

2014 04278

STATE OF INDIA FILED FOR RECORD 2014 JUL 18 PM 12: 19 MICHAEL B. BROWN RECORDER

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

THIS INDENTURE made this 5th , by and between Jake Jones Properties LLC day of (hereinafter referred to as "Grantor"), Lawrence Ruiz & Sarah Ruiz, Husband and Wife (hereinafter referred to as "Grantee"), "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits): (the words

WITNESSETH: The Grantor, 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, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, all that certain land situated in LAKE County State of Indiana, to wit:

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

Parcel Number:
Property Address:

45-07-22-103-014.000-026

3312 DULUTH ST, HIGHLAND, IN 46322

Grantee Tax Mailing Address:

THIS CONVEYANCE is made subject to all applicable zoning ordinances, easements and restriction of record and to taxes for the current year affecting said described property.

TO HAVE AND TO HOLD the said described property, together with all and singular the rights, tenements, hereditaments and appurtenances hereto belonging or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee in fee simple forever.

AND THE SAID Grantor hereby warrants and will defend the right and title to the said described Property unto the said Grantee 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 Bills and recorded deed should be sent to Grantee at such address unless otherwise indicated below.

Mail Grantee deed and tax bills to: 3312 Duluth Ave, Highland	- IN 46322
2	July ,2014.
Grantors: Signature	JULY ENTERED FOR TAXATION SUBJECT SINAL ACCEPTANCE FOR TRANSFER
Printed Daniel Cavender, Mlnb/	JUL 1 6 2014
Member	JOE 10 To
STATE OF INDIANA )	FEGGY HOLINGA KATONA
COLDANA OF LAKE	AVE COUNTY AUDITO

COUNTY OF LAKE

Before me, a Notary Public for said County and State, personally appeared Daniel Cavender, M LM 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 3 day of July 2014.

My commission expires: 11-20-21

County of Residence Porter

This Instrument prepared by: Daniel Cavender, Member C & S Lake Region, LLC 127 N Broad St Griffith, IN 46319

Summit Printed Name of Notary Public

JODY M SUMMIT My Commission Expires
November 20, 2021

"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: Jody M. Summit

**HOLD FOR MERIDIAN TITLE CORP.** 

14-21518

DULY ENTERED FOR TAXATION SUBJECT ULT EN I ENEU FUN INVAILUR SUBJECT <u>NO SALES DISCLOSURE NEEDED</u>

AUG 1 4 2014

Approved Assessor's Office

PEGGY HOLINGA KATONA LARE COUNTY AUBITOR

## JAKE JONES PROPERTIES LLC AGREEMENT TO FORM A LIMITED LIABILITY COMPANY

AGREEMENT is made effective this 5th day of April, 2012, between DANIEL P. CAVENDER and JEFF VAN DRUNEN, (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 "JAKE JONES PROPERTIES LLC".

SECTION 2. PURPOSE: The LLC shall be formed for the purpose of purchasing, selling 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)