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BY: MA GINA PIMENT
PG #: 1 RECORDER
RECORDED AS PRESENTED

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER Jul 26 2024 BDD

PEGGY HOLINGA-KATONA LAKE COUNTY AUDITOR

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH THAT: Michael Ellis ("Grantor") of Fairfax County in the State of Virginia,

CONVEYS AND QUIT CLAIMS TO: Felton Properties_4418 LLC, ("Grantee"), a Limited Liability Company organized and existing under the laws of the State of MANUARD for no consideration, the receipt of which is hereby acknowledged, the following described Real Estate in Lake County, in the State of Indians:

Lot 27, except the South 1.2 feet thereof, in Block 3, Andrew Means Park Manor, in the City of Gary, as per plat thereof, recorded in Plat Book 28, page 83 in the Office of the Recorder of Lake County, Indiana.

Commonly known as 2015 Van Buren Street, Gary, IN 46407

TAX KEY NO(S): 45-08-09-453-016.000-004

Subject to all easements and restrictions of record and taxes.

IN WITNESS WHEREOF, the said Michael Ellis has hereunto set his hand(s) and seal(s), this (A) day of July, 2024.

Michael Elli

Michael Ellis

STATE OF VIRGINIA

)

COUNTY OF FAIRFAX

) SS:

Before me, the undersigned, a Notary Public in and for said County and State, this 22 day of July, 2024, personally appeared

Michael Ellis

and acknowledged the execution of the foregoing deed

TANHY A. Wells Tob Notary Public: TANHY A. Wells Tob Commission Expires: 3-31-2025 Commission No.: 79231 County of Residence: FARFAX

Tammy A. Wells Putz Commonweath of Virginia Notary Public Commission No. 7928311 My Commission Expires 7/31/2025

MAIL TAX BILLS:

Felton Properties 4418 LLC

8006 Pyracanpha Ct., Springfield, VA 22153

GRANTEE(S) ADDRESS: 8006 Pyracanpha Ct., Springfield, VA 22153

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-24-69295-03

I affirm, under the penalties for perjuty, that I have taken reasonable care to reduct each social security number in this document unless required by law: