This instrument prepared by:

Richard E. Anderson, #2408-45
Anderson & Anderson, P.C.
9211 Broadway
Merrillville, IN 46410
(219) 769-1892

Property of Lake County Recorder

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LEGAL DESCRIPTION

EXHIBIT "A"

The land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

Lots 3, 5, 6 and 7 in Southwest Industrial Park, as per plat thereof, recorded in Plat Book 65, Page 49 in the Office of the Recorder of Lake County, Indiana.

EXCEPT:

That part of Lot 3 in Southwest Industrial Park as shown in Plat Book 65, Page 49 in the Office of the Recorder of Lake County, Indiana, being that 1.29 acre parcel surveyed by Kenneth Gembala, Indiana Professional Surveyor No. S0568 on August 11, 2020 as Abonmarche Consultants, Job Number 20-0998 and more particularly described as beginning at the Northwest corner of said Lot 3; thence South 01° 28' 30" East along the West line of said Lot 3, a distance of 268.71 feet to the Southwest corner of said Lot 3 (basis of bearings is Indiana West State Plane Coordinates); thence South 47° 23" East along the South line of said Lot 3, a distance of 205.5 feet to a point on the East line of a retention pond easement as shown on said recorded plat of Lot 3; thence North 00° 10' 10" West, along said East easement line, 270.01 feet, thence South 89° 49' 50" West along the North line of said Lot 3, a distance of 21161 feet to the Point of Beginning, all in the County of Lake, State of Indiana.

ALSO EXCEPT:

The Northerly 84.77 feet plus or minus, leaving Lot 3 to be the South 185.526 feet of the East 174.83 feet.

ALSO EXCEPT:

Part of Lot 5, Southwest Industrial Park, as shown in Plat Book 65, Page 49 in the Office of the Recorder of Lake County, Indiana, bounded and described as follows: Beginning at the Northwest corner of said Lot 5; thence on an assumed bearing of North 90° 00' 00" East, a distance of 73.129 meters (239.92 feet) along the North line of said Lot 5 to West line of Louisiana Street; thence the following 2 courses along the West line of Louisiana Street (1) Southwesterly 7.573 meters (24.85 feet) along an arc to the right and having a radius of 9.144 meters (30 feet) and subtended by a long chord having a bearing of South 24° 05' 11" West and a length of 7.358 meters (24.14 feet); (2) Southwesterly 12.752 meters (41.84 feet) along an arc to the left and having a radius of 18.288 meters (60 feet) and subtended by a long chord having a bearing of South 27° 49' 59" West and a length of 12.495 meters (41 feet); thence South 00° 00' 00" West, a distance of 7.047 meters (23.12 feet); thence Southwesterly 27.714 meters (90.93 feet) along an arc to the left and having a radius of 28.000 meters (91.86 feet) and subtended by a long chord having a bearing of South 61° 38' 40" West and a length of 26.567 meters (87.26 feet); thence Southwesterly 18.272 meters (59.95 feet) along an arc to the right and having a radius of 18.460 meters (60.56 feet) and subtended by a long chord having a bearing of South 61° 38' 40" West and a length of 17.535 meters (57.53 feet); thence South 90° 00' 00" West, a distance of 10.558 meters (34.97 feet); thence South 00° 13' 20" East, a distance of 72.525 meters to the South line of said Lot 5; thence South 00° 00' 00" West along said South line, a distance of 7.600 meters (24.93 feet) to the West line of said Lot 5; thence North 00° 13' 20" West, a distance of 111.252 meters (365 feet) along said West line to the Point of Beginning.

