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2008 MAY 20 11:03:00

LAKE COUNTY CLERK
COLUMBIANA

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that, **Destiny Ventures, LLC**, (hereafter referred to as "Grantor"), CONVEYS AND WARRANTS to **Best Value Properties**, (hereafter referred to as "Grantee"), of Lexington County, in the State of South Carolina, for the sum of Three Thousand Five Hundred and 00/100 Dollars (\$3,500), the receipt of which is hereby acknowledged, the following described real estate in **Lake County**, in the State of **Indiana**:

Lots 31 and 32, in Block 19, in The Great Gary Realty's First Addition to Gary, in the City of Gary, as per plat thereof, recorded in Plat Book 11, Page 8, in the Office of the Recorder of Lake County, Indiana

And commonly known as 3858 Louisiana Street, Gary, IN 46409

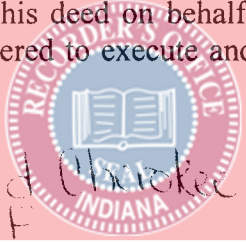
Parcel ID # 25-43-0363-0031

Prior Deed Reference filed: 2/25/2008 Instrument No. 2008 013268

Tax bills should be sent to Grantee at such address unless otherwise indicated on the back.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is duly authorized and fully empowered to execute and deliver this deed as the Managing Member of Destiny Ventures, LLC.

Grantee's address: 100 Old Cherokee Rd
State F
Lexington, SC 29072



DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER

MAY 20 2008

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

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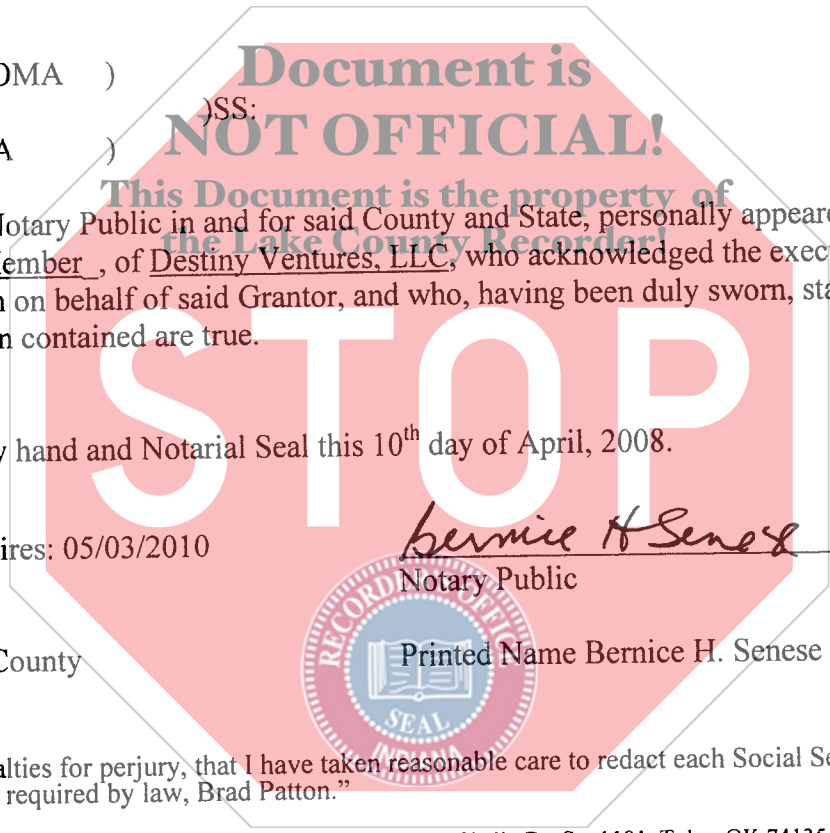
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Grantor, for itself and its heirs, executors and administrators, does hereby covenant with Grantee, his heirs and assigns, that Grantor, has not made, done, executed or suffered any act or thing whereby the above described premises or any part thereof now are or at any time hereafter shall or may be imperiled, charged, or encumbered in any manner whatsoever; and Grantor will forever warrant and defend the title to the above granted premises against all persons lawfully claiming the same from, through or under Grantor.

IN WITNESS WHEREOF, Grantor has executed this deed this 10th day of April, 2008.

Destiny Ventures, LLC
By: [Signature]
Name: Bradley D. Patton
Its: Managing Member

STATE OF OKLAHOMA)
COUNTY OF TULSA)



Before me a Notary Public in and for said County and State, personally appeared Bradley D. Patton, Managing Member, of Destiny Ventures, LLC, who acknowledged the execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that any representations therein contained are true.

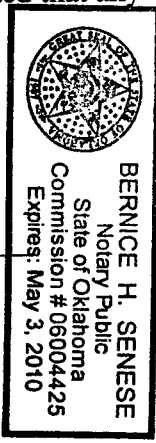
WITNESS my hand and Notarial Seal this 10th day of April, 2008.

My Commission Expires: 05/03/2010

Bernice H. Senese
Notary Public

Residing in Rogers County

Printed Name Bernice H. Senese



"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, Brad Patton."

This instrument prepared by: Brad Patton, Destiny Ventures, LLC, 5800 E. Skelly Dr, Ste 1101, Tulsa, OK 74135 phone 918-585-5631
Return deed and tax statements to: Best Value Properties, 100 Old Cherokee Road, Suite F, Lexington, SC 29072

Grantee

