

SPECIAL WARRANTY DEED

THE STATE OF INDIANA §
 § KNOW ALL PERSONS BY THESE PRESENTS:
 COUNTY OF ST. JOSEPH §

The Department of Redevelopment, acting by and through its governing body, the South Bend Redevelopment Commission ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration to it paid by **FREG Stephenson Mill Associates, LLC**, a Colorado limited liability company ("**Grantee**"), whose mailing address is c/o Forum Management, Inc., 4500 Cherry Creek Drive South, Suite 550, Glendale, CO 80246, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD, and CONVEYED, and by these presents does GRANT, BARGAIN, SELL, and CONVEY unto the Grantee that certain tract of land ("**Land**") described in Exhibit "A" hereto, together with all improvements, if any, thereon and all rights and appurtenances appertaining thereto (herein collectively called the "**Property**").

TOGETHER with all the easements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, including, without limitation, air rights, subsurface rights, development rights, mineral rights, oil, gas and other hydrocarbon substances and water rights, and the reversions, remainders, rents, issues, and profits thereof, and all the estate, right, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property.

This Deed is executed by Grantor and accepted by Grantee subject to those matters listed in Exhibit "B" hereto (collectively, the "**Permitted Encumbrances**").

TO HAVE AND TO HOLD the Property together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its legal representatives, successors, and assigns forever; and Grantor does hereby bind itself, its legal representatives, successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Encumbrances, unto Grantee, its legal representatives, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor, but not otherwise.

7-0-3

WITNESS THE EXECUTION HEREOF as of the ____ day of June 2019.

GRANTOR:
South Bend Redevelopment Commission

Marcia I. Jones, President

ATTEST:

Quentin Phillips, Secretary

STATE OF INDIANA)
) SS:
COUNTY OF ST. JOSEPH)

Before me, a Notary Public in and for said County and State, personally appeared Marcia I. Jones and Quentin Phillips, President and Secretary, respectively, of the South Bend Redevelopment Commission, who, having been duly sworn, acknowledged the execution of the foregoing instrument for and on behalf of such entity as such representatives.

WITNESS my hand and Notarial Seal this ____ day of June 2019.

Notary Public

Notary Public (Printed)

My Commission Expires:

My County of Residence:

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. Sandra L. Kennedy

Prepared by Sandra L. Kennedy, Assistant City Attorney, 1200 S. County-City Building, 227 W. Jefferson Blvd., South Bend, Indiana 46601

When recorded return to: Edie M. Suhr, Esq., Fisher & Suhr, P.C., 1125 17th Street, Suite 710, Denver, CO 80202

EXHIBIT "A"

Parcel 1:

Lot 2, as shown on the recorded plat of "Seitz Park Subdivision" recorded as Document No. 2019-12301 in the Office of the Recorder of St. Joseph County, Indiana on May 31, 2019.

Parcel ID No. 018-5001-000702

EXHIBIT "B"

NONE