

3

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

2017 042968

2017 JUL 13 AM 11:15

MICHAEL B. BROWN
RECORDER

Commitment Number: 17339548

After Recording, Send To:

Boston National Title LLC
129 W Trade Street, 9th Floor
Charlotte NC, 28202

Document is NOT OFFICIAL!

A

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
45-12-18-476-018.000-030

SPECIAL/LIMITED WARRANTY DEED

STOP

Sage Properties, hereinafter grantor, whose tax-mailing address is 15627 Montalone Pl Bakersfield, CA 93314, for \$0.00 (Zero Dollar and Zero Cents) in consideration paid, conveys and warrants, with covenants of limited warranty, to SageOne Group, LLC, hereinafter grantee, whose tax mailing address is 15627 Montalone Pl., Bakersfield, CA 93314, the following real property:

Lot 240 in Southbrook, Unit No.3, as per plat thereof, recorded October 14, 1975 in Plat Book 45 page 106, and as amended by Certificate of Correction recorded November 21, 1975 as Document No. 326893, in the office of the Recorder of Lake County.
Property Address is: 7603 Hendricks St, Merrillville, IN 46410

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: Warranty Deed recorded as instrument # 2017 003416

FILED

NO SALES DISCLOSURE NEEDED JUL 12 2017

025487

1005100

Approved Assessor's Office JOHN E. PETALAS
LAKE COUNTY AUDITOR

By: _____

11486158

JB
E

Executed by the undersigned on 6/22, 2017:

[Signature]
Sage Properties

By: Bradley Dwain Bone

Its: Partner

Sage Properties

By: Justin Robert Bone

Its: Partners



STATE OF UTAH
COUNTY OF Wasatch

The foregoing instrument was acknowledged before me on 6/22, 2017 by Bradley Dwain Bone and ~~Justin Robert Bone~~ its Partners on behalf of Sage Properties who is personally known to me or has produced CA ID as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



STATE OF UTAH NOTARY PUBLIC
RHETT J. REISBECK
COMMISSION # 688760
MY COMMISSION EXPIRES:
06-11-2020



[Signature]
Notary Public

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]
By Jenice Adams
Print Name

This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

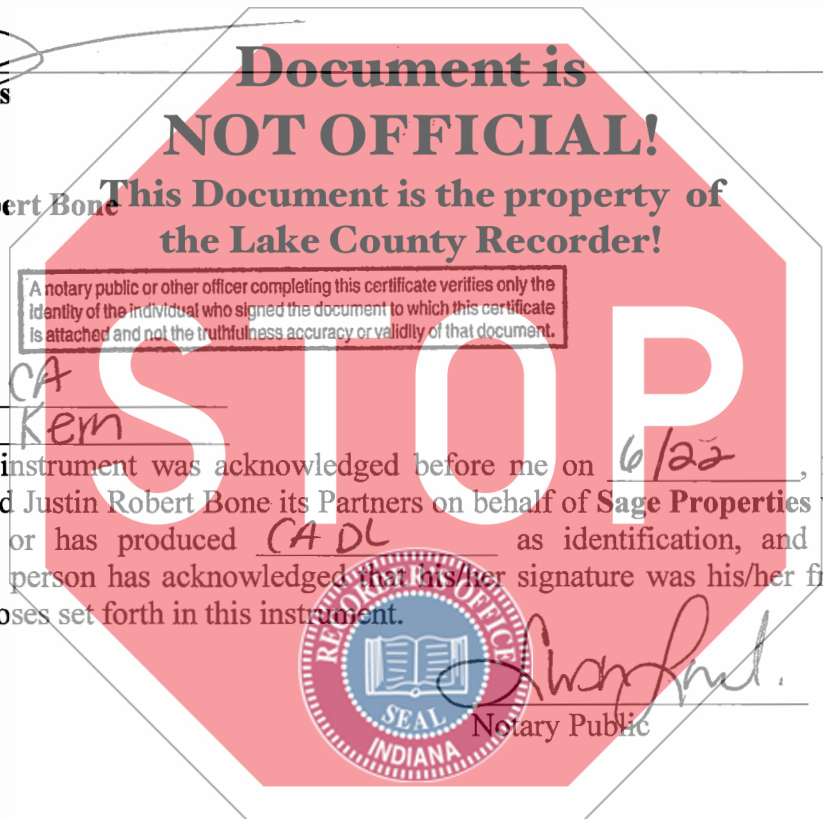
Executed by the undersigned on 6-22, 2017:

Sage Properties

By: Bradley Dwain Bone

Its: Partner


Sage Properties



By: Justin Robert Bone

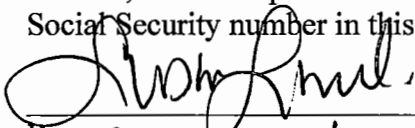
Its: Partners

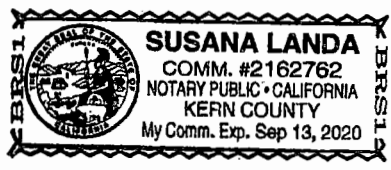
STATE OF CA
COUNTY OF Kern

The foregoing instrument was acknowledged before me on 6/22, 2017 by Bradley Dwain Bone and Justin Robert Bone its Partners on behalf of Sage Properties who is personally known to me or has produced CA DL as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.


Susana Landa
Notary Public

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.


By Susana Landa
Print Name



This instrument prepared by: Jay A. Rosenberg, Esq., and Jacqueline Meyer Goldman, Esq., (Indiana Bar Number: 22724-53), Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.