

2024-534428
11/25/2024 (9:00 AM)
TOTAL FEE: \$2.60
BY: MA
PG #: 3
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 24 2024 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-16-04-131-001-000-042

Tax Mailing Address:
1155 TROUTWINE RD
CROWN POINT IN 46307

WARRANTY DEED

THIS INDENTURE WITNESSETH that **CP Storage LLC, an Indiana limited liability company**, Grantor, of Lake County, in the State of Indiana, conveys and warrants to

D2GJ LLC, an Indiana limited liability company,

Grantee, of Lake County, in the State of Indiana, for the sum of ten dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate located in Lake County, in the State of Indiana:

Part of the North half of the Northwest Quarter of Section 4, Township 34 North, Range 8 West of the 2nd P.M. described as commencing at the Southwest corner of the Northeast Quarter of the Northwest Quarter of said Section 4; thence North along the West line of said Quarter Quarter Section 429.34 feet to the Northeast corner of Lot 8 in the Hub Industrial Park as shown in Plat Book 48, page 75, in the Office of the Recorder of Lake County, Indiana; thence West along the North line of said Subdivision 575.12 feet to the Northwest corner of Lot 10 of said Subdivision; thence North on a projection of the West line of said Lot 10, 60 feet; thence East and parallel with the North line of said Subdivision 575.12 feet more or less to the West line of the Northeast Quarter of the Northwest Quarter of said Section 4; thence East and parallel to the South line of said Quarter Quarter Section 500.0 feet; thence South and parallel to the West line of said Quarter Quarter Section 489.34 feet more or less to the South line of said Quarter Quarter Section; thence West along said South line 500.00 feet more or less to the point of beginning, containing 6.41 acres, more or less, all in Lake County, Indiana.

Site Address: adjacent to Troutwine Road
Crown Point, IN 46307

(Warranty Deed – GITC File No. IN018633 – Page 1 of 3)

NOT AN OFFICIAL DOCUMENT

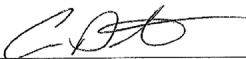
SUBJECT TO:

- (1) special assessments and real estate taxes for the year 2024 due and payable in 2025 and thereafter;
- (2) existing unrecorded leases, if any;
- (3) rights of the public, the City of Crown Point and the State of Indiana in and to that part of said real estate taken or used for roads and highways, if any;
- (4) drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any;
- (5) Resolution #2024-05-01 of the City of Crown Point, Indiana Board of Public Works and Safety, for vacation and extinguishment of the Troutwine Road 5-foot wide no access easement generally between East of Glenn Drive and East of Center Creek Drive, recorded May 2, 2024, as Document No. 2024-012243, in the Office of the Recorder of Lake County, Indiana; and
- (6) Zoning and Building Ordinances uses and restrictions.

IN WITNESS WHEREOF, CP Storage LLC, an Indiana limited liability company, has executed this Warranty Deed on this 23rd day of October, 2024.

CP Storage LLC, an Indiana limited liability company

By: _____


Cory Detamore, Manager

State of Indiana)
) SS:
County of Lake)

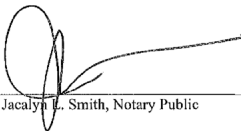
Before me, the undersigned Notary Public in and for said County and State, personally appeared Corey Detamore, as Manager of CP Storage LLC, an Indiana limited liability company, and acknowledged the execution of the foregoing Warranty Deed for and on said Company's behalf, as its free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath,

(Warranty Deed – GITC File No. IN018633 – Page 2 of 3)

NOT AN OFFICIAL DOCUMENT

stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 23rd day of October, 2024.



Jacalyn L. Smith, Notary Public

Notary's County of Residence: Lake
Notary's Commission Expires: January 10, 2032
Notary's Commission Number: 677813

After recording return to and Mailing Address of Grantee: D2GJ LLC
1155 TROUTWINE RD
CROWN POINT IN 46307

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. Chris Fox

This instrument was prepared by Chris Fox, Attorney at Law, Indiana License #19091-64;
Address: 516 East 86th Avenue, Merrillville, IN 46410-6213 (Phone: 219/791-1520; Fax: 219/791-9366);
referencing Greater Indiana Title Company commitment no. IN018633.

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