

2024-04318
02/01/2024 04:49 PM
TOTAL FEES: 25.00
BY: JAS
PG #: 2
RECORDED AS PRESENTED

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD
GINA PIMENTEL
RECORDER

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 01 2024 LM

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

GENERAL WARRANTY DEED

THIS INDENTURE WITNESSETH, that **MV 2018, LLC, an Indiana limited liability company ("Grantor")**, of Lake County, in the State of Indiana, CONVEYS AND WARRANTS to **Triple Shift Entertainment, LLC, a Minnesota limited liability company ("Grantee")**, of Washington County, in the State of Minnesota, for the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

The Land referred to herein below is situated in the County of Lake, State of Indiana, and is described as follows:

THE NORTHERLY 180 FEET BY PARALLEL LINES OF THAT REAL ESTATE DESCRIBED AS FOLLOWS:

PART OF THE NWQ. OF THE NEQ. OF S. 21, TWP. 36 N., R 9 W. OF THE 2ND P.M. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NW. CORNER OF THE ABOVE SAID NWQ. OF THE NEQ.; THENCE S. 89 DEGREES 31 MINUTES E. ALONG THE N. LINE OF SAID NWQ. OF THE NEQ. A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE S. PARALLEL AND 40 FEET E. OF THE W. LINE OF THE NWQ. OF THE NEQ. OF S. 21, TWP. 36 N., R. 9 W. OF THE 2ND P.M., A DISTANCE OF 653.90 FEET TO A POINT 670.0 FEET N. OF THE S. LINE OF SAID NWQ. OF THE NEQ.; THENCE S. 89 DEGREES 28 MINUTES E. A DISTANCE OF 454.97 FEET TO A POINT 835.0 FEET W. OF THE E. LINE OF SAID NWQ. OF THE NEQ.; THENCE N. 0 DEGREES 1 MINUTE 20 SECONDS E., A DISTANCE OF 654.30 FEET TO THE N. LINE OF SAID NWQ. OF NEQ.; THENCE N. 89 DEGREES 31 MINUTES W. A DISTANCE OF 455.23 FEET TO THE POINT OF BEGINNING CONTAINING 6.82 ACRES MORE OR LESS, ALL IN THE TOWN OF HIGHLAND, LAKE COUNTY, INDIANA.

Commonly known as 8101 Kennedy Avenue, Highland, Indiana 46322

PARCEL NO. 45-07-21-201-001.000-026

Subject to (i) all easements, highways, rights-of-way, covenants, conditions, restrictions, and other matters of record; (ii) all current, non-delinquent real estate taxes and assessments; and (iii) all matters that would be disclosed by an accurate survey or physical inspection of said real estate.

1193438

FIRST AMERICAN TITLE

NOT AN OFFICIAL DOCUMENT

MV 2018 LLC, an Indiana limited liability company

By: *James E. Wojcik*
Name: James E. Wojcik
Title: Manager

STATE OF INDIANA
COUNTY OF LAKE

Before me, a Notary Public in and for said County and State, personally appeared James E. Wojcik, as Manager of MV 2018, LLC, an Indiana limited liability company, who acknowledged the execution of the foregoing General Warranty Deed on behalf of said limited liability company.

Witness my hand and Notarial Seal this 19th day of January, 2024.



Diane M. Holdmann
Signature

Diane M. Holdmann
Printed Name
Notary Public

My Commission Expires:

June 29, 2023

County of Residence:

Lake

Send tax statements to and
Grantee's mailing address is:

Triple Shift Entertainment, LLC
563 Bielenberg Drive, Suite 115
Woodbury, MN 55125
Attn: Amy Anderson

This instrument was prepared by Peter J. Mannarino of Federman Steifman, LLP.

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. Peter J. Mannarino.