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MICHAEL B. BROWN RECORDER STATE OF INDIANA LAKE COUNTY FILED FOR RECORD 2014 JUH 24 PM 3: 5 MICHAEL B. BROWN RECORDER

Re-record to add signer's position LIMITED WARRANTY DEED

THIS INDENTURE made this H day of February, 2014, by and between Civic Properties LLC (hereinafter referred to as "Grantor"), JAKE JONES PROPERTIES, LLC (hereinafter referred to as "Grantor"), the words "Grantor" and "Grantoe" to include their respective heirs, successors and assigns where the context requires or permits):

WITNESSETH: The Granfor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, allened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Granfee, all that certain land situated in LAKE County, State of Indiana, to

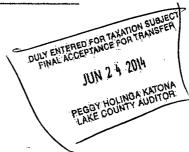
LOT 20, IN BLOCK 13, IN HOMESTEAD GARDENS MASTER ADDITION, BLOCKS 14 AND 15, IN THE TOWN OF HIGHLAND, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGE 38, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Jocument 45-07-22-103-014-000-026
3312-001-07H ST, HIGHLAND, IN 46322
ress; 127 N Brood 5t Graffah, Parcel Nu Property Address: Grantee Tax Mailing Address: THIS CONVEYANCE is made subject to all applicable coning ordinances, easements and restriction of record and to taxes in current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, heroditaments appurtenances hereto belonging or in anywise appertuining, to the only proper use, benefit, and behave of the said Grantee in fee AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unite against the lawful claims of all persons claiming by, through or under Grantor, but against none other, IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written Tax Biffs and recorded deed should be sent to Grantee at such address unless otherwise indicated below. Mall Grantes deed and tax bills to: 127 N Broad St. Griffish, IN 96319 IN WITNESS WHEREOF, Grantor has executed this deed this Grantors: Signature _ PHISTON MONTHEW Schellens, Mender Member, Matthew Scheltens STATE OF INDIANA SS COUNTY OF LAKE Refore me, a Notary Public for said County and State, personally appeared MCR1 News. Scholer'S MUNICLE who acknowledged the execution of the forgoing deed for and on behalf of the Grantor, and who, having been duly sworn, stated that any representations therein contained are true. Witness my hand and Notarial Seal this 4 day of February 2014 My commission expires: JODY M SUMMIT m County of Residence JEAN Summit November 20, 2021 This Instrument prepared by: Daniel Cavender, Momber C & S Lake Region, LLC 127 N Broad St Criffith, IN 46319 "I affirm, under the penalties for perjury, that I have taken reasonable care to reduct each Social Security number in this document, unless required by law."

HOLD FOR MERIDIAN TITLE 14-215 ₂₅₆₉₃

02739



DULY ENTERED FOR TAXATION SUBJECT FINAL ACCEPTANCE FOR TRANSFER

AUG 1 4 2014 .

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR NO SALES DISCLOSURE NEEDED

Approved Assessor's Office

By:_

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CIVIC PROPERTIES LLC AGREEMENT TO FORM A LIMITED LIABILITY COMPANY

AGREEMENT is made effective this 9th day of May, 2013, between **DANIEL** CAVENDER and MATTHEW SCHELTENS, (hereinafter, "the parties").

In consideration of mutual promises herein contained, the undersigned parties agree to form a Limited Liability Company (hereinafter "LLC") under the Indiana Business Flexibility Act to undertake and carry on as follows:

SECTION 1. NAME: The name of the LLC shall be "CIVIC PROPERTIES LLC".

SECTION 2. PURPOSE: The LLC shall be formed for the purpose of purchasing, selling, leasing and managing residential and commercial real estate.

In addition, the LLC shall have unlimited power to engage in and do any lawful act concerning any or all lawful businesses for which limited liability companies may be organized according to the laws of the State of Indiana, excluding banking and insurance, including all powers and purposes now and hereafter permitted by law to a limited liability company.

SECTION 3. UNDERSTANDING: This provision is set forth in general terms the essential elements of the understanding of the parties. The manner of the operation of the LLC will be more specifically delineated in the Operating Agreement of the LLC.

SECTION 4. MATTERS CONSIDERED: The parties to this agreement have reviewed with their tax accountant the commercial form and structure options.

Specifically, as to form, the parties reviewed Subchapter C corporations, Subchapter S corporations, partnerships, limited partnerships, joint ventures, and unincorporated associations. The parties hereto unanimously chose to form a limited liability company under the laws of the State of Indiana.

Having made the decision to form a limited liability company under the Indiana Business Flexibility Act, the parties then discussed the following structure options:

- a) The Name.
- b) The Management. Discussion concerning the Management involved such issues as (a) should all members participate in making or ratifying all decisions; (b) if there is to be a delegation of management, then to whom and with what restrictions; (c)