

DULY ENTERED FOR TAXATION
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER

Feb 28 2025 BDD

PEGGY HOLINGA-KATONA
LAKE COUNTY AUDITOR

Parcel Number:
45-08-32-276-001.000-001

Tax Mailing Address:
8858 DOUBLETREE DR N
CROWN POINT IN 46307

WARRANTY DEED

This Indenture Witnesseth That: Howard Kendys ("Grantor")

Conveys and Warrants to: Meet Petroleum Inc., an Indiana corporation,

for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, the following real estate in Lake County, Indiana, to-wit:

Lots 1, 2, 3 and 4 and the West 1/2 of Lot 5, Block 1, C.J. Williams Addition to Hosford Park, as per plat thereof, recorded in Plat Book 4, page 9, in the Office of the Recorder of Lake County, Indiana, excepting therefrom that part of Lot 1 described as follows: Beginning at the Northwest corner of said Lot; thence North 88 degrees 52 minutes 09 seconds East 26.00 feet along the North line of said Lot; thence South 42 degrees 14 minutes 16 seconds West, 36.89 feet to the West line of said Lot; thence North 2 degrees 34 minutes 00 seconds West 26.82 feet along said West line to the point of beginning.

Tax Parcel Number: 45-08-32-276-001.000-001

Common Address: 4705 Cleveland St.
Gary, Indiana 46408

(also known as: 4701 Cleveland St.
Gary, Indiana 46408)

SUBJECT TO:

- (1) special assessments and real estate taxes for the year 2024 payable in 2025 and thereafter;
- (2) zoning ordinances and laws;

- (3) rights of the public, the State of Indiana, the County of Lake, and the City of Gary in and to that part of the land taken or used for road purposes, if any;
- (4) drainage ditches, laterals, feeders, drainage tiles or other drainage easement rights, if any;
- (5) rights of the public or quasi-public utilities, for maintenance therein of poles, conduits, sewers, etc.; and
- (6) existing unrecorded leases, if any;

IN WITNESS WHEREOF, Howard Kendys has executed this Warranty Deed on this

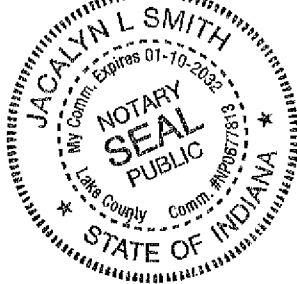
21 day of February, 2025.

Howard Kendys
Howard Kendys

State of Indiana)
) SS:
County of Lake)

Before me, the undersigned Notary Public in and for said County and State, personally appeared **Howard Kendys** and acknowledged the execution of the foregoing Warranty Deed as his free and voluntary act for the purposes stated therein, and who, having been duly sworn upon his oath, stated that the representations contained therein are true.

Witness my hand and Notarial Seal this 21 day of February, 2025.



Jacalyn L. Smith
Jacalyn L. Smith, Notary Public

Notary's County of Residence: Lake
Notary's Commission Expires: January 10, 2032
Notary's Commission Number: NP0677813

After recording return to and Mailing Address of Grantee:

Meet Petroleum Inc.
8858 DOUBLETREE DR N
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. IN018964.

(Warranty Deed – GITC File No. IN018964 - Page 3 of 3)