

2015 068375

2015 OCT -6 AM 9:28

MICHAEL B. BROWN
RECORDER

4

After Recording, Return to:
HHTP1, LLC
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730

Mail tax statements to:
HHTP1, LLC
8711 Monroe Court, Suite A
Rancho Cucamonga, CA 91730

After Recording Return to:
OS National, LLC
2170 Satellite Blvd., Ste 200
Duluth, GA 30097

File #: OSLAW-18231

Contribution between affiliated entities



This indenture made on this 13th day of September, 2015 HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA, A CALIFORNIA CORPORATION, of 8711 Monroe Court, Suite A, Rancho Cucamonga, CA 91730, convey and specially warrants to HHTP1, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, for and in consideration of Ten and 0/100 Dollars (\$ 10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate located in Lake County in the State of Indiana to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property

Subject to all easements and rights of way of record, if any

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

Grantor certifies that the above described real estate is not "property" as defined in I.C. 13-11-2-174. It has not been used as a landfill or dump, contains no underground has storage tank(s) and contains no hazardous wastes. Thus, no disclosure statement, as required by I.C. 13-25-3-1 et seq. is required.

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

Maria Gonzalez, Director
Printed Name

DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

NO SALES DISCLOSURE NEEDED

OCT 05 2015

Approved Assessor's Office

JOHN E. PETALAS
LAKE COUNTY AUDITOR

By:

04687

22.
117864
Clc.
DW
EE

IN WITNESS WHEREOF, Grantor has executed this deed this 18th day of September, 2015.

HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA
A CALIFORNIA CORPORATION

By: [Signature]
Maria Gonzalez, Director

STATE OF _____ }

COUNTY OF _____ }

Subscribed and sworn to before me, the undersigned notary public, on this _____ day of _____, 2015, JED DAVIS, President of HOMETOWN COMMUNITY DEVELOPMENT CORPORATION DBA HOMESTRONG USA A CALIFORNIA CORPORATION, who acknowledged the execution of the above as Grantor's voluntary act and deed and who first being duly sworn, and under the penalties of perjury, affirmed the truth of all of the above.

Document is NOT OFFICIAL
This Document is the property of the Lake County Recorder!

NOTARY PUBLIC

_____ acknowledgment attached

_____ [Signature]

_____ [Print name]

STOP

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Prepared by:
Jennifer Soltz
Carphey & Badger P.A.
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Bernardino)

On September 18th, 2015 before me, Hannah Marie Ornelas, Notary Public
(insert name and title of the officer)

personally appeared Maria Gonzalez, Director
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*

HANNAH MARIE ORNELAS
Commission # 2055798
Notary Public - California
San Bernardino County
My Comm. Expires Jan 24, 2018

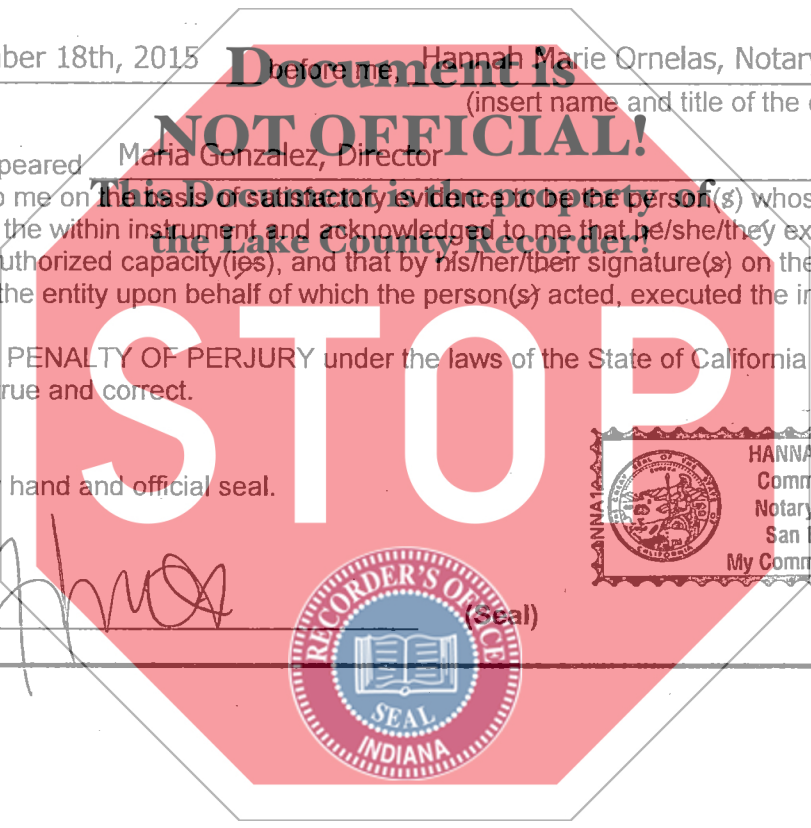


EXHIBIT "A"

File #: OSLAW- 18231

LOT NUMBERED 32 AS SHOWN ON THE RECORDED PLAT OF BROOKVIEW TERRACE UNIT 2, IN THE CITY OF HOBART RECORDED IN PLAT BOOK 35, PAGE 39 ½ IN THE OFFICE OF THE RECORDER- OF LAKE COUNTY, INDIANA

Parcel #: 45-12-02-453-005.000-018

Property Address: 1617 Vine Court, Hobart, IN 46342

