

NOT AN OFFICIAL DOCUMENT

2

GINA PIMENTEL
RECORDER
STATE OF INDIANA
LAKE COUNTY
RECORDED AS PRESENTED

2024-020398
1:40 PM 2024 Aug 2

MAIL TAX BILLS TO:
BR2C Properties, LLC
10769 Broadway #356
Crown Point, IN 46307

SPLIT FROM PARCEL NO: 45-16-10-128-012.000-042

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH that **165 Properties LLC**, an Indiana limited liability company, with a principal office and business address of 1313 Whitehawk Drive, Crown Point, IN 46307 ("Grantor"), releases and quit claims to **BR2C PROPERTIES, LLC**, an Indiana limited liability company, with a principal office and business address of 10769 Broadway #356, Crown Point, IN 46307, ("Grantee"), for Ten Dollars (\$10.00) and other good and valuable consideration, the real estate located in Lake County, Indiana, more particularly described as follows:

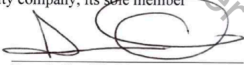
LOT 2A IN BEACON HILL SOUTH LOT 2 RESUBDIVISION, AN ADDITION TO THE CITY OF CROWN POINT, INDIANA, AS SHOWN IN PLAT BOOK 118, PAGE 24, RECORDED AS DOCUMENT NUMBER 2024-019783 ON JULY 25, 2024 IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

Common Address: 549 E. 109th Place, Crown Point, IN 46307

Grantor states that the individual signing this Deed warrant and represent that pursuant to the Operating Agreement of the Grantor or duly adopted resolution of the Grantor, that the undersigned person has all necessary authority to execute this Deed conveying the real estate described herein, that no further action is necessary for the making of this conveyance, and that the Grantor is in good standing in the state of its organization and the state where the afore-described real estate is located.

Dated: AUGUST 2, 2024

165 Properties LLC, an Indiana limited liability company
By: I-65 Beacon Hill Partners, LLC, an Indiana limited liability company, its sole member

By: 
Dennis Caudill, Manager



DULY ENTERED FOR TAXATION SUBJECT
FINAL ACCEPTANCE FOR TRANSFER

AUG 02 2024

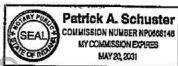
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR


25
9436
RM

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) ss:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on August 2nd, 2024, personally appeared Dennis Caudill, in his capacity as the duly authorized Manager of I-65 Beacon Hill Partners, LLC, an Indiana limited liability company, as the Sole Member and Manager of I65 Properties LLC, an Indiana limited liability company; being over the age of eighteen (18) years, who acknowledged the execution of the above and foregoing Quit-Claim Deed. I have, in witness thereof, subscribed my name and affixed my official seal.





NOTARY PUBLIC

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.

/s/ Patrick A. Schuster

Instrument prepared by: Patrick A. Schuster, Attorney at Law, 115 S. Court St., Ste. E, Crown Point, IN 46307

Property of Lake County Recorder