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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2009 JUL 21 AM 11:30

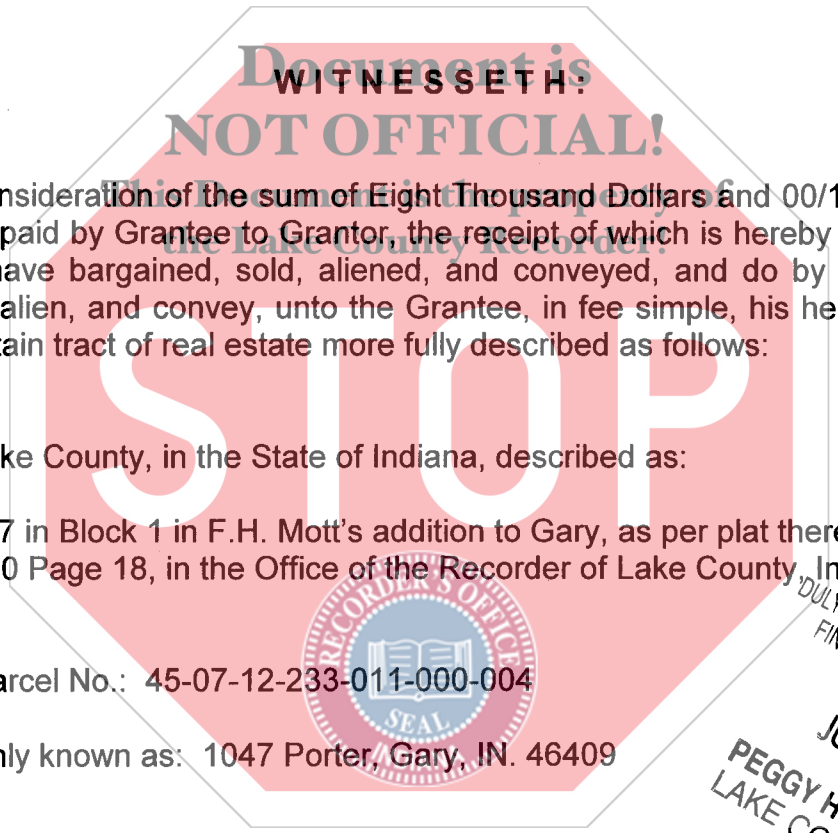
MICHAEL A. BROWN  
RECORDER

Return to:  
Cornerstone Title Company  
800 Corporate Dr., Suite 102A  
Lexington, KY 40503

Loan #:  
Parcel #: 45-07-12-233-011-000-004

### SPECIAL WARRANTY DEED

**THIS DEED OF CONVEYANCE** made and entered into on this 14 April, 2009, by and between **DBO, LLC**, whose address is **424 South Commerce Rd, Orem, UT, 84058** hereinafter known and referred to as the **"GRANTOR"** AND **Future Capital Holdings, LLC**, whose mailing address is **236 S. Rainbow Blvd, #421, Las Vegas, NV, 89145**, hereinafter known and referred to as **GRANTEE**::



For and in consideration of the sum of Eight Thousand Dollars and 00/100 (\$8,000.00) cash in hand paid by Grantee to Grantor, the receipt of which is hereby acknowledged, the Grantor have bargained, sold, aliened, and conveyed, and do by these presents bargain, sell, alien, and convey, unto the Grantee, in fee simple, his heirs and assigns forever, a certain tract of real estate more fully described as follows:

Situated in Lake County, in the State of Indiana, described as:

Lots 36 and 37 in Block 1 in F.H. Mott's addition to Gary, as per plat thereof, recorded in Plat Book 10 Page 18, in the Office of the Recorder of Lake County, Indiana.

Permanent Parcel No.: 45-07-12-233-011-000-004

More commonly known as: 1047 Porter, Gary, IN. 46409

Subject to and together with all easements, restrictions and legal highways, if any, of record.

Being the same property conveyed to the Grantor herein by deed recorded as Instrument number \_\_\_\_\_, Lake County Recorder's office.

It is agreed and understood by and between the parties hereto that all ad valorem taxes and assessments due and payable upon the above described real estate for and during the current calendar year shall be prorated between the Grantor and the Grantee as of the date of this Deed of Conveyance, and that all such taxes due and payable for and during all succeeding calendar years shall be paid by Grantee, and that possession of the subject real estate shall accompany delivery of this Deed of Conveyance.

DULY ENTERED FOR TAXATION SUBJECT TO  
FINAL ACCEPTANCE FOR TRANSFER  
JUL 20 2009  
PEGGY HOLINGA  
LAKE COUNTY AUDITOR

010976

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12619 20-  
BS

TO HAVE AND TO HOLD, the above described tract of real estate, together with all improvements thereon and appurtenances thereunto appertaining, aforementioned, unto the Grantee, in fee simple, and unto the Grantee's heirs and assigns forever, with Covenant of Limited and/or Special Warranty of Title, SUBJECT, HOWEVER, to all easements, covenants and restrictions of record, or apparent fro visual inspection.

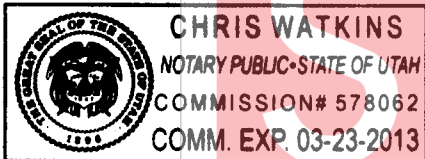
IN TESTIMONY WHEREOF, witness the hands of the Grantor herein, all on this day and year first above written.

DBO, LLC

By: [Signature]  
Printed Name: Tyrell Gray  
Title: Principal

State of Utah, County of Utah, ss:

The undersigned a Notary Public, within and for the State and County above referenced, does certify that on this 14<sup>th</sup> day of April, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by DBO, LLC Tyrell Gray, the Principal of DBO, LLC on behalf of the corporation.



[Signature]  
Notary Public  
My commission expires: 03-23-2013

I DO HEREBY CERTIFY THAT THE ABOVE STATED CONSIDERATION IS THE TRUE AND CORRECT VALUE I RECEIVED FOR THIS PROPERTY.

DBO, LLC

By: [Signature]  
Printed Name: Tyrell Gray  
Title: Principal

State of Utah, County of Utah, ss:

The undersigned a Notary Public, within and for the State and County above referenced, does certify that on this 14 day of April, 2009, the foregoing Deed of Conveyance was produced to me and was sworn to, acknowledged and delivered by **DBO, LLC** Tyrell Gray, the Principal of DBO LLC, on behalf of the corporation.



[Signature]  
Notary Public  
My commission expires: 03-23-2013

File No. Escrow-2225 c2d

SEND TAX STATEMENTS TO  
Future Capital Holdings, LLC

**This instrument prepared by**  
Clifford A. Branham, Esq.  
800 Corporate Dr., Suite 102A  
Lexington, KY 40503

