

2024-09-12  
10/23/2024 11:38 PM  
TOTAL FEE: 25.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

AFTER RECORDING  
PLEASE RETURN TO  
AND SEND TAX BILLS TO:

Family Express Corporation  
Attn: Accounting  
213 S. State Road 49  
Valparaiso, IN 46383

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 22 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

## SPECIAL WARRANTY DEED

**THIS INDENTURE WITNESSETH THAT White/Peterman Properties, Inc.**, a Florida Corporation (formerly an Indiana corporation) with offices at 9800 Connecticut Dr., Suite A1-100, Crown Point, Indiana 46307 (the "Grantor") CONVEYS to **Family Express Corporation**, an Indiana corporation with offices at 213 S. State Road 49, Valparaiso, IN 46383 (the "Grantee"), in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate situated in Lake County, in the State of Indiana, to wit:

The East half of the South half of Tract "A", in Artesian Wells Plat "A", as per plat thereof recorded in Plat Book 24 Page 8 in the Office of the Recorder of Lake County, Indiana.

Commonly known as: 10928 Wicker Avenue, Cedar Lake, Indiana 46303

Parcel Number: 45-15-08-227-009.000-013

(the "Real Estate") and warrants to Grantee only that the Real Estate is free from all liens, encumbrances and defects in title arising out of the acts or omissions of Grantor. Grantor hereby assigns and transfers to Grantee all rights which Grantor has, if any, under all warranties and representations made by other owners in the chain of title to the Real Estate (the "Warranties"), including, but not limited to, any and all rights which Grantor may now have, if any, or which may accrue hereafter by reason of, or on account of, the Warranties, if any.

Subject, nevertheless, to real estate taxes not yet due and payable, easements, restrictive covenants, zoning restrictions, encumbrances and the other matters as set forth on Exhibit A, attached hereto and made a part hereof.

[signature on following page]

Fidelity National Title Insurance Company  
2800 Corporate Exchange Drive, Suite 380  
Columbus, Ohio 43231  
Tel: 614-865-1562  
File Number: GLW2400181

# NOT AN OFFICIAL DOCUMENT

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 17 day of October, 2024.

By: May Logothetis  
May Logothetis, Sr. Vice President

STATE OF INDIANA     )  
  ) SS:  
COUNTY OF LAKE     )

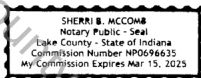
Before me, the undersigned, a Notary Public in and for said County and State, personally appeared May Logothetis, the Senior Vice President of White/Peterman Properties, Inc., a Florida corporation, who acknowledged the execution of the foregoing Special Warranty Deed for and on behalf of Grantor and who, having been duly sworn, stated the representations therein contained are true.

WITNESS my hand and notarial seal this 14<sup>th</sup> day of October, 2024.

Sherri B. McComb  
Sherri McComb

My Commission Expires: March 15, 2025

County of Residence: Lake



*I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law and this document was prepared by Jason Weisler, 9800 Connecticut Dr., Suite A1-100, Crown Point, IN 46307*

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

### Additional Exceptions

1. Easement for Anchors and Guys, in favor of Northern Indiana Public Service Company, dated February 13, 1984 and recorded March 6, 1984 as Instrument No. 747956 in the Lake County Records.
2. Sign Easement Agreement and Declaration of Restrictions, by and between Wicker Avenue Development, LLC and WAD II, LLC, recorded October 27, 2008 as Instrument No. 2008-073537 in the Lake County Records; as affected by Assignment thereof to View Outdoor Advertising, LLC, recorded December 9, 2019 as Instrument No. 2019-084949; as further affected by Assignment thereof to TLC Properties, Inc., dated November 10, 2021 and recorded November 17, 2021 as Instrument No. 2021-538386.
3. Right of way granted to the State of Indiana by appropriation under Cause No. 62-1051, filed February 28, 1964 in the Lake County Circuit Court.
4. Ordinance No. 1830, An Ordinance Annexing Real Estate to the Town of St. John (Family Express), dated June 26, 2024 and recorded July 1, 2024 as Instrument No. 2024-017566 of the Lake County Records.
5. Matters shown on the ALTA/NSPS Land Title Survey prepared by Glen E. Boren, RLS No. 20000006, DVG Team, Inc., dated April 2, 2024 and recorded August 30, 2024 in Survey Book 42 Page 64, as Instrument No. 2024-026343 of the Lake County Records.
6. Matters shown on the ALTA/NSPS Survey prepared by DVG Team, Inc., file number 23-0110.01, dated February 26, 2024, last revised May 3, 2024.