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referred to:
RECORDERS & TRUST CO. INC.
723 BROADWAY SUITE 217
LAKE COUNTY, IN 46413

2002 04 14 03

2002 05 02 10:27

WARRANTY DEED

02-01-02-06

DES Properties, L.L.C., a Delaware limited liability company, formerly known as Wilshire Asset Management, L.L.C., hereinafter referred to as "Grantor," for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, conveys and warrants to Ryan Banning, the following described real estate located in Lake County, Indiana:

Parcel No. 25-46-0195-0034

Lot 34 in Block 37, (except that part off the rear of said lot taken for alley purposes), in Chicago-Tolleston Land and Investment Company's Second Oak Park Addition to Tolleston, in the City of Gary, as per plat thereof, recorded in Plat Book 2, Page 36, in the Office of the Recorder of Lake County, Indiana.

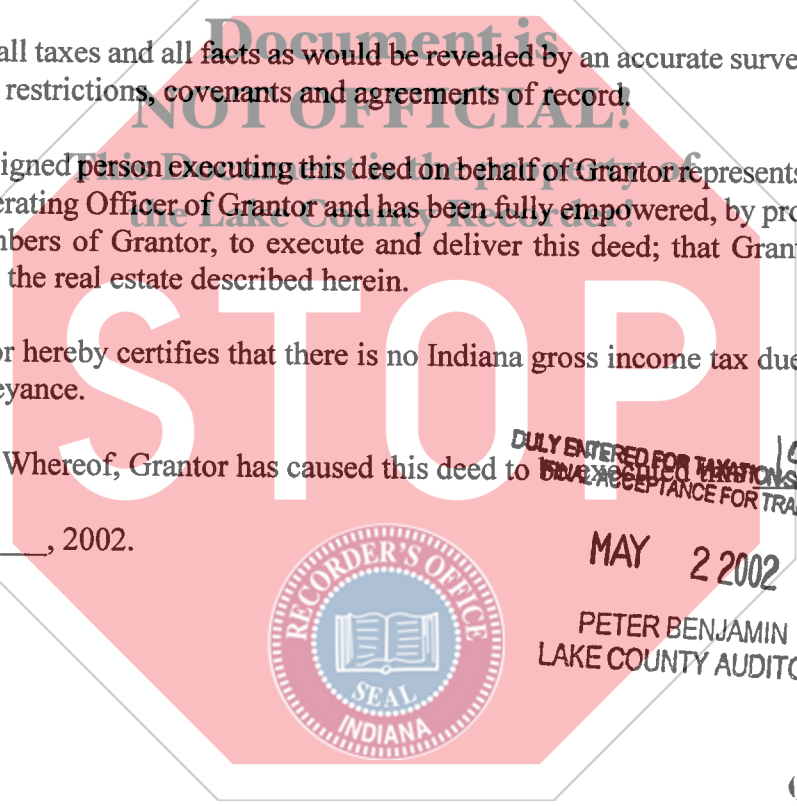
Commonly known as: 2357 Washington St., Gary, Indiana.

Subject to all taxes and all facts as would be revealed by an accurate survey. Subject to any and all easements, restrictions, covenants and agreements of record.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is the Chief Operating Officer of Grantor and has been fully empowered, by proper resolution of the Board of Members of Grantor, to execute and deliver this deed; that Grantor has full legal capacity to convey the real estate described herein.

The Grantor hereby certifies that there is no Indiana gross income tax due at this time as a result of this conveyance.

In Witness Whereof, Grantor has caused this deed to be signed by me, 15th day of March, 2002.



DULY ENTERED FOR TAXATION SUBJECT TO
ACCEPTANCE FOR TRANSFER



MAY 2 2002
PETER BENJAMIN
LAKE COUNTY AUDITOR

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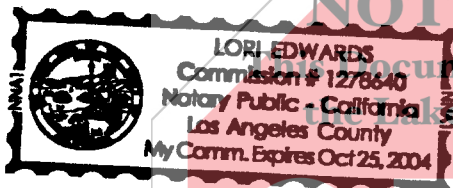
DES Properties, L.L.C., formerly known as
Wilshire Asset Management, L.L.C.

By: Christopher D. Petitt
Christopher D. Petitt, as Chief Operating Officer

STATE OF CALIFORNIA)
) SS:
COUNTY OF LOS ANGELES)

Before me, a Notary Public in and for said County and State, personally appeared Christopher D. Petitt and acknowledged the execution of the foregoing Warranty Deed.

Witness my hand and Notarial Seal this 16th day of March, 2002.



Lori Edwards
Notary Public
LORI EDWARDS

Printed

My Commission expires 10/25/04 My County of residence is Los Angeles

This Instrument was prepared by Marc L. Griffin, GRIFFIN, HICKS & HICKS, Attorneys at Law, 4000 East Southport Road, Suite 150, Indianapolis, Indiana 46237-3227, at the specific request of the Grantor, based solely on information supplied by one or more of the parties to this conveyance. The drafter assumes no liability for any errors, inaccuracy, or omissions in this instrument resulting from the information provided, the parties hereto signifying their assent to this disclaimer by the execution and the acceptance of this instrument.

Post Office Address of Grantee: 214 W STATE ST
PENDLETON IN
46064