

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Jun 29 2022 LM

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-526814
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 St. John, Lake County, Indiana:

Lot 1 in Brooks Park, an Addition to the Town of St. John, as per plat thereof recorded in Plat Book 91, page 83, in the Office of the Recorder of Lake County, Indiana.

EXCEPTING THEREFROM that portion taken in State of Indiana v. DWRRSRJLR, LLC; and Lake County, Indiana; Lake County Circuit Court, Cause No. 45C01-1907-PL-000403.

Parcel Number: 45-11-33-351-005.000-035

Commonly known as: 9977 Wicker Blvd, St. John, IN 46373

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.

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.

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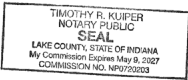
IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the 27 day of June, 2022.

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 kal rolne way
Lexington, Ky

After Recording Please Return To:
Fidelity National Title Insurance Company
4111 Executive Parkway, Suite 304
Westerville, Ohio 43081
File No: GLW2200993

410 509