

2023-5 956  
09/11/2023 10:10 AM  
TOTAL FEES: 25.00  
BY: LAK  
PG #: 2  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Sep 11 2023 LM  
PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

### LIMITED LIABILITY COMPANY QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, that Elliott Ehrenau as Manager of Ace Property Acquisitions, LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Wyoming

CONVEYS AND QUIT CLAIMS to Big Cat Rentals LLC as Member ("Grantee"), of Big Cat Management 1 LLC, a Limited Liability Company organized and existing under the laws of the State of California for no consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indiana:

Lot 2, Block 5, Scarsdale First Addition to Gary, City of Gary, as shown in Plat Book 25, page 77, Lake County, Indiana.

Commonly known as 4317 Vermont Street, Gary, IN 46409

Tax Key No. 45-08-27-455-002.000-004

Subject to all easements and restrictions of record and taxes.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is an authorized member/manager of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed, that the Grantor is a limited liability company in good standing in the State of Wyoming; that the Grantor has full limited liability company capacity to convey the real estate described; and that all necessary action for the making of this conveyance has been duly taken.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 7 day of September, 2023.

Ace Property Acquisitions, LLC

Elliott Ehrenau, Manager  
Printed Name & Title

[Signature]  
Signature

\*SEE ATTACHED ACKNOWLEDGEMENT\*

MAIL TAX BILLS TO: Big Cat Management  
1540 River Park Dr., #220, Sacramento, CA 95815

GRANTEE(S) ADDRESS: 1540 River Park Dr., #220, Sacramento, CA 95815

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff #5575-56, Attorney at Law, 325 N. Main Street, Crown Point, IN 46307 (219)662-2977  
File No. IN-22-66657-02

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]  
Dabria Wojcik

# NOT AN OFFICIAL DOCUMENT

## ACKNOWLEDGMENT

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 Sacramento )

On 9/7/2023 before me, Jamie Alexandra Mazure  
(insert name and title of the officer)

personally appeared Elliott Elkhoury, Member of ACE Property Acquisitions LLC  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jamie Mazure (Seal)

