

2024-501267  
02/14/2024 0:09 AM  
TOTAL FEES: 15.00  
BY: JAS  
PG #: 3  
RECORDED AS PRESENTED

STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD  
GINA PIMENTEL  
RECORDER

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 14 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Tax ID Number(s):  
45-07-16-326-004.000-023

WARRANTY DEED

THIS INDENTURE WITNESSETH THAT

Experimental Holdings, LLC, an Ohio limited liability company and Sunset Commons, LLC, an Ohio limited liability company

CONVEY(S) AND WARRANT(S) TO

Rayaan Hospitality 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:

SEE ATTACHED EXHIBIT "A"

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

Subject to covenants, restrictions and easements of record.

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 12 day of February 2024.

Experimental Holdings, LLC, an Ohio limited liability company

By: [Signature]  
Title: Authorized Agent

Sunset Commons, LLC, an Ohio limited liability company

By: [Signature]  
Title: Authorized Agent

MTC File No.: 23-12456 (UD)

# NOT AN OFFICIAL DOCUMENT

State of Ohio County of Hamilton ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named J. Matthew Stephens Authorized Agent of Experimental Holdings, LLC, an Ohio limited liability company and J. Matthew Stephens Authorized Agent of Sunset Commons, LLC, an Ohio limited liability company 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 12 day of February, 2024

12/02/26  
My Commission Expires  
2021-RE-841163  
Commission No.  
Hamilton County, Ohio  
Notary Public County and State of Residence

Jessica Tucker  
Signature of Notary Public  
Jessica Tucker  
Printed Name of Notary



**JESSICA L. TUCKER**  
NOTARY PUBLIC • STATE OF OHIO  
Commission No. 2021-RE-841163  
My Commission Expires Dec. 2, 2026

This instrument was prepared by:  
Andrew R. Drake, Attorney-at-Law  
1120 W. Oak Street, Sits. 250, Zionsville, IN 46077

Property Address:  
7720 Corinne Drive, Hammond, IN 46323

Grantee's Address and Mail Tax Statements To:

3660 Park 42 Dr.  
Cincinnati OH 45241

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Andrew R. Drake

# NOT AN OFFICIAL DOCUMENT

## EXHIBIT A

Lot 1, Whiteco First Addition to the City of Hammond, as per plat thereof, recorded in Plat Book 82, Page 95, in Lake County, Indiana

MTC File No.: 23-12466 (JD)

Page 3 of 3

Property of Lake County Recorder