

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 13 2023 GM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

2023-507382
03/13/2023 03:24 PM
TOTAL FEES: 25.00
BY: SP
PG #: 4

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Parcel#45-13-06-253-026.000-018

LIMITED WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT **KIRBY MANOR, L.P.**, an Ohio limited partnership ("Grantor"), BARGAINS, SELLS AND CONVEYS to **GLICK KIRBY MANOR, LLC**, an Indiana limited liability company ("Grantee"), for no consideration, the receipt of which is hereby acknowledged, the real estate located in Lake County, State of Indiana, which is more particularly described in Exhibit A attached hereto and made a part hereof (the "Real Estate").

Grantor, as its sole warranty herein, specially warrants to Grantee, and to Grantee's successor and assigns, that Grantor will forever defend title to the Real Estate against those claims, and only those claims, of all persons who shall claim title to or assert claims affecting the title to the Real Estate, or any part thereof, under, by or through, or based upon the acts of Grantor, but not otherwise, subject to the Permitted Exceptions set forth on Exhibit B attached hereto and incorporated herein.

The undersigned person executing this Limited Warranty Deed on behalf of the Grantor represents and certifies that he is a duly elected officer of Grantor and has been fully empowered, by proper partnership actions, to execute and deliver this Limited Warranty Deed; that the Grantor has full capacity to convey the real estate described herein; and that all necessary action for the making of such conveyance has been taken and done.

[SIGNATURE PAGE TO FOLLOW]


No Sales Disclosure Needed
Mar 13 2023
By: FGR
Office of the Lake County Assessor

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IN WITNESS WHEREOF, Grantor caused this Limited Warranty Deed to be executed effective this 10th day of March, 2023.

KIRBY MANOR, L.P., an Ohio limited partnership

By: Hobart Leased Housing Associates I, LLC, a
Minnesota limited liability company, its
General Partner

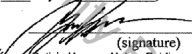
By: 
Mark S. Moorhouse, Vice President

STATE OF Arizona)
COUNTY OF Maricopa) SS:

Before me, a Notary Public in and for said County and State, personally appeared Mark S. Moorhouse, Vice President of Hobart Leased Housing Associates I, LLC, a Minnesota limited liability company, a Minnesota limited liability company, the General Partner of Kirby Manor, L.P., an Ohio limited partnership, who acknowledged execution of the foregoing deed as such officer acting for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 7th day of March, 2023.




(signature)
Retivia Hooper, Notary Public
(printed name) Public

My Commission Expires:
12/8/2025

County of Residence:
Maricopa

SEND TAX STATEMENTS TO AND
GRANTEE'S MAILING ADDRESS IS:

Glick Kirby Manor, LLC
c/o 8801 River Crossing Blvd., Suite 200
Indianapolis, Indiana 46240

This instrument was prepared by Adam J. Richter, Esq., VP and General Counsel for the Gene B. Glick Company, 8801 River Crossing Blvd., Suite 200, Indianapolis, IN 46240

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/Adam J. Richter

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EXHIBIT A

LEGAL DESCRIPTION

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

LOT SEVEN, IN BLOCK TWO, IN HOBART FARMS ADDITION, IN THE CITY OF HOBART, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 17, PAGE 10, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Property of Lake County Recorder

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants, as tenants only, under unrecorded agreements.
2. Real estate taxes and installments of special assessments payable in 2023 and thereafter, a lien not yet due and payable.
3. Terms and provisions set out in Notice of Lien and Extended Use Agreement by and between Kirby Manor, L.P. and Indiana Housing and Community Development Authority, recorded April 19, 2010 as Instrument No. 2010-022282.
4. Covenants, conditions and restrictions set out in Restrictive Covenant by and between Kirby Manor, L.P. and Lake County Community Economic Development Department, recorded May 26, 2017 as Instrument No. 2017-032928.
 - a. That certain unrecorded Housing Development Agreement between the Grantor and the Lake County Community Economic Development Department dated August 16, 2005.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hobart Farms Addition, as recorded in Plat Record Plat Book 17, Page(s) 10, 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).