NOT AN OFFICIAL

2024-536844 10/28/1024 05:06 F TOTAL FEES 25:00 BY: 145 PG #: 3 RECORDER

RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

INDIANA LAND TRUST COMPANY Trustee's Deed

This Indenture Witnesseth that, INDIANA LAND TRUST COMPANY, AS TRUSTEE under the provisions of a Trust Agreement dated August 7, 2023 and known as Trust No. 123026 in Lake County, and State of Indiana, does hereby grant, bargain, sell and convey to:

MERRILLVILLE HOLDINGS, LLC, AN ALABAMA LIMITED LIABILITY COMPANY

for the sum of Ten Dollars (\$10.00) the following described Real Estate in the County of Lake and State of Indiana, to wit:

LEGAL DESCRIPTION AS PER EXHIBIT A ATTACHED

Commonly known as: 178 AC DEEP RIVER PROPERTY, MERRILLVILLE, IN 46307 Address of Grantee: ONE OFFICE PARK CIRCLE, SUITE 300, BIRMINGHAM, AL 35223

Key No.: 45-12-35-400-008.000-030 AND 45-12-35-300-003.000-030

After recording, return deed and mail future tax statements to: ONE OFFICE PARK CIRCLE, SUITE 300, BIRMINGHAM, AL 35223

This Deed is executed pursuant to, and in the exercise of, the power and authority granted to and vested in the said Trustee by the terms of said Deed or Deeds in Trust delivered to the said Trustee in pursuance of the Trust Agreement above mentioned, and subject to all restrictions of record.

IN WITNESS WHEREOF, the said INDIANA LAND TRUST COMPANY, as Trustee, by Vicky L. Bostick, Trust Officer, has hereunto set its hand this 25th day of October, 2024.

> INDIANA LAND TRUST COMPANY, as Trustee as aforesaid.

Vicky L. Bostick, Trust Officer

STATE OF INDIANA) SS: COUNTY OF LAKE)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Vicky L. Bostick, Trust Officer of the INDIANA LAND TRUST COMPANY, who acknowledged the execution of the foregoing instrument as the free and voluntary act of said corporation, and as her free and voluntary act, acting for such corporation, as Trustee.

Witness my hand and seal this 25th day of October, 2024.

OFFICIAL SEAL*

NAMANDA L PICKETTA

NAMANDA L PI

AMANDA L. PICKETT- Notary Public Lake County, Indiana Resident

My Commission expires: 07-24-2032

This instrument was prepared by: Vicky L. Bostick- Indiana Land Trust Company, 9800 Connecticut Drive, Suite B2-900, Crown Point, IN 46307

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Vicky L. Bostick

CMNW2304359

CHICAGO TITLE INSURANCE COMPANY

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EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 45-12-35-400-008.000-030 and 45-12-35-300-003.000-030

PARCEL 1

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER; AND THAT PART OF THE SOUTHWEST QUARTER LYING EASTERLY AND SOUTHERLY OF THE CENTERLINE OF BEAVER DAM EXTENSION DITCH, ALL IN SECTION 35, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER, SAID POINT BEING SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, 1,331.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 35 AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 35; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, 753.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 01 MINUTES 49 SECONDS WEST, 149.30 FEET; THENCE NORTH 75 DEGREES 04 MINUTES 51 SECONDS WEST, 111.85 FEET; THENCE NORTH 38 DEGREES 39 MINUTES 40 SECONDS WEST, 111.85 FEET; THENCE NORTH 02 DEGREES 14 MINUTES 28 SECONDS, 162.09 FEET; THENCE NORTH 42 DEGREES 53 MINUTES 10 SECONDS EAST, 360.57 FEET; THENCE NORTH 47 DEGREES 06 MINUTES 50 SECONDS WEST, 726.00 FEET; THENCE SOUTH 42 DEGREES 53 MINUTES 10 SECONDS WEST, 150.00 FEET TO A POINT OF CURVE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 1,330.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC LENGTH OF 431.02 FEET TO A RADIAL LINE; THENCE NORTH 65 DEGREES 40 MINUTES 55 SECONDS WEST ALONG SAID RADIAL LINE, 95.04 FEET; THENCE NORTH 72 DEGREES 33 MINUTES 29 SECONDS WEST, 150.00 FEET; THENCE SOUTH 87 DEGREES 05 MINUTES 38 SECONDS WEST, 100.66 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 48 SECONDS WEST, 70.53 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 20 SECONDS WEST, 142.80 FEET; THENCE NORTH 50 DEGREES 28 MINUTES 39 SECONDS WEST, 103.66 FEET; THENCE NORTH 40 DEGREES 16 MINUTES 53 SECONDS WEST 54.58 FEET; THENCE NORTH 03 DEGREES 49 MINUTES 20 SECONDS WEST, 134.98 FEET; THENCE NORTH 71 DEGREES 22 MINUTES 45 SECONDS WEST, 41.08 FEET; THENCE NORTH 23 DEGREES 28 MINUTES 50 SECONDS EAST, 149.98 FEET, TO A POINT OF CURVE, SAID POINT BEING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 235,00 FEET: THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.97 FEET TO A POINT OF REVERSE CURVE, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 675.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 383.83 FEET TO A POINT ON A NONE RADIAL LINE; THENCE SOUTH 89 DEGREES 01 MINUTES 11 SECONDS EAST, 82.32 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 34 SECONDS EAST, 59.88 FEET THENCE NORTH 87 DEGREES 17 MINUTES 49 SECONDS EAST, 101.08 FEET; THENCE SOUTH 76 DEGREES 33 MINUTES 46 SECONDS EAST, 101.08 FEET; THENCE SOUTH 60 DEGREES 25 MINUTES 21 SECONDS EAST, 101.08 FEET; THENCE NORTH 37 DEGREES 38 MINUTES 51 SECONDS, 20.00 FEET; THENCE NORTH 21 DEGREES 12 MINUTES 00 SECONDS WEST, 205.11 PEET; THENCE NORTH 68 DEGREES 48 MINUTES 00 SECONDS EAST, 53,79 FEET: THENCE NORTH 11 DEGREES 22 MINUTES 34 SECONDS WEST, 546,28 FEET; THENCE NORTH 29 DEGREES 16 MINUTES 04 SECONDS WEST, 110.00 FEET; THENCE SOUTH 60 DEGREES 43 MINUTES 56 SECONDS WEST, 210.00 FEET; THENCE SOUTH 55 DEGREES 41 MINUTES 52 SECONDS WEST, 122.01 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, 126.77 FEET; THENCE SOUTH 25 DEGREES 50 MINUTES 36 SECONDS WEST; 126.77 FEET; THENCE SOUTH 10 DEGREES 40 MINUTES 02 SECONDS WEST, 126.77; THENCE SOUTH 04 DEGREES 30 MINUTES 33 SECONDS EAST, 126.77; FEET; THENCE SOUTH 11 DEGREES 41 MINUTES 42 SECONDS EAST, 117.10 FEET; THENCE SOUTH 04 DEGREES 57 MINUTES 17 SECONDS WEST, 111.47 FEET; THENCE SOUTH 14 DEGREES 02 MINUTES 50 SECONDS WEST, 92.28 FEET; THENCE SOUTH 24 DEGREES 38 MINUTES 39 SECONDS WEST, 98.13 FEET, THENCE SOUTH 28 DEGREES 47 MINUTES 11 SECONDS WEST, 115.45 FEET; THENCE SOUTH 23 DEGREES 28 MINUTES 50 SECONDS WEST, 425.77 FEET; THENCE SOUTH 15 DEGREES 22 MINUTES 14 SECONDS WEST, 114.61 FEET; THENCE SOUTH 13 DEGREES 29 MINUTES 30 SECONDS WEST, 426.41 FEET; THENCE SOUTH 80 DEGREES 26 MINUTES 35 SECONDS EAST, 15.04 FEET; THENCE SOUTH 15 DEGREES 43 MINUTES 31 SECONDS EAST 161.99 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST, 119.78 FEET TO THE SOUTH LINE OF SAID SECTION 35: THENCE NORTH 89 DEGREES 58 MINUTES 11 SECONDS EAST, ALONG SAID SOUTH LINE, 1,841.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER, AND THAT PART OF THE SOUTHWEST QUARTER LYING EASTERLY AND SOUTHERLY OF THE CENTERLINE OF BEAVER DAY EXTENSION DITCH, ALL IN SECTION 3S, TOWNSHIP 3S NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, AND PART OF LOT 2, IN OAK TREE ESTATES, AN ADDITION TO MERRILLVILLE, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 88 PAGE 51, IN THE OFFICE OF THE RECORDED FOR LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID WEST HALF OF THE SOUTHEAST QUARTER, SAID POINT BEING SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, 1,331.06 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 35 AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 35 TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 11 SECONDS WEST, 753.51 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 51 SECONDS WEST, 111.35 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 40 SECONDS WEST, 111.35 FEET; THENCE NORTH 36 DEGREES 39 MINUTES 40 SECONDS WEST, 111.35 FEET; THENCE NORTH 37 DEGREES 39 MINUTES 10 SECONDS WEST, 111.55 FEET; THENCE NORTH 47 DEGREES 30 SECONDS WEST, 111.55 FEET; THENCE NORTH 47 DEGREES 30 SECONDS WEST, 111.55 FEET; THENCE NORTH 47 DEGREES 30 SECONDS WEST, 111.55 FEET; THENCE NORTH 47 DEGREES 30 SECONDS WEST, 111.55 THENCE NORTH 42 DEGREES 30 SECONDS WEST, 111.55 THENCE NORTH 50 DEGREES 30 MINUTES SE SECONDS WEST, 111.55 THENCE NORTH 50 DEGREES 30 MINUTES SE SECONDS WEST ALONG SAID CURVE AN ARC LENGTH OF 431.02 FEET TO A RADIAL LINE; THENCE NORTH 50 DEGREES 30 MINUTES SE SECONDS WEST ALONG SAID RADIAL LINE; 50.4 FEET; THENCE NORTH 50 DEGREES 30 MINUTES SE SECONDS WEST ALONG SAID RADIAL LINE; 50.4 FEET; THENCE NORTH 50 DEGREES 33

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EXHIBIT "A" CONTINUED

MINUTES 29 SECONDS WEST, 150.00 FEET; THENCE SOUTH 87 DEGREES 05 MINUTES 38 SECONDS WEST, 100.66 FEET; THENCE SOUTH 60 DEGREES 11 MINUTES 48 SECONDS WEST, 70.53 FEET; THENCE SOUTH 65 DEGREES 00 MINUTES 20 SECONDS WEST, 142.80 FEET; THENCE NORTH 50 DEGREES 28 MINUTES 39 SECONDS WEST, 103.66 FEET; THENCE NORTH 40 DEGREES 16 MINUTES 53 SECONDS WEST, 54.58 FEET; THENCE NORTH 03 DEGREES 49 MINUTES 20 SECONDS WEST, 134.98 FEET; THENCE NORTH 71 DEGREES 22 MINUTES 45 SECONDS WEST, 41.08 FEET; THENCE NORTH 23 DEGREES 28 MINUTES 50 SECONDS EAST, 149.98 FEET, TO A POINT OF CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 235.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 37.97 FEET TO A POINT OF REVERSE CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 675.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 383.83 FEET TO A POINT ON A NONE RADIAL LINE; THENCE SOUTH 89 DEGREES 01 MINUTES 11 SECONDS EAST, 82.32 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 34 SECONDS EAST, 59.88 FEET; THENCE NORTH 87 DEGREES 17 MINUTES 49 SECONDS EAST, 101.08 FEET THENCE SOUTH 76 DEGREES 33 MINUTES 46 SECONDS EAST, 101.08 FEET; THENCE SOUTH 60 DEGREES 25 MINUTES 21 SECONDS EAST, 101.08 FEET; THENCE NORTH 37 DEGREES 38 MINUTES 51 SECONDS, 20.00 FEET; THENCE NORTH 21 DEGREES 12 MINUTES 00 SECONDS WEST, 205.11 FEET; THENCE NORTH 68 DEGREES 48 MINUTES 00 SECONDS EAST, 53.79 FEET; THENCE NORTH 11 DEGREES 22 MINUTES 34 SECONDS WEST, 546.28 FEET; THENCE NORTH 29 DEGREES 16 MINUTES 04 SECONDS WEST, 110,00 FEET; THENCE NORTH 63 DEGREES 48 MINUTES 24 SECONDS EAST, 118.56 FEET: THENCE NORTH 74 DEGREES 57 MINUTES 18 SECONDS EAST, 102.08 FEET; THENCE NORTH 54 DEGREES 40 MINUTES 23 SECONDS EAST. 85.37 FEET; THENCE NORTH 37 DEGREES 33 MINUTES 51 SECONDS EAST, 235.29 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE, 58.00 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 07 MINUTES 55 SECONDS WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, 75,43 FEET: THENCE NORTH 37 DEGREES 30 MINUTES 13 SECONDS EAST, 15,33 FEET: THENCE NORTH 37 DEGREES 52 MINUTES 26 SECONDS EAST, 115.24 FEET; THENCE NORTH 41 DEGREES 26 MINUTES 37 SECONDS EAST, 550.19 FEET; THENCE NORTH 38 DEGREES 24 MINUTES 21 SECONDS EAST, 94.66 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 42 SECONDS EAST, 97.97 FEET; THENCE NORTH 32 DEGREES 40 MINUTES 46 SECONDS WEST, 50.26 FEET, THENCE NORTH 04 DEGREES 23 MINUTES 57 SECONDS EAST 118.87 FEET, THENCE NORTH 21 DEGREES 37 MINUTES 00 SCONDS EAST, 125.43 FEET, THENCE NORTH 23 DEGREES 44 MINUTES 21 SCONDS EAST, 230.46 FEET; THENCE NORTH 26 DEGREES 19 MINUTES 10 SECONDS EAST, 261.86 FEET; THENCE NORTH 28 DEGREES 29 MINUTES 29 SECONDS EAST, 195.45 FEET; THENCE NORTH 52 DEGREES 51 MINUTES 11 SECONDS EAST, 126.00 FEET; THENCE NORTH 66 DEGREES 15 MINUTES 49 SECONDS EAST, 122.84 FEET; THENCE NORTH 78 DEGREES 07 MINUTES 48 SECONDS EAST 122.27 FEET, THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, 113.46 FEET TO THE WEST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56 MINUTES 12 SECONDS EAST, 11.25 FEET; THENCE SOUTH 78 DEGREES 00 MINUTES 08 SECONDS EAST, 122.29 FEET; THENCE SOUTH 66 DEGREES 11 MINUTES 06 SECONDS EAST, 122.29 FEET; THENCE SOUTH 54 DEGREES 25 MINUTES 49 SECONDS EAST, 121.30 FEET THENCE SOUTH 49 DEGREES 08 MINUTES 24 SECONDS EAST 105.00 FEET; THENCE SOUTH 49 DEGREES 29 MINUTES 49 SECONDS EAST, 97.40 FEET; THENCE SOUTH 63 DEGREES 04 MINUTES 02 SECONDS EAST, 358.92 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 79.42 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 40 SECONDS WEST, 5.00 FEET: THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 260.00 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 40 SECONDS EAST, 45.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 134.62 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 57 SECONDS EAST, 90.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 20 SECONDS WEST, 1287.84 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 35, 1321.49 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 10 MINUTES 36 SECONDS EAST, 2643.15 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING FROM PARCELS 1 AND 2 THEREFROM THE FOLLOWING:

A PARCEL OF LAND LYING IN THE SOUTHWEST AND SOUTHEAST QUARTERS OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE 2ND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, BEING MÖRE PARTICIJI ARIY OFSCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER, THENCE NORTH 40 DEGREES 13 MINUTES 18 SECONDS WEST (ASSUMED), 2840, 37 EETA LONG THE EAST LUNE OF SAID SOUTHEAST QUARTER TO THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 2657.99 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST GOTHEN ORTHWEST CORNER OF SAID SOUTHEAST QUARTER AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 57.99 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE WESTERLY LINE OF A PARCEL OF LAND DEEDED TO LASALE 115 HOLDINGS, LLC-SERIES 28 DEEP RIVER INVESTMENTS AND RECORDED AS DOCUMENT NUMBER 2012-012486 ON DEGREES 33 MINUTES 51 SECONDS WEST, 71.49 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 37 DEGREES 33 MINUTES 51 SECONDS WEST, 71.49 FEET ALONG SAID WESTERLY LINE; THENCE SOUTH 00 DEGREES 54 MINUTES ST SECONDS WEST, 71.49 FEET THENCE SOUTH 89 DEGREES 55 MINUTES 33 SECONDS CAST, 150.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 33 SECONDS EAST, 100.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 71.49 FINE THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 71.49 FEET THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 71.49 FEET THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 71.49 FEET THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 71.49 FEET THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 48.50 FEET ALONG LAST SAID NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 55 MINUTES 33 SECONDS WEST, 48.50 FEET ALONG LAST SAID NORTH LINE TO THE POINT OF BEGINNING, CONTAINING 0.32 ACRES MORE OR LESS.