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CONTRACT FOR CONDITIONAL SALE OF IMPROVED REAL ESTATE

THIS CONTRACT FOR CONDITIONAL SALE OF IMPROVED REAL ESTATE (hereinafter called the "Contract" or the "Agreement"), is made and entered into by and between JEFFREY J. BRADACH (hereinafter called "Seller") and JAIME LYNN BLEVINS (hereinafter called "Buyer").

In consideration of the mutual promises stated in this Agreement, and for other good and valuable consideration the receipt of which is hereby acknowledged, the parties agree as follows:

Subject to the terms and conditions, of this Agreement, Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from Seller, the following described real estate (including any improvement or improvements now or hereafter located on it) in Lake County, Indiana, (such real estate, including improvements, being hereinafter called the "Real Estate"):

Legal Description: SEE ATTACHED EXHIBIT "A"
COMMON ADDRESS: 1115 S. CLINE AVENUE
GRIFFITH, IN 46319

FILED
JAN 11 2016
JOHN E. PETALAS
LAKE COUNTY AUDITOR

Section 1. The Purchase Price and Manner of Payment.

1.01. The Purchase Price. As the purchase price for the Real Estate, Buyer agrees to pay to Seller and Seller agrees to accept from buyer the sum of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS (\$165,000.00).

1.02. The Manner of Payment. The purchase price shall be paid in the following manner:

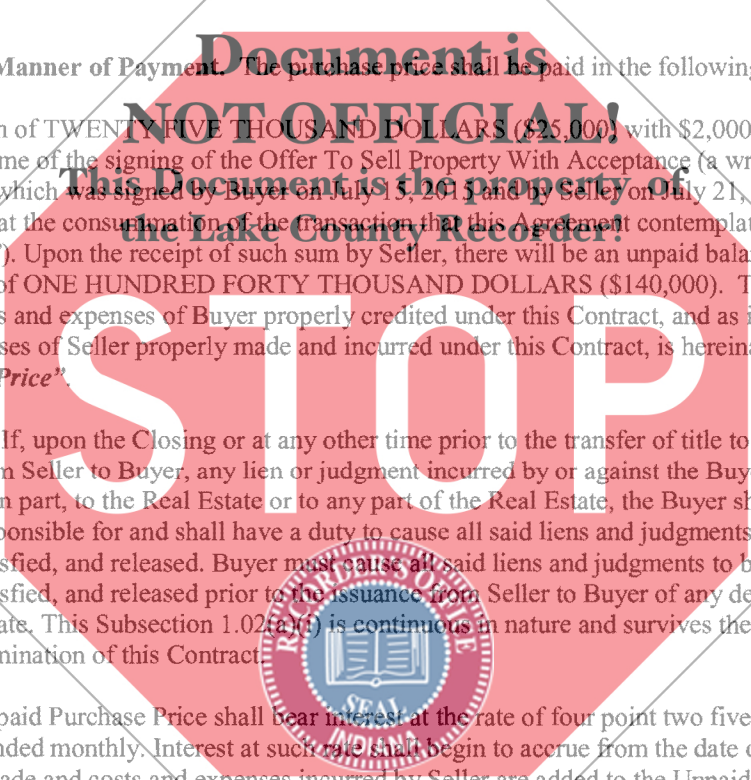
(a) The sum of TWENTY FIVE THOUSAND DOLLARS (\$25,000) with \$2,000 earnest money deposit paid at the time of the signing of the Offer To Sell Property With Acceptance (a written contract between the parties which was signed by Buyer on July 15, 2015 and by Seller on July 21, 2015) and \$23,000 to be paid by Buyer at the consummation of the transaction that this Agreement contemplates (hereinafter called the "Closing"). Upon the receipt of such sum by Seller, there will be an unpaid balance of the purchase price in the amount of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000). That amount, as it is reduced by payments and expenses of Buyer properly credited under this Contract, and as it is increased by payments and expenses of Seller properly made and incurred under this Contract, is hereinafter called the "Unpaid Purchase Price".

(i) If, upon the Closing or at any other time prior to the transfer of title to the Real Estate from Seller to Buyer, any lien or judgment incurred by or against the Buyer attaches, in whole or in part, to the Real Estate or to any part of the Real Estate, the Buyer shall be solely responsible for and shall have a duty to cause all said liens and judgments to be paid in full, satisfied, and released. Buyer must cause all said liens and judgments to be paid in full, satisfied, and released prior to the issuance from Seller to Buyer of any deed to the Real Estate. This Subsection 1.02(a)(i) is continuous in nature and survives the expiration or termination of this Contract.

(b) The Unpaid Purchase Price shall bear interest at the rate of four point two five per cent (4.25%) per annum, compounded monthly. Interest at such rate shall begin to accrue from the date of Closing or from the date payments made and costs and expenses incurred by Seller are added to the Unpaid Purchase Price pursuant to this Contract, as may be applicable.

(c) The Unpaid Purchase Price and interest on it shall be amortized over a period of thirty (30) years and shall be paid by Buyer in monthly installments in the amount of Six Hundred Eighty Eight Dollars and Seventy Two Cents (\$688.72) per month, beginning on the 5 day of November 2015.

STATE OF INDIANA
LAKE COUNTY
JAN 11 2016
2016 002287



010248

NORTHWEST INDIANA TITLE
101 E. 90TH DRIVE
SUITE C
MERRILLVILLE, IN 46410
219-755-0100

15-5250M

34-
Nuncm
MIT
am

20 15. Subsequent installments shall be paid by Buyer on the 5 day of each month thereafter until no later than the 7th year anniversary of the date of Closing (the 5 day of October, 2022), on which date a "**Balloon Payment**" shall be made by the Buyer.

(i) For purposes of this Agreement, "**Balloon Payment**" means a payment for the full balance of the Unpaid Purchase Price as of the date such payment is actually made, as such balance has been reduced by payments and expenses of Buyer properly credited under this Agreement and increased by payments and expenses of Seller properly made and incurred under this Agreement.

(d) Buyer shall have a grace period of five (5) days from the due date of any installment required under this Contract within which to pay such installment. If such installment is not actually received by Seller within the grace period, then a late charge in a sum equal to five percent (5%) of such installment shall accrue and be immediately due and payable.

(e) Each installment received by Seller shall be applied: first to accrued late charges, then to interest accrued to the due date of such installment, and then to the reduction of the Unpaid Purchase Price.

(f) Each payment under this Contract shall be sent to Seller at the following address: 9505 Leaping Lizard St., Las Vegas, NV 89178, or at such other address as Seller shall designate in writing, or shall be paid to Seller in any other reasonable manner requested by Seller in writing.

1.03. Any Rent Prorated. At Closing, if any rent is owed by Buyer to Seller under any other lease, contract, or arrangement between the parties, the rent amount shall be prorated as to the date of Closing, which pro rate share Buyer agrees to pay to Seller at Closing. Alternatively, if, at Closing, any rent is owed by Seller to Buyer under any other lease, contract, or arrangement between the parties, the rent amount shall be prorated as to the date of Closing, which pro rate share Seller agrees to pay to Buyer at Closing. No landlord/tenant relationship is created as a result of this Agreement.

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2.01. Prepayment of Unpaid Purchase Price. Buyer shall have the privilege of paying without penalty, at any time, any sum or sums in addition to the payments herein required. It is agreed that no such prepayments, except payment in full, shall stop the accrual of interest on the amount so paid until the next succeeding computation of interest after such payment is made. Interest shall not accrue after the date on which Buyer makes any payment that constitutes full payment of the Unpaid Purchase Price.

Section 3. Taxes, Assessments, Insurance, and Condemnation.

3.01. Taxes. Taxes shall be prorated as to the date of Closing, which pro rate share Buyer agrees to pay, together with all installments of real estate taxes due and payable thereafter, and Seller agrees to pay all taxes on the Real Estate due prior to said installment. Buyer, upon written notice to Seller, and at Buyer's expense, may contest on behalf of the parties any changes in the assessed value of the Real Estate.

3.011. Proof of Payment. Seller shall forward or cause to be forwarded to Buyer, when received, a copy of all statements for taxes and any assessments on the Real Estate which are payable by Buyer. Buyer shall promptly provide Seller with proof of payment for such taxes and assessments for every payment made by Buyer.

3.02. Assessments. Seller shall pay any assessments or charges upon or applying to the Real Estate for public improvements or services which, on the date of Closing, have been or are being constructed or installed on or about the Real Estate, or are serving the Real Estate. If any such improvement has been or is being constructed, but an assessment for it has not yet been made, Seller shall pay an amount reasonably estimated by the applicable governmental agency to be equal to the anticipated assessment. SELLER

WARRANTS that Seller has not received notice of any planned improvement for which an assessment reasonably might be made within one (1) year after this Agreement, other than as is disclosed by Seller to Buyer in this Agreement.

3.03. Timing. Payment by Seller of Seller's obligations under Section 3 shall either be made or provided for at Closing.

3.04. Penalties. The parties hereto agree to pay any penalties, whether in the form of interest or otherwise, in connection with the late or untimely payment of such taxes, assessments or charges, for which they are responsible under this Section 3.

3.05. Insurance. At all times during the period of this Contract, Buyer shall: (a) keep the improvements located upon the Real Estate insured under fire and extended coverage policies in an amount not less than the Unpaid Purchase Price, and (b) obtain standard liability insurance with coverages in amounts not less than ONE HUNDRED THOUSAND DOLLARS (\$100,000) per person and THREE HUNDRED THOUSAND DOLLARS (\$300,000) per occurrence, and (c) pay premiums on such insurance policies as they become due. Such policies of insurance shall be carried with a company or companies approved by Seller and properly authorized by the State of Indiana to engage in such business. Such policies of insurance shall also be issued in the name of Seller and Buyer, as their respective interests may appear, and shall provide that the insurer may not cancel or materially change coverage without at least ten (10) days prior written notice to Seller. Buyer shall provide Seller with the declaration page of insurance, the annual proof of premium payment, and any other such proof of insurance coverage as Seller from time to time shall reasonably request. Except as otherwise agreed in writing, any insurance proceeds received as payment for any loss of or damage to the Real Estate covered by such insurance shall be applied to restoration and repair of the loss or damage in such fashion as Seller reasonably may require, unless such restoration and repair is not economically feasible, or there exists an uncured Event of Default (defined and detailed throughout Section 9) by Buyer under this Contract on the date of receipt of such proceeds. In either of such events, the proceeds may be applied, at Seller's option, toward prepayment of the Unpaid Purchase Price, with any excess to be paid to Buyer.

3.06. Rights of Parties to Perform Other Covenants

(a) If one of the parties hereto (hereinafter called "*Responsible Party*") fails to perform any act or to make any payment required by this Section 3, the other party (hereinafter called "*Nonresponsible Party*") shall have the right at any time and without notice, to perform any such act or to make any such payment, and in exercising such right, to incur necessary and incidental costs and expenses, including attorney fees. Nothing in this provision shall imply any obligation on the part of the Nonresponsible Party to perform any act or to make any payment required of the Responsible Party under the terms of this Contract.

(b) The exercise of such right by a Nonresponsible Party shall not constitute a release of any obligation of the Responsible Party under this Section 3 or a waiver of any remedy available under this Contract; nor shall such exercise constitute an estoppel to the exercise by a Nonresponsible Party of any right or remedy of his for a subsequent failure by the Responsible Party to perform any act or make any payment required by him under this Section 3.

(c) Payments made and all costs and expenses incurred by a Nonresponsible Party in connection with the exercise of such right shall, at his option, either (i) be paid to him by the Responsible Party within thirty (30) days after written demand therefor; or (ii) on the date the next installment payment is due under this Contract, following written notice, be added to the Unpaid Purchase Price, if Buyer is the Responsible Party, or applied to reduce the Unpaid Purchase Price, if Seller is the Responsible Party.

(d) In the event a Nonresponsible Party makes any such payments or incurs any such costs and expenses, the amount thereof shall bear interest at the rate provided under Section 1 of this Contract, from the respective dates of making the same, until paid in full, or to the date such amounts are added to, or applied

against, the Unpaid Purchase Price.

3.08. Condemnation. From the date hereof, Buyer shall assume all risk of loss or damage by reason of condemnation or taking of all or any part of the Real Estate for public or quasi-public purposes, and no such taking shall constitute a failure of consideration or cause for rescission of this Contract by Buyer. Should all or any part of the Real Estate be condemned and sold by court order, or sold under the threat of condemnation to any public or quasi-public body, the net amount received for the damages portion shall be retained by Buyer, and the net amount received for the Real Estate value shall be paid to Seller and shall be first applied by Seller as a reduction of the Unpaid Purchase Price with Seller thereafter retaining any and all surplus. The authority and responsibility for negotiation, settlement or suit shall be Buyer's. If Buyer incurs expenses for appraisers, attorneys, accountants or other professional advisers, whether with or without suit, such expenses and any other applicable costs shall be deducted from the total proceeds to calculate the "net amount" and shall be allocated proportionately between the amount determined as damages and the amount determined for value of the Real Estate. If no determination is made of separate amounts for damages and Real Estate value, then Seller shall receive the entire net amount and shall first apply it as a reduction of the Unpaid Purchase Price with Seller thereafter retaining any and all surplus.

Section 4. Flood Designation or Area.

4.01. Flood Designation or Area. Buyer may not terminate this Agreement if the Real Estate is located in an area requiring flood insurance or subject to building or use limitations by reason of such location. Buyer agrees to pay all premiums charged for flood insurance from and after the date of Closing.

Section 5. Evidence of Title.

5.01. Title Insurance Policy. Seller has furnished Buyer an Owner's title insurance policy disclosing marketable title to the Real Estate, subject nevertheless, to the following exceptions: Subject to covenants and restrictions, deeds of record, easements for streets and utilities, and building lines, as contained in plat of subdivision and as contained in all other documents of record, and taxes for 2014 due and payable in 2015.

5.02. Title Insurance Amount. A title insurance policy furnished under this Contract shall be in the amount of the purchase price and shall be issued by an insurer satisfactory to Buyer.

5.03. Additional Title Evidence. Any additional title evidence shall be at the expense of Buyer, provided however, that the cost of additional title evidence necessitated by the acts or omissions of Seller shall be borne by Seller.

5.04. Conveyance of Title. Seller covenants and agrees that upon the payment of all sums due under this Contract and the prompt and full performance by Buyer of all covenants and agreements herein made, Seller will convey or cause to be conveyed to Buyer, by Warranty Deed, the above described Real Estate, subject to restrictions and easements of record as of the date of this Contract and all taxes and assessments which are Buyer's obligations. Buyer shall obtain and pay for the necessary title work to allow Seller to issue said Warranty Deed to date of deed issuance if requested by Buyer.

Section 6. Zoning.

6.01. Intended Use. Buyer's intended use of the Real Estate is MULTI-UNIT RENTAL.

6.02. Zoning Ordinance. If, at the time of Closing, such intended use is not permitted by the applicable zoning ordinance, Buyer may terminate this Agreement, and all earnest money shall be returned to Buyer without undue delay.

Section 7. Improvements and Fixtures.

7.01. Improvements and Fixtures. The Real Estate includes all improvements and permanent fixtures used in connection with it, including, but not limited to: electrical, gas, central heating, central air conditioning, and plumbing (including sewage disposal) systems, water softener(s), (except rental units), built-in appliances, screens, screen doors, storm windows, shades, blinds, drapery hardware, awnings, shutters, attached floor covering, radio or television antennas (but excluding any satellite receiving station or dish, components and wiring), garage door openers with all activators, attached shelving, trees, shrubs, flowers, fences, now in or on the Real Estate.

Section 8. Condition of Real Estate.

8.01. Property As Is. Buyer is buying property "AS IS" with no warranties other than those contained within this agreement.

8.02 Inspection. Seller shall have the right to enter and inspect the Real Estate at any reasonable time.

8.03. Buyer's Responsibility for Accidents. Buyer assumes all risk and responsibility for injury or damage to property, Buyer, or any third persons arising from Buyer's use and control of the Real Estate and any improvements and shall indemnify and hold Seller harmless thereon.

Section 9. Buyer's Default and Seller's Remedies.

9.01. Time is of the Essence. ~~Time is of the essence of this Contract.~~

9.02. Upon Buyer's Default. Upon the occurrence of any "*Event of Default*", as hereinafter defined, Seller has the right to pursue immediately any remedy available under this Contract to protect Seller's interest under this Contract and in the Real Estate.

9.03. Event of Default. The following shall each constitute an Event of Default for purposes of this Contract:

(a) Failure by Buyer for a period of five (5) days to pay any payment required to be made by Buyer to Seller under this Contract when and as it becomes due and payable, and (if applicable) these five (5) days will run concurrent with and not in addition to the five (5) day grace period for installment payments described in Subsection 1.02(d).

(b) If any lien or judgment incurred by or against Buyer attaches, in whole or in part, to the Real Estate or to any part of the Real Estate, the failure by Buyer for a period of thirty (30) days after the attachment to cause the lien or judgment to be paid in full, satisfied, and released.

(c) Occurrence of an uninsured loss with respect to the Real Estate or any part thereof.

(d) Institution of insolvency proceedings against Buyer, or the adjustment, liquidation, extension or composition or arrangement of debts of Buyer or for any other relief under any insolvency law relating to the relief of debtors; or Buyer's assignment for the benefit of creditors or admission in writing of his inability to pay his debts as they become due; or, administration by a receiver or similar officer of any of the Real Estate.

(e) Desertion or abandonment by Buyer of any portion of the Real Estate.

(f) Actual or threatened alteration, demolition, waste, or removal of any improvement now or hereafter located on the Real Estate, except as permitted by this Contract or as otherwise explicitly agreed to by Seller in writing.

(g) Failure by Buyer, for a period of seven (7) days after written notice is given to Buyer, to perform or observe any covenant or term of this Contract.

(h) Any breach or anticipatory repudiation of this Contract by Buyer.

9.04. Seller's Remedies. Upon the occurrence of an Event of Default, Seller shall select his remedy under Subsection 9.041 or 9.042 (unless Subsection 9.043 is applicable, in which case it will apply); additionally, the remedies under Subsection 9.05 apply in all occurrences of an Event of Default regardless of which Subsection 9.041, 9.042, or 9.043 is applied by Seller.

9.041. Pursuant to Subsection 9.04, Seller may declare this Contract forfeited and terminated, and upon such declaration, all right, title and interest of Buyer in and to the Real Estate shall immediately cease and Buyer shall then be considered as a tenant holding over without permission and Seller shall be entitled to re-enter and take immediate possession of the Real Estate and to eject Buyer and all persons claiming under him. Further, Seller shall have the right to institute legal action to have this Contract forfeited and terminated and to recover from Buyer all or any of the following:

- (a) possession of the Real Estate;
- (b) any payment due and unpaid at the time of filing of the action and becoming due and unpaid from that time until possession of the Real Estate is recovered;
- (c) interest on the Unpaid Purchase Price from the last date to which interest was paid until judgment or possession is recovered by Seller, whichever shall occur first; provided, however, that this shall not be construed as allowing Seller to recover any interest which would be included under Subsection 9.041 (b) above;
- (d) due and unpaid real estate taxes, assessments, charges and penalties which Buyer is obligated to pay under this Contract;
- (e) premiums due and unpaid for insurance which Buyer is obligated to provide under this Contract;
- (f) the reasonable cost of repair of any physical damage or waste to the Real estate other than damage caused by ordinary wear and tear and acts of God or public authorities; and
- (g) any other amounts which Buyer is obligated to pay under this Contract.

or

9.042. Pursuant to Subsection 9.04, Seller may declare all of the sums secured by this Contract to be immediately due and payable, and Seller may institute legal action to recover same. When all of such sums are paid to Seller, Seller shall convey or cause to be conveyed to Buyer, by Warranty Deed, the Real Estate subject to restrictions and easements of record as of the date of this Contract and all taxes and assessments which are Buyer's obligation.

9.043. Pursuant to Subsection 9.04, in the event Buyer has "substantial equity" in the Real Estate when an Event of Default occurs, then this Contract shall be considered the same as a promissory note secured by a real estate mortgage on the Real Estate, and Seller's remedy shall be that of foreclosure in the same manner that real estate mortgages are foreclosed under Indiana law, and Seller may not avail himself of the remedies set forth in Subsection 9.041 or 9.042. If this Subsection 9.043 is applicable, then Seller may declare all of the sums secured by this Contract, including without limitation any liens

or judgments incurred by or against Buyer that have attached to the Real Estate or to any part of the Real Estate, to be immediately due and payable, and Seller may immediately institute legal action to foreclose this Contract and Buyer's interest in the Real Estate. Any delay by Seller to institute legal action to foreclose this Contract and Buyer's interest in the Real Estate will not constitute a waiver of such right. The parties agree that after Buyer has paid TWENTY FIVE THOUSAND DOLLARS (\$25,000.00) of the purchase price (which price means the original purchase price set forth in Subsection 1.01), then Buyer shall have substantial equity in the Real Estate.

9.05. Seller's Additional Remedies. In addition to the remedies set forth above, upon the occurrence of an Event of Default, Seller shall be entitled to:

(a) retain (without prejudice to his right to recover any other sums from Buyer, or to have any other remedy under this Contract), as an agreed payment for Buyer's use of the Real Estate prior to the Event of Default, all payments made by Buyer to Seller and all sums received by Seller as proceeds of insurance or as other benefits or considerations pursuant to this Contract;

(b) request that a receiver be appointed over the Real Estate in accordance with Indiana law providing for real estate mortgage foreclosures; and

(c) enforce any right without relief from valuation or appraisal laws.

Section 10. Seller's Default and Buyer's Remedies.

10.01. Specific Performance. If Seller fails to convey the Real Estate as required by this Contract, Buyer may institute legal action against Seller for specific performance, in which case Seller hereby acknowledges that an adequate remedy for default in such case does not exist at law; or Buyer may pursue such other remedy as is available at law or in equity.

10.02. Buyer's Remedies. If, after seven (7) days notice from Buyer, Seller fails to make any payment required of him under this Contract or to perform or observe any other of his covenants or agreements, Buyer shall be entitled to institute legal action against Seller for such relief as may be available at law or in equity. Nothing in this Subsection shall interfere with or affect Buyer's right to any reduction, set-off or credit to which Buyer may be entitled in the event of Seller's failure to pay amounts required of him pursuant to this Contract.

Section 11. General Provisions.

11.01. Seller Jointly and Severally Bound. If Seller consists of more than one person, the persons signing this Contract as Seller shall be jointly and severally bound.

11.02. Buyer Jointly and Severally Bound. If Buyer consists of more than one person, the persons signing this Contract as Buyer shall be jointly and severally bound.

11.03. Gender Specificity. Use of the masculine gender in this Contract shall comprehend, as appropriate, the feminine gender or the neuter gender as well.

11.04. Recordation. A memorandum of this Contract may be recorded and shall be adequate notice of the provisions of this Contract as though the entire instrument had been recorded.

11.05. Fee Titleholder. For purposes of listing the Real Estate for sale by Buyer, Buyer shall be deemed to be the "fee titleholder" as this term is used in the Indiana Real Estate License Laws.

11.06. Amendment and Waiver. Any term or provision of this Agreement may be amended, and the

observance of any term in this Agreement may be waived, only by a writing signed by both parties. The failure or omission of either party to enforce any of his rights or remedies upon any breach of any of the covenants, terms or conditions of this Contract shall not bar or abridge any of his rights or remedies upon any subsequent default. The waiver by a party of any breach or default in performance shall not be deemed to constitute a waiver of any other or succeeding breach or default.

11.07. Notices. Any notices to be given hereunder shall be in writing and deemed sufficiently given when:

(a) served on the person to be notified; or

(b) the party giving the notice has

(i) placed the writing in an envelope(s) directed to the person(s) to be notified; and

(ii) if being mailed to Buyer, addressed the envelope to 1115 S. Cline Ave., Griffith, Indiana 46319

or

if being mailed to Seller, addressed the envelope to 9505 Leaping Lizard St., Las Vegas, Nevada 89178 **with a separate copy forwarded to Seller's attorney Joseph Irak**, address at 9219 Broadway, Merrillville, Indiana 46410; and

(iii) deposited the envelope(s) in a United States Post Office mail box, first-class postage prepaid in all cases.

11.08. Assignment and Delegation. The Buyer shall not assign its rights or delegate its performance under this Agreement without the Seller's prior consent. Any assignment or delegation by the Buyer without the Seller's prior consent is void. The Seller may assign its rights and delegate its performance.

11.09. Governing Law, Venue, and Severability. This Agreement will be governed by and interpreted in accordance with the laws of the State of Indiana. Unless the parties agree otherwise in writing, any and all claims shall be litigated in Lake County, Indiana. The invalidity or unenforceability of any provision of the Agreement will not affect the validity or enforceability of any other provision.

11.10. Counterparts. The parties may execute this Agreement in one or more counterparts, each of which is an original, and all of which constitute only one agreement between the parties.

11.11. Construction of Contract Language. The language in all parts of this Agreement shall in all cases be construed simply, according to its fair meaning, and not strictly for or against any of the parties hereto. Without limitations, there shall be no presumption against any party on the ground that such party was responsible for drafting this Agreement or any part thereof.

11.12. Headings. The Section and Subsection headings contained in this Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Agreement.

11.13. Survival of Terms and Conditions. The terms and conditions of this Agreement survive and extend beyond the Closing, but will terminate upon the transfer of title to the Real Estate from Seller to Buyer pursuant to Subsection 5.04.

11.14. Complete Agreement. This Agreement and its Exhibit constitute the final, exclusive agreement between the parties on the matters contained in this Agreement. All earlier and contemporaneous negotiations and agreements between the parties on the matters contained in this Agreement are expressly merged into and superseded by this Agreement.

Section 12. Attorney Fees.

12.01. Attorney Fees. In the event of Buyer's default on any provision or obligation contained within this Contract (including without limitation this Contract when treated as a promissory note, as detailed in Subsection 9.043), Buyer shall be responsible to Seller for any and all costs of enforcement and/or collection and for any other costs of Seller enforcing his rights under this Contract, including all of Seller's reasonable attorney fees for said enforcement.

Section 13. Additional Covenants.

13.01. Additional Covenants. All personal property listed below is included in the sales price and shall be transferred by terms of contract, free and clear of all encumbrances or liens at Closing. This personal property included in the sale price consists of all fixtures, window blinds, ceiling fans, and appliances in all three (3) apartments on the property. Further included is all equipment in the garage related to the property.

[Signature page follows]



IN WITNESS WHEREOF, Seller and Buyer have executed and delivered this Contract in duplicate on this 28 day of October, 2015.

Buyer: Jaime Lynn Blevins
JAIME LYNN BLEVINS

Address: 1115 S. Cline Ave. Griffith, IN 46319

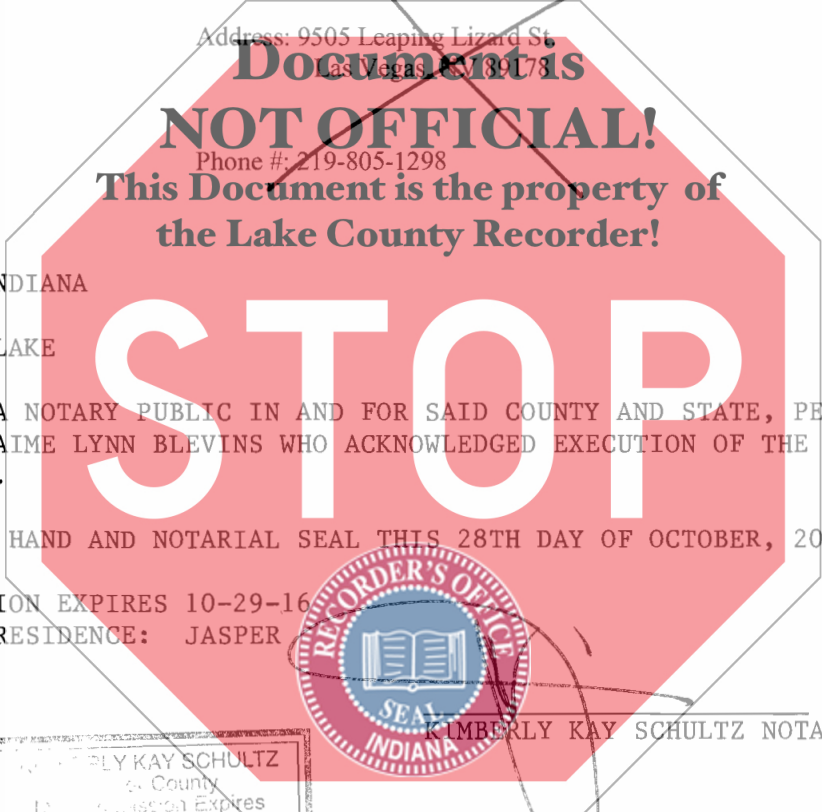
Phone #: 219-427-6347

~~Seller: _____
JEFFREY J. BRADACH~~

~~Address: 9505 Leaping Lizard St.
Las Vegas, NV 89178~~

~~Phone #: 219-805-1298~~

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STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED JAIME LYNN BLEVINS WHO ACKNOWLEDGED EXECUTION OF THE FOLLOWING INSTRUMENT.

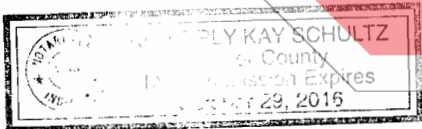
WITNESS MY HAND AND NOTARIAL SEAL THIS 28TH DAY OF OCTOBER, 2015

MY COMMISSION EXPIRES 10-29-16

COUNTY OF RESIDENCE: JASPER



KIMBERLY KAY SCHULTZ NOTARY PUBLIC



IN WITNESS WHEREOF, Seller and Buyer have executed and delivered this Contract in duplicate on this 27 day of October, 2015.

~~Buyer: _____
JAIME LYNN BLEVINS~~

~~Address: _____~~

~~Phone #: _____~~

Seller: _____
JEFFREY J. BRADACH

Address: 9505 Leaping Lizard St.
Las Vegas, NV 89178

Document is

NOT OFFICIAL!

Phone #: 219-805-1298

**This Document is the property of
the Lake County Recorder!**

STOP

STATE OF INDIANA

COUNTY OF LAKE

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALL APPEARED JEFFREY J. BRADACH WHO ACKNOWLEDGED EXECUTION OF THE FORGOING INSTRUMENT.

WITNESS MY HAND AND NOTARIAL SEAL THIS 27TH DAY OF OCTOBER, 2015

MY COMMISSION EXPIERS 10-29-16

COUNTY OF RESIDENCE: JASPER

KIMBERLY KAY SCHULTZ, NOTARY PUBLIC



KIMBERLY KAY SCHULTZ
Jasper County
My Commission Expires
October 29, 2016



I AFFIRM ~~UNDER THE PENALTIES FOR PERJURY~~ THAT I HAVE TAKEN RESONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUID BY LAW.

KIM SCHULTZ

EXHIBIT "A"

LEGAL DESCRIPTION

THE NORTH 132 FEET OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 9, WEST OF THE 2ND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA.

