

# NOT AN OFFICIAL DOCUMENT

004-33297  
10/1/2024 12:01 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

Oct 16 2024 BDD

PEGGY HOLINGA-KATONA  
LAKE COUNTY AUDITOR

Parcel No.: 45-12-26-102-007.000-030

File No.: GE24-24869

### WARRANTY DEED

THIS INDENTURE WITNESSETH, TLH TD Properties, LLC, ("Grantor"), CONVEYS AND WARRANTS to Ryan Puente, an individual, ("Grantee"), for the sum of ten dollars (\$10), and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Lake County, in the State of Indiana:

See Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this deed this 10<sup>th</sup> day of October, 2024.

TLH TD Properties, LLC

BY: [Signature]  
Acacia Asset Management Group, LLC, Sole Member  
By: TLH Tax Auctions, LLC, Sole Member  
By: Rhys Smith, President D.M.  
Debbie Marcantonio, Authorized Signatory

STATE OF New Jersey  
COUNTY OF Belgen

Before me, a Notary Public in and for said County and State, personally appeared Rhys Smith, President of TLH Tax Auctions, LLC, Sole Member of Acacia Asset Management Group, LLC, Sole Member of TLH TD Properties, LLC, who acknowledged execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal this 10<sup>th</sup> day of October, 2024.

My Commission expires: 2/14/26

[Signature]  
Notary Public

Residing in Belgen County



Grantee's Address and Tax Mailing Address: 8586 Illinois St, Merrillville, IN 46410

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. (Janet Davis Hocker)

This instrument prepared by: Janet Davis Hocker, Attorney at Law, 6626 E. 75th Street, Suite 410, Indianapolis, IN 46250.

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## EXHIBIT "A"

LOT 198, CUMBERLAND RIDGE, PHASE ONE, AN ADDITION TO THE TOWN OF MERRILLVILLE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 74 PAGE 78, AND IN PLAT OF CORRECTION RECORDED NOVEMBER 2, 1993 IN PLAT BOOK 75 PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA.

EXCEPTING THEREFROM, THAT LAND CONVEYED TO THE TOWN OF MERRILLVILLE PURSUANT TO WARRANTY DEED RECORDED AUGUST 30, 2013 AS INSTRUMENT NUMBER 2013064164, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE PART OF LOT 198, CUMBERLAND RIDGE PHASE I, AN ADDITION TO THE TOWN OF MERRILLVILLE (BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 8 WEST OF THE SECOND PRINCIPAL MERIDIAN, LAKE COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED AUGUST 6, 1993 IN PLAT BOOK 74, PAGE 78, AND AS CORRECTED BY PLAT OF CORRECTION RECORDED NOVEMBER 2, 1993 IN PLAT BOOK 75 PAGE 56, IN THE OFFICE OF THE RECORDER OF LAKE COUNTY, INDIANA) DESCRIBED AS BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 198; THENCE NORTH 89 DEGREES 53 MINUTES 12 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 198, A DISTANCE OF 10.00 FEET THENCE NORTH 02 DEGREES 58 MINUTES 48 SECONDS EAST, 74.12 FEET TO THE NORTH LINE OF SAID LOT 198; THENCE SOUTH 77 DEGREES 27 MINUTES 18 SECONDS WEST ALONG SAID NORTH LINE, 14.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 198; THENCE SOUTH 00 DEGREES 06 MINUTES 48 SECONDS WEST ALONG THE WEST LINE OF LOT 198, A DISTANCE OF 70.93 FEET TO THE POINT OF BEGINNING.

Commonly known as: 8585 Illinois St, Merrillville, IN 46410