

QUIT-CLAIM DEED

THIS INDENTURE IS TO WITNESS that First Class Equities, LLC, Releases and Quit-Claims to Accent Investments, LLC, for no consideration, the following described real estate in Lake County, Indiana:

Lot 2 in Block 6 in Tarrytown First Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 30, page 13, in the Office of the Recorder of Lake County, Indiana.

45-08-07-356-002.000-004

More Commonly Known as 4451 W. 20th Place, Gary, IN 46404

Subject to easements of highways, streets, alleys, sewers, tiles, drains, and public utilities.

This deed is executed pursuant to the authority conferred by Specific Power of Attorney executed by First Class Equities, LLC, and recorded on September 26, 2019 under instrument number 2019-066309.

The undersigned person executing this deed on behalf of Grantor represents and certifies that he is a duly elected manager of Grantor and has been fully empowered by the Operating Agreement to execute and deliver this deed, that Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

IN WITNESS WHEREOF, the said First Class Equities, LLC, has hereunto set its hand and seal this 9th Day of October, 2020.

First Class Equities, LLC

By: Michael D. Kvachkoff POA 2020 Oct 14 8:33 AM

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

EXECUTED AND DELIVERED in my presence:

Witness' Signature: Deborah Haddad  
Witness' Printed Name: Deborah Haddad

MAIL TAX BILLS TO: Accent Investments, LLC  
TAX KEY NO(S): 45-08-07-356-002.000-004  
GRANTEE(S) ADDRESS: 4140 E Baseline Road, Suite 101, Mesa, AZ 85206.

This Instrument Prepared By: Michael D. Kvachkoff, Attorney at Law 325 N Main St., Crown Point, IN 46307 (219)661-9500

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  
Angela Anderson

INDIANA TITLE NETWORK COMPANY  
325 NORTH MAIN  
CROWN POINT, IN 46307

043740

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

OCT 13 2020

JOHN E. PETALAS  
LAKE COUNTY AUDITOR



25  
PT

#2807

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared **Michael D. Kvachkoff** who having been duly sworn, stated that he is the Power of Attorney of **First Class Equities, LLC**, and that he has full authority to act on its behalf. He acknowledged the execution of the foregoing Quit-Claim Deed for and on behalf of said **First Class Equities, LLC**, and who, having been duly sworn, stated that the representations therein contained are true. In witness whereof, I have hereunto subscribed my name and affixed my official seal.

WITNESS my hand and Notarial Seal 9<sup>th</sup> Day of October, 2020.

My Commission Expires:

6/6/2027

STATE OF INDIANA )  
 ) SS:  
COUNTY OF LAKE )

Subscribed and sworn to before me, **Donna Dyer**, a Notary Public in **Lake County, Indiana**, personally appeared, **Deborah Haddad** (Witness), being known or proved to me to be the person whose name is subscribed as a witness to the foregoing instrument, who, being duly sworn by me, deposes and says that the foregoing instrument was executed and delivered by **Michael D. Kvachkoff as Power of Attorney for First Class Equities, LLC** in the foregoing subscribing witness' presence and that the above-named subscribing witness is not a party to the transaction described in the foregoing instrument and will not receive any interest in or proceeds from the property that is the subject of the transaction.

WITNESS my hand and Notarial Seal 9<sup>th</sup> Day of October, 2020.

My Commission Expires:

6/6/2027

*Donna Dyer*  
Notary Public,

