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FILED FOR RECORDING
LAKE COUNTY, INDIANA

2011 045187

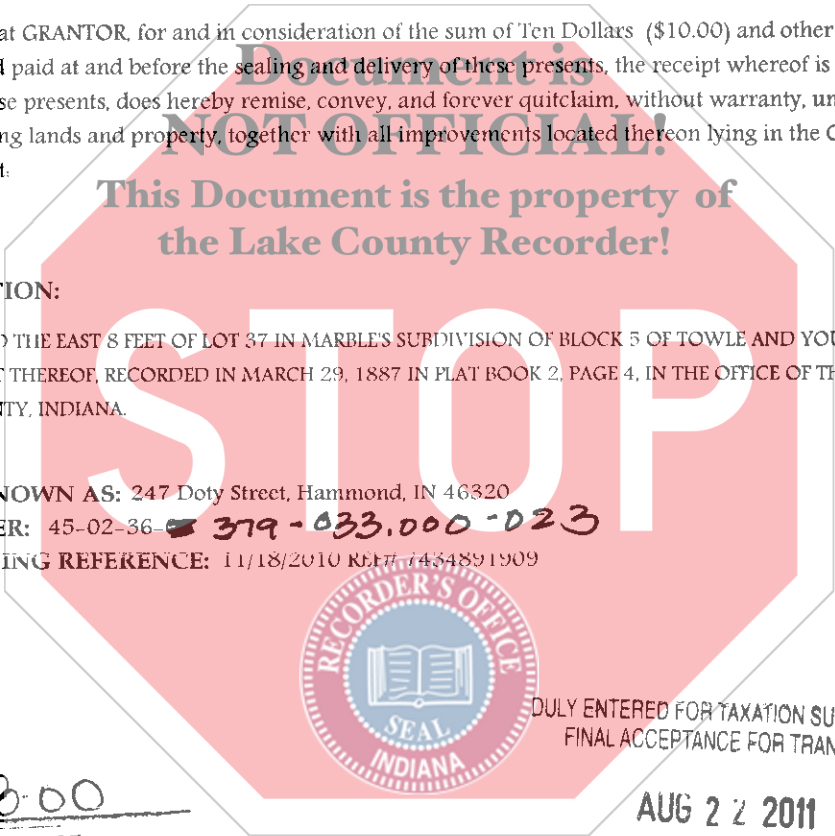
2011 AUG 22 AM 10:15

MR. RECORDER

Quit Claim Deed

This Indenture, made the 2nd day of August-11 between, ESSENTIAL PROPERTIES, LLC, whose address is 63 E. 11400 South, Suite 401, Sandy, UT 84070 hereinafter referred to as "GRANTOR", and ZOEANNA MOTORS, INC., whose address is 4705 E. 25th Pl, Lake Station, IN 46405 hereinafter referred to as "GRANTEE" (the words Grantor and Grantee to include respective heirs, successors, and assigns where that context requires or permits).

Witnesseth, that GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by these presents, does hereby remise, convey, and forever quitclaim, without warranty, unto the said GRANTEE the following lands and property, together with all improvements located thereon lying in the County of Lake, State of Indiana to wit:



LEGAL DESCRIPTION:

LOT 36 AND THE EAST 8 FEET OF LOT 37 IN MARBLE'S SUBDIVISION OF BLOCK 5 OF TOWLE AND YOUNG'S ADDITION, AS PER PLAT THEREOF, RECORDED IN MARCH 29, 1887 IN PLAT BOOK 2, PAGE 4, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

COMMONLY KNOWN AS: 247 Doty Street, Hammond, IN 46320
PARCEL NUMBER: 45-02-36-379-033,000-023
PRIOR RECORDING REFERENCE: 11/18/2010 REF# 7434891909

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

AUG 22 2011

PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

AMOUNT \$ 18.00
CASH CHARGE _____
CHECK # _____
OVERAGE _____
COPY _____
NON-COM _____
CLERK YN

002834

This Conveyance is made subject to all zoning ordinances, easements, and restrictions of record affecting said premises. To have and to hold same unto GRANTEE, and unto GRANTEE's successors and/or assigns forever, with all appurtenances thereunto belonging.

ESSENTIAL PROPERTIES, LLC

Executed this 4th day of AUGUST 2011

By: [Signature]
Printed Name: TRENT WILLIAMS
Title: AUTHORIZED SIGNATORY

WITNESS

By: [Signature]
Printed Name: Tina D Forbush

WITNESS

By: [Signature]
Printed Name: Heidi Johnson

We It Remembered that on this 4 day of AUGUST 2011 before me, the undersigned, a Notary Public in and for the State of Utah, County of SALT LAKE, personally appeared Trent Williams, Tina Forbush, Heidi Johnson, and proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within the instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

My Commission Expires: 3-20-2012

[Signature]
Notary Public



Return Deed after Recording To:

Zocanna Motors, Inc.
4705 E. 25th Pl
Lake Station, IN 46405

Send Tax Statements To:

Zocanna Motors, Inc.
4705 E. 25th Pl
Lake Station, IN 46405

This Document Was Prepared By:

Landmark Title Services, LLC
63 E. 11400 South, Suite 401
Sandy, UT 84070

"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."

PREPARED BY: [Signature]