LAKE COUNTY
FILED FOR RECORD

2004 045382

TAX DEED

WHEREAS MOORING TAX ASSET GROUP, LLC Lake did the 30th day of January, 2004 produce to the undersigned, STEPHEN R. STIGLICH Auditor of the County of Lake in the State of Indiana, a certificate of sale dated the 20th day of September, 2002, signed by PETER BENJAMIN who, at the date of sale, was Auditor of the County, from which it appears that MOORING TAX ASSET GROUP, LLC on the 20th day of September, 2002, purchased at public auction, held pursuant to law, the real property described in this indenture for the sum of $1,509.86 (ONE THOUSAND, FIVE HUNDRED NINE AND 86/100), being the amount due on the following tracts of land returned delinquent in the name Dowdell, George L & Sadie for 2001 and prior years, namely:

25-45-0148-0024
COMMON ADDRESS: 2562 W 12th Avenue, Gary, Indiana
JEFFERSON LD. & REAL. CO'S SUB NO.1 LOT24, E.9FT LT23, W.9FT LT25 BL.6 AND S.B. & GARY L.CO'S SUB. W.9FT LT 9 & LOT 10 BL.6

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, LLC Lake 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, LLC Lake 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 2001 and prior years.

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THEREFORE, this indenture, made this 30th day of January, 2004 between the State of Indiana by STEPHEN R. STIGLICH Auditor of Lake County, of the first part, and MOORING TAX ASSET GROUP, LLC Lake 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:

25-45-0148-0024
COMMON ADDRESS: 2562 W 12th Avenue, Gary, Indiana
JEFFERSON LD. & REAL. CO'S SUB NO.1 LOT24, E.9FT LT23, W.9FT LT25 BL.6 AND S.B. & GARY L.CO'S SUB. W.9FT LT 9 & LOT 10 BL.6

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, STEPHEN R. STIGLICH, Auditor of Lake County, has hereunto set his/her hand, and affixed the seal of the Board of County Commissioners, the day and year last above mentioned.

Witness: Stephen R. Stiglich Jr. (L.S.)
STEPHEN R. STIGLICH, Auditor of Lake County

Attest: PEGGY KATONA
Treasurer: Lake County

State OF INDIANA }
} SS.
County OF Lake }

Before me, the undersigned, THOMAS R. PHILPOT, in and for said County, this day, personally came the above named STEPHEN R. STIGLICH, Auditor of said County, and acknowledged that he/she 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 14 day of May, 2004.

Thomas R. Philpot
THOMAS R. PHILPOT, Clerk of Lake County

This instrument prepared by STEPHEN R. STIGLICH, Auditor

Post Office address of grantee: MOORING TAX ASSET GROUP, LLC
P.O. BOX 281856
ATLANTA, GA 30384-1854

FILED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
MAY 24 2004
STEPHEN R. STIGLICH
LAKE COUNTY AUDITOR

14.00
CK# 80722

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