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STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

2017 070922

2017 OCT 20 AM 8:57

MICHAEL B. BROWN  
RECORDER

Tax ID Number(s):  
State ID Only

45-08-24-306-003.000-020

**SPECIAL WARRANTY DEED**

**THIS INDENTURE WITNESSETH THAT**

**Tax Ease REO I, LLC**

**CONVEY(S) AND WARRANT(S) TO**

**Civic Properties LLC**, for Ten Dollars and other valuable consideration the receipt whereof is hereby acknowledged, the following described REAL ESTATE in Lake County, in the State of Indiana, to wit:

**Document is NOT OFFICIAL!**  
SEE ATTACHED EXHIBIT "A"

Subject to Real Estate taxes now due and payable and thereafter.

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

Subject to covenants, restrictions and easements of record.

It is understood and agreed by the parties hereto that the title to the real estate herein conveyed is warranted only insofar as it might be affected by any act of the grantor during the grantor's ownership thereof and not otherwise.

This deed is executed pursuant to a Power of Attorney from Trey Gulledge, Officer/Manager of Tax Ease REO I, LLC, to John J. Alley, dated October 3, 2016 and recorded March 16, 2017 as Instrument No. 2017-01757 in the Office of the Recorder of Lake County, Indiana.

John J. Alley, upon oath, states that he and/or she has no knowledge of the revocation or termination of the aforesaid Power of Attorney by reason of the death or incompetence of Trey Gulledge, grantor of said Power of Attorney as of the date of execution of this deed.

The undersigned person(s) executing this deed on behalf of the Limited Liability Company represent and certify that they are a current member/manager of said Limited Liability Company and have been fully empowered by a proper meeting and vote of the Limited Liability Company members to execute and deliver this deed.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 10th day of October, 2017.

Trey Gulledge, Officer/Manager of Tax Ease REO I, LLC, by John J. Alley, his attorney in fact  
POA Recorded as Instrument No. 2017-01757

MTC File No.: 16-25234 (UD)

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042433

DULY ENTERED FOR TAXATION SUBJECT  
FINAL ACCEPTANCE FOR TRANSFER

OCT 19 2017

JOHN E. PETALAS  
LAKE COUNTY AUDITOR

25 -  
11686

E RM


State of Florida, County of Seminole ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named **Trey Gullidge, Officer/Manager of Tax Ease REO I, LLC, by John J. Alley, his attorney in fact** who acknowledged the execution of the foregoing Deed and who, having been duly sworn, stated that the representations therein contained are true.

WITNESS, my hand and Seal this 10<sup>th</sup> day of October 2017.  
My Commission Expires: 11/4/19 **Document is NOT OFFICIAL!**  
Signature of Notary Public

Sonshari Bellamy  
Printed Name of Notary Public  
Orange  
Notary Public County and State of Residence

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

  
Sonshari T. Bellamy  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF933831  
Expires 11/4/2019

**This instrument was prepared by:**  
Andrew R. Drake, Attorney-at-Law  
11711 N. Pennsylvania St., Suite 110, Carmel, IN 46032

**Property Address:**  
3427 Liverpool Road  
Lake Station, IN 46405

**Grantee's Address and Mail Tax Statements To:**  
127 N. Broad St.  
Griffith, IN 46319

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. Andrew R. Drake



**EXHIBIT A**

Lot Numbered 3 in Block 9 in Re-Subdivision of Garden Homes as per plat thereof recorded in Plat Book 23, page 55 in the Office of the Recorder of Lake County, Indiana.

