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Prescribed by the State Board of Accounts

LL CARTER

WHEREAS MOORING TAX ASSET GROUP XXX, LLC did the 30th day of August, 1999 produced to the undersigned, PETER BENJAMIN Auditor of the County of LAKE in the State of Indiana, a certificate of sale dated the 17th day of September, 1997, signed by SAM ORLICH who, at the date of sale, was Auditor of the County, from which it appears that MOORING TAX ASSET GROUP XXX, LLC on the 17th day of September, 1997, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of Four Thousand Dollars and no cents (\$4,000.00), being the amount due on the following tracts of land returned delinquent in the name HOSTETLER JOHN F & PATRICIA J for 1996 and prior years, namely:

25-43-0192-0012 COMMON ADDRESS: 3808 W. 10TH AVENUE, GARY, IN. 46404 GARY HOME & IMP. CO'S. 1ST SUBDIVISION. ALL LOT 12, BLOCK 4, IN THE CITY OF GARY, INDIANA.

Such real property has been recorded in the Office of the LAKE County Auditor as delinquent for the nonpayment of taxes and proper notice of the sale has been given. It appearing that MOORING TAX ASSET GROUP XXX, LLC are the owner of the certificate of sale, that the time for redeeming such real property has expired, that the property has not been redeemed, that MOORING TAX ASSET GROUP XXX, LLC have demanded a deed for the real property described in the certificate of sale, that the records of the LAKE County Auditor's Office state that the real property was legally liable for taxation, and the real property has been duly assessed and properly charged on the duplicate with the taxes and special assessments for 1996 and prior years:

THEREFORE, this indenture, made this 30th day of August, 1999, between the State of Indiana by PETER BENJAMIN, Auditor of LAKE County, of the first part, and MOORING TAX ASSET GROUP XXX, LLC of the second part, witnesseth; That the party of the first part, for and in consideration of the premises, has granted and bargained and sold to the party of the second part, their heirs and assigns, the real property described in the certificate of sale, situated in the County of LAKE, and State of Indiana, namely and more particularly described as follows:

25-43-0192-0012 COMMON ADDRESS: 3808 W. 10TH AVENUE, GARY, IN. 46404 GARY HOME & IMP. CO'S. 1ST SUBDIVISION.

ALL LOT 12, BLOCK 4, IN THE CITY OF GARY, INDIANA.

to have and to hold such real property, with the appurtenances belonging thereto, in as full and ample a manner as the Auditor of said County is empowered by law to convey the same.

In testimony whereof, RETER BENJAMIN, Auditor of LAKE County, has hereunto set his hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

Attest: DEGGY HOLING KATONA Treasurer: LAKE County

State OF INDIANA

} SS.

County OF LAKE

Before me, the undersigned, Anna N Anton, in and for said County, this day, personally came the above named PETER BENJAMIN, Auditor of said County, and acknowledged that he signed and sealed the foregoing deed for the users and purposes therein mentioned.

In witness whereof, I have hereunto set my hand and seal this ____ day of EB 0 9 2000

This instrument prepared by Lee Christakis, Attorney at Law

7870 Broadway, Suite G., Merrillville, IN 46410

Post Office address of grantee:

P.O. BOX 85080-4290

RICHMOND, VA 23285-4290