

NOT AN OFFICIAL DOCUMENT

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

2/22/25 4:14:3
08/08/2022 03:05 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

Aug 18 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Aug 08 2022 VH

JOHN E. PETALAS
LAKE COUNTY AUDITOR

2022-532470
08/08/2022 01:54 PM
TOTAL FEES: 25.00
BY: KK
PG #: 2

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

QUIT-CLAIM DEED

This Indenture Witnesseth That **PATRIOT PARTNERS, INC.** ("Grantor") Quit-Claims and Conveys to **ROUTE 2 STORAGE LLC**, all of right, title, and interest in the following Real Estate in Lake County, Indiana, to-wit:

BEING A SUBDIVISION OF THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 33 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (BEARINGS IN THIS DESCRIPTION ARE BASED ON HOLDING A LINE CONNECTING THE MONUMENTS AT THE SOUTHEAST AND NORTHEAST CORNERS OF SECTION 20 AS NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST) COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; THENCE NORTH 88 DEGREES 22 MINUTES 58 SECONDS WEST, 480 FEET TO THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 22 MINUTES 58 SECONDS WEST 844.41 FEET ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE NORTH 00 DEGREES 00 MINUTES 12 SECONDS WEST, 489.84 FEET ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH 88 DEGREES 31 MINUTES 06 SECONDS EAST, 795.53 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 22 SECONDS EAST, 19.56 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 58 SECONDS EAST, 48.72 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 472.16 FEET TO THE POINT OF BEGINNING. ***continued on next page*

Commonly known as: 1856 W. 181st Ave., Lowell, Indiana 46356
Parcel Number: 45-20-20-476-010.000-007

The undersigned Person executing this Deed represents and certifies on behalf of the Grantor, that the undersigned is a duly authorized manager of the Grantor and has been fully empowered by proper Resolution, or the Bylaws of the Grantor, to execute and deliver this Deed; that the Grantor is a Corporation in good standing in Indiana; that the Grantor has full entity capacity to convey the real estate described, and that all necessary entity action for the making of this conveyance has been duly taken. Grantor does hereby certify that no gross income tax is due by virtue of this conveyance.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 4th day of August, 2022.

Transfer for no consideration to related land holding entity

No Sales Disclosure Needed

Aug 18 2022

By: sb

Office of the Lake County Assessor

No Sales Disclosure Needed

Aug 08 2022

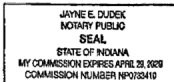
By: FGR

Office of the Lake County Assessor

NOT AN OFFICIAL DOCUMENT

Dated this 4 day of August, 2022.
PATRIOT PARTNERS, INC.


GREGORY R. FOX, President



STATE OF INDIANA)
) SS:
COUNTY OF LAKE

Before me, the undersigned, a Notary Public in and for said County and State, this 4 day of August, 2022, personally appeared **GREGORY R. FOX**, President of Patriot Partners, Inc. and acknowledged the execution of the foregoing Deed. In Witness Whereof, I have hereunto subscribed my name and affixed my official seal.

My Commission Expires: 4/23/2029


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. 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: Route 2 Storage LLC, 150 Deanna Dr., Suite 104, Lowell, Indiana 46356

**also known as:

Lot 1 in R2S Subdivision, as per plat thereof, recorded in Plat 28
Book 115, page 82, in the Office of the Recorder of Lake County,
Indiana.