

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
Jun 20 2024 BDD
PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

LIMITED LIABILITY COMPANY WARRANTY DEED

THIS INDENTURE WITNESSETH THAT: EPG INDIANA TB I, LLC, ("Grantor"), a Limited Liability Company organized and existing under the laws of the State of Indiana, CONVEYS AND WARRANTS TO: Lane J. Parkhurst, Sole Ownership of Merrinton, County in the State of Indiana for and In consideration of Ten Dollars and other valuable consideration, the receipt whereof is hereby acknowledged, the following Real Estate in Lake County in the State of Indiana, to wit:

Lot 37, Block 1, E.M. Rognes Second Addition to Glenelty, as shown in Plat Book 26, page 8, in Lake County, Indiana.

Commonly known as 6389 Kentucky Place, Merrillville, IN 46410.

Tax Key No(s): 45-12-10-255-008.000-030

Subject to all taxes, zoning requirements, easements and restrictions of record.

The undersigned person executing this deed represents and certifies on behalf of the Grantor, that the undersigned is a Member of the Grantor and has been fully empowered by proper resolution, or by the Operating Agreement of the Grantor, to execute and deliver this deed, that the Grantor is a limited liability company in good standing in the State of Indiana, 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.

IN WITNESS WHEREOF, the said Grantor has caused this deed to be executed by and through its authorized member this 28th of May, 2024.

EPG INDIANA TB I, LLC

BY: Hubert Kasjost
Member
Printed Name & Title

STATE OF INDIANA
COUNTY OF LAKE

I, Jolene Kratochvil, a Notary Public for the County of Lake and State of Indiana, do hereby certify that Hubert Kasjost, who having been duly sworn, stated that he/she is Member of EPG INDIANA TB I, LLC and acknowledged the execution of the foregoing Limited Liability Company Warranty Deed for and on behalf of said Grantor, and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and official seal, this the 28th of May, 2024.

Jolene Kratochvil
Jolene Kratochvil, Notary Public
My Commission Expires: November 13, 2029



MAIL TAX BILLS TO: Lane J. Parkhurst
6389 Kentucky Place, Merrillville, IN 46410
GRANTEE(S) ADDRESS: 6389 Kentucky Place, Merrillville, IN 46410

THIS INSTRUMENT PREPARED BY Douglas R. Kvechhoff, Attorney at Law
325 N. Main, Crown Point, IN 46307, 219-562-2977
File No. IN-24-69029-01

I affirm, under the penalties for perjury, that I have taken reasonable steps to contact each Social Security number in this document, unless required by law. Jolene Kratochvil