

2024-536768
10/28/2024 12:03 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 1
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Oct 28 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED ^{member} ^{DU}

THIS INDENTURE WITNESSETH THAT: Ethan Clayborne as President of Reuel Investment LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: OOS Properties LLC, a Limited Liability Company organized and existing under the laws of the State of Wyoming, for and in consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

PARCEL 1: Lot Twenty-four (24) and the South Fifteen (S15) feet of Lot Twenty-three (23), in Block Seven (7), in Gary Investment Company's First Subdivision, as per plat thereof recorded in Plat Book 6, page 32, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 1992 Carolina Street, Gary, IN 46407

PARCEL 2: Lot 26 in Block 24 in Gary Land Company's Fourth Subdivision, in the City of Gary, as per plat thereof, recorded in Plat Book 14, page 15, in the Office of the Recorder of Lake County, Indiana.

Commonly known as 431 Hayes Street, Gary, IN 46404.

Tax Key No(s): 45-08-10-378-027.000-004 and 45-08-05-286-006.000-004

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member 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 Indiana; that the Grantor has full 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 22nd of October, 2024.

Reuel Investment LLC

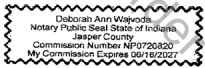
By: Ethan Clayborne member ^{DU}
Signature
ETHAN CLAYBORNE member ^{DU}
Printed Name & Title ^{President}

STATE OF INDIANA
COUNTY OF LAKE

I, Deborah Ann Waivoda, a Notary Public for the said County and State, do hereby certify that Ethan Clayborne who having been duly sworn, stated that he/she is President ^{DU} of Reuel Investment LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal this 22nd of October, 2024.

Deborah Ann Waivoda, Notary Public
My Commission Expires: June 16, 2027



MAIL TAX BILLS TO: OOS Properties LLC
30 N. Gould St Suite 6069 Sherdian WY 82801

GRANTEE(S) ADDRESS: 30 N Gould St Suite 6069 Sherdian WY, 82801

THIS INSTRUMENT PREPARED BY: Douglas R. Kvachkoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-662-2977
File No.: IN-24-68629-02

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: Deborah Waivoda