

NSD-pl
NSD/P

018-4123-478101

Transfer 1224
Taxing Unit SB
Date 7.11.24

2024-15479
RECORDED AS PRESENTED ON
07/11/2024 01:10 PM
MARY BETH WISNIEWSKI
ST. JOSEPH COUNTY
RECORDER
PGS: 2 FEES: 25.00

QUIT-CLAIM DEED

THIS INDENTURE WITNESSETH, P&L GHOTRA PROPERTIES, LLC, an Indiana Limited Liability Company by it's manager, MANDEEP SINGH, Releases and Quit-Claims

To SOUTH BEND & MISHAWAKA INVESTMENTS LLC, an Indiana Limited Liability Company for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the following described REAL ESTATE in St. Joseph County, in the State of Indiana, to-wit:

A part of Block B as shown on the recorded Plat of Garden Village Second Unit Addition to the City of South Bend, which is bounded by a line running as follows: viz: Beginning at the Northwest corner of the intersection of Western Avenue and Sheridan Avenue, as now located; thence North along the West line of said Sheridan Avenue; 125 feet; thence West on a line parallel to the North line of Western Avenue, 125 feet; thence South 125 feet to the North line of Western Avenue; thence East along said line 125 feet to the place of beginning.

Subject to all unpaid taxes and assessments, zoning restrictions, easements and rights of way(s), restrictions, covenants and other encumbrances of record.

Property address: 4005 W. Western Avenue, South Bend, IN 46619

Grantees Address: 6520 Lake Crest Circle, South Bend, IN 46628

Tax ID #71-08-09-179-019.000-026

In Witness Whereof, the said Mandeep Singh, as Manager of P&L Ghotra Properties, LLC has hereunto set his their hand and seal this 11 day of May, 2024.

P&L Ghotra Properties, LLC

By: Mandeep Singh, Manager

I affirm, under penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

Ralph F. Howes

DULY ENTERED FOR TAXATION
ST. JOSEPH CO. INDIANA
SUBJECT TO FINAL ACCEPTANCE
FOR TRANSFER



nhw
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State of Indiana

County of LaPorte, SS:

Before me, the undersigned, a Notary Public in and for said County, this 11 day of ^{July} May, 2024, came P&L Ghotra Properties, LLC by it's manager, Mandeep Singh, and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal.

My Commission Expires 8-8-29

Ralph F. Howes
Ralph F. Howes, Notary Public
A resident of LaPorte County

This instrument prepared by: Ralph F. Howes, Attorney, Howes & Howes, LLP, 717 Indiana Ave. LaPorte, IN