

2020-054835

2020 Aug 21

9:56 AM

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
MICHAEL B BROWN
RECORDER

SPECIAL WARRANTY DEED

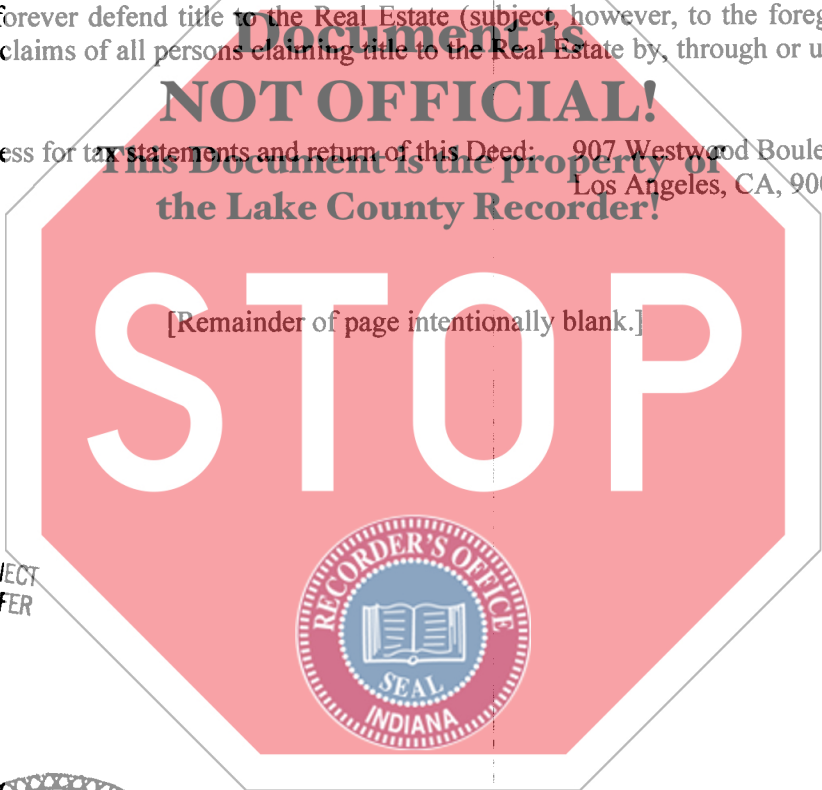
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THIS INDENTURE WITNESSETH, that Daniel Mansueto ("Grantor"), BARGAINS, SELLS and CONVEYS to Mansueto White Oak LLC ("Grantee") for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, that certain real estate located in Lake County, in the State of Indiana more particularly described on Exhibit A attached hereto and made a part hereof (the "Real Estate").

Subject, however, to (i) the lien of real property taxes and assessments not yet due and payable, and all installments of real property taxes due and payable thereafter; (ii) all easements, rights-of-way, rights, covenants, conditions, restrictions, limitations, and other matters; (iii) all legal highways and public rights-of-way; (iv) all matters that would be disclosed by an accurate survey or inspection of said real estate; and (v) all applicable local, state and federal laws, codes, ordinances and regulations, including, but not limited to, zoning and building laws.

Grantor, as Grantor's sole warranty herein, warrants to Grantee and Grantee's successors and assigns, that the Real Estate is free of any encumbrance made or suffered by Grantor except as set forth above, and that Grantor will forever defend title to the Real Estate (subject, however, to the foregoing exceptions) against the lawful claims of all persons claiming title to the Real Estate by, through or under Grantor, but not otherwise.

Grantee's address for tax statements and return of this Deed: 907 Westwood Boulevard #1026
Los Angeles, CA, 90024



043028

DULY ENTERED FOR TAXATION SUBJECT
TO FINAL ACCEPTANCE FOR TRANSFER

AUG 19 2020

JOHN E. PETALAS
LAKE COUNTY AUDITOR



25-6
539185
ok. *[Signature]*

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective the 6th day of May, 2020.

Daniel Mansueto
Daniel Mansueto

STATE OF California)
) SS:
COUNTY OF Los Angeles)

SEE ATTACHED FOR
CALIFORNIA NOTARY
CERTIFICATE

Before me, a Notary Public in and for said County and State, personally appeared Daniel Mansueto, who acknowledged execution of the foregoing Special Warranty Deed.

Witness my hand and Notarial Seal this 6th day of May, 2020.

My Commission Expires:

6/29/22

Document is NOT OFFICIAL!
Notary Public Residing in Los Angeles County,

This Document is the property of the Lake County Recorder!
(Printed Signature)

I affirm, under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Tyler Hardcastle, Esq.. This instrument prepared by Tyler Hardcastle, Esq.; Ice Miller LLP, One American Square, Suite 2900, Indianapolis, Indiana 46282.

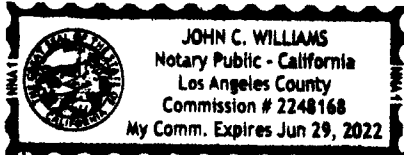


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Los Angeles

Subscribed and sworn to (or affirmed) before me on this 6th
day of May, 2020, by Daniel Mangusta

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



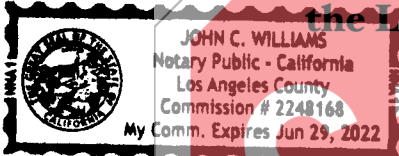
(Seal)

Signature

Warranty Deed

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STOP

