

# NOT AN OFFICIAL DOCUMENT

## ASSIGNMENT OF JUDGMENT

THIS ASSIGNMENT OF JUDGMENT ("Assignment") is made this 19 day of March, 2023 by DINO ANAGNOSTOPOULOS, ("Assignor"), in favor of LAND ACQUISITION PARTNERS, LLC, a Wyoming limited liability company ("Assignee").

### WITNESSETH:

WHEREAS, Assignor is the owner of a judgment ("Judgment") entered against the Defendant, Willie A. Armstrong in the matter of *Apollo Financial Group, LLC, v. Willie A. Armstrong, et al.*, cause number 45D02-1401-MF-00020 in the Lake County Indiana Superior Court.

WHEREAS, Assignor is to transfer to Assignee the judgment.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor does hereby absolutely, irrevocably and unconditionally give, grant, bargain, sell, transfer, set over, assign, convey, release, confirm and deliver to Assignee all of his interest in and to the Judgment.

Assignor hereby covenants that Assignor will, at any time and from time to time upon written request therefor, execute and deliver to Assignee, Assignee's successors, nominees or assigns, such documents as Assignee or they may reasonably request in order to fully assign and transfer to and vest in Assignee or Assignee's successors, nominees and assigns, and protect Assignee's or their right, title and interest in and to the Judgment and rights of Assignor intended to be transferred and assigned hereby, or to enable Assignee, Assignee's successors, nominees and assigns to realize upon said Judgment.

This Assignment and the obligations of the parties hereunder shall survive the closing of the transactions referred to in the Agreement, and shall be binding upon and inure to the benefit of Assignor and Assignee, their respective legal representatives, successors and assigns.

This Assignment (a) may be executed in counterparts, each of which shall be deemed an original, and both of which together shall constitute one and the same instrument, (b) shall be governed by and construed in accordance with the laws of the State in which the Property is located, and (c) may not be modified or amended except by written agreement signed by both Assignor and Assignee. A facsimile, .pdf or other electronic copy of this Assignment shall be deemed an original for all relevant purposes.

If any action or proceeding is commenced by either party to enforce its rights under this Assignment, the substantially prevailing party in such action or proceeding shall be awarded all reasonable costs and expenses incurred in such action or proceeding, including reasonable attorneys' fees and costs (including the cost of in-house counsel and appeals), in addition to any other relief awarded by the court.

**FILED** THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

APR 4 2023

PEGGY HOLINGA KATONA  
LAKE COUNTY AUDITOR

GINA PIMENTEL  
RECORDER  
STATE OF INDIANA  
LAKE COUNTY  
FILED FOR RECORD

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IN WITNESS WHEREOF, the parties have executed this Assignment on the day and year first above written.

ASSIGNOR:

DINO ANAGNOSTOPOULOS

By:

*Dino Anagnostopoulos*

STATE OF Florida

COUNTY OF Miami-Dade

Before me, a Notary Public, in and for said County and State, personally appeared Dino Anagnostopoulos, and acknowledged the execution of said assignment to be his duly authorized and voluntary act and deed, this 29<sup>th</sup> day of March 2023.

*Leslie Leon*  
Notary Public



[Signature page to Assignment]