

# NOT AN OFFICIAL DOCUMENT

2024-00912  
03/28/2024 09:30 AM  
TOTAL FEES: 25.00  
BY: JAS  
PG #: 4  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Mar 27 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## SPECIAL WARRANTY DEED

20500STL

**EASTSIDE PROPERTY COMPANY, LLC**, an Indiana limited liability company ("**Grantor**"), for consideration of Ten and no/100 Dollars and other good and valuable consideration, in hand paid, hereby **CONVEYS AND WARRANTS TO CEDARHURST OF CROWN POINT REAL ESTATE, LLC**, an Indiana limited liability company, whose street address is 300 Hunter Avenue, Suite 200, St. Louis, MO 63124 ("**Grantee**"), the following described real property in Lake County, State of Indiana, to-wit:

Lots 1, 2 and 3 in Cedarhurst Crown Point Subdivision, an Addition to the City of Crown Point, Indiana, as per plat thereof recorded February 23, 2024, in Plat Book 117, Page 84, as Instrument No. 2024-006951, and Certificate of Amendment recorded March 1, 2024 as Instrument No. 2024-007378, in the Office of Recorder of Lake County, Indiana.

Grantor hereby specially covenants to Grantee, its successors and assigns, that Grantor will forever warrant and defend all of the real estate conveyed to Grantee, its successors and assigns, against every person lawfully claiming the same or any part thereof, by through or under Grantor, but not otherwise; provided, however, that there is excepted from the foregoing special warranty and covenant, and this conveyance is made subject to and excepting from Grantor's warranty all matters set forth on Exhibit A attached hereto and by this reference made a part hereof.

The undersigned person who has executed this Special Warranty Deed in the name of Grantor represents and certifies that he has the full power and authority to execute and deliver this Special Warranty Deed on behalf of Grantor.

[Signature and Notary to Follow]



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## EXHIBIT A

### PERMITTED EXCEPTIONS

Property taxes for the year 2023 due in 2024, and for the year 2024 due in 2025 are a lien not yet due and payable.

Right of way for drainage, flow and maintenance of Beaver Dam Ditch/Drain, together with an additional 75 foot right of way as provided by Indiana Code, and shown on the Survey by Thomas J. Michalak, RLS No. LS20700047, dated March 5, 2024 for Job No. 23-0009 (hereinafter the "Survey").

Rights of public, the State of Indiana and/or the municipality, and others entitled thereto, in and to that part of the Land taken or used for State Road 53/Broadway, Summit Street/105th Ave., and Delaware Parkway, and shown on the Survey.

The acreage indicated in the legal description, and/or the address shown on Schedule A, is solely for the purposes of identifying said tract and should not be construed as insuring the quantity of land, and/or the address as set forth in the description of the property.

Easement for Anchors and Guys, granted to Northern Indiana Public Service Company, an Indiana corporation, its successors and assigns, recorded July 25, 1996 as Instrument No. 96049783 in the Lake County Records, and shown on the Survey.

Resolution of the Crown Point Redevelopment Commission, recorded July 3, 2000 as Instrument No. 2000-046983 in the Lake County Records.

Terms and provisions of Sign Easement Agreement and Declaration of Restrictions, by and between Eastside Property Company, LLC and View Outdoor Advertising, LLC, recorded February 7, 2011 as Instrument No. 2011-006852 in the Lake County Records; as affected by Assignment of Easement to TLC Properties, Inc., dated November 10, 2021 and recorded November 17, 2021 as Instrument No. 2021-538385, and shown on the Survey.

Grant of Easement for Storm Water Drainage, granted to Munster Medical Research Foundation, Inc. d/b/a Community Hospital, recorded March 10, 2017 as Instrument No. 2017-015990 in the Lake County Records, and shown on the Survey.

Grant of Easement for Ingress and Egress, granted to Eastside Property Company, LLC, recorded March 10, 2017 as Instrument No. 2017-015991 of the Lake County Records, and shown on the Survey.

Pending such time as the improvements contemplated upon the Land shall be commenced, liability under this policy is limited to the purchase price paid for the Land; but as and when the erection of such improvements shall be commenced, liability hereunder shall increase, as the improvements progress, in the amount of the cost thereof up to the face amount of this policy.

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The Survey shows as follows:

- a. Utility lines run along the southern and western property lines;
- b. Fence lines vary from property lines along the eastern boundary.

Amending Declaratory Resolution No. 2023-09-05R, Amending Declaratory Resolutions of the Crown Point Redevelopment Commission, recorded October 10, 2023 as Instrument No. 2023-028308 of the Lake County Records.

Covenants, conditions, restrictions and easements set forth on the Plat of Cedarhurst Crown Point Subdivision, an Addition to the City of Crown Point, Indiana, as per plat thereof recorded February 23, 2024, in Plat Book 117, Page 84, as Instrument No. 2024-006951, and Certificate of Amendment recorded March 1, 2024 as Instrument No. 2024-007378, in the Lake County Records.

Property of Lake County Recorder