

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526813
06/29/2022 02:46 PM
TOTAL FEES: 25.00
BY: SP
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

WARRANTY DEED

DWRRSRJLR, LLC ("Grantor"), CONVEYS AND WARRANTS to Valvoline LLC, a Delaware limited liability company in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lowell, Lake County, Indiana:

Parcel I:

A part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian, more particularly described as commencing at a point 541 feet East of the Southwest corner of said 40 acre tract; thence West 63 feet to the Southeast corner of the tract of land conveyed to William Ewer by Deed recorded in Deed Record 789, page 454; thence North 217.8 feet, more or less, to the South line of State Road No. 2; thence Southeasterly, following the South line of State Road No. 2 to a point directly North of the place of beginning, which point is the Northwest corner of the Donald C. Skinner tract; thence South 187.9 feet, more or less, to the place of beginning, in Lake County, Indiana, except therefrom the East 6.0 feet.

Parcel II:

Part of the Southwest Quarter of the Southwest Quarter of Section 24, Township 33 North, Range 9 West of the Second Principal Meridian more particularly described as commencing at a point 416 feet East and 108 feet North of the Southwest corner of said 40 acre tract; thence North parallel with the West line of said 40 acre tract, 139 feet; thence East 24.75 feet, more or less, to the Southerly line of State Road No. 2; thence Southeasterly following the Southerly right-of-way line of said State Road No. 2 to a point which would be 62 feet East and approximately 109 feet North of the place of beginning; thence South parallel with the West line of said 40 acre tract, 109 feet, more or less, to a point 62 feet due East of the place of beginning; thence West 62 feet to the place of beginning, except the South 15 feet, in Lake County, Indiana.

EXCEPTING THEREFROM the property conveyed to The Town of Lowell, Indiana, as recorded on October 4, 2016, as Document No. 2016.067138 in the Lake County Records.

Commonly known as: 1204 Commercial Ave., Lowell, IN 46356

Parcel Number: 45-19-24-352-009.000-008

SUBJECT, NEVERTHELESS, TO THE FOLLOWING:

1. Real estate taxes for 2022, payable in 2023, and all years thereafter;
2. Covenants, restrictions, and easements of record; and
3. Applicable building codes and zoning ordinances.

Grantor covenants that Grantor is seized and possessed of this land, and has a right to convey it, and Grantor warrants the title against all persons claiming under him.

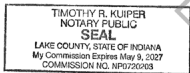
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TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The undersigned persons executing this deed represent and certify on behalf of Grantor that the undersigned is a duly authorized member of the Grantor and has been fully empowered by the proper resolution or the operating agreement of the Grantor to execute and deliver this deed; 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 Grantor has executed this Warranty Deed on the 27 day of June, 2022.

DWRRSRJLR, LLC,
an Indiana limited liability company.



By: [Signature]
Daniel W. Randolph, Authorized Member

STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

Before me, a Notary Public in and for said County and State, on June 27, 2022, personally appeared Daniel W. Randolph, Authorized Member of DWRRSRJLR, LLC, and acknowledged the execution of the foregoing Warranty Deed for and on behalf of said Grantor and who, having been duly sworn, stated that the representations therein contained are true.

[Signature]
Notary Public

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 and this document was prepared by Timothy R. Kuiper, AUSTGEN KUIPER JASAITIS P.C., 130 N. Main Street, Crown Point, Indiana 46307.

Mail Tax Bills to: Valvoline LLC, 100 Valvoline way
Lexington, Ky 40509

After Recording Please Return To:
Fidelity National Title Insurance Company
4111 Executive Parkway, Suite 304
Westerville, Ohio 43081
File No: CLWZZ00992