

2024 5033 9  
02/01/2024 11:49 AM  
TOTAL FEES: 29.00  
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:

PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE ABOVE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE SOUTH 89 DEGREES 31 MINUTES EAST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 40 FEET TO THE PLACE OF BEGINNING; THENCE SOUTH PARALLEL AND 40 FEET EAST OF THE WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 9 WEST OF THE 2ND PRINCIPAL MERIDIAN, A DISTANCE OF 653.90 FEET TO A POINT 670.0 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE SOUTH 89 DEGREES 28 MINUTES EAST, A DISTANCE OF 454.97 FEET TO A POINT 835.0 FEET WEST OF THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 0 DEGREES 1 MINUTES 20 SECONDS EAST A DISTANCE OF 654.30 FEET TO THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 89 DEGREES 31 MINUTES WEST A DISTANCE OF 455.23 FEET TO THE PLACE OF BEGINNING, IN THE TOWN OF HIGHLAND, IN LAKE COUNTY, INDIANA, EXCEPT THE NORTHERLY 180 FEET THEREOF.

Commonly known as 8121- 8149 Kennedy Avenue, Highland, Indiana 46322

PARCEL NOS. 45-07-21-201-003.000-026 and 45-07-21-201-002.000-026

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

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed this 19<sup>th</sup> day of January, 2024.

**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 19<sup>th</sup> day of January, 2024.



*Diane M. Holdmann*  
Signature

Diane M. Holdmann  
Printed Name  
Notary Public

My Commission Expires:

June 29, 2030

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: Mary 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.