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2015 MAY 13 PM 1:49

MICHAEL B. BROWN
RECORDER

**LIMITED LIABILITY COMPANY
WARRANTY DEED**

TAX: I.D. NO. 45-12-21-178-002.000-030

THIS INDENTURE WITNESSETH that 850 W. 81ST AVENUE, LLC, (GRANTOR), a Limited Liability Company organized and existing under the laws of the State of INDIANA CONVEYS AND WARRANTS to KARMA FINANCE & HOLDING, LLC. (GRANTEE), of LAKE County, in the State of INDIANA, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in LAKE County, in the State of Indiana, to-wit:

SOUTH THREE HUNDRED (300) FEET OF THE WEST ONE HUNDRED FIFTEEN (115) FEET OF LOT THREE (3), IN THE COLUMBUS SUBDIVISION, IN MERRILLVILLE, LAKE COUNTY, INDIANA, AS SHOWN IN PLAT BOOK 50, PAGE 41, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

SUBJECT TO THE ACCESS RIGHTS, EASEMENT AND INTEREST OF THE STATE OF INDIANA AS SET OUT IN DEED RECORDED 12/6/79 AS DOCUMENT NO. 563635.

COMMONLY KNOWN AS: 850 W. LINCOLN HIGHWAY, MERRILLVILLE, IN 46410

SUBJECT TO SPECIAL ASSESSMENTS, IF ANY, 2014 TAXES PAYABLE 2015 AND ALL REAL ESTATE TAXES DUE AND PAYABLE HEREAFTER.

SUBJECT TO EASEMENTS, RESTRICTIONS AND COVENANTS OF RECORD, IF ANY.

The undersigned person(s) executing this deed represent(s) and certify (certifies) on behalf of the Grantor, that (each of) the undersigned is a member or manager of the Grantor and has been fully empowered by proper resolution, or the Operating Agreement of the Grantor, to execute and deliver this Deed; that the Limited Liability Company is in good standing in the State of its origin and, where required, in the State where the subject real estate is situated; that the Grantor has full legal capacity to convey the real estate described; and that all necessary company action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed this 6th day of May, 2015.

850 W. 81ST AVENUE, LLC

By: [Signature]
WILLIAM R. JARVIS, Member

[Signature]
RAMONA ANN JARVIS, Member

STATE OF INDIANA, COUNTY OF Lake SS:

Before me, a Notary Public in and for said County and State, personally appeared 850 W. 81ST AVENUE, LLC by WILLIAM R. JARVIS AND RAMONA ANN JARVIS, MEMBERS and acknowledged execution of the foregoing Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 6th day of May, 2015.
My commission expires: 5-12-17 Signature [Signature]
Resident of Lake County Printed Daleen S. Birchol, Notary Public

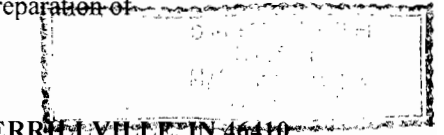
This instrument prepared by **PATRICK J. McMANAMA, Attorney at Law, Identification No. 9534-45.**
No legal opinion given to Grantor. All information used in preparation of document was supplied by title company.

RETURN DEED TO: **GRANTEE**
GRANTEE'S STREET OR RURAL ROUTE ADDRESS: **850 W. LINCOLN HIGHWAY, MERRILLVILLE, IN 46410**
SEND TAX BILLS TO: **GRANTEE**

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.

[Signature]
Signature of Preparer

Daleen S. Birchol
Printed Name of Preparer



COMMUNITY TITLE COMPANY
FILE NO. 146977

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DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

MAY 11 2015

20262

JOHN E. PETALAS
LAKE COUNTY AUDITOR