

GINA PIMENTEL
RECORDER
2023-011171
STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD 10:16 AM 2023 Apr 21

FEB 13 2024

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

THIS FORM HAS BEEN PREPARED FOR USE IN THE STATE OF INDIANA BY LAWYERS ONLY. SELECTING A FORM OF INSTRUMENT, FILLING IN BLANK SPACES, STRIKING OUT PROVISIONS AND INSERTING SPECIAL CLAUSES MAY CONSTITUTE THE PRACTICE OF LAW, WHICH SHOULD BE PERFORMED ONLY BY A LAWYER.

Mail Tax Bills to Grantee's Address
Southlake Retail Center, LLC
375 Tremont Circle
Valparaiso, IN 46383
Parcel No: 45-13-19-301-016-000-046

FILED
APR 21 2023
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Corrective QuitClaim Deed

This Corrective QuitClaim Deed is being re-recorded to correct an inaccuracies in the original Ex A legal description attached to this QuitClaim Deed when it was originally recorded.

THIS INDENTURE WITNESSETH, that Sofoklis Dres and Tenia Dres, of Porter County, Indiana (Grantors), for no consideration and for purposes of business planning only, do hereby CONVEY and QUIT-CLAIM to Southlake Retail Center, LLC, a duly organized Indiana limited liability company, having its principal office in Lake County, Indiana (Grantee), the following described real estate located in Lake County, State of Indiana, to-wit:

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED

The foregoing conveyance from Grantors to Grantee shall be subject to all accrued and unpaid real estate taxes and assessments, all legal highways and rights-of-way, all legal ditches and drains, all applicable local and state zoning ordinances, and all easements, covenants, and restrictions of record.

This Corrective QuitClaim Deed has been made this date by Grantors for the purpose of correcting a previous QuitClaim Deed executed by Grantors on March 17, 2022, which QuitClaim Deed was subsequently recorded in the Office of the Lake County Recorder on March 17, 2022 as Document No. 2022-010324, in which Deed the Grantee was erroneously identified as "Southlake Retail, LLC" rather than "Southlake Retail Center, LLC".

IN WITNESS WHEREOF, and for the purpose of ratifying and affirming the conveyance hereunder made and the matters herein set forth, Grantors have hereinafter set their respective hands on this 13th day of April, 2023.



Handwritten notes and signatures: "25-6645", "D", and other illegible scribbles.

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-006210

9:38 AM 2024 Feb 13

NOT AN OFFICIAL DOCUMENT

EXHIBIT "A" LEGAL DESCRIPTION (REVISED FOR RE-RECORDING THIS CORRECTIVE QUITCLAIM DEED)

A parcel of land in the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 7 West of the 2nd Principal Meridian in the City of Hobart, Lake County, Indiana described as follows: Commencing at the S.W. corner of said West $\frac{1}{2}$; thence N $0^{\circ} 01' 34''$ W, along the West line of said West $\frac{1}{2}$, 2541.49 feet to the South Right-of-Way line of U.S. Highway No. 30; thence Easterly along said Right-of-Way, along a curve being convex to the North, having a radius of 25456S.30 an arc length of 426.50 feet, subtended by a chord of 426.50 feet and bearing S $89^{\circ} 42' 25''$ E to the Point of Beginning; thence continuing Easterly along said Right-of-Way, along said curve an arc length of 353.29 feet subtended by a chord of 353.29 feet and bearing S $89^{\circ} 33' 09''$ E; thence S $00^{\circ} 04' 31''$ W, parallel to the East line of said West $\frac{1}{2}$, 229.25 feet; thence S $89^{\circ} 33' 29''$ E, 190.00 feet, thence S $00^{\circ} 04' 31''$ W, parallel to said East line, 409.59 feet; thence N $89^{\circ} 49' 21''$ E, 352.00 feet to said East line; thence S $00^{\circ} 04' 31''$ W, along said East line, 273.00 feet; thence N $89^{\circ} 49' 21''$ W, 744.61 feet; thence N $00^{\circ} 02' 02''$ E, 713.50 feet to a point that is 200.00 feet South of the South Right-of-Way line of U.S. Highway No. 30; thence N $89^{\circ} 38' 31''$ W, 150.00 feet to a point 200.00 feet South of said Right-of-Way line; thence N $00^{\circ} 02' 02''$ E, 200.00 feet to the Point of Beginning; excepting therefrom the southern-most 7.5' thereof.

The above-described real estate being also legally described as:

Lots 1 and 2 in the Secondary Plat for Southlake Retail Center, as per Plat thereof, recorded in Plat Book 97, Page 85, in the Office of the Recorder of Lake County, Indiana, excepting therefrom the southern-most 7.5' of said Lot 2.

Lake County Recorder