

MEMORANDUM OF TITLE

LEASE PURCHASE OPTION / CONTRACT FOR DEED

This is a Memorandum of that unrecorded Lease Purchase/ Contract for Deed of Property ("Contract"), dated November 13th 2014, for the sale amount of \$135,000 / \$1375.00 mo between Roxyjohn & OPM LLC, (hereinafter referred to as "Seller / Mortgagee/ Lessee"), and Ken Whitlock and Alyssa Whitlock-Husband and Wife, (herein after referred to as "Buyer /Mortgagor/ Lessor") concerning the real property ("Property") commonly known as 307 E Main Street, Lowell, IN 46356 and described legally as:

2015 024367

LEGAL: See attached Exhibit "A"
KEY# 45-19-23-333-006.000-008

GRANTEE'S ADDRESS: Roxyjohn & OPM LLC 170 Deanna Dr Lowell IN 46356
MAIL TAX BILLS TO: Roxyjohn & OPM LLC 170 Deanna Dr Lowell IN 46356

For good and valuable consideration, Seller has agreed to sell and Buyer has agreed to buy the Property upon the terms and conditions set forth in the Contract, which terms and conditions are incorporated in this Memorandum by this reference. Except as provided in the Contract from the date hereof, Seller shall not have the right, with respect to the Property to enter into any new contracts, leases or agreements, oral or written, without the prior written consent of Buyer.

2015 MAR 3 AM 9:01

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

This Memorandum is not a complete summary of the Contract. Provisions of this Memorandum shall not be used in interpreting the Contract. In the event of conflict between this Memorandum and the Contract, the Contract shall control.

IN WITNESS WHEREOF, the parties have executed this Memorandum on November 13th 2014

SELLER:

Roxyjohn & OPM LLC



PURCHASER:

Ken Whitlock
Ken Whitlock

PURCHASER:

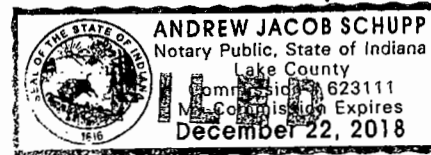
Alyssa Whitlock
Alyssa Whitlock

Witness:

The foregoing instrument was acknowledged before me this 13th day of November 2014 by Ken Whitlock and Alyssa Whitlock-Husband and Wife as Purchaser and Roxyjohn & OPM LLC as Seller.

Andrew Schupp

Andrew Schupp - Witness



This Contract was prepared by Roxyjohn & OPM LLC

APR 23 2015

I affirm under the penalties for perjury, that I haven taken reasonable care to redact each social security number in this document, unless required by law. Andrew Schupp

JOHN E. PETALAS
LAKE COUNTY AUDITOR

20691

courtesy

14. CASH
NON-DU
COM

Exhibit "A"

PARCEL 1: COMMENCING AT THE NORTHWEST CORNER OF LOT 4, IN THE ORIGINAL TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F" PAGE 266, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4, 46.7 FEET, WHICH IS THE PLACE OF BEGINNING; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 AND ALONG THE NORTH LINE OF LOT 3, IN THE ORIGINAL TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F" PAGE 266, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA, TO THE CENTER LINE OF THE ALLEY LYING BETWEEN LOTS 2 AND 3, IN THE ORIGINAL TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F" PAGE 266, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA; THENCE SOUTH ALONG THE CENTER LINE OF SAID ALLEY, 99 FEET TO THE SOUTH LINE OF THE PLAT OF THE ORIGINAL TOWN OF LOWELL; THENCE WEST ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID LOT 3, 68.37 FEET TO A POINT ON SAID LOT 4, THAT IS 43.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 4; THENCE NORTHERLY TO THE PLACE OF BEGINNING.

PARCEL 2: LOT 6, IN HALSTED'S FIRST ADDITION TO LOWELL, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGE 446, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 3: THE WEST HALF OF THE VACATED ALLEY LYING BETWEEN LOT 5 AND LOT 6, IN HALSTED'S FIRST ADDITION TO LOWELL, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGE 446, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

PARCEL 4: ALL OF THE VACATED ALLEY LYING BETWEEN LOT 6, IN HALSTED'S FIRST ADDITION TO LOWELL, AS PER PLAT THEREOF, RECORDED IN MISCELLANEOUS RECORD "A" PAGE 446, AND LOT 3, IN THE ORIGINAL TOWN OF LOWELL, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK "F" PAGE 266, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.