

NOT AN OFFICIAL DOCUMENT

2024-02914
08/01/2024 08:51 AM
TOTAL FEES: 36.00
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

Aug 01 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Space above this line reserved for Recorder of Deeds

23-39197

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED, is made and entered into this 1st day of July, 2024, by and between Paulco, LLC, an Indiana limited liability company ("Grantor"), with an address of 300 East 90th Drive, Merrillville, Indiana, 46410, and DG Partners LLC, a Missouri limited liability company ("Grantee"), with an address of 5530 Salt River Road, St. Peters, Missouri 63376.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid by Grantee, the receipt of which is hereby acknowledged, does by these presents, GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto Grantee, the following described real estate, situated in the County of Lake and State of Indiana, to-wit:

Lot 1 in Dollar General #30671, an Addition to the City of Hobart, Lake County, Indiana, as per plat thereof, recorded in Plat Book 118, Page 6, in the Office of the Recorder of Lake County, Indiana.

Property Addresses: 3701 Montgomery Street, Hobart, IN 46342; 3457 Ridge Road, Hobart, IN 46342; 3451 Ridge Road, Hobart, IN 46342; 3700 BL of Sherman, Hobart, IN 46342

Tax IDs: 45-08-26-226-001.000-018; 45-08-26-226-002.000-018; 45-08-26-226-003.000-018; 45-08-26-226-004.000-018; 45-08-26-226-005.000-018; 45-08-26-226-014.000-018

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantee, and to Grantee's successors and assigns forever. Grantor hereby covenanting that Grantor and Grantor's successors and assigns, shall and will warrant and defend the title to the premises unto Grantee, and to Grantee's successors and assigns forever against the lawful claims of all persons whomsoever, excepting, however, the general taxes for the calendar year 2024 and thereafter, and the special taxes becoming a lien after the date of this General Warranty Deed.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this General Warranty Deed, unless required by law.



